



# AGENDA

For the Council Meeting to be Held  
At the Saanich Municipal Hall,  
770 Vernon Avenue  
**MONDAY, OCTOBER 3, 2016.**

I 6:00 P.M., COMMITTEE ROOM NO. 2  
Motion to close the meeting to the public in accordance with Section 90 (1) (i) of the *Community Charter*.

II **7:00 P.M., COUNCIL CHAMBERS**

A. ADOPTION OF MINUTES

1. Council meeting held September 19, 2016
2. Committee of the Whole meeting held September 19, 2016

B. PUBLIC INPUT (ON BUSINESS ITEMS C & D)

C. RECOMMENDATIONS FROM COMMITTEES

1. **GOVERNANCE REVIEW CITIZENS ADVISORY COMMITTEE (GRCAC) – CHANGE IN COMMITTEE COMPOSITION, TERMS OF REFERENCE AND QUORUM**

**P. 2** Recommendation from the August 24, 2016 Governance Review Citizens Advisory Committee meeting that Council amend the Terms of Reference of the GRCAC to a composition of 12 members and a quorum of seven.

D. REPORTS FROM MEMBERS OF COUNCIL

1. **REQUEST TO THE PROVINCE TO MATCH ECONOMIC DEVELOPMENT FUNDING**

**P. 3** From the September 19, 2016 Council meeting. Report from Councillor Haynes dated September 14, 2016 recommending that Council support and endorse the draft letter from the South Island Prosperity Project (SIPP) to Minister Fassbender requesting that the Province match regional municipal funding for economic development in the South Island Region.

\* \* \* Adjournment \* \* \*

# AGENDA

For the Committee of the Whole Meeting  
\*\* IMMEDIATELY FOLLOWING\*\*  
The Council Meeting in the Council Chambers

1. **4079 BRAEFoot ROAD – SUBDIVISION, REZONING AND DEVELOPMENT VARIANCE PERMIT**

**P. 11** Report of the Director of Planning dated September 16, 2016 recommending that Council approve the rezoning from Zone A-1 (Rural) to Zone RS-12 (Single Family Dwelling); approve Development Variance Permit DVP00377; and that final reading of the Zoning Bylaw Amendment and ratification of the Development Variance Permit be withheld pending payment of Schedule I Boulevard Trees and registration of a covenant to secure the items as outlined in the report for a proposed subdivision to create eight single family lots. A front yard setback variance is requested for one lot to minimize impacts to trees.

\* \* \* Adjournment \* \* \*

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS

District of Saanich  
Legislative Services  
770 Vernon Ave.  
Victoria BC V8X 2W7

t. 250-475-1775  
f. 250-475-5440  
saanich.ca



LEGISLATIVE SERVICES

File: 1790-20 GRCAC

# Memo

Mayor  
Councillors  
Administrator  
Council  
Administrator  
Media

To: Donna Dupas, Legislative Manager  
From: Penny Masse, Senior Committee Clerk  
Date: September 29, 2016  
Subject: **Governance Review Citizens Advisory Committee –  
Change in Committee Composition, Terms of Reference and Quorum**

The Terms of Reference for the Governance Review Citizens Advisory Committee establishes the Committee's composition at 13 and a quorum of 8. In February 2016, further to the recommendation of the Selection Focus Group, Council appointed 13 members and 2 alternates to the GRCAC. Since this time two members and one alternate have resigned from the Committee putting the Committee's membership at 12. At the August 24, 2016 Governance Review Citizen Advisory Committee meeting, the Committee considered the reduction to its membership and resolved as follows:

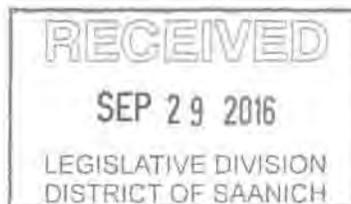
**"That the GRCAC recommend that Council amend the Terms of Reference of the GRCAC to a composition of 12 members and a quorum of 7."**

*J. Masse*

107 Penny Masse  
Senior Committee Clerk

/pm

cc: J. Schmuck, Chair, GRCAC





Mayor  
Councillors  
Administrator

Council  
Administrator  
Media  
Sept 15/16

# Report

**To:** Mayor and Councillors  
**From:** Councillor Fred Haynes  
**Date:** September 14, 2016  
**Subject:** Request to Province to Match our Economic Development Funding

As your Council liaison to the South Island Prosperity Project (SIPP), I am pleased to provide this report and correspondence to you to consider a request from SIPP to the Honourable Minister Peter Fassbender to match our regional municipal funding of \$600,000 for Economic Development in the South Island region.

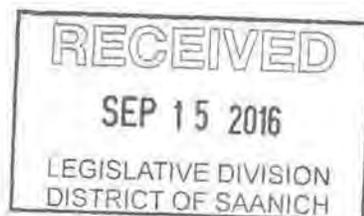
As we know from national, provincial and regional surveys the economy, jobs and family incomes register as the leading issues of concern for our residents and business leaders.

Additionally I have attached the invitation to the September 21 presentation by the SIPP Board of Directors on our 5-year Strategy.

**RECOMMENDATION:**

That Council support and endorse the draft letter from the South Island Prosperity Project to Minister Fassbender requesting the Province match regional municipal funding for economic development in the South Island region.

Councillor Fred Haynes



SOUTH ISLAND  
**PROSPERITY  
PROJECT**

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Hon. Peter Fassbender  
Minister of Community, Sport and Cultural Development  
Room 310, Parliament Buildings  
Victoria, BC V8V 1X4

September 14, 2016

Dear Minister Fassbender:

We're writing with excitement to tell you about the South Island Prosperity Project (Prosperity Project). It's the new regional economic development organization in the Capital Region, representing 10 municipalities, one First Nation community, our three post-secondary institutions, and several other business and industry associations, businesses, and prominent not-for-profit organizations. The Prosperity Project was formally incorporated in April 2016 by 28 founding members, a broad cross-section of private and public partners (*see detailed list of members attached*).

We created the Prosperity Project as a vehicle for interregional cooperation to promote job creation in targeted sectors of our economy; to increase the median household income and to foster First Nations' participation in joint economic development initiatives. The Prosperity Project is led by an independent, private-sector Board of Directors. It has a five-year mandate and its performance will be monitored and evaluated by funders on an ongoing basis, with a comprehensive review planned in three years.

The Prosperity Project was created in response to the awareness that the South Island economy must be more diversified and that we need to create and implement strategies to retain and attract our current and future skilled workforce. These insights are also echoed in the *BC Skills for Jobs Blueprint*. Local companies identify workforce attraction issues as a top concern, and as a major barrier to growth. We believe the South Island economy will keep changing with or without a strategy, but it is imperative that we plan our future development to reflect our values, capitalize on our strengths, and preserve our quality of life.

Our founding members are tremendously optimistic. The South Island enjoys many enviable conditions: a flourishing tech sector; a vibrant tourism sector; world-class academic institutions; a highly-educated and skilled workforce; stable public sector employment; not to mention the beauty of our surroundings and the best weather in Canada.

As outlined in the attached Five-Year Economic Development Strategy, the Prosperity Project plans to focus on business growth, retention and attraction within targeted sectors of our economy (e.g. value-added agriculture and aquaculture, ocean technology and marine, aviation

and aerospace, clean technology, life sciences and health, post-secondary education, manufacturing and professional services). These priorities are regionally-focused and they also clearly align with the *BC Jobs Plan's* priorities (e.g. agrifoods, international education, green technology, small business, international trade, manufacturing and First Nations).

We formed the Prosperity Project as a strategic response to the Provincial Government's challenge that British Columbians come together to build local economies through innovation and collaboration. We believe that this is the model that could productively be emulated in other parts of the Province.

As you are well aware, economic development requires the coordinated efforts of all levels of government. The Prosperity Project will provide the Province with a regional lens to ensure that provincial investments in programs, services, and infrastructure are invested as effectively as possible. Prosperity Project staff can also work with government agencies directly to ensure greater coordination around common goals, such as business expansion, retention and attraction. This is a best-practice model widely used and funded by provinces in other Canadian jurisdictions.

As local governments we believe so strongly in this initiative that collectively, our 10 member local governments are committing \$600,000 per year to the Prosperity Project. We are asking our Provincial Government to match municipal contributions in the sum of \$600,000/year for a three-year pilot basis.

We are many communities that share a single regional economy. This is the first time in our history that the local governments of our region have partnered with each other and with the private sector, business and industry associations, post-secondary institutions, and First Nations to build prosperity for the South Island. We hope that the Province will play an active role in supporting our efforts, possibly through Community Gaming Grants, and look forward to discussing this opportunity with you as we know your government is in the process of putting the 2017 budget together and we hope this small request will be included.

Sincerest regards,



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Bill Bergen  
Chair



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Emilie de Rosenroll  
Executive Director

cc: Hon. Coralee Oakes, Minister of Small Business and Red Tape Reduction  
Hon. Shirley Bond, Minister of Jobs, Tourism and Skills Training

We, the undersigned elected representatives from the 10 participating municipalities of the South Island region, support and endorse the content of this letter.

\_\_\_\_\_  
Councillor Tom Croft  
District of Oak Bay

\_\_\_\_\_  
Mayor Barb Desjardin  
City of Esquimalt

\_\_\_\_\_  
Mayor Lisa Helps  
City of Victoria

\_\_\_\_\_  
Councillor Ann Baird  
District of Highlands

\_\_\_\_\_  
Mayor David Screech  
Town of View Royal

\_\_\_\_\_  
Councillor Geoff Orr  
District of North Saanich

\_\_\_\_\_  
Councillor Bob Thompson  
District of Central Saanich

\_\_\_\_\_  
Councillor Fred Haynes  
District of Saanich

\_\_\_\_\_  
Councillor Rob Martin  
City of Colwood

\_\_\_\_\_  
Mayor Steve Price  
Town of Sidney

**Request for Endorsement from Saanich Council.  
Councillor, Fred Haynes**

**From: "Emilie de Rosenroll" <[ederosenroll@southislandprosperity.ca](mailto:ederosenroll@southislandprosperity.ca)>  
Date: September 9, 2016 at 12:25:19 PM PDT  
Subject: Letter for signature - Prosperity Project to Minister**

**Dear Mayors and Elected Designates,**

**I am writing to ask that you consider endorsing the attached letter to Minister Fassbender (copying Ministers Bond and Oakes) requesting that the Government of BC support the Prosperity Project by matching municipal contributions over a 3-year pilot period.**

**As you know, the Prosperity Project is an historic achievement that shows our tremendous optimism and a commitment to inter-municipal collaboration on economic development activities. Never before have so many regional municipalities partnered with the private sector, post-secondary institutions, First Nation communities, business and industry associations, as well not-for-profits, to advance common economic development priorities.**

**Economic development is long-term endeavour and takes a collaborative approach to be successful. We believe that our collaborative model could lead as an example to the rest of BC. To that end, I have drafted the attached letter requesting the Province of BC to match municipal contributions for \$600,000/year. We believe that timing may be on our side with an upcoming election and the Province's stable fiscal position.**

**If in agreement, please send us your electronic signatures by Wednesday, September 14th. If you have any questions, please don't hesitate to reach out to me by phone ([250-891-9220](tel:250-891-9220)) or email ([ederosenroll@southislandprosperity.ca](mailto:ederosenroll@southislandprosperity.ca)). I thank you for your attention and speedy turnaround.**

**With appreciation,**

**Emilie de Rosenroll  
Executive Director**

**Emilie de Rosenroll  
Executive Director**

## **SIPP Invitation to Saanich Council**

**From:** "Emilie de Rosenroll" <

**Subject: Prosperity Project: Five-Year Strategy**

Dear Members,

On behalf of the team and the Board of Directors, I am excited to present to you the South Island Prosperity Project's 5-Year Strategy (attached), which includes our plans for the next 12 months. You should have received an invite to a Strategy Release Open House (details are below - note the room has changed from the original invite and will be updated accordingly).

### When:

September 21, 2016 (if you have not yet submitted your RRSP, please do so within the calendar invite by Sept. 15th)

### Time:

12:30pm - 1:00pm (meet and greet, light refreshments will be served)

1:00pm - 1:20pm (presentation)

1:20pm - 2:00pm (one-on-one Q&A)

### Where:

UpTown Shopping Centre, 3531 Blanchard St, 2nd floor (Room 205)

### Directions:

- From main plaza - Elevator to second floor is directly across from Good Earth Café

- From underground parking: Park in P1 Red and take elevator to second floor.

Also, a friendly reminder that the attached document is embargoed until the official launch on the 21st.

We look forward to seeing you there!

Kindest regards,

Emilie de Rosenroll  
Executive Director  
**Emilie de Rosenroll**  
Executive Director

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Victoria, BC, V8W 1C4  
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SOUTH ISLAND  
**PROSPERITY**  
**PROJECT**

1410-04  
Reports - Council

**REQUEST TO THE PROVINCE TO MATCH ECONOMIC DEVELOPMENT FUNDING**

Report from Councillor Haynes dated September 14, 2016 recommending that Council support and endorse the draft letter from the South Island Prosperity Project (SIPP) to Minister Fassbender requesting that the Province match regional municipal funding for economic development in the South Island Region.

Councillor Haynes stated:

- There is a small amount of funding available from the Province for economic development; the request to the Province is to match the money put in by municipalities.

**MOVED by Councillor Haynes and Seconded by Councillor Plant: “That Council support and endorse the draft letter from the South Island Prosperity Project (SIPP) to Minister Fassbender requesting the Province match regional municipal funding for economic development in the South Island region.”**

Councillor Haynes stated:

- It would be preferred that the letter be ready in time for SIPP to meet with government representatives at the Union of BC Municipalities (UBCM) meeting; this may be a good opportunity to double municipalities' money.

Councillor Murdock stated:

- It may be helpful to have more information in advance of consideration; the public may appreciate knowing what the funds would be used for.

Councillor Sanders stated:

- It may be helpful if the public was given the opportunity to provide feedback.

**MOVED Councillor Haynes and Seconded by Councillor Brownoff: “That the item be postponed until after the South Island Prosperity Project’s 5-year Strategy is presented.”**

**CARRIED**

1410-04 Planning  
X. 2870-30 Braefoot

✓ Mayor  
✓ Councillors  
✓ Administrator  
✓ Com. Assoc.  
✓ Applicant  
09/13/16

CW Oct 3/16



Council  
Administrator  
Media

## The Corporation of the District of Saanich

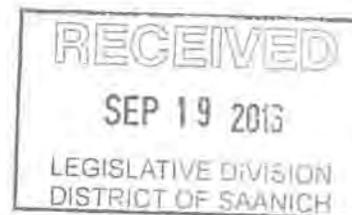
# Report

**To:** Mayor and Council

**From:** Sharon Hvozanski, Director of Planning

**Date:** September 16, 2016

**Subject:** Subdivision, Rezoning and Development Variance Permit Application  
SUB00750; REZ00566; DVP00377 • 4079 Braefoot Road



### PROJECT DETAILS

**Project Proposal:** The applicant proposes to rezone a portion of the property in order to create eight single family lots. The subject property is currently split zoned A-1 (Rural) Zone and RS-8 (Single Family Dwelling) Zone. The proposal is to rezone the A-1 (Rural) portion to the RS-12 (Single Family Dwelling) Zone to subdivide five lots in the RS-12 (Single Family Dwelling) Zone and three lots in the existing RS-8 (Single Family Dwelling) Zone. No variances are required for the overall subdivision; however, a setback variance is requested for one lot to mitigate impacts to trees.

**Address:** 4079 Braefoot Road

**Legal Description:** Lot 2, Block D, Section 32, Victoria District, Plan 4181

**Owner:** Braefoot Lands Limited, Inc. No. A0096623

**Applicant:** Braefoot Lands Limited c/o Ryan Slogotski

**Parcel Size:** 8,348 m<sup>2</sup>

**Existing Use of Parcel:** Single Family Residential

**Existing Use of Adjacent Parcels:**  
North: RS-8 and RS-12 (Single Family Dwelling) Zones  
South: RS-8 and RS-12 (Single Family Dwelling) Zones  
East: RS-8 (Single Family Dwelling) Zone and RT-1 (Attached Housing) Zone  
West: A-1 (Rural) Zone

**Current Zoning:** A-1 (Rural) Zone and RS-8 (Single Family Dwelling) Zone

**Minimum Lot Size:** A-1 = 2.0 ha and RS-8 = 665m<sup>2</sup>

**Proposed Zoning:** RS-12 (Single Family Dwelling) Zone and RS-8 (Single Family Dwelling) Zone

**Proposed Minimum****Lot Size:** RS-12 = 930 m<sup>2</sup> and RS-8 = 665 m<sup>2</sup>**Local Area Plan:** Gordon Head Local Area Plan**LAP Designation:** General Residential**Community Assn Referral:** Gordon Head Residents' Association • Referral sent May 13, 2016. Response received June 10, 2016 noting generally no objection, however stating a preference that the northeast corner of the site be dedicated as park land rather than protected by covenant.

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**PROPOSAL**

The applicant proposes to rezone a portion of the property in order to create eight single family lots. The subject property is currently split zoned A-1 (Rural) Zone and RS-8 (Single Family Dwelling) Zone. The proposal is to rezone the A-1 (Rural) Zone portion to the RS-12 (Single Family Dwelling) Zone in order to subdivide five lots in the RS-12 (Single Family Dwelling) Zone and three lots in the existing RS-8 (Single Family Dwelling) Zone. No variances are required for the overall subdivision; however, a setback variance is requested for one lot to minimize impacts to trees.

The easterly 30% of the site would maintain the current RS-8 (Single Family Dwelling) Zone and three fee simple lots fronting onto Malton Avenue would be created in accordance with the RS-8 (Single Family Dwelling) Zone regulations. The westerly 70% of the site would be rezoned from A-1 (Rural) Zone to the RS-12 (Single Family Dwelling) Zone in order to create one fee simple lot and four bare land strata lots accessible from Braefoot Road.

The variance request is to reduce the required front yard setback by 2 m for the most northern proposed lot fronting Malton Avenue. Shifting the building envelope towards the front lot line would help mitigate impacts to the adjacent trees and vegetation to the north and west of the building envelope.

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**PLANNING POLICY****Official Community Plan (2008)**

- 4.1.2.3 "Continue to protect and restore habitats that support native species of plants, animals and address threats to biodiversity such as invasive species."
- 4.1.2.4 "Protect and restore rare and endangered species habitat and ecosystems, particularly those associated with Garry Oak ecosystems."
- 4.1.2.5 "Preserve "micro-ecosystems" as part of proposed development applications, where possible."
- 4.1.2.7 "Link environmentally sensitive areas and green spaces, where appropriate, using "greenways", and design them to maintain biodiversity and reduce wildlife conflicts."

Figure 1: Proposed Subdivision



- 4.1.2.25 “Work with private land owners to encourage stewardship that protects, preserves, and enhances natural systems and, where appropriate, enter into conservation covenants or provide incentives to protect riparian or environmentally significant areas.”
- 4.2.1.1 “Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact; Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainability; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.”
- 4.2.1.2 “Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.”
- 4.2.1.16 “Encourage “green” development practices by considering variances, density bonusing, modified/ alternative development standards or other appropriate mechanisms when reviewing development applications.”
- 4.2.1.18 “Encourage new development to achieve higher energy and environmental performance through programmes such as “Built Green:, LEED or similar accreditation systems.”
- 4.2.1.20 “Require building and site design that reduce the amount of impervious surfaces and incorporate features that will encourage ground water recharge such as green roofs, vegetated swales and pervious paving material.”
- 4.2.8.9 “Acquire parkland through dedication at the time of rezoning or subdivision where:
- land is indicated for park use in a local area plan; or
  - land is adjacent to an existing park and will improve the configuration or function of the park; or
  - the Park Priority Study indicates a high priority for acquisition of parkland within the local area.”
- 4.2.9.7 “Require that new sidewalks be separated from the pavement by a curb and boulevard, except where implementation is considered impractical because of natural topography, inadequate right-of-way, boulevard trees, or open ditches.”

#### **Gordon Head Local Area Plan (1997)**

- 4.1 “Protect indigenous vegetation, wildlife habitats, and landscapes when considering applications for changes in land use.”
- 4.5 “Seek opportunities to vegetate areas with appropriate native species that will support indigenous wildlife.”
- 5.1 “Maintain single family housing as the principle form of development.”

- 5.3 “Consider applications to rezone to permit subdivision having due regard for the prevalent lot size in the area, site specific tree location information and preservation of environmentally significant areas.”
- 5.12 “Refer to the Braefoot Action Plan 2001 when considering rezoning and subdivision applications within the area bounded by Braefoot Road, Mount Douglas Cross Road, Malton Avenue and Simon Road.”

The site is identified on Map 5.1 Subdivision Potential as “single family dwelling subdivision potential – rezoning required.”

### **Braefoot Action Plan (2001)**

The Braefoot Action Plan considered various development scenarios and includes the following recommendations.

- a. Support rezoning applications to RS-8 (Single Family Dwelling) Zone and RS-12 (Single Family Dwelling) Zone as per Option 2, Map 6,
- b. Along Braefoot Road and Mt. Douglas Cross Road, consider rezoning to permit cluster/ attached housing to a maximum of eight units per hectare having regard for the impact on the streetscape and the natural environment,
- c. Use the development guidelines in Section 13 when evaluating specific development proposals and/or road and utility improvements.

The property was identified as having “environmentally significant area of primary importance” in the plan. Key environmental guidelines relate to siting of development to minimize encroachment into environmentally sensitive areas, encouraging Naturescape principles, minimizing impervious cover, using vegetation or open-rail fencing to provide wildlife movement.

Key development guidelines relate to maintaining the rural character of Braefoot Road, reducing the number of driveway accesses, maintaining boulevard trees or hedgerows where practical, setting buildings back 10 m from Braefoot Road, designing buildings to minimize visual intrusion, encouraging natural building materials and earthy colour tones, using vegetation or open-rail fences to permit the movement of wildlife, and encouraging Naturescape principles.

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## **DISCUSSION**

### **Neighbourhood Context**

The 0.83 ha subject property is in an area of transition between suburban and rural neighbourhoods that is gradually being rezoned in accordance with the policies of the Braefoot Action Plan. The property is one of two remaining large lots to be developed within the Braefoot Action Plan study area.

The Urban Containment Boundary runs along Braefoot Road in this area with larger rural lots to the west zoned A-1 (Rural) Zone, some of which are provincially designated as Agricultural Land Reserve. To the east there is a single family residential neighbourhood, with one low density attached housing complex (RT-1 Attached Housing) Zone on Malton Avenue.

Properties to the north and south of the site have been subdivided for single family dwellings using a development pattern with the RS-8 (Single Family Dwelling) Zone fronting Malton Avenue and the RS-12 (Single Family Dwelling) Zone fronting Braefoot Road. The proposed subdivision would be consistent with the established pattern of development in the area.



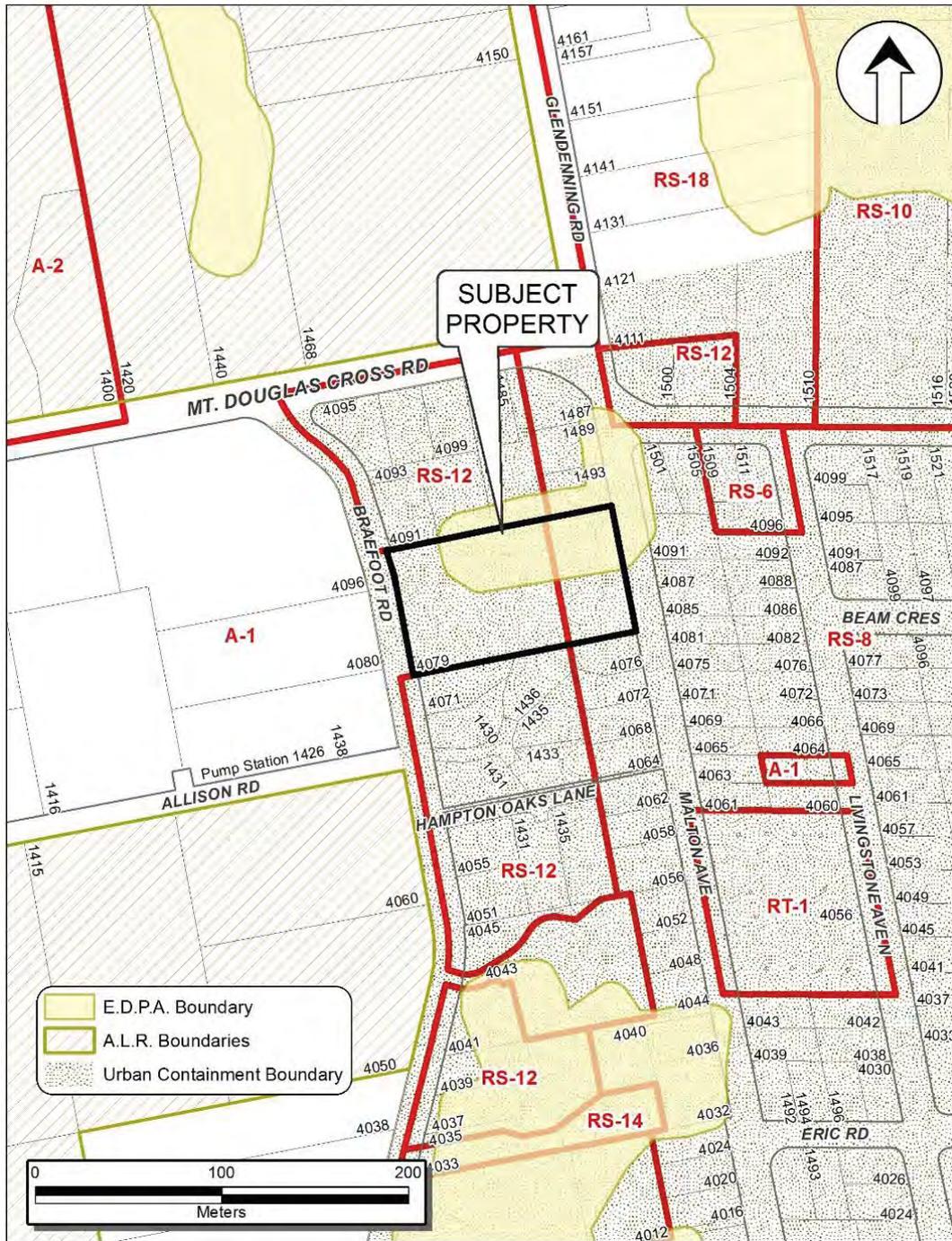


Figure 3: Land Use Context

**Land Use**

The proposed development would include four fee simple and four bare land strata properties. All four bare land strata lots and one fee simple lot would be accessed from Braefoot Road and zoned RS-12 (Single Family Dwelling) Zone. Three fee simple lots would be accessed from Malton Avenue and zoned RS-8 (Single Family Dwelling) Zone.

The Bare Land Strata regulations, established under the Provincial “Strata Property Act”, allow for lot averaging to be applied in bare land subdivision, which means that it is the average of all lot areas in a proposed bare land subdivision that is used to determine compliance with the required minimum lot size. Lot averaging can result in some lots being smaller than the minimum lot area requirements in the Zoning Bylaw, but they need to be balanced by larger lots in the same plan of subdivision so that the average lot area meets or exceeds the minimum lot size requirement.

Lot averaging can be a helpful planning tool to allow for more flexibility in subdivision plans in order to cluster the development footprint away from more sensitive features on a site. Lot averaging can be used for a variety of reasons, such as: preserving open space for cultural, economic, or environmental reasons; maintaining scenic views particularly of hill tops or ridge lines; keeping development away from sensitive environmental features such as wetlands or habitat; or reducing the extent of new infrastructure and roads required to service a development. The lot areas of the proposed subdivision are summarized in Table 1 below.

The objective of the proposed lot layout was to allow sufficient lot areas to create suitable building envelopes while still protecting significant areas of Garry Oak ecosystem, a small wetland/receiving area, and a wildlife corridor. The proposed subdivision provides two larger lots (SL1 and Lot C) that would contain the majority of a proposed natural state covenant capturing the three key environmental features noted above.

Proposed Lot	Lot Area m <sup>2</sup>	Average	Proposed Zone	Minimum Lot Area Regulation
Strata Lot 1	1,776 m <sup>2</sup>	998.5 m <sup>2</sup>	RS-12	930 m <sup>2</sup>
Strata Lot 2	756 m <sup>2</sup>			
Strata Lot 3	699 m <sup>2</sup>			
Strata Lot 4	763 m <sup>2</sup>			
Lot 1 (fee simple)	941 m <sup>2</sup>	n/a		
Lot A	665 m <sup>2</sup>	n/a	RS-8	665 m <sup>2</sup>
Lot B	665 m <sup>2</sup>	n/a		
Lot C	1,025 m <sup>2</sup>	n/a		

**Table 1: Proposed Lot Areas**

### Site and Building Design

An existing house is located midway along the northern boundary of the site and it would be decommissioned and salvaged as part of the development, as well as the accessory structures and the existing driveway.

The property is subject to the Environmental Development Permit Area (EDPA) for the identified Garry Oak ecosystem in the northeast corner. The applicant provided a Biologist Report which also identified the northwest portion of the lot as a Garry Oak ecosystem. Minimizing impacts to, and improving the health of the Garry Oak ecosystems, have been the key determinants for the proposed lot layout.

The Braefoot Action Plan recommends that buildings and structures be set back at least 10 m from Braefoot Road to minimize visual intrusion and maintain the rural character. The proposed subdivision conforms to the guidelines and this would be secured through a covenant.

The Braefoot Action Plan development guidelines call for: building heights to be kept low; buildings on sloping sites to be stepped; steep pitched roofs to be avoided; and buildings to be constructed of natural materials with earth tone colours. These considerations would be addressed through proposed Design Guidelines to be secured by covenant.

Road improvements to Braefoot Road and Malton Avenue are required as part of the subdivision approval. Malton Avenue would require new curb, gutter and asphalt widening within the existing road right-of-way and land dedication would be required to allow a cul-de-sac to be constructed at the end of Malton Avenue.

Braefoot Road requires land dedication along the entire frontage including a new curb, gutter and 1.8 m wide sidewalk. The existing open ditch would be closed in order to construct a storm drainage connection that would be extended approximately 35 m north of the property to connect to the existing infrastructure. Although separated sidewalks are generally preferred, the proposed sidewalk would not be separated due to potential conflicts with the required storm drainage system, and to maximize the site/soil conditions for healthy tree growth along the boulevard.

The proposed subdivision would also provide six visitor parking spaces on the common property for use by the strata lots' owners. These visitor spaces are in addition to the Zoning Bylaw requirement to provide two on-site parking spaces for single family dwellings.

The proposal to subdivide the property based on RS-8 (Single Family Dwelling) Zoning for the eastern portion (approximately 30%) and RS-12 (Single Family Dwelling) Zoning for the western portion (approximately 70%) is in accordance with the site design criteria of the Braefoot Action Plan.

The applicant has provided Design Guidelines for the development which requires an Arts and Craft architectural style using natural earth tones. The proposed guidelines also require permeable pavers for the driveways and that buildings conform to Zoning Bylaw height regulations. The proposed guidelines would prohibit flat/low pitch roofs, overly steep roofs, front yard fencing, and chain link fencing.

The applicant has agreed to a covenant requiring all new homes to be constructed to BUILT GREEN® Gold Standard. Building new homes to be solar ready would be encouraged, but the applicant does not want to commit to requiring it since the viability of using solar energy would need to be determined at the design stage for each lot.

The proposed Design Guidelines are attached, and the applicant has provided photographic examples of existing houses that would conform to the guidelines.



**Figure 4: Example of Houses Conforming to Proposed Design Guidelines**

### **Environment**

A Garry Oak ecosystem in the northeast portion the property was captured within the current Environmental Development Permit Area mapping and the applicant provided a Biologist Report assessing the environmental condition of the site. The Biologist identified the presence of a Garry Oak ecosystem in the northwest portion of the site and noted an area of saturated soils and plant species indicative of a small wetland area.

The proposal includes 2,150 m<sup>2</sup> of area to be secured as a natural state covenant, which is approximately 26% of the lot. The covenant area would capture the following environmental features:

- A Garry Oak ecosystem in the northwest corner (approx. 1,015 m<sup>2</sup>),
- A Garry Oak ecosystem in the northeast corner (approx. 720 m<sup>2</sup>),
- A 3 m strip along the northern property line to connect the ecosystems (approx. 125 m<sup>2</sup>),
- A 4 m wide wildlife corridor (approx. 200 m<sup>2</sup>), and
- An additional 3 m widening along a portion of the wildlife corridor to capture the wetland (approx. 90 m<sup>2</sup>).

It should be noted that the functionality and environmental values are not limited to the areas noted above and there would be overlap between them, such as the wildlife corridor would pass through the Garry Oak ecosystem and the wetland area would extend into the wildlife corridor.

The two identified Garry Oak ecosystems include a number of native species, but have also been impacted with invasive species, particularly English ivy, English holly, Spurge laurel, and Himalayan blackberry. Land disturbance has also occurred along the southern edge of the ecosystem in the northeast corner.

The building envelope for proposed Strata Lot 1 would essentially be where the existing house is, with the proposed natural state covenant extending west of the building envelope to Braefoot Road. The existing driveway would be decommissioned and provide suitable area for restoration by planting of replacement trees; this area of restoration would be within the proposed natural state covenant area.

A 4 m wide wildlife corridor running north-south through the site is proposed, which would connect to an existing wildlife corridor to the south. The wildlife corridor would be sited along the rear property lines at the zone boundary between the RS-8 (Single Family Dwelling) Zone and RS-12 (Single Family Dwelling) Zones. The wetland area is also located close to the zone boundary and would be within the covenant area. The Braefoot Action Plan noted maintaining biodiversity and a natural corridor through the study area as a guiding principle, and the use of open rail fences or vegetative screening to permit the movement of wildlife is one of the development guidelines

The disturbed areas along the edge of the proposed covenant area would be replanted with a diverse mix of native shrub and fern species and three species-specific nest boxes would be installed to compensate for habitat loss from the removal of dead trees.

Registration of the natural state covenant would be completed as part of the subdivision process and the commitments for restoration of the disturbed areas would be secured through the Environmental Development Permit.

Stormwater management would include a combination of grass swales, detention tanks and permeable pavers. As noted, there is a small wetland area on the property where saturated soils and indicator plant species occur. Observations from the community and staff over the years have noted the hydrology on this site has changed. The wetland area is included in the natural state covenant to allow for natural succession to occur, and to provide a natural receiving area for surface run-off.

The applicant has provided an Arborist Report to assess the health of trees and their potential to survive the impacts of development. The tree inventory included 114 trees in total. In addition to the Garry Oak ecosystem along the northern portion of the lot, a number of fruit trees were planted primarily in the southwest corner and there are a number of Douglas-fir trees along the Braefoot Road frontage planted as a hedgerow that have become overgrown.

A total of 46 trees would be removed by the developer, 13 because they are within, or close proximity to, the building and servicing footprints and 33 because they form the overgrown row along the Braefoot frontage. Of the 46 trees to be removed by the developer, 24 are bylaw protected trees and of those, 2 are noted as dead or in declining health. When bylaw protected trees need to be removed as a result of a development application the replacement ratio is generally 1:1. For this project the applicant has committed to a higher replacement ratio and would replace all bylaw protected trees at a 2:1 ratio. This commitment would be secured by covenant.

There are 6 other bylaw protected trees in proximity to two of the potential building envelopes (SL1 and SL4) and whether they can be retained would depend upon the house design. The removal of those 6 trees would be determined at the building permit stage, however we recommend that if they need to be removed, they are replaced at a 2:1 ratio to be secured by covenant. There are 7 fruit trees in fair to poor condition that are not bylaw protected and would be removed from proposed Lot 1 since they are within the building envelope.

<b>Bylaw Protected Trees</b>	<b>On-Site</b>	<b>Braefoot Frontage</b>	<b>Total</b>
<b>Bylaw protected to remove</b>	6	18	24
<b>Bylaw protected potential to retain</b>	6		6
<b>Replacement Plan</b>			
<b>Replacement trees</b>	24 removed trees replaced with 48 by Developer		
<b>Boulevard trees</b>	5 new boulevard trees paid by Developer, planted by Saanich staff		
<b>Removal /Replacement determined at Building Permit</b>	6 potential to be retained, determined by Future Lot Owner. If any removed, requirement to replace at 2:1		
<b>Max. Tree Loss (Inc. 7 Non Bylaw Trees and 6 potential to retain trees)</b>	19	33	52

**Table 2: Bylaw Protect Trees Summary**

It is anticipated that the majority, if not all, replacement trees would be replanted within the covenant area, primarily as part of decommissioning the existing driveway or as infill planting where the conditions are suitable. Bonding for the replacement trees would be required as part of the subdivision process.

In addition to replanting of on-site trees, five new boulevard trees would be planted along the Braefoot frontage. These would be paid for by the Developer but planted by Saanich staff after the Braefoot Road improvements are completed.

### **Variance**

The applicant is also requesting a variance to reduce the front yard setback by 2.0 m for proposed Lot C in order to minimize impacts to trees. Shifting the building envelope towards the front lot line would help mitigate impacts to the adjacent trees and vegetation to the north and rear of the building envelope.

The proposed cul-de-sac at the end of Malton Avenue requires land dedication that results in a new front lot line up to 9 m from the existing boundary. The southern portion of the new front lot line would follow the bulb of the cul-de-sac, which typically pushes adjacent dwellings towards the rear lot line. Reducing the front setback by 2.0 m would not result in a future house being

sited out of alignment with the adjacent homes along Malton Avenue due to the curvature of the cul-de-sac. Given the variance would help protect trees and vegetation within a sensitive ecosystem, the variance is supportable.

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## **CLIMATE CHANGE AND SUSTAINABILITY**

### **Policy Context**

The Official Community Plan (OCP) adopted in 2008 highlights the importance of climate change and sustainability. The OCP is broadly broken down into the pillars of sustainability including environmental integrity, social well-being, and economic vibrancy. Climate change is addressed under the environmental integrity section of the OCP and through Saanich's Climate Action Plan.

Climate change is generally addressed through mitigation strategies and adaptation strategies. Climate change mitigation strategies involve actions designed to reduce the emissions of greenhouse gasses, primarily carbon dioxide from combustion, while climate change adaptation involves making adjustments and preparing for observed or expected climate change, to moderate harm and to take advantage of new opportunities.

The following is a summary of the Climate Change and Sustainability features and issues related to the proposed development.

### **Climate Change**

This section includes the specific features of a proposal related to mitigation and adaptation strategies. Considerations include: 1) Project location and site resilience; 2) Energy and the built environment; 3) Sustainable transportation; 4) Food security; and 5) Waste diversion.

The proposed development includes features related to mitigation and adaptation, such as:

- The proposal is for a development located within the Urban Containment Boundary that is able to use existing roads and infrastructure to service the development.
- The site is approximately 1.1 km from Feltham Village, or 1.6 km from the University Major "Centre" or McKenzie-Quadra Neighbourhood "Centre", which provide a broad range of commercial retail and services.
- A local produce market selling a broad range of agricultural products is within 800 m.
- Sustainable development practices would be followed and the applicant has committed that construction would meet, or be equivalent to, BUILT GREEN® Gold.
- The proposed development would encourage alternative forms of transportation by its close proximity to the cycling and pedestrian network.
- The property is located approximately 500-550 m from public transit on McKenzie Avenue and 650 m from transit on Cedar Hill Road.
- The site is within 100 m of a cycling/pedestrian trail that connects to the regional Lochside Trail less than 1 km away.
- The site is within 600 m of Mount Douglas, Feltham, and Brodick parks.
- Braefoot Elementary School is approximately 650 m distant, while Gordon Head Middle and Lambrick Secondary School are within 2 km.
- The proposed development includes sufficient area suitable for backyard gardening.

### **Sustainability**

#### **Environmental Integrity**

This section includes the specific features of a proposal and how it impacts the natural environment. Considerations include: 1) Land disturbance; 2) Nature conservation; and 3)

Protecting water resources. The proposed development includes features related to the natural environment, such as:

- The proposal used lot averaging to minimize disturbance on sensitive ecosystems.
- The proposal would conserve, restore, or improve native habitat.
- The proposal includes granting a natural state covenant over 2,150 m<sup>2</sup> of the property to minimize impacts to Garry Oak ecosystems, a wetland area and provide a wildlife corridor.
- Permeable surfacing would be used for visitor parking spaces on the common property and all private driveways.
- Bylaw protected trees would be replaced using a 2:1 ratio.

### **Social Well-being**

This section includes the specific features of a proposal and how it impacts the social well-being of our community. Considerations include: 1) Housing diversity; 2) Human-scale pedestrian oriented developments; and 3) Community features. The proposed development includes the following features related to social well-being:

- Secondary Suites would be permitted in this development which provides for alternative forms of rental accommodation and supportive housing for immediate family members. Suites also work to make a home purchase more affordable.

### **Economic Vibrancy**

This section includes the specific features of a proposal and how it impacts the economic vibrancy of our community. Considerations include: 1) Employment; 2) Building local economy; and 3) Long-term resiliency. The proposed development includes the following features related to economic vibrancy:

- The development would create short-term jobs during the construction period.
- Home based businesses would be permissible in this development.
- The development would site additional residential units within the commercial catchment/employment area for the businesses and services located within the commercial Centres at Feltham Village, University Major, and McKenzie-Quadra Neighbourhood Centres.

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## **COMMUNITY CONSULTATION**

The applicant presented the proposal to the Gordon Head Residents' Association at their January 14, 2016 meeting and attempted to visit the adjacent neighbours to discuss the proposal early in the application process. Given the site's proximity to the Blenkinsop Local Area, the applicant also contacted the Blenkinsop Valley Community Association.

The application was referred to the Gordon Head Residents' Association who responded that they generally had no objection to the proposal, but stated a preference that the northeast corner of the site be dedicated as park land rather than protected by covenant.

Parks considered the option of dedication but the site was not identified in the Parks Priority Study, it is relatively small in area, and it is not contiguous with an adjacent park; therefore protecting the area through a covenant would be preferable.

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## SUMMARY

The applicant proposes to rezone the property in order to create eight single family lots. The subject property is currently split zoned A-1 (Rural) Zone and RS-8 (Single Family Dwelling) Zone. The easterly 30% of the site would maintain the current RS-8 (Single Family Dwelling) Zone and three fee simple lots fronting onto Malton Avenue would be created in accordance with the RS-8 (Single Family Dwelling) Zone regulations. The westerly 70% of the site would be rezoned from A-1 (Rural) Zone to RS-12 (Single Family Dwelling) Zone in order to create one fee simple lot and four bare land strata lots accessible from Braefoot Road.

No variances are required for the overall subdivision; however, a variance is requested to reduce the front yard setback by 2.0 m for proposed Lot C in order to minimize impacts to trees. Shifting the building envelope towards the front lot line would help mitigate impacts to the adjacent trees and vegetation to the north and rear of the building envelope.

The 0.83 ha subject property is in an area of transition between suburban and rural densities that is gradually being rezoned in accordance with the policies of the Braefoot Action Plan. Properties to the north and south of the site have been subdivided for single family dwellings using a development pattern with RS-8 (Single Family Dwelling) Zone fronting Malton Avenue and the RS-12 (Single Family Dwelling) Zone fronting Braefoot Road. The proposed subdivision would be consistent with the established pattern of development in the area.

The proposed subdivision would also provide six visitor parking spaces on the common property for use by the strata lots owners. These visitor spaces are in addition to the Zoning Bylaw requirement to provide two on-site parking spaces for single family dwellings.

The applicant has provided Design Guidelines for the development which requires an Arts and Craft architectural style using natural earth tones. The proposed guidelines also require permeable pavers for the driveways and that buildings conform to Zoning Bylaw height regulations.

The proposal includes 2,150 m<sup>2</sup> of area to be registered as a natural state covenant which captures the following environmental features:

- A Garry Oak ecosystem in the northwest corner,
- A Garry Oak ecosystem in the northeast corner,
- A 3 m strip along the northern property line to connect the ecosystems,
- A 4 m wide wildlife corridor, and
- An additional 3 m widening along a portion of the wildlife corridor to capture a wetland.

If Council approves the rezoning, the following items would be referred to the Approving Officer:

- Bonding for the tree replacement,
- Installation of open rail fencing to delineate the covenant area,
- Decommissioning the existing driveway and restoring/replanting the area, and
- Registration of a natural state covenant to protect the Garry Oak ecosystems, the wetland area, and the wildlife corridor.

**RECOMMENDATION**

1. That the application to rezone from the A-1 (Rural) Zone to the RS-12 (Single Family Dwelling) Zone be approved.
2. That Development Variance Permit DVP00377 be approved.
3. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Variance Permit be withheld pending payment of \$6375 (\$1275 X 5) for the planting of 5 Schedule I Boulevard trees.
4. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Variance Permit be withheld pending registration of a covenant to secure:
  - Buildings and structures for single family dwelling use be sited not less than 10 m from any lot line abutting Braefoot Road;
  - All new dwellings be constructed to a BUILT GREEN® Gold, or equivalent, energy efficient standard;
  - All new dwelling designs to be consistent with the Design Guidelines to the satisfaction of the Director of Planning;
  - Private driveways for all new lots to be constructed with permeable pavers;
  - Replanting 48 trees to compensate for the removal of 24 bylaw protected trees for road improvements and site servicing;
  - A requirement to replace any of the following trees identified in the Arborist Report prepared by Talbot Mackenzie & Associates dated April 21, 2016 with 2 replacement trees should their removal be requested: Garry Oak trees #127, 128, 129, 130, 240, 241.

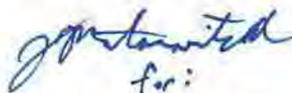
Report prepared by:

  
 \_\_\_\_\_  
 Andrea Pickard, Planner

Report prepared and reviewed by:

  
 \_\_\_\_\_  
 Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:

  
 \_\_\_\_\_  
 Sharon Hvozdzanski, Director of Planning

APK/gv  
 H:\Tempest\Prospero\Attachments\Sub\Sub00750\Rpt To Council.4079 Braefoot.Docx

Attachment

cc: Paul Thorkelsson, CAO  
 Graham Barbour, Manager of Inspection Services

**ADMINISTRATOR'S COMMENTS:**

I recommend that a Public Hearing be called

  
 Paul Thorkelsson, CAO

**DISTRICT OF SAANICH**  
**DEVELOPMENT VARIANCE PERMIT**

**COPY**

**DVP00377**

To: **Braefoot Lands Limited, Inc. No. A0096623**  
**300, 1400 Kensington Road N.W.**  
**Calgary, AB T2N 3P9**

*(herein called "the Owner")*

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to the lands known and described as:

**Lot 2, Block D, Section 32, Victoria District, Plan 4181**  
**4079 Braefoot Road**

*(herein called "the lands")*

3. This Development Variance Permit varies the provisions of the Zoning Bylaw 2003 as follows:

Section 220.4 a) i) by permitting a single family dwelling on Proposed Lot C to be sited as close as 4.0 m to the front property line (6.0 m required) and 7.5 m from a rear property line provided the combined front and rear setbacks are not less than 15.0 m.

as shown on the plans prepared by J.E. Anderson & Associates date stamped received August 24, 2016, copies of which are attached to and form part of this permit.

4. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Current Planning.
5. This Permit is not a Building Permit.

**AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE**

\_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

ISSUED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
Municipal Clerk

# Memo

**To:** Subdivision Office  
**From:** Jagtar Bains – Development Coordinator  
**Date:** June 8, 2016  
**Subject:** Servicing Requirements for Development

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**PROJECT:** To Rezone from A-1 and RS-8 to three RS-8 fee simple lots, and five RS-12 , one fee simple and four strata lots, resulting in a total of

SITE ADDRESS: 4079 BRAEFOOT RD

PID: 006-053-076

LEGAL: LOT 2 BLOCK D SECTION 32 VICTORIA DISTRICT PLAN

DEV. SERVICING FILE: SVS02012

PROJECT NO: PRJ2015-00758

The intent of this application is to subdivide the above referenced parcel into four fee simple lots and four bare land strata lots. Some of the more apparent Development Servicing requirements are as listed on the following pages(s).



Jagtar Bains  
DEVELOPMENT COORDINATOR

cc: Adriane Pollard, Manager of Environmental Services  
Harley Machielse, Director of Engineering  
Catherine Mohoruk, Manager of Transportation & Development

# Development Servicing Requirements

Development File: SVS02012  
Civic Address: 4079 BRAEFOOT RD  
Page: 1

Date: Jun 8, 2016

## Drain

1. A SUITABLY DESIGNED STORM DRAIN SYSTEM MUST BE INSTALLED FROM THE EXISTING CULVERT CROSSING, LOCATED NEAR THE COMMON BOUNDARY OF 4080 AND 4096 BRAEFOOT ROAD, TO SERVE THIS SUBDIVISION AND THE TRIBUTARY AREA.
2. STORM WATER MANAGEMENT MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. THIS SUBDIVISION/DEVELOPMENT IS WITHIN TYPE 1 WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, CONSTRUCTION OF WETLAND OR TREATMENT TRAIL AND SEDIMENT BASIN. FOR FURTHER DETAILS, REFER TO SECTION 3.5.16, STORM WATER MANAGEMENT AND EROSION CONTROL OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW.

## Gen

1. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.
2. PRIVATE EASEMENTS WILL BE REQUIRED FOR SEWER AND STORM DRAIN ALONG THE REAR OF PROPOSED LOT B IN FAVOR OF PROPOSED LOTS A AND C.
3. THE EXISTING NON-COMFORMING BUILDINGS MUST BE REMOVED PRIOR TO SUBDIVISION APPROVAL.
4. MUNICIPAL RIGHTS-OF-WAY WILL BE REQUIRED FOR SEWER AND STORM DRAIN ACROSS THE COMMON AREA, PROPOSED STRATA LOT 3 AND PROPOSED LOT B.

## Hydro/tel

1. UNDERGROUND WIRING IS REQUIRED TO SERVE ALL PROPOSED LOTS.
2. THE EXISTING POLES ON SITE MUST BE REMOVED.

## Road

1. PROPERTY DEDICATION IS REQUIRED ALONG THE ENTIRE FRONTAGE OF THIS SUBDIVISION ON BRAEFOOT ROAD TOWARDS 20.0 M WIDE ROAD ALLOWANCE.
2. STREET LIGHTING IS REQUIRED ON THE EXISTING POLES FRONTING THIS SUBDIVISION ON BRAEFOOT ROAD.
3. STREET LIGHTING IS REQUIRED ON PROPOSED COMMON ROAD.
4. BRAEFOOT ROAD, FRONTING THIS SUBDIVISION, MUST BE IMPROVED TO RESIDENTIAL STANDARDS COMPLETE WITH CONCRETE CURB, GUTTER AND 1.8 M WIDE SEPARATED SIDEWALK.
5. THE PROPOSED COMMON ROAD MUST BE CONSTRUCTED TO A MINIMUM WIDTH OF 6.0 M COMPLETE WITH CONCRETE CURB AND GUTTER. "NO PARKING" SIGN WILL BE REQUIRED ON ONE SIDE.
6. MALTON ROAD, FRONTING THIS SUBDIVISION, MUST BE IMPROVED TO MUNICIPAL RESIDENTIAL ROAD STANDARDS COMPLETE WITH CONCRETE CURB, GUTTER AND ASPHALT WIDENING. A OFFSET CUL-DE-SAC (TYPE 4) MUST BE CONSTRUCTED AT THE END OF ROAD AS PER SAANICH STANDARD DRAWING NO. DES 30. ADDITIONAL PROPERTY DEDICATION WILL BE REQUIRED ACCOMMODATE THIS CUL-DE-SAC.

## Sewer

1. A SUITABLY DESIGNED SANITARY SEWER SYSTEM MUST BE INSTALLED TO SERVE THE PROPOSED SUBDIVISION FROM THE EXISTING SYSTEM ON BRAEFOOT ROAD.

# Development Servicing Requirements

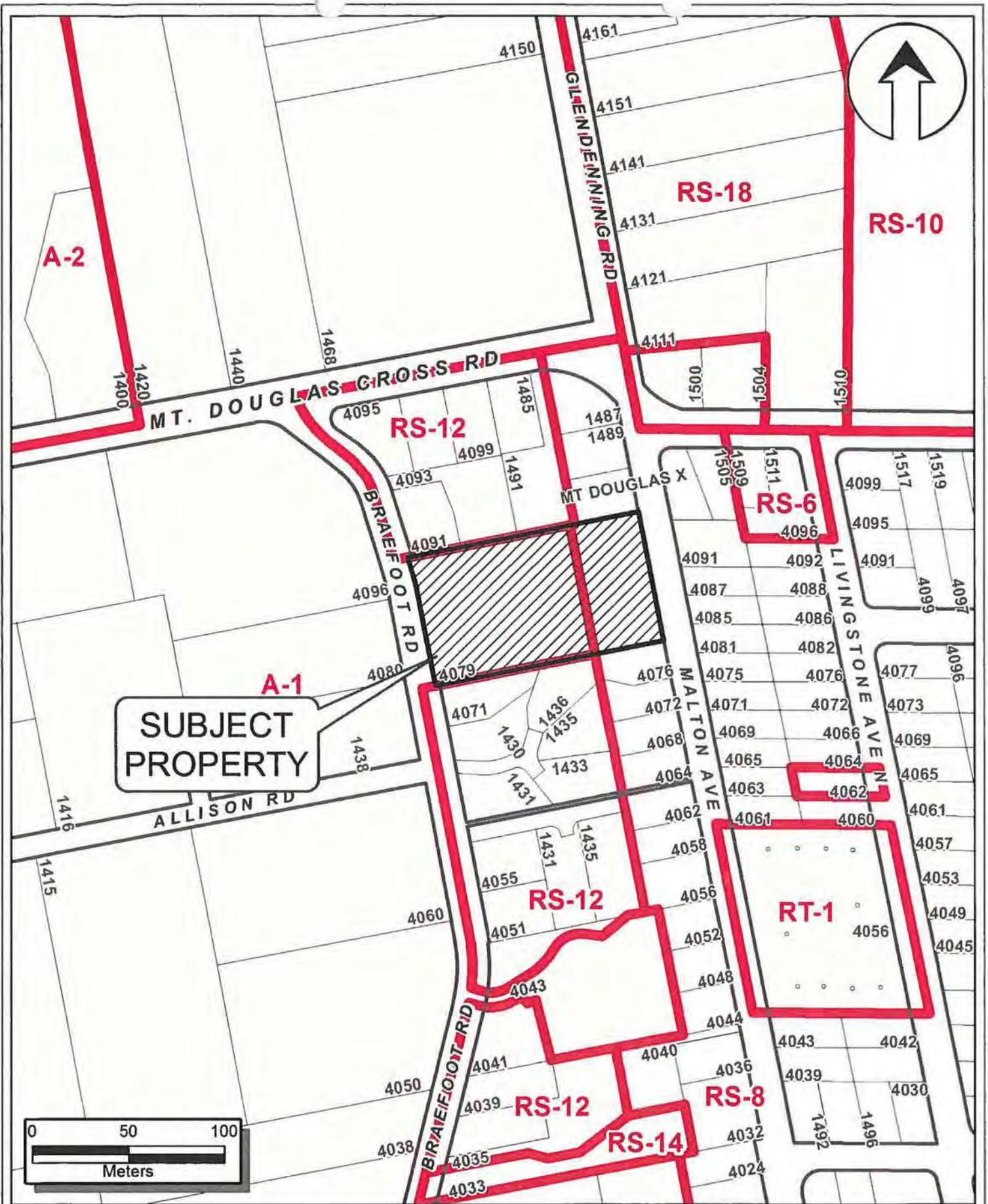
Development File: SVS02012  
Civic Address: 4079 BRAEFoot RD  
Page: 2

Date: Jun 8, 2016

2. THE EXISTING SEWER CONNECTION ON BRAEFoot AVENUE IS TO BE DISCONNECTED.

## Water

1. A FIRE HYDRANT WILL BE REQUIRED ON BRAEFoot AVENUE NEAR THE ENTRANCE TO PROPOSED COMMON ROAD.
2. A SUITABLY SIZED WATER SERVICE MUST BE INSTALLED ON BRAEFoot AVENUE TO SERVE THE PROPOSED STRATA LOTS. THIS SERVICE IS TO BE SIZED AS PER AWWA MANUAL M22.. PRIVATE WATER METERS MUST BE INSTALLED TO ALL STRATA LOTS.
3. THE EXISTING WATER SERVICE ON BRAEFoot AVENUE MUST BE REMOVED.
4. PROVISIONAL WATER CONNECTIONS WILL BE REQUIRED FOR PROPOSED LOTS FEE SIMPLE LOTS 1, A, B AND C.



Sustainability Statement – Revised April 19, 2016

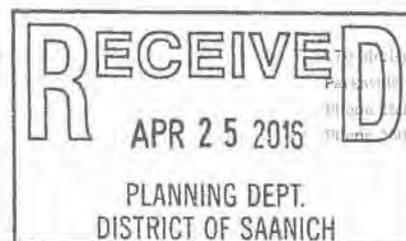
Parcel Address: 4079 Braefoot Road  
Proposed Development: 5 Residential Lots (rezoning) – 8 lots total (D.P.)  
Rezoned portion of site to RS-12  
Applicant: Ryan Slogotski  
For Braefoot Lands Limited  
Contact: Ryan Slogotski  
Telephone: 250-888-5246  
Email: [ryan@atlasdevco.com](mailto:ryan@atlasdevco.com)

Environmental Indicators

- Environmentally sensitive areas have been investigated in detail and the boundaries mapped and revised to protect these locations.
- The majority of the oak trees on site are located in no-disturbance, natural state covenant areas.
- Invasive species will be removed over the whole site.
- All lots will have storm water management systems to limit the effect of run-off into downstream infrastructure and surface waters.
- A portion of the common property access will be constructed using pervious surfacing to limit contaminants directly entering the storm water infrastructure.
- All houses will be constructed to Built Green Gold Standard.
- Landscaping to reduce irrigation requirements will be encouraged.
- The existing structures will be de-commissioned and salvaged to the extent feasible.
- Any removal of protected trees will be compensated for by replanting.
- The existing driveway will be scarified and replanted through the ESA zone.
- Sensitive areas will be fenced and a biologist will monitor the site during the construction phase.
- A wildlife corridor will be designated through the site to link existing corridor locations.
- All municipal services are presently available to the site requiring no extensions.

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### Social Indicators

- The adjacent neighbours have been contacted and the proposed development explained.
- The community association has been contacted and will be involved in meetings throughout the development process.
- The development is supported by the Local Area Plan and the Braefoot Action Plan.
- The proposed layout protects the environmentally sensitive areas adjacent to a well-used public walking trail.
- The proposal provides a wildlife corridor link.
- The development creates infill supported by the O.C.P. in a location surrounded by similar residential lots and within easy walk distance (flat grades) of:
  - Natural park and trail system
  - Schools
  - Public amenities and sports fields
  - Shopping
  - Bus routes and collector roads
- A building scheme will be prepared to ensure the houses to be built will blend with the neighbourhood.

### Economic Indicators

- The development is infill in a location already serviced and within walking distance of existing commercial establishments and bus routes
- The new residents will integrate into the communities infrastructure such as the schools and sports facilities
- Municipal service infrastructure has been sized to incorporate development of this site allowing for more municipal fees with no increase in capital costs.
- The proposed development is the last undeveloped property on the north end of Braefoot Road and is completely bounded by the RS-12 zone requested (or smaller lots). The 2 lots to the south have been recently rezoned to RS-12 and fully developed.

## DEVELOPMENT PERMIT APPLICATION STORMWATER MANAGEMENT STATEMENT

Parcel Address: 4079 Braefoot Road.

Applicant: Ryan Slogotski.

Date: Dec. 21, 2015.

Contact Person: Ryan Slogotski.

Telephone: 250-888-5246

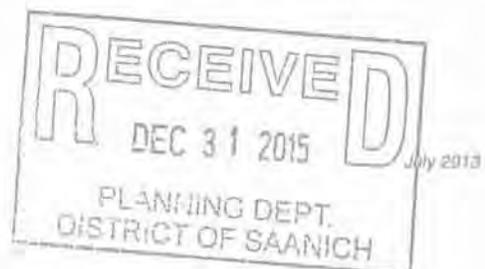
Storm water management is reviewed as part of the Development Permit Review process. Applications are required to meet:

1. The Engineering Specifications detailed in Section 3.5.16 of Schedule "H" of the Subdivision Bylaw, 7452; and
2. The intent of the Development Permit guidelines:
  - a) Development Permit Areas #1, 2, 3, 6, through 15, 17, 18, 20, 21, 22, 23
    - The total impervious cover of the site should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas.
    - Storm water runoff controls should replicate the natural runoff regime. The controls could include on-site infiltration, storage in ponds or constructed wetlands, sand filtration and creative road/curb configurations.

b) Development Permit Area #27

Maintain pre-development hydrological characteristics should by the following means:

- minimize impervious surfaces.
- return the storm water runoff from impervious surfaces of the development to natural hydrologic pathways in the ground to the extent reasonably permitted by site conditions, and treat, store and slowly release the remainder per the specifications of Schedule H to the Subdivision Bylaw.
- minimize alteration of the contours of the land outside the areas approved for buildings, structures and site accesses by minimizing the deposit of fill and removal of soil, and
- minimize the removal of native trees outside the areas approved for buildings, structures and site accesses.



Keeping in mind the requirements of Schedule "H", describe how your storm water management concept will meet the intent of the relevant development permit guidelines. Provide details on types of treatment systems that will be used, considering the following questions:

- a) Will there be an increase or decrease in impervious area compared to existing conditions?
- b) What percentage of the site will be impervious cover compared to existing conditions?
- c) How will impervious surface area be minimized (e.g. minimizing paved area and building footprints, pervious paving, green roofing, absorbent landscaping)?
- d) How will the proposed system detain and regulate flows and improve storm water quality (e.g. infiltration systems, engineered wetlands, bioswales)?
- e) If the intent of the guideline cannot be met, explain why.

Use additional pages if necessary. Attach plans if available; detailed engineering plans will be required as part of the Building Permit process.

**NOTE: Meeting the Development Permit guidelines and issuance of a Development Permit does not relieve the requirements of Schedule "H" of the Subdivision Bylaw.**

a) The proposal results in an increase in impervious area at close to 21630 sqm compared to existing conditions.

b) Impervious surfaces will cover 40% of the site compared with 7% at present.

c) Impervious surface has been minimized by using Agri-pave for a portion of the proposed driveway, sloping paths/lawns/landscape towards adjacent landscaping.

d) A combination of detention tanks, grassed swales and Agri-pave will be used to regulate flows and improve storm water quality.

e) We feel the guidelines will be met by these techniques.

If you require clarification, please contact:  
The District of Saanich · Planning Department · 3<sup>rd</sup> Floor · Municipal Hall  
770 Vernon Avenue · Victoria · BC · V8X 2W7  
Tel: 250-475-5471 Fax: 250-475-5430



## Talbot Mackenzie & Associates

Consulting Arborists

July 14, 2016

Braefoot Lands Limited  
300 – 1400 Kensington Road  
Calgary, AB, T2N 3P9

Attention: Ryan Slogotski

### **Re: 4079 Braefoot Road**

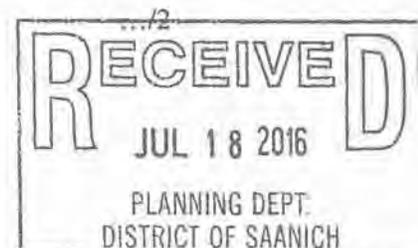
**Assignment:** To comment on the feasibility of retaining Garry oak #133 on the above mentioned site given the proposed new building envelope. Comment on the existing health and structure of the row of Douglas-fir trees located on the municipal frontage and their suitability to be retained as boulevard trees.

#### **Observations and recommendations:**

**Garry oak #133** – The proposed new building envelope is located slightly farther away from the tree than the corner of the existing house, and we feel there is a good opportunity for retaining this tree with minimal impacts to its health or stability. Although there are no house plans available for this lot, based on a visual examination of the site, we feel that excavating into a portion of the critical root zone on the proposed building site will be feasible providing the majority of the critical root zone can be protected during the construction process. If desired, exploratory excavations could be completed after the existing house is demolished to better evaluate the root densities in the proposed building envelope, and the proposed house foundation could be designed to retain any significant structural or critical roots encountered.

**Row of Douglas fir trees along the Braefoot Road frontage** – We anticipate that the intention of the planting of this row of trees was likely to be maintained as a hedgerow, but instead has been left to grow to the size that they are now. There is some health stress and decline evident and due to the close proximity of their planting they are crowding each other with no opportunity for them to grow into well structured, healthy Douglas-fir trees in the future. While they could be retained and pruned to address any immediate risk that may be associated with them, in our opinion it would be a more desirable option to remove them at this time and replant with healthy, young native trees of a species that is more suited to the proposed new growing conditions that are going to be introduced.

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Email: treehelp@telus.net



Please do not hesitate to call us at 250-479-8733 should you have any further questions.  
Thank You.

Yours truly,  
Talbot Mackenzie & Associates

Please do not hesitate to call us at 250-479-8733 should you have any questions.  
Thank you,  
Talbot Mackenzie & Associates



Graham Mackenzie & Tom Talbot  
ISA Certified, & Consulting Arborists

**Disclosure Statement**

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Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

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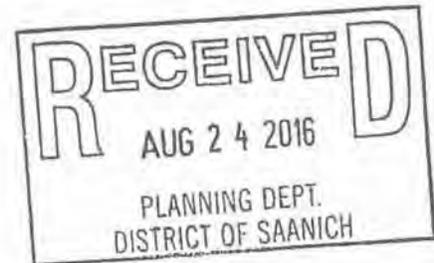


## Talbot Mackenzie & Associates

Consulting Arborists

August 24, 2016

District of Saanich  
770 Vernon Avenue  
Victoria, BC V8X 2W7



**Re: 4079 Braefoot Road**

At our clients request we reviewed the tree removal that will potentially be required for the servicing and road building portion of the proposed subdivision at the above mentioned address. Of these trees we have identified 30 trees that would be considered protected trees, two of which are dead or diseased and are recommended for removal (see attached schedule).

It is our understanding that our client wishes to propose a 2:1 replacement ratio for the remaining 28 trees, would like them to be native species wherever possible and would like some of the trees to be planted amongst the treed areas where some health decline is already evident in the trees to be retained.

In our opinion this is a good tree replacement strategy and will help to ensure there are healthy native trees on the property in future trees. We anticipate that in the treed areas where there is replanting proposed, planting smaller plant stock may give more options for planting locations, will cause less root disturbance on the existing trees and give a better survival rate.

Please do not hesitate to call us at 250-479-8733 should you have any questions.

Thank you,  
Talbot Mackenzie & Associates

Graham Mackenzie & Tom Talbot  
ISA Certified, & Consulting Arborists  
Encl. Proposed protected tree removal schedule

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**4079 Braefoot Road  
Proposed Protected Tree Removal Schedule**

<u>Tree #</u>	<u>Species</u>	<u>Location</u>	<u>Number Removed</u>	<u>Number Planted</u>
<b><u>Removed by Developer due to health reasons as identified by project arborist</u></b>				
166	Garry Oak	FS Lot C	1	0
400	Garry Oak	FS Lot B	1	0
			2	0
<b><u>Removed/replaced by Developer for Road Dedications</u></b>				
1	Douglas Fir	Braefoot Road Dedication	1	2
10	Douglas Fir	Braefoot Road Dedication	1	2
14	Douglas Fir	Braefoot Road Dedication	1	2
16	Douglas Fir	Braefoot Road Dedication	1	2
18	Douglas Fir	Braefoot Road Dedication	1	2
19	Douglas Fir	Braefoot Road Dedication	1	2
20	Douglas Fir	Braefoot Road Dedication	1	2
22	Douglas Fir	Braefoot Road Dedication	1	2
23	Douglas Fir	Braefoot Road Dedication	1	2
24	Douglas Fir	Braefoot Road Dedication	1	2
25	Douglas Fir	Braefoot Road Dedication	1	2
26	Douglas Fir	Braefoot Road Dedication	1	2
27	Douglas Fir	Braefoot Road Dedication	1	2
28	Douglas Fir	Braefoot Road Dedication	1	2
29	Douglas Fir	Braefoot Road Dedication	1	2
30	Douglas Fir	Braefoot Road Dedication	1	2
31	Douglas Fir	Braefoot Road Dedication	1	2
32	Douglas Fir	Braefoot Road Dedication	1	2
164	Cottonwood	Malton Road Dedication	1	2
			19	38
<b><u>Removed/replaced by Developer for land development/servicing</u></b>				
149	Garry Oak	FS Lot C	1	2
234	Douglas Fir	FS Lot C	1	2
237	Douglas Fir	FS Lot C	1	2
			3	6
<b>TOTAL TO BE REMOVED/REPLACED BY DEVELOPER</b>			<b>24</b>	<b>44</b>

**Potentially removed/replaced by future owner based on building design**

127	Garry Oak	SL1	1	2
128	Garry Oak	SL1	1	2
129	Garry Oak	SL1	1	2
130	Garry Oak	SL1	1	2
240	Garry Oak	SL4	1	2
241	Garry Oak	SL4	1	2
			<u>6</u>	<u>12</u>

**TOTAL POTENTIAL TO BE REMOVED/REPLACED ON SITE** 30 56



## Talbot Mackenzie & Associates

Consulting Arborists

February 23, 2016

Braefoot Lands Limited  
300 – 1400 Kensington Road  
Calagary, AB, T2N 3P9

Attention: Ryan Slogotski

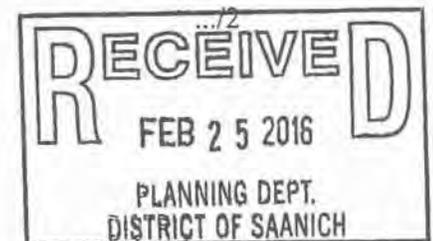
### **Re: 4079 Braefoot Road**

**Assignment:** To tag and inventory the existing bylaw protected trees on the above mentioned property and comment on how the proposed rezoning and development plans may impact the exist tree resource. Provide recommendations for mitigating any impacts the proposed development may have on those trees deemed suitable to retain.

**Methodology:** We previously visited this property for the former owner on November 26, 2014 in order to comment on the health and structure of individual trees on the property and to comment on the feasibility of building a foundation near a group of trees that is shown as park on the current plans near proposed lot C. During the months of October and November 2015, we more closely examined the tree resource and gathered the data for this report. Trees that are plotted on the site survey provided were identified using their existing tag numbers or when tags numbers were missing new tags were added. Information such as tree species, size(dbh), crown spread, critical root zone(crz), health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet.

**Observations:** The majority of the native trees on the property are located near the existing house and in the Northeast corner of the property, with some additional native trees and a number of fruit trees scattered through the remaining portions of the property. It appears that the property was likely used for farming purposes at some time, so the trees located in the open areas have been heavily impacted by the former use of the property. There is a row of mostly Douglas fir trees that appear to have been planted as a hedgerow along the Braefoot Road frontage, that have not been maintained as a hedge and have developed asymmetric forms due to their proximity to each other and pruning for overhead utilities along the road frontage.

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**Proposal:** The proposal for the property as we understand it, is to subdivide the property into 3 fee simple lots zoned RS-8 along Malton Road, 1 fee simple lot zoned RS-12, along Braefoot Road and 4 strata lots zoned RS-12 with a common property access off of Braefoot Road. The majority of the trees on the property are in areas where they can be isolated from the proposed construction activity provided that their critical root zones can be adequately protected. The most heavily trees area on the property in the North east corner of the property is proposed as being dedicated as Parkland.

**Potential impacts to tree resource:**

**Proposed RS-8 lots along Malton Road**

**Lot A** – No trees to be impacted.

**Lot B** – trees to be removed for health or structural reasons:

- Garry oak number 400 at rear of building envelope, functionally dead, visible decay, unsuitable to retain.

Trees to be removed, given the proposed design:

- Cottonwood number 164 located within proposed driveway. Unsuitable species to retain in the front yard of a small residential lot.

**Lot C** – trees to be removed for health or structural reasons:

- Garry oak number 166 is declining and infected with a fungal decay pathogen, not recommended for retention.

Trees that may require removal, depending on building design:

- Douglas fir 237, Douglas fir 234, Garry oak 149.
- Should the proposal be approved, we recommend that the trees located within the proposed Park that have the potential to strike proposed Lot C, be more closely examined and it is likely that there will be additional tree removals and pruning recommendations to reduce end weight and remove dead wood.

**Proposed Park** – Several of the trees located within the proposed Park area have health and structural concerns, most of which can be addressed through pruning. Should this proposal be approved, we recommend that the trees within the Park be more closely examined, particularly if the Park is going to be open to the public.

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**Fee simple Lot 1 on Braefoot Road**

- There are 7 mature fruit trees (numbers 402 – 408) on this portion of the property that are in health decline and are located within the proposed building envelope. While some of them could be retained, depending on the final building plans, it would in our opinion be a better option to remove them and if desired replant with healthy young trees.

**Proposed Road Dedication along Braefoot Road**

- Along the Braefoot Road frontage, there are a number of trees, mostly Douglas fir, that have been planted as a hedgerow. These trees have developed asymmetric forms due to their proximity to each other and pruning for overhead utilities along the road frontage. It is our understanding that this area is going to be dedicated to road widening and the trees will likely be removed as part of the proposed widening and sidewalk construction.

**Portion of property proposed to rezone to RS-12**

- **Lot 2** - No trees to be impacted.
- **Lot 3** - No trees to be impacted.
- **Lot 4** – Garry oak trees 131 and 132 are located within the proposed building envelope; therefore may have to be removed, depending on the final house design.
- **Lot 5** – Garry oak 128 is located in the front portion of the building envelope and will likely require removal. Garry oak trees 127 and 129 have been heavily impacted by the previous use of the property and are not trees that we would recommend retaining in a high target area unless more thorough testing is completed to address any risk they may pose to their surroundings. Garry oak trees 130 and 133 are possible to retain providing their critical root zones can be protected during any proposed construction on the property. Several of the other trees on this lot have structural concerns that may need to be addressed if the areas surrounding them become high target areas.

**Servicing:** It is our understanding that it should be possible to locate the majority of any proposed above or below ground servicing outside of the critical root zones of trees to be retained and any servicing that must be within critical root zones will be installed using a combination of small excavation equipment, hand digging and hydro excavation.

**Replanting:** Although no proposed landscape plans have been prepared at this time, it is our understanding that the intent is to replant throughout the site to replace any trees being removed on the site and to provide a suitable number of new boulevard plantings on the municipal frontages, using Saanich's specifications (see below).

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\*Actual spacing will vary depending on the site conditions and tree selection

Service Level 1 A (Rural) Zones	Service Level 2 RS Zones	Service Level 3 All other zones except where a Lands Use Contract is in place
One (1) Large or Medium Growing Tree for each lot being created to a maximum of 1 tree per 100 lineal metres, or portion thereof, of lot line common to the lot and a street.	One (1) Large or Medium Growing Tree for each lot being created.	<b>Large Growing Trees</b> • One (1) tree for each 15.0 lineal metres, or portion thereof, of lot line common to the lot and a street. <b>OR Medium Growing Trees</b> • One (1) tree for each 8.0 lineal meters, of portion thereof, of lot line common to the lot and a street.

**Recommendations:**

- **Barrier fencing:** The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.
- **Demolition of existing house:** The demolition of the existing house and any services that must be abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist.
- **Arborist supervision:** Any excavation that is proposed within the critical root zone of the trees to be retained must be supervised by the project arborist. Any roots critical to the trees survival must be retained any and non critical roots in direct conflict with the excavation must be pruned to sound tissue to encourage new root growth. It may be necessary to excavate using a combination of hand digging, small machine excavation and hydro excavation to expose roots that are in conflict with the proposed excavation and determined if they can be pruned or not without having a significant impact on the trees. If it is found that large structural roots must be pruned to accommodate the proposed construction, it may be necessary remove additional trees to eliminate any risk associated with them.

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- **Servicing:** On the servicing drawings provided, the proposed underground services for the most part are located outside of the critical root zones of trees to be retained. In areas where services must be located within the critical root zones of trees to be retained installation will likely require a combination of hand digging, small machine or hydro excavation. If significant roots are encountered that are critical to the health and stability of the trees and they cannot be retained, it may be necessary to remove additional trees.
- **Blasting and rock removal** – We do not anticipate that blasting will be required adjacent to the trees that are to be retained. However, if areas of bedrock are encountered, the blasting to level these rock areas should be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building and road footprints. The use of small low-concussion charges, and multiple small charges designed to pre-shear the rock face, will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity, and techniques that minimize tree damage, are to be used. Provisions must be made to store blast rock, and other construction materials and debris, away from critical tree root zones.
- **Concrete work:** Provisions must be made to ensure that no concrete wash or left over concrete material is allowed to wash into the root zone of the trees. This may involve using plastic or tarps or similar methods to temporarily isolate the root zones of the trees from any of the concrete installation or finishing work.
- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
  - Locating the barrier fencing
  - Reviewing the report with the project foreman or site supervisor
  - Locating work zones, where required
  - Supervising any excavation for the road upgrades and service footprints that are within the critical root zones of trees to be retained.
  - Reviewing and advising of any pruning requirements for machine clearances.
- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.

.../6

Please do not hesitate to call us at 250-479-8733 should you have any further questions. Thank you.

Yours truly,  
Talbot Mackenzie & Associates

Graham Mackenzie & Tom Talbot  
ISA Certified, & Consulting Arborists

Enclosures: 1-page site plan, 1-page barrier fencing specifications, 10 pages tree resource

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TREE RESOURCE  
4079 Braefoot Road

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
1	39;18	9.0	Douglas fir	7	Fair	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction.
2	15	3.0	Douglas fir	2	Poor	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction.
3	29	5.0	Douglas fir	5	Poor	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction.
4	15	3.0	Douglas fir	5	Fair	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction.
5	13	3.0	Douglas fir	5	Fair	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction.
6	18	3.5	Douglas fir	5	Fair/Poor	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction.
7	10;18	4.0	Hawthorn	5	Good/Fair	Fair	Moderate	municipal
8	18	3.5	Douglas fir	4	Fair	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction.
9	23	4.0	Douglas fir	5	Fair	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction.
10	31	5.0	Douglas fir	5	Fair	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction.
11	28	5.0	Douglas fir	4	Fair	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction.
12	21	4.0	Douglas fir	4	Fair	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction.

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TREE RESOURCE  
4079 Braefoot Road

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
13	23	4.0	Douglas fir	3	Fair	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
14	35	5.0	Douglas fir	4	Poor	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
15	21	4.0	Douglas fir	3	Poor	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
16	34	5.0	Douglas fir	4	Fair/Poor	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
17	19	4.0	Douglas fir	3	Fair/Poor	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
18	33	5.0	Douglas fir	6	Fair	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
19	31	5.0	Douglas fir	5	Fair	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
20	40	6.0	Douglas fir	5	Fair	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
21	22	4.0	Douglas fir	5	Fair	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
22	42	6.0	Douglas fir	5	Fair	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
23	35	5.0	Douglas fir	5	Fair	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
24	46	6.0	Douglas fir	9	Fair	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction

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TREE RESOURCE  
4079 Braefoot Road

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
25	34	4.0	Douglas fir	8	Fair	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
26	36	5.0	Douglas fir	8	Fair/Poor	Poor	Poor	prev topped. Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
27	64;40	10.0	Douglas fir	10	Fair/Poor	Fair	Poor	surface rooted. Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
28	50	9.0	Douglas fir	7	Fair/Poor	Fair/Poor	Poor	prev co-dorm fall. Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
29	42	7.5	Douglas fir	5	Poor	Fair/Poor	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
30	56	10.0	Douglas fir	7	Poor	Poor	Poor	previous top failure; decay in top; woodpecker activity. Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
31	30	5.0	Douglas fir	3	Fair/Poor	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
32	32	5.0	Douglas fir	3	Poor	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
33	18	3.0	Douglas fir	2	Poor	Fair	Poor	Row of Douglas fir trees to be in proposed road dedication. Will likely require removal for road widening and sidewalk construction
34	28;18	5.0	Plum	6	Poor	Fair/Poor	Moderate	purple plum in decline
35	multiple stems	5.0	Plum	6	Poor	Poor	Moderate	multi stem plum in poor health and poor structure
36	34	3.5	Garry oak	5	Fair/Poor	Fair/Poor	Good	decay in main stem; dead top; canker; one live limb

TREE RESOURCE  
4079 Braefoot Road

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
37	35	3.5	Garry oak	4	Poor	Poor	Good	decay in main trunk; dead top; armillaria at base; couple of live suckers
38	28;20	4.0	Garry oak	3	Good	Fair	Good	young tree; ivy covered; in road dedication
39	28	3.0	Garry oak	4	Good	Fair	Good	young tree in road dedication; ivy covered
127	71	7.0	Garry oak	12	Good/Fair	Fair/Poor	Good	large deadwood; heavy lean; asymmetric crown; abnormal bark pattern on lower trunk; closer exam recommended if retained
128	59	6.0	Garry oak	14	Fair	Good/Fair	Good	sparse upper canopy; small deadwood
129	82	8.0	Garry oak	15	Good	Fair	Good	large deadwood; heavy lean; asymmetric crown; trunk scar. Closer examination recommended if retained
130	86	8.5	Garry oak	14	Good/Fair	Fair	Good	medium deadwood; close to existing house
133	69	7.0	Garry oak	22	Good	Good/Fair	Good	slight lean; close to foundation of existing house, some end weight
134	43	4.5	Douglas fir	12	Good	Fair	Poor	asymmetric crown; competing with 136
135	50	5.0	Garry oak	18	Fair/Poor	Poor	Good	heavily decayed at base; old basal injuries; asymmetric crown; not suitable to retain in high target area
136	56	5.5	Garry oak	11	Fair	Fair/Poor	Good	previous top failure asymmetric crown; end weighted unsuitable to retain in high target area;
137	63	6.5	Garry oak	15	Fair	Fair	Good	large deadwood; asymmetric crown

TREE RESOURCE  
4079 Braefoot Road

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
138	37.29	4.5	Garry oak	16	Fair	Fair/Poor	Good	co-dominant; large deadwood; high crown; competing with adjacent Douglas firs
140	54	5.5	Garry oak	8	Good/Fair	Fair	Good	ivy up main trunk; large deadwood; decay associated with old pruning wounds
141	76	8.0	Garry oak	16	Fair/Poor	Fair	Good	large deadwood; sparse foliage; ivy covered trunk
142	120	12.0	Garry oak	16	Fair/Poor	Poor	Good	on neighbours property; large deadwood; open decay; end weighted; closer examination recommended if new targets are going to be introduced.
143	70	7.0	Garry oak	14	Good/Fair	Fair	Good	large deadwood; asymmetric crown; ivy on lower trunk
144	44.41	6.0	Garry oak	14	Fair/Poor	Poor	Good	high asymmetric crown; smaller stem heavily decayed at base; decay in old wounds in crown
145	47	5.0	Garry oak	8	Fair	Poor	Good	high crown; end weighted; ivy on lower trunk
146	59	6.0	Garry oak	12	Fair	Fair	Good	large deadwood; ivy on lower trunk
147	46	4.5	Garry oak	11	Good/Fair	Fair	Good	ivy on lower trunk
148	40	7.0	Grand fir	8	Fair	Fair	Poor	stunted form
149	32	3.5	Garry oak	9	Fair	Poor	Good	asymmetric crown; Douglas fir roots wrapped around lower trunk
151	35	3.5	Garry oak	5	Fair/Poor	Poor	Good	high crown; decay in upper trunk

Prepared by:  
Talbot Mackenzie & Associates  
ISA Certified, and Consulting Arborists  
Phone: (250) 479-8733  
Fax: (250) 479-7050  
email: Treehelp@telus.net

TREE RESOURCE  
4079 Braefoot Road

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
152	55	5.5	Garry oak	7	Fair	Fair	Good	large deadwood; ivy on trunk
153	60	6.0	Garry oak	8	Fair	Fair	Good	large deadwood; high crown; decay in old pruning wounds
154	49	9.0	Grand fir	10	Good	Fair	Poor	deflected trunk; ivy on trunk
156	35	3.5	Garry oak	3	Poor	Poor	Good	dead top; low live crown ratio
157	60	6.0	Garry oak	8	Fair	Fair	Good	on neighbours property; high crown; ivy on trunk
158	45	6.0	Grand fir	6	Fair/Poor	Fair	Poor	located on neighbours property; deadwood
159	60	6.0	Garry oak	14	Fair	Fair	Good	large deadwood; ivy on lower trunk
160	48	5.0	Garry oak	8	Fair	Fair/Poor	Good	high crown; large deadwood; ivy
161	58	6.0	Garry oak	13	Fair	Poor	Good	high crown; history of large limb failure; ivy on lower trunk
162	34	3.5	Garry oak	3	Poor	Poor	Good	declining health; dead top; low live crown ratio
163	52	5.0	Garry oak	10	Fair	Fair	Good	asymmetric crown; ivy on lower trunk
164	71	7.0	Cottonwood	13	Good	Good/Fair	Moderate	in relatively good health; retention will depend on proposed impacts within the crz

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TREE RESOURCE  
4079 Braefoot Road

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
165	88	9.0	Garry oak	15	Good	Good/Fair	Good	municipal al tree
166	93	9.0	Garry oak	14	Poor	Poor	Good	poor health; fungal infection; heavily decayed; not recommended for retention in high target area
167	50	5.0	Garry oak	9	Good/Fair	Fair	Good	asymmetric crown; ivy
168	60	6.0	Garry oak	12	Good/Fair	Good/Fair	Good	high crown; large deadwood; ivy
169	67;12	6.5	Garry oak	12	Fair	Fair/Poor	Good	epicormic growth; active reaction wood in main union; large deadwood
170	37	4.0	Garry oak	4	Fair	Fair/Poor	Good	large deadwood; low live crown ratio; ivy on trunk
171	34	3.5	Garry oak	5	Fair	Fair/Poor	Good	large deadwood; low live crown ratio; located on municipal property
172	51	5.0	Garry oak	10	Fair	Fair	Good	asymmetric crown; epicormic growth; located on municipal property
173	58	6.0	Garry oak	10	Good	Good/Fair	Good	asymmetric crown; located on municipal property
174	74	7.5	Garry oak	13	Fair	Fair	Good	large deadwood; stunted growth; epicormic growth. municipal tree. young oak growing at base
234	62	11.0	Douglas fir	10	Fair	Fair	Poor	stunted form; ivy on lo trunk competing with adjacent oak
235	26	4.5	Douglas fir	5	Fair	Poor	Poor	suppressed under Garry oak; poor structure

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TREE RESOURCE  
4079 Braefoot Road

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
236	23	4.0	Grand fir		Good	Good/Fair	Poor	young tree
237	30	5.0	Douglas fir	5	Good/Fair	Fair	Poor	ivy on trunk
238	63	11.0	Douglas fir	10	Fair/Poor	Fair	Poor	ivy on lower trunk; hangers in crown; deadwood
239	55	9.0	Douglas fir	8	Fair	Poor	Poor	co-dominant above dbh; tip dieback; poor structure
240	58	6.0	Garry oak	14	Fair	Fair	Good	high crown; some end weight
241	48	5.0	Garry oak	9	Good/Fair	Good/Fair	Good	asymmetric crown; some ivy on lower trunk
242	43	4.5	Garry oak	10	Good	Good	Good	some ivy on lower trunk
243	32	5.0	Douglas fir	6	Fair	Fair/Poor	Poor	previously topped likely for utilities; ivy on lower trunk
244	39	7.0	Douglas fir	8	Good	Good/Fair	Poor	competing with 135
245	43	4.5	Garry oak	9	Fair	Fair	Good	high crown; ivy on lower trunk; large deadwood
246	45	5.5	Big Leaf Maple	8	Poor	Poor	Moderate	previous top failure; heavily decayed
247	34	3.5	Garry oak	5	Fair/Poor	Fair/Poor	Good	large dead top; epicormic growth; ivy on lower trunk

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TREE RESOURCE  
4079 Braefoot Road

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
248	38	4.0	Garry oak	7	Fair	Fair/Poor	Good	high crown; ivy on lower trunk. fungus appears to be attached to deadwood
249	40	7.0	Grand fir	7	Fair	Fair	Poor	sparse foliage in crown; ivy on lower trunk
250	47	5.0	Garry oak	13	Fair	Fair/Poor	Good	1 dead stem; asymmetric crown; ivy on lower trunk
400	89	9.0	Garry oak	12	Dead	Poor	Good	very little live growth; functionally dead; advanced decay
401	25;17;19	4.0	Cherry	8	Fair	Poor	Moderate	decay in trunk; canker
402	36; below union	4.0	Apple	8	Fair	Fair	Moderate	canker in stems
403	18;18	3.0	Plum	3	Poor	Poor	Moderate	decay in trunk; very little live growth
404	21	3.0	Plum	6	Fair/Poor	Fair/Poor	Moderate	decay in main trunk
405	14;14;15	4.0	Apple	7	Fair	Fair	Moderate	large deadwood; sucker growth
406	14;10	3.0	Peat	4	Fair/Poor	Fair	Moderate	co-dominant trunks; sucker growth
407	17;8;7;16;1	4.0	Pear	6	Fair	Fair	Moderate	multi stemmed; sucker growth
408	38	4.0	Apple	12	Good/Fair	Fair	Moderate	some canker; sucker growth

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TREE RESOURCE  
4079 Braefoot Road

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
nt 1	47	n/a	Garry oak	n/a	n/a	n/a	n/a	May be snared or on neighbours property, located on neighbours side of existing fence. Recently failed into subject property, Jan 2016
nt 2	80	14.0	Douglas fir	10	Good	Fair	Poor	may be shared or on neighbours property, large deadwood; may have been topped before; ivy on main trunk.
nt 3	54	5.5	Garry oak	16	Good	Good/Fair	Good	located on municipal property
nt 4	36	3.5	Garry oak	12	Fair/Poor	Poor	Good	asymmetric crown; low live crown ratio; leans into subject property; on municipal property

Prepared by:  
**Talbot Mackenzie & Associates**  
 ISA Certified, and Consulting Arborists  
 Phone: (250) 479-8733  
 Fax: (250) 479-7050  
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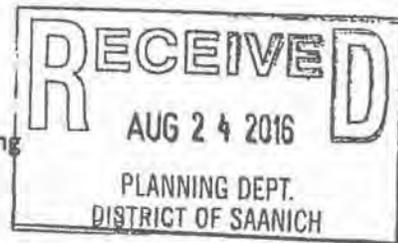
V:\\_Engineering\29288 - Braefoot Lands Limited\02 - Drawings (Eng)\Working Drawings\29288 Base.dwg Printed: February 23, 2016



**RECEIVED**  
 FEB 25 2016  
 PLANNING DEPT.  
 DISTRICT OF SAANICH

<b>J.E. ANDERSON &amp; ASSOCIATES</b> SURVEYORS — ENGINEERS 4212 GLANFORD AVE, VICTORIA, BC V8Z 4B7 TEL: 250 - 727 - 2214 FAX: 250 - 727 - 3395 E-MAIL: info@jeanderson.com	CLIENT	<b>BRAEFoot LANDS LIMITED</b>
	PROJECT	DISTRICT OF SAANICH <b>4079 BRAEFoot ROAD</b> <b>CONCEPTUAL SITE SERVICNG PLAN</b>
DRAWN: MDP	SCALE: 1:400	29288 - 01 - CP1
REVISED DATE: FEB 23, 2016	SHEET 1 OF 1	ENG: 29288

4079 Braefoot Road Rezoning  
Design Guidelines



1. Architectural Character, Siting and Building Heights:
  - a. The English Arts and Craft architectural style shall be the dominant character of the homes in the development;
  - b. Each home shall incorporate a sampling of traditional/contemporary Arts and Crafts design elements to create a degree of complexity and visual interest;
  - c. Attention will be given to quality, proper proportions and consistent character with each individual home;
  - d. Building envelopes shall be defined by the required setbacks as per the zoning bylaw of the District of Saanich as adjusted by any variances approved by the District of Saanich, except that no building or improvements shall be constructed unless they are set back at least the (10) metres from Braefoot Road and shall remain outside the designated Environmentally Sensitive or other Protected Areas as registered on the title of any lot; and
  - e. All buildings shall conform with the zoning bylaws of the District of Saanich regarding building height.
  
2. Exterior Walls and Trim Details:
  - a. The choice of external wall materials should reflect the character of the Arts and Crafts style of architecture;
  - b. Permitted external wall materials are as follows:
    - i. Vertical and horizontal wood siding;
    - ii. Shingles;
    - iii. Cement siding or shingle panel as manufactured by James Hardie®;
    - iv. Brick;
    - v. Cultured or natural stone; and
    - vi. Limited use of stucco cement (up to 20% of one face).
  - c. The use of industrial style materials such as metal or plastic siding is prohibited;
  - d. All windows and doors are to include exterior trim, including garage doors;
  - e. Front doors will include accent panels, windows or other decorative features;
  - f. All gable ends must have a minimum thickness of 2 inches and a minimum width of 8 inches (based on measurement system used for standard dimensional lumber);
  - g. Fascia gutters will be permitted;
  - h. Fascias, soffits and rainwater leaders shall be constructed of wood or aluminum and should be painted to match the trim colours or if pre-finished, be of a compatible colour;
  - i. Chimney or fireplace bump-outs above the roof line, or fireplace chases, are to be finished with materials consistent with the exterior material of the home or with a complimentary accent material such as cultured or natural stone;
  - j. Exterior light fixtures shall not be located or directed so as to cause glare or illuminate adjacent lots;

- k. The main colours used for any dwellings are to be natural earth tones which harmonize with the surrounding natural landscape with complimentary trim; and
  - l. No external wall colours that are garish or stark may be used.
3. Roofs:
- a. A prominent design feature of the homes shall be the roof silhouettes;
  - b. There is to be a minimum roof pitch of 6:12 and a maximum roof pitch of 12:12;
  - c. Roof cladding materials shall be either asphalt or fiberglass shingles;
  - d. Metal sheeting and slate roofing material may not be used other than for accent purposes; and
  - e. Roof colour tones shall be complimentary to the main house colour and shall be black, grey/black or grey/brown.
4. Garages and Vehicular Parking:
- a. Attached or detached garages shall possess architectural character (style and proportion) consistent with the home and must have similar detailing, finish and colour;
  - b. Carports or similar structures are not permitted;
  - c. Garages shall have paneled and painted and/or stained garage doors with raised panels, windows or other detailing; and
  - d. No house with a secondary suite is permitted unless there is one (1) additional accessory off-street parking space provided for the exclusive use of the accessory secondary suite.
5. Lot Grading:
- a. Any regrading required shall be designed to blend into the existing grading on any lot such that cuts and fills are minimized and where required, feathered into the existing terrain or retained by rock mortared walls or by boulder stacked walls;
  - b. All drainage patterns within a lot shall be consistent with the overall new drainage planned for the subdivision and shall be made in accordance with current engineering practices; and
  - c. Any exposed concrete (retaining walls or structures) over 0.6m in height shall be architecturally treated to cover exposed concrete.
6. Fencing, Driveways and Walkways:
- a. Walkways located on front building elevations are to be constructed using only the following materials: concrete, aggregate, brick or rock or combinations thereof;
  - b. Private driveways are to be constructed using only permeable concrete unit pavers;
  - c. Fencing shall not be erected in front yards;
  - d. Side yard fencing shall not extend beyond the front face of any dwelling; and

- e. No chain-link or wire fencing shall be permitted, except any such fencing erected before September 23, 2015.

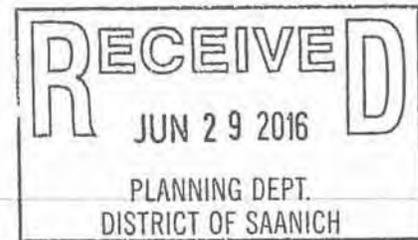
7. Landscaping:

- a. No front yard shall remain unlandscaped for a period exceeding six months following substantial completion of the house construction;
- b. All street fronting yard areas shall be landscaped with trees, lawns, shrubs and flowerbeds;
- c. Once landscaped, all lots must have an in-ground irrigation system installed of suitable capacity to irrigate all street fronting yard areas including all trees, lawns, shrubs and flowerbeds;
- d. Such irrigation systems must comply with the District of Saanich's water conservation guidelines; and
- e. The use of landscaping retaining walls should be avoided. Where required, they will be limited to no more than 1.2m of exposed height.

Planning - File # SUB00750, REZ00566

ENTER  
IN CASE

From: Kortni Smith [REDACTED]  
 To: <planning@saanich.ca>  
 Date: 6/28/2016 3:32 PM  
 Subject: File # SUB00750, REZ00566



Hello,

I'm writing regarding 4079 Braefoot Road. We live at [REDACTED] Braefoot Road, which is directly behind the house on the property to be subdivided.

The only comment we would like to make is that we hope there will be sufficient parking within that subdivision, minimum 4 would be nice, and 6 would be even nicer. There are only 2 parking spaces in our 5 house neighbouring subdivision (4095, 4097, 4099, 4091, 4093) and there are constant parking issues as there is very little street parking in this area.

The other thing of note is that, if anything is done to the boulevard/ditch in front of the property, such as adding underground drainage instead of the ditch, we hope that you could park along the side of Braefoot road for overflow parking if there was a flat boulevard such as down the road on Braefoot, here;



We hope that there would **not** be a curbed boulevard build (as there now exists in front of the newer subdivision - Hampton Oaks - across the street from 4060 Braefoot Road). If the curbed boulevard is suppose to deter people from parking in front of it - it doesn't work. When people are forced to park along the raised curb, they just block half of the road making it single lane traffic. Plus when it's flat gravel, you don't have to maintain the lawn.

Parking is the main concern if we stay where we are, and especially if are able to buy one of the properties that are coming up for sale in this subdivision in question.  
Thank you for your consideration.

Chris and Kortni Smith  
Braefoot Road  
[REDACTED]

Planning - Re: 4079 Braefoot proposal

From: Jack Young [redacted]  
To: <planning@saanich.ca>  
Date: 6/24/2016 2:25 PM  
Subject: Re: 4079 Braefoot proposal

June 24 2016

Dear Liz, thanks for your reply to my first note. I have never written to Saanich before, so pardon my second note. I wish to make 2 points regarding 4079 Braefoot proposals:

a) if homes are permitted facing Malton Ave. and a turn circle is then needed I hope it will have some "nice" features to it. I measured one circle on Hopesmore Pl. and it is 30 metres wide and from my curb at [redacted] Malton there is 17 metres before the property falls off into 4079 which means 13 metres into the property in question. That is a lot of road base! There is a huge Garry oak next to the 4079 property and right up against the road and the circle may have to go around it, if the tree is to be preserved. None of this detail is mentioned at all in the plans from the developer.

b) I'm not sure if this is your area of concern but there have been three homes under construction at 4052,54,56 Malton in the past six months and for three weeks recently I have counted 12 trucks on the street and 3 to 5 vehicles on the properties all day as the homes were being constructed and completed. At the end of Malton there are about 3 or 4 actual parking spaces on the street and no room on the proposed lots due to the ground drop off. We could not suffer such a collection of construction trucks in our end of Malton. I suggest to you that well in advance as these lots develop that all the construction be instigated from the Braefoot side, with the developer constructing a temporary road if necessary to the proposed homes on Malton. Maybe Saanich bylaw people will need to put up temporary "no parking" signs fro 8a.m. to 4 p.m. to protect us from the congestion.

I wonder if anyone will actually come out to the site to appraise the difficulties we might face in the near future before making final decisions?

thanks for your time

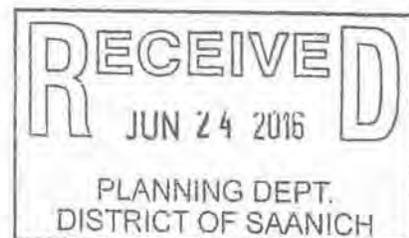
Jack Young

On Mon, May 23, 2016 at 11:29 AM, Jack Young [redacted] wrote:

--  
Jack Young  
Victoria, BC

*RESPONSE SENT JULY 7/16*

ENTERED  
IN CASE



--  
Jack Young  
Victoria, BC

**Planning - Re: Referral for 4079 Braefoot Road**

**From:** "Chris Poirier-Skelton" [REDACTED]  
**To:** <Planning.Mun\_Hall.Saanich@saanich.ca>  
**Date:** 6/10/2016 1:48 PM  
**Subject:** Re: Referral for 4079 Braefoot Road  
**CC:** "Peter Ostergaard" [REDACTED]

Hello again Liz, I pushed the send button before I was finished. Please note that the GHRA's main concern arises not from the original application, but the Saanich staff proposal to reject the applicant's proposed park dedication in the northeast corner of the site. Instead Saanich staff propose a cash in lieu contribution rather than a public park dedication, and attempt to protect the environmental values of the northeast corner through an EDPA designation on private land covered by the covenant. The GHRA strongly objects to have the already flawed EDPA tool used as a reason not to acquire public parkland at the time of subdivision, and further contends that the addition of this proposed 513 m2 public park would be a significant positive addition to the forested public pedestrian corridor between Malton and Mt. Doug Cross Road. Thanks very much

Chris Poirier-Skelton, Chair  
 Gordon Head Residents' Association

**From:** [Chris Poirier-Skelton](#)  
**Sent:** Friday, June 10, 2016 12:29 PM  
**To:** [Planning.Mun\\_Hall.Saanich@saanich.ca](#)  
**Cc:** [Chris Poirier-Skelton](#); [Peter Ostergaard](#)  
**Subject:** Re: Referral for 4079 Braefoot Road

Dear Liz, we generally have no objection with suggested changes or concerns. The GHRA Board met with the applicant on January 14, 2016. The GHRA has no objection in principle to the proposal, and supports the proposed park dedication to Saanich at the northeast corner and the proposed covenant on the title of the northwest to preserve Garry Oak trees. The applicant advises that he has consulted with adjacent residents and some minor changes have been made as a consequence. Further changes or details associated with storm water management, building envelopes, the proposed "wildlife corridor", EDPA restrictions, and any issues arising from the public hearing may need to be worked out with Saanich

Chris Poirier-Skelton, Chair  
 Gordon Head Residents' Association

**From:** [Planning.Mun\\_Hall.Saanich@saanich.ca](#)  
**Sent:** Friday, June 3, 2016 11:20 AM  
**To:** [REDACTED]  
**Cc:** [Andrea Pickard](#); [Liz Gudavicius](#)  
**Subject:** Referral for 4079 Braefoot Road

ENTERED  
IN CASE

Dear Peter, Chris, and Ray,  
 Please find referral letter below accompanied by the usual attachments.  
 Thank you and have a great weekend,

Gabi Vindisch  
 Planning Clerk

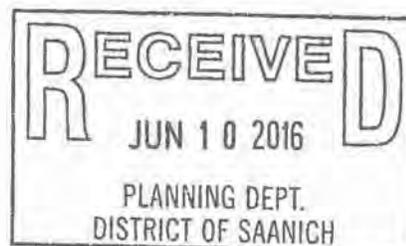
Dear Gordon Head Residents Association:

**RE: Application for Subdivision:**

**Site Address:** 4079 BRAEFOOT RD  
**Legal:** LOT 2 BLOCK D SECTION 32 VICTORIA DISTRICT PLAN 4181  
**Folder #:** SUB00750; REZ00566

An application for subdivision has been received for a site within your Community Association area. The project is currently being referred to internal departments and external agencies for comment.

We are interested to know if your Community Association:



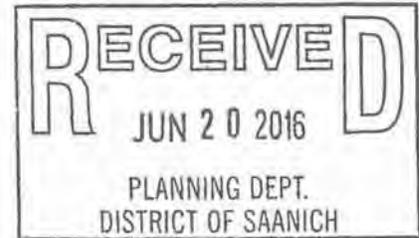
Malton Ave  
Victoria, BC

June 3, 2016

District of Saanich  
Current Planning – Subdivision  
770 Vernon Ave  
Victoria, BC  
V8X2W7

	ACKNOWLEDGED
✓	CLERKS
	REPLIED

ENTERED  
IN CASE



Re: SUB 00750 REZ00566- 4079 Braefoot Road

We are writing in reference to the planned redevelopment of 4079 Braefoot Road, bordering on Malton Ave. We reside across the street of the proposed changes on Malton Ave and have some concerns and issues with this redevelopment proposal. As 10 year residents of this street, we have a good understanding of how this street is used by pedestrians, cyclists and vehicles. This is a "deadend" street and it is a very popular pedestrian route. As there are no sidewalks, pedestrians walk along the road throughout the day, seven days a week. Cyclist and pedestrians use this street as a connector to the Lochside Trail, running along Mount Douglas Crossroad, and as a connector to Glendenning Road, for access to Mount Douglas Park. Many vehicles use this end of the street to turn around, making it a very busy multi-use road.

We have concerns about the lack of turn-around/cul de sac on the proposed development drawing we received from the District of Saanich on May 13, 2016. Right now, there are challenges for personal vehicles, large service vehicles, i.e. garbage trucks, recycle trucks, first responder vehicles, and the HANDIDART turning around. At this time they either have to use the gravel area across from our house, backing into a vegetated area, or reverse all the way down the street, or turn around using our neighbours' driveways (totally unacceptable) and it will be made even worse with the proposed development, as the gravel areas will be gone and a very tight "deadend" area will be left. A cul de sac turning area will be required to keep this area accessible and safe for the many people who use the street and the residents that live on the street. This would require a redesign of the street access for the proposed homes along Malton Ave, particularly FS Lot C.

We are also very concerned that the EDPA area on the proposed redevelopment does not appear to address all of the EPDA area including the two Gary Oak trees right on Malton Ave, the Gary Oak trees in the meadow and the mixed woodland trail at the north end of Malton Ave. As this is a protected woodland area we want to make sure that the preservation of this area has been addressed in the redevelopment proposal for this land.

Please address these concerns and issues when you are evaluating the merits of the planned Redevelopment of 4079 Braefoot Rd Lot 2, Block D Section 32 Victoria District Plan 4181 .

Yours respectfully

Jacqueline Klassen and Frank Mc Donagh

*J Klassen*  
*Frank Mc Donagh*

Braefoot

**From:** Liz Gudavicius  
**To:** Alex Blackwood  
**CC:** Brent Ritson; ClerkSec; Jagtar Bains  
**Date:** 7/8/2016 2:30 PM  
**Subject:** Development at 4079 Braefoot

Alex,

This email is in response to your letter received by Planning on June 23, 2016.

Your comments regarding the design of the sidewalk along the Braefoot frontage will be taken into consideration. Final engineering requirements are evolving as we review this proposal. Having said that, based on comments from our Parks Department, the row of trees along the frontage will most likely have to be removed. The southerly portion of the trees show poor vitality and, although the northerly trees show fair vitality, they will be compromised during service installations. Parks recommends a minimum 4 replacement trees to be planted along the boulevard.

The power pole will be relocated clear of the proposed common road. Your suggestion to move the proposed access further north would impact the proposed protected natural area. The resident at 4080 Braefoot is aware of the proposal and has not indicated any concern regarding the location of the proposed common access. The additional driveway from the proposed Lot 1 will be reviewed, access to this parcel may be moved to the common access for the strata lots.

As you can see, this proposal is being revised as we work with the applicant to address some issues we have and ones that the neighbours have brought up. We thank you for your comments and suggestions.

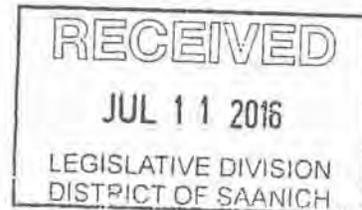
Thanks,

**Liz Gudavicius**

Subdivision Coordinator/Approving Officer  
Current Planning Division  
Planning Department  
District of Saanich  
770 Vernon Avenue  
Victoria, BC V8X 2W7

t. 250-475-5494 ext 3414  
f. 250-475-5430  
liz.gudavicius@saanich.ca  
www.saanich.ca

POST TO	ref.	POSTED	JUL 12 2016
COPY TO _____			
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
	<input type="checkbox"/>	COPY RESPONSE TO LEGISLATIVE DIVISION	
REPORT	<input type="checkbox"/>		
FOR _____			
ACKNOWLEDGED: _____			



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Please consider the environment before printing this e-mail.

Braefoot

RECEIVED	ACKNOWLEDGED
JUN 24 2016	CLERKS
LEGISLATIVE DIVISION DISTRICT OF SAANICH	REPLIED

4079 Braefoot Rd  
 Victoria, BC  
 June 21, 2016.

POST TO egen POSTED JUN 7 2016

COPY TO INFORMATION

REPLY TO WRITER

COPY RESPONSE TO LEGISLATIVE DIVISION REPORT

FOR ENTERED  
 ACKNOWLEDGED IN CASE

Subdivision Planning Co-ordinator  
 District of Saanich  
 770 Vernon, Ave  
 Victoria, BC V8X 2W7

Dear Liz Gudavicius:

Re: Development at 4079 Braefoot Rd  
 Your file SUB00750 REZ00566

RECEIVED

JUN 23 2016

PLANNING DEPT.  
 DISTRICT OF SAANICH

The following comments are offered on the proposed plan which I feel fits generally well in the neighbourhood as it changes from rural to more urban. I am aware that the following concerns are shared by others in the neighbourhood.

When I purchased my lot 11 years ago there were two stands of mature evergreen trees fronting on the 4000 block Braefoot – one at 4070 and the other at 4079. When construction of the former 4070 Braefoot (now 1438 Allison) occurred about 5 years ago, the owner removed the entire row of mature fir, cedar and cedris deodora trees at the property line. Now the second stand is in jeopardy.

I suggest that it is unnecessary to remove the entire row of mature fir trees fronting 4079 Braefoot Rd. These trees are currently on the subject property but will become Saanich property with rezoning approval. I have been advised by the developer's agent that the trees are to be removed because they will interfere with the new sidewalk. The developer's drawing provided to the neighbourhood shows the new sidewalk in the same space that the trees presently occupy.

There seems to be a haphazard approach to construction of curbs and sidewalks in the 4000 block Braefoot as urbanization proceeds with each development. There are several alignment changes relative to the roadway – all in new sidewalks built over the last 12 years or so. Some of these sections have curbs with boulevards of different widths between sidewalk and road surface and the section to the south has a sidewalk but no curb.

I recommend that the new sidewalk join up with the sidewalks to the north and south with one small "s" re-alignment at each end of the development instead of one large "s" adjustment at the north end. This approach would allow retention of most of the fir trees and would move the sidewalk about 4 feet west of the present proposal, clearly within the spirit of the present sidewalk situation and the semi-urban nature of the area.

Next, I understand that a detailed utility plan will not be prepared until rezoning has occurred and that underground utilities will be provided to the lots. However, in advance of that plan I observe that an existing utility pole on Braefoot is directly in front of the proposed access road to 4 of the new lots. That pole presently services the existing house at 4079 and, more importantly, it also services the house at 4080, directly across Braefoot. I suggest that the pole remain where it is and that the proposed road entrance be moved about 10 or 15 feet north. Shifting the new street entrance to the north would also reduce the impact of headlight glare from vehicles entering Braefoot on the front door and windows of 4080 Braefoot.

Finally, another possible consideration is the number of driveway accesses to Braefoot Rd. When the development at 4051 Braefoot was in the rezoning stage the properties were configured to have only one more driveway than had existed previously. If that is still a municipal consideration and if a minimum number of road accesses is desirable, then the access to the new freehold lot in the proposed development could be from the "common property access" driveway instead of directly onto Braefoot.

Thank you for the opportunity to offer these comments and suggestions. I look forward to your response to the three issues raised in this letter.

Yours truly,



Alex Blackwood

cc Ryan Slogotski  
Ken Babcock