



AGENDA

For the Council Meeting to be Held
In the Council Chambers,
Saanich Municipal Hall, 770 Vernon Avenue
MONDAY, OCTOBER 17, 2016 AT 7:00 P.M.

A. ADOPTION OF MINUTES

1. Council meeting held October 3, 2016
2. Committee of the Whole meeting held October 3, 2016

B. BYLAWS FOR FIRST READING (SUBJECT TO A PUBLIC HEARING)

1. **670 HESS CRESCENT – ZONING BYLAW AMENDMENT**
P. 3 First reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2016, No. 9400”. To rezone from Zone RS-6 (Single Family Dwelling) to Zone P-1 (Assembly) for a proposed consolidation with the Pacific Christian School site to construct a new gymnasium.
2. **4079 BRAEFoot ROAD – ZONING BYLAW AMENDMENT**
P. 4 First reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2016, No. 9401”. To rezone from Zone A-1 (Rural Zone) to Zone RS-12 (Single Family Dwelling) for a proposed subdivision to create eight single family lots.
- C. PUBLIC INPUT (On Business Items D – G)
- D. BYLAWS FOR THREE READINGS
 1. **TAX EXEMPTION REAL PROPERTY BYLAW AMENDMENT**
P. 6 Three readings of “Tax Exemption Real Property Bylaw, 2015, Amendment Bylaw, 2016, No. 9396”. To exempt certain lands and improvements from taxation for the years 2017, 2018 and 2019.
 2. **57 CADILLAC AVENUE – TAX EXEMPTION BYLAW**
P. 13 Three readings of “Tax Exemption Bylaw (57 Cadillac Avenue), 2016, No. 9397”. To exempt the leased premise at 57 Cadillac Avenue from taxation for the years 2017-2023.
 3. **TAX EXEMPTION REAL PROPERTY BYLAW**
P. 14 Three readings of “Tax Exemption Real Property Bylaw, 2016, No. 9399”. To exempt certain lands and improvement from taxation for the years 2017 and 2018.
 4. **DEVELOPMENT COST CHARGES BYLAW AMENDMENT**
P. 16 Three readings of the “Development Cost Charges Bylaw, Amendment Bylaw, 2016, No. 9402”. To delete the schedules that are no longer required and set fees to zero where future projects are no longer anticipated.
 5. **DEVELOPMENT COST CHARGE RESERVE FUND TRANSFERS BYLAW**
P. 31 Three readings of the “Development Cost Charge Reserve Fund Transfers Bylaw, 2016, No. 9403”. To consolidate the existing reserve fund balances within certain areas and transfer any excesses to what will become newly established area-wide programs.

E. RESOLUTIONS FOR ADOPTION

1. **TENDER 28/16 – ABTM LED FIXTURES**
P. 34 Report of the Director of Engineering dated October 6, 2016 requesting that Council award Tender 28/16 – ABTM LED Fixtures to EECOL Electric Corporation in the amount of \$204,660.55 (based on a quantity of 833 ABTM LED lights and excluding taxes).

F. REPORTS FROM MEMBERS OF COUNCIL

- P. 36** 1. **UNION OF BC MUNICIPALITIES (UBCM) RESOLUTIONS**
Report of Councillor Brownoff dated October 3, 2016 recommending that Council confirm that all resolutions advanced to UBCM are endorsed by Saanich Council and that Saanich Council write a letter to UBCM requesting they verify that late or emergency resolutions presented to them are endorsed by the local government.

G. REPORTS FROM DIRECTORS

- P. 37** 1. **BRAEFOOT COMMUNITY ASSOCIATION - REQUEST FOR AN INTEREST FREE LOAN**
Report of the Director of Finance dated October 12, 2016 outlining options concerning a request for an interest free loan from the Braefoot Community Association.

* * * Adjournment * * *

AGENDA

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

- P. 51** 1. **3221 TENNYSON AVENUE – DEVELOPMENT PERMIT APPLICATION**
Report of the Director of Planning dated September 14, 2016 recommending that Council approve Development Permit DPR00648 for the proposed construction of a two-storey, 495 m² wood frame office/warehouse building.
- P. 74** 2. **1567 CEDAR HILL CROSS ROAD – DEVELOPMENT PERMIT AMENDMENT**
Report of the Director of Planning dated September 21, 2016 recommending that Council approve Development Permit Amendment DPA00870 for a proposed dual lane drive-through to serve the McDonald's restaurant.

* * * Adjournment * * *

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9400

TO AMEND BYLAW NO. 8200,
BEING THE "ZONING BYLAW, 2003"

Mayor
Councillors
Administrator

Council
Administrator
Media

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - a) By deleting from Zone RS-6 and adding to Zone P-1 the following lands:
 - Lot 23, Section 49, Victoria District, Plan 1477
 - (664 Hess Crescent)
 - b) By deleting from Zone RS-6 and adding to Zone P-1 the following lands:
 - Lot 1, Section 49, Victoria District, Plan VIP55591
 - (670 Hess Crescent)
- 2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2016, NO. 9400**".

Read a first time this

Public Hearing held at the Municipal Hall on the

Read a second time this

Read a third time this

Approved under Part 4 of the *Transportation Act* on the

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the

Municipal Clerk

Mayor

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9401

TO AMEND BYLAW NO. 8200,
BEING THE "ZONING BYLAW, 2003"

Mayor
Councillors
Administrator

Council
Administrators
Media

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended by deleting from Zone A-1 and adding to Zone RS-12 the following lands:

All that part of Lot 2, Block D, Section 32, Victoria District, Plan 4181 and shown outlined as Proposed RS-12 Zoning on the Proposed Development Plan prepared by J.E. Anderson & Associates Surveyors Engineers dated October 12, 2016 and attached hereto as Schedule "A".

(4079 Braefoot Road)

- 2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2016, NO. 9401**".

Read a first time this

Public Hearing held at the Municipal Hall on the

Read a second time this

Read a third time this

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the

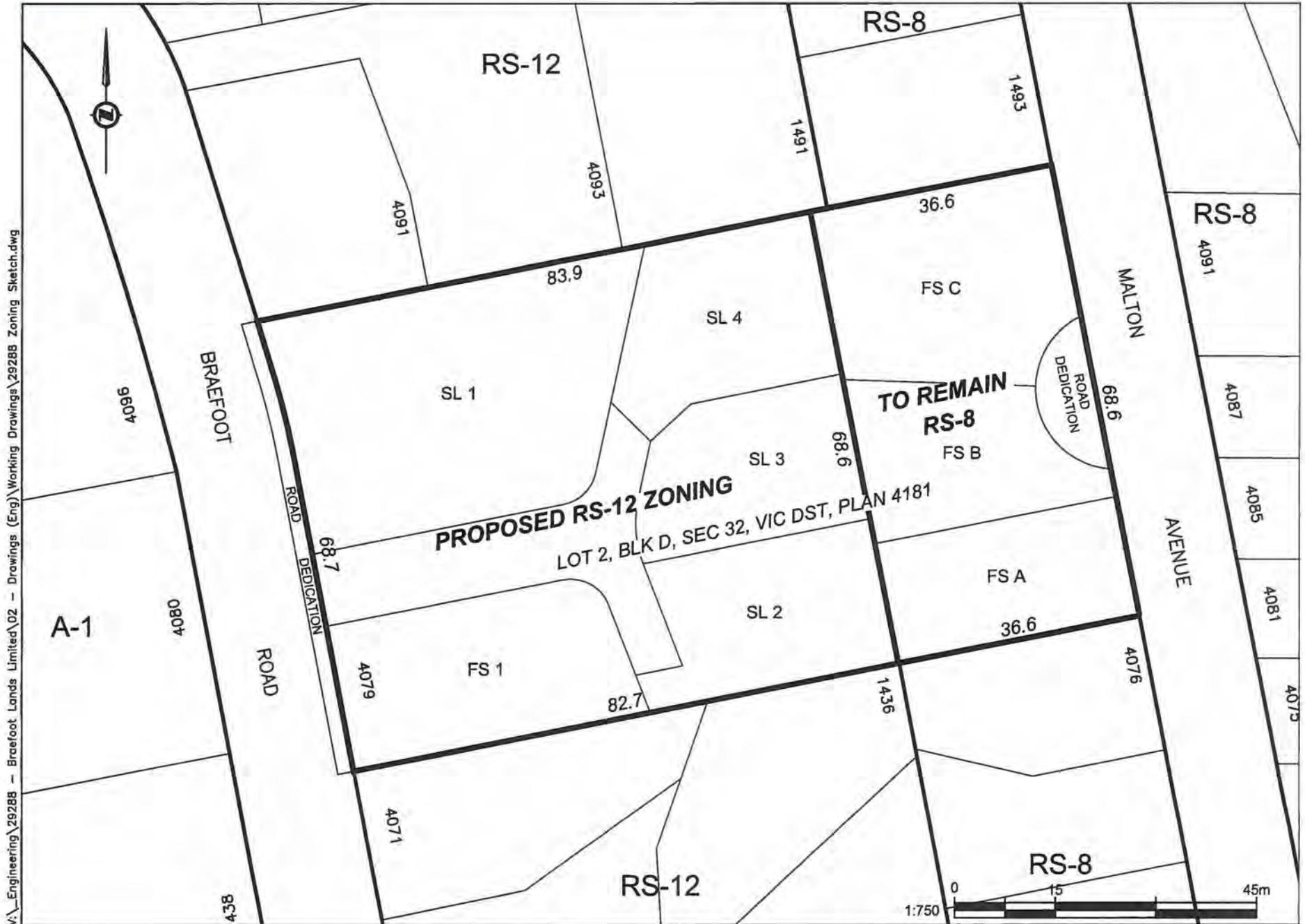
Municipal Clerk

Mayor

CM
B.2



**PROPOSED DEVELOPMENT PLAN OF PART OF
LOT 2, BLK D, SEC 32, VICTORIA DISTRICT, PLAN 4181**



V:\Engineering\29288 - Braefoot Lands Limited\02 - Drawings (Eng)\Working Drawings\29288 Zoning Sketch.dwg

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9396

Mayor
Councillors
Administrator
Council
Administration
Media

TO AMEND BYLAW 9350

TO EXEMPT CERTAIN LANDS AND IMPROVEMENTS FROM REAL PROPERTY TAXES FOR THE YEARS 2016 TO 2019

WHEREAS it is provided by Section 224 of the *Community Charter* that prior to the 31st day of October in any year, the Council may, by Bylaw, exempt from taxation imposed under Section 197(1)(a) of the *Community Charter* any lands and improvements specified therein;

AND WHEREAS Council desires to exempt certain lands and improvements from taxation for the years 2017, 2018 and 2019;

AND WHEREAS each of the interest of the charitable, philanthropic or other not for profit corporation listed in Schedule "A" to the extent that it is a lessee of improvements on the land listed in Schedule "A", which Council considers are used for a purposed directly related to the purposes of the corporation, is hereby exempted for the years 2017, 2018 and 2019.

NOW THEREFOR the Municipal Council of The Corporation of the District of Saanich in open meeting assembled enacts as follows:

1. The lands described in Schedule "A" attached hereto and the improvements thereon are hereby exempted from taxation imposed under s. 197(1)(a) of the *Community Charter* for the years 2017, 2018 and 2019.
2. This Bylaw may be cited for all purposes as the "TAX EXEMPTION REAL PROPERTY BYLAW, 2015, AMENDMENT BYLAW, 2016, NO. 9396".

Read a first time this

Read a second time this

Read a third time this

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of The Corporation on the

Municipal Clerk

Mayor

SCHEDULE "A"**OWNER (Occupier)****LANDS****Sport Organizations**

The Corporation of the District
of Saanich (Gorge Soccer Association)

Lot 1, Section 81, Victoria District, Plan
30193. (field houses in Hampton Park - 65-
9679-999)

The Corporation of the District of
Saanich (Southern Island Sailing Society)

All that part of Lot A Section 44, Victoria
District, Plan 1734; Commencing at a point on
the South Westerly boundary of said Lot "A"
distant 53 feet South Easterly from the most
Northerly corner of Lot 1, Plan 11110; thence
North Easterly and at right angles to the said
South Westerly boundary of Lot "A" for a
distance of 155 feet; thence South Easterly
and parallel to the said South Westerly
boundary of Lot "A" for a distance of 100 feet;
thence South Westerly and at right angles to
an intersection with the said South Westerly
boundary of Lot "A"; thence North Westerly
along the said South Westerly boundary of Lot
"A" to the point of commencement. (boat
storage compound Cadboro-Gyro Park, 2625
Sinclair Rd, 72-0828-000, 72-828-020)

The Corporation of the District of
Saanich (Victoria Canoe and Kayak Club)

Lot 12, Section 13, Victoria District, Plan
26985 Except for 27% of the improvements
(Residential Rental) (355 Gorge Road West -
66-0910-020), and Lot 12, Section 13, Victoria
District, Plan 989. (361 Gorge Road West - 66-
0908-000)

Capital Regional District
Rowing Society)

That part of Section 44 and 45, Lake (Victoria
District as shown on the attached plan under
Licence of Occupation with the Capital
Regional District. (Elk Lake Park Boathouse-
40-1564-010)

District of Saanich (Braefoot Community

Lot 1, Section 32, Victoria District, Plan
Association) 27719, Leased building and land
known as the Braefoot Athletic Centre. (1359
McKenzie – 55-0445-030)

District of Saanich (Saanich Health & Physical
Society)

Section 33, Victoria District, Plan Endeavours
VIP55109. (0 Darwin Avenue – 65-2047-010)

Community Activity Centres

Cordova Bay Community Club

Lot 1, Section 31, Lake District, Plan 7684
(941 Sutcliffe Road - 43-0965-000)

OWNER (Occupier)**LANDS**

Garth Homer Foundation

Lot A, Section 33, Victoria District, Plan 27771. (813 Darwin Avenue - 65-2035-020)

The Corporation of the District of Saanich
(Goward House Society)

Lot 28, Section 44, Victoria District, Plan 17 except that part lying in Parcel "C" of said Lot; and Parcel "C" (DD 34550-1) of Lot 28, Section 44, Victoria District, Plan 17. (2495 Arbutus - 72-0240-000; 2475 Arbutus - 72-0241-000)

Royal Oak Women's Institute

Parcel B of Lot 28, Section 9, Lake District Plan 7 (4516 West Saanich Road - 49-0707-000)

Shekinah Homes Society

Lot 14, Block K, Section 12, Victoria District, Plan 860. (3028 Millgrove Street – 66-0512-000)

Shekinah Homes Society

Lot 13, Block H, Section 12, Victoria District, Plan 860. (3034 Donald Street - 66-0438-000)

Cultural Organizations

Jewish Community Centre of Victoria

Lot A, Section 39, Victoria District, Plan 22526. (3636 Shelbourne Street - 70-4222-001)

Ukrainian Canadian Cultural Society
of Vancouver Island

Lot 1, Section 7, Victoria District, Plan 23673. (3277 Douglas Street - 68-0365-010)

Vancouver Island Netherlands Association

Lot B, Section 100, Lake District Plan 47409. (733 Vanalman Avenue - 53-8804-020)

Saanich Heritage Foundation

Lot 12, Block A, Section 16, Victoria District Plan 851 Except Parcel A. (1248 Burnside Road W – 51-0561-000)

Agricultural OrganizationsThe Corporation of the District of Saanich
(Capital City Allotment Association)

Block A (DD63664211), Plan 306; Lot 1 of Block Z, Lot 1 of Block X, Lot 4 except Plan 50774 and Lot A except Plan 2501, R/W both of Block Y, Plan 306A, all of Section 24, Victoria District, containing 3.19 hectares more or less. (Allotment Gardens - Douglas Street: 65-4847-000; 65-4854-000; 65-4856-000; 65-4867-000)

The Corporation of the District of Saanich
(Horticulture Centre of the Pacific)

Lot 1, Section 96, 102 and 103, Lake District, Plan VIP68477 Except for the space occupied by Nourish Restaurant. (505 Quayle Road - 50-1225-021)

OWNER (Occupier)LANDS

The Corporation of the District of Saanich
(Haliburton Community Organic Farm
Society)

Lot 2, Section 47, Lake District, Plan
VIP76159. (741 Haliburton Road – 40-
0695-040)

Community Service Associations

The First Cedar Hill Hall Society (Boy Scouts)

Lot D, Section 39, Victoria District, Plan 1572.
(3680 Cottonwood Street - 70-4305-001)

Canadian Centre of Learning for Maitreya
Missionary

Lot 33, Block 1, Section 25, Victoria District,
Plan 1461. (1834 Adanac Street - 70-
0650-000)

The Corporation of the District
of Saanich (Boy Scouts)

All that part of part Lot A, Section 44, Victoria
District, Amended Plan 1734, lying to the
South East of the South Easterly boundaries
of Lots 7 and 8, Plan 36166; to the North West
of a boundary parallel to and perpendicularly
distant 26.0 m from the said South Easterly
boundaries of Lots 7 and 8 and the South
West of the production South Easterly of the
North Easterly boundary of said Lot 8, Plan
36166. (2625 Sinclair Road; Cadboro/Gyro
Park - 72-0828-010)

The Corporation of the District of
Saanich
(Island Community Mental Health Association)

Lot 1, Section 53, Lake District, Plan 6347.
(5500 Hamsterly Road - 40-1811-000)

The Cridge Centre for the Family

Part of Lot 7, Section 5, Lake District, Plan
411, except westerly 2.5 acres and that part in
Plan 36061 and easterly part of Plan
VIP51671. (51-6972-999)

The Cridge Centre for the Family

Lot 1, Section 5, Lake District, Plan VIP51671.
(1251 Santa Rosa Avenue - 51-6972-100)

Girl Guides of Canada

Lot 1, Section 51, Lake District, Plan 11358.
(611 Linnet Lane - 41-0766-000)

Gordon Head Mutual

Amended Lot (7) of Section 53, Victoria
District, Plan 868, Parcel A. (41416 Tyndall
Avenue – 57-4932-000)

Improvement Society

Prospect Lake District
Community Association

The Easterly 204 feet of Block E, Sections 61,
71, & 86, Lake District, Amended Plan 1373.
(5358 Sparton Road - 41-1062-000)

OWNER (Occupier)LANDS

Children's Health Foundation of
Vancouver Island

Lot 14, Section 44, Victoria District, Plan
954. (2390 Arbutus Road - 72-0925-000)

Children's Health Foundation of
Vancouver Island

Lot B Section 44, Victoria District, Plan
15745. (3970 Haro Road - 72-0903-000)

Children's Health Foundation of
Vancouver Island

Lot A, Section 44, Victoria District, Plan
15745 (2400 Arbutus Road – 74-2902-000)

Scout Properties (B.C./Yukon) Ltd.

Lot A (DD 83793-W) in Block 6, of Section 78,
Victoria District, Plan 1171. (505 Marigold
Road - 51-4637-999)

Scout Properties (B.C./Yukon) Ltd.

Lot 1, Section 7, Victoria District, Plan 35664.
(3266 Glasgow Avenue - 68-0430-010)

Society of St. Vincent de Paul

Lot 2, Section 8A, Lake District, Plan 33358.
(4349 West Saanich Road - 49-0623-020)

Greater Victoria School District 61
Native Friendship Centre)

Lot 2, Section 14 & 81, Victoria District (Victoria
Plan VIP 79398. (231 Regina Avenue –
65-9696-020)

Beacon Holdings Ltd. (Habitat for Humanity
Victoria – ReStore)

Lot 18 – 20, Section 7, Victoria District, Plan
778, Parcel A. (3311 H Oak Street – 68-1827-
999)

The Catholic Diocese of Victoria, Corporation Sole

Lot D, Section 78, Victoria District, Plan
25265. (765 Burnside Road W – 51-4562-
120)

Community Housing Organizations

Island Community Mental Health Association

Lot 2, Section 64, Victoria District, Plan
62736. (970 Greenridge Crescent – 65-7523-
025)

Island Community Mental Health Association

Lot 3, Section 64, Victoria District, Plan
11661. (972 Greenridge Crescent – 65-7526-
000)

Independent Living Housing Society

Lot 4, Block 7, Section 17, Victoria District,
Plan 1591. (1610 Hawthorne Street – 57-
0795-000)

Independent Living Housing Society

Lot 11, Section 55, Victoria District, Plan
45445. (1765 Feltham Road – 57-5223-610)

OWNER (Occupier)LANDS

Independent Living Housing Society	Part Lot 3, Section 33, Victoria District, Plan 6480. (1015 Falmouth Road – 65-6676-000)
Independent Living Housing Society	Lot 25, Section 33, Victoria Land District, Plan 1158. (910 Easter Road – 65-6742-000)
Independent Living Housing Society	Lot 2, Section 12, Victoria District, Plan 30633. (238 Obed Avenue – 66-0259-220)
Broadmead Care Society	Lot 1, Section 9 & 33, Victoria District Plan 23288, except those of plans 24291, 26904 and parts included within the boundaries 27771. (846 Nigel Avenue - 65-2035-997)
Victoria Association for Community Living	Parcel A (DD 51122-W) Lot 5, Section 35 Victoria District, Plan 3830. (1512 McRae Avenue - 70-3483-999)
Victoria Association for Community Living	Lot 3, Section 84, Victoria District, Plan 55541. (4482 Tyndall Avenue -58-0736-030)
Victoria Association for Community Living	Lot B, Section 97, Lake District, Plan 48405. (754 Lindsay Street - 49-2537-040)
Victoria Association for Community Living	Lot A, Victoria District, Plan 40102, Sections 32 & 40, Except Plan VIP68090. (3851 Cedar Hill Cross Road 62-5272-010)
Victoria Association for Community Living	Lot 4, Section 5, Lake District, Plan 34403. (4133 Mariposa Heights 51-6978-040)
Victoria Association for Community Living	Lot 22, Section 77, Victoria District, Plan 12340. (595 Burnside Road West - 53-7498-000)
Luther Court Society	Lot 2, Section 39 & 40, Victoria District, Plan 31105. (1525 Cedar Hill Cross Road – 70-4243-020)
Capital Regional Hospital District (Baptist Housing Mount View Heights Care Society)	Lot 1, Victoria District, Plan VIPP8104, Section 14 & 24 Except Plan VIP88640, VIP88763 & VIP88857. (3814 Carey Road – 53-3114-005)
Baptist Housing Society of BC	Lot A, Section 63, Victoria District, Plan 19322. (3200 Linwood Ave – 62-0422-000)
Dawson Heights Housing Ltd	Lot A, Section 39 & 40, Victoria District, Plan 10086. (3700 Cedar Hill Road – 62-6270-000)

OWNER (Occupier)

LANDS

Natural Area Preservation

BC Hydro
(District of Saanich Lease)

That part of Lot B, Section 8A, Lake District,
Plan VIP71164 leased to the Municipality.
(4400 West Saanich Road - 49-0618-013)

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9397

**TO EXEMPT CERTAIN LANDS AND IMPROVEMENTS
FROM REAL PROPERTY TAXES FOR THE YEARS 2017 TO 2023**

Mayor
Councillors
Administrator
Council Administrator
Media

WHEREAS it is provided by Section 224 of the *Community Charter* that prior to the 31st day of October in any year, the Council may, by Bylaw, exempt from taxation imposed under Section 197(1)(a) of the *Community Charter* any lands and improvements specified therein;

AND WHEREAS Council desires to exempt certain lands and improvements from taxation for the years 2017 to 2023;

NOW THEREFOR the Municipal Council of The Corporation of the District of Saanich in open meeting assembled enacts as follows:

1. The leased premise at 57 Cadillac Avenue (Lot 1, Section 24, Victoria District Plan VIP65189, 57 Cadillac Avenue - 65-5120-080) is hereby exempted from taxation under s. 197(1)(a) of the *Community Charter* for the years 2017 to 2023.
2. This Bylaw may be cited for all purposes as the **“TAX EXEMPTION BYLAW (57 CADILLAC AVENUE), 2016, NO. 9397”**.

Read a first time this

Read a second time this

Read a third time this

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the

Municipal Clerk

Mayor

**CM
D.2**

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9399

**TO EXEMPT CERTAIN LANDS AND IMPROVEMENTS
FROM REAL PROPERTY TAXES FOR THE YEARS 2017 TO 2018**

Mayor
Councillors
Administrator
Council Administrator
Media

WHEREAS it is provided by Section 224 of the *Community Charter* that prior to the 31st day of October in any year, the Council may, by Bylaw, exempt from taxation imposed under Section 197(1)(a) of the *Community Charter* any lands and improvements specified therein;

AND WHEREAS Council desires to exempt certain lands and improvements from taxation for the years 2017 and 2018;

AND WHEREAS each of the interest of the charitable, philanthropic or other not for profit corporation listed in Schedule "A" to the extent that it is a lessee of improvements on the land listed in Schedule "A", which Council considers are used for a purposed directly related to the purposes of the corporation, is hereby exempted for the years 2017 and 2018.

NOW THEREFOR the Municipal Council of The Corporation of the District of Saanich in open meeting assembled enacts as follows:

1. The lands described in Schedule "A" attached hereto and the improvements thereon are hereby exempted from taxation imposed under s. 197(1)(a) of the *Community Charter* for the years 2017 and 2018.
2. This Bylaw may be cited for all purposes as the **"TAX EXEMPTION REAL PROPERTY BYLAW, 2016, NO. 9399"**.

Read a first time this

Read a second time this

Read a third time this

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of The Corporation on the

Municipal Clerk

Mayor

**CM
D.3**

SCHEDULE "A"

OWNER (Occupier)

LANDS

Sport Organization

Samuel Steele (Power To Be Adventure
Therapy Society)

Parcels B & C, Section 92, Lake District, Except
Amended Parcel 2 of Parcel B & Plan 10212.
(4633 Prospect Lake Road - 41-1417-000)



1410 - OH Finance
X: 1220 - 20

The Corporation of the District of Saanich

Report

Mayor
Councillors
Administrator

Council
Administration
Media

To: Mayor and Council

From: Harley Machielse, Director of Engineering
Valla Tinney, Director of Finance

Date: October 12, 2016

Subject: Development Cost Charge Bylaws



PURPOSE

To bring forward bylaws to effect changes to the Development Cost Charges program.

BACKGROUND

Saanich has used Development Cost Charges (DCC's) for over thirty years to fund infrastructure needed to serve new development. Saanich's DCC program is complex with twelve local areas having different rates for water, sewer, roads and storm drains, along with area wide funds for roads and parks. While the program has worked well, and many projects have been completed, many of the local areas reached their build out potential and the program needs to be updated to reflect these changes.

The consolidation plan was brought to the Finance, Audit and Personnel Committee in the fall of 2015 and the plan was endorsed subject to consultation with some of the key developers in Saanich. Over the course of the past months, staff either met directly or provided information in a letter to the majority of active Saanich developers. As the feedback on the proposed course of action obtained during those meetings was very positive with no concerns being expressed, staff are bringing the bylaws directly to Council.

DISCUSSION

The bylaws before Council enact the consolidation plan.

1. Bylaw 9402 amends the current DCC Bylaw by deleting the schedules (specific areas) that are no longer required and setting fees to zero where future projects are no longer anticipated.
2. Bylaw 9403 consolidates the existing reserve fund balances within certain areas and transfers any excesses to what will become newly established area-wide programs.

DCC bylaws require approval of the Inspector of Municipalities. Ministry staff have provided a preliminary review of the bylaws and background information and are supportive of these bylaws coming to Council for consideration. Should the bylaws receive three readings, a full information package will be sent to the Ministry for approval.

NEXT STEPS

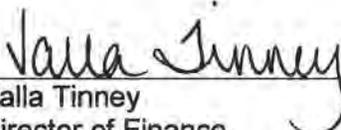
The next phase of implementing a new DCC program at Saanich is completing a major DCC review to update the DCC charge for a municipal wide road program based on the current complement of growth related projects. An evaluation for a new municipal wide sewer, drain and water program will also be required to establish new area wide fees. The consolidated fund created through the "DCC Transfer Bylaw" will provide base funding for these programs. A full DCC Review process requires participation of Engineering, Finance and Planning staff and has a requirement for considerable public/stakeholder consultation. It is anticipated that due to the magnitude of a major DCC review a consultant experienced in DCC reviews will be required to lead Saanich through the process. This would be brought forward as a one-time supplementary item in the 2017 budget.

RECOMMENDATION:

That Council give three readings to the Development Cost Charge Amendment Bylaw and the Development Cost Charge Reserve Fund Transfer Bylaw.

Prepared by 

Harley Machielse
Director of Engineering

Prepared by 

Valla Tinney
Director of Finance

Attachments:

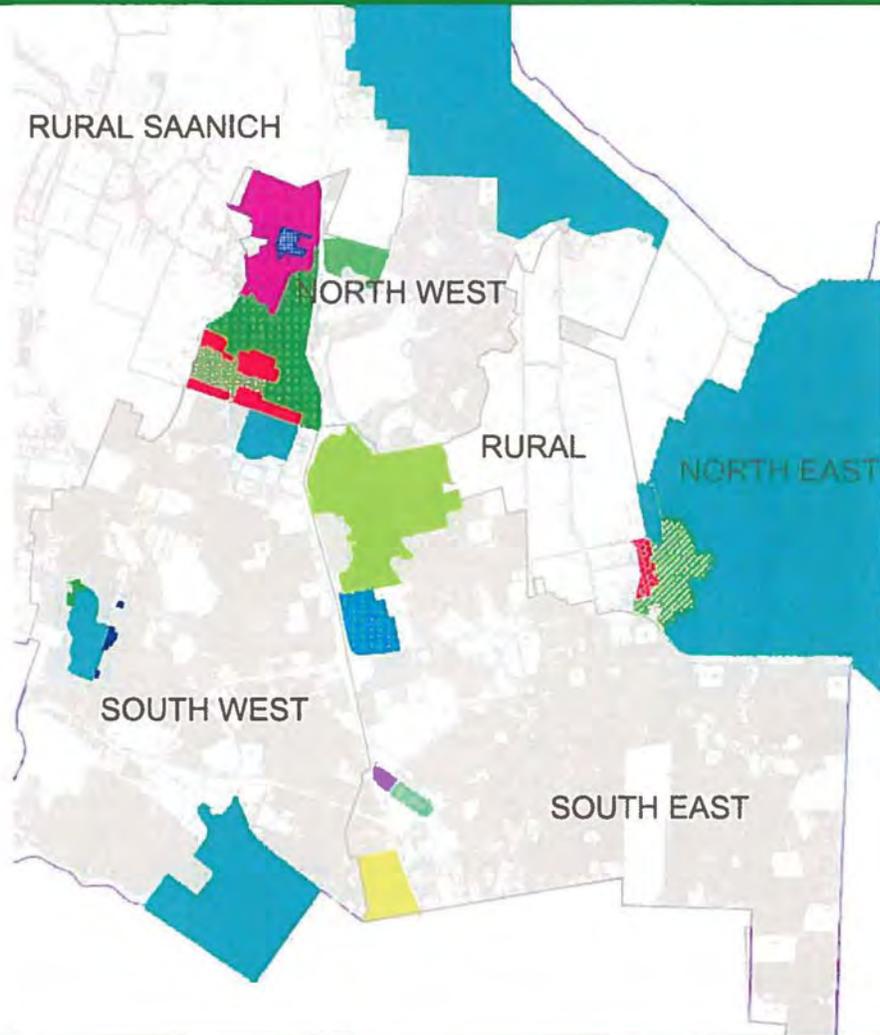
- A. Preliminary Saanich DCC Program Report to Ministry – dated June 9, 2015
- B. Projected DCC Reserve Fund Balances

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I endorse the recommendation of the Directors of Engineering and Finance.



Paul Thorkelsson, CAO



**Development Cost Charge Program
District of Saanich
June 9, 2015**

Saanich Development Cost Charge Program

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Saanich Development Cost Charge (DCC) Program

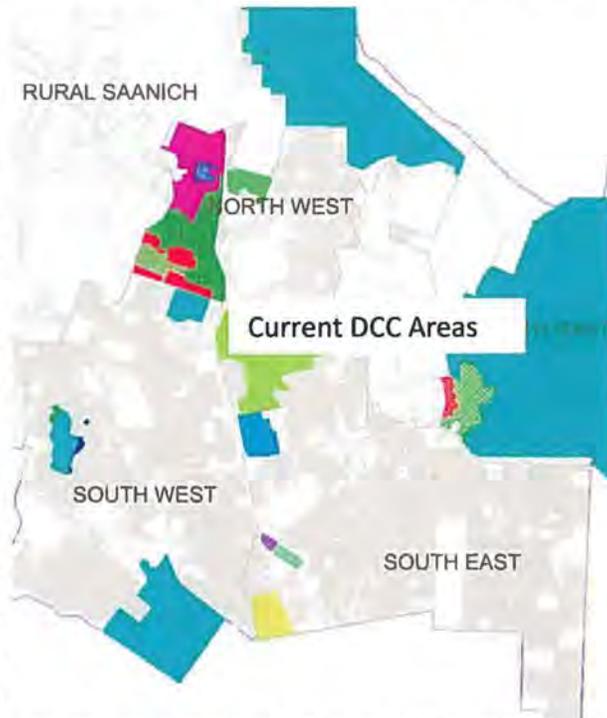
1 Background

Saanich has used Development Cost Charges (DCC's) for over thirty years to fund infrastructure needed to serve new development. Saanich's DCC program is complex with twelve local areas having different rates for water, sewers, roads and storm drains, along with area wide funds for roads and parks. While the program has worked well, and many projects have been completed, conditions have changed and the program needs to be updated to reflect these changes. Note as well that most of Saanich is not under a specific area. Development in these areas attract only Area Wide charges which are currently quite low.

2 Patterns of Growth

Saanich is expected to grow at about 0.45% annually.¹ Development outside of the urban containment boundary is not permitted resulting in a preponderance of infill development. This growth is preferentially directed to regional and neighborhood centres. The OCP proposes to accommodate growth by shifting travel to transit, cycling and walking. Changes to the transportation network to accommodate this primarily include

sidewalks and bicycle facilities. This direction is consistent with the CRD's *Draft Regional Sustainability Strategy*, the *Regional Transportation Plan* and the *Pedestrian and Cycling Master Plan* which envisions mobility centres.



¹ Population Projections, Trend & Capacity Build-Out Analysis, MXD Development Strategists, cited at http://saanich.ca/living/community/trends/EXECUTIVE%20SUMMARY%201_Sept%202013.pdf

3 Proposal to Consolidate

Saanich has experienced two common problems with DCC's. In some cases we have not accumulated sufficient funding early enough in the development phase and in others forecasted growth did not materialize, leaving listed projects unfunded. It is recognized that the use of multiple areas is no longer serving a useful purpose and that consolidation is preferred. We have conducted a thorough review of projects listed in the bylaws, considered current estimated costs and reviewed the DCC funds remaining for use. A transition plan has been developed that collapses several funds that do not have, nor will build sufficient funding for the listed projects; retains funding in specific communities where high expectations exist with residents and developers that contributed DCC funding for projects be completed; and takes a significant step towards one municipal wide DCC program. (Appendix 1). The proposal includes the deletion of 17 schedules to the bylaw, temporary retention of 8 funds with no further collection of DCC revenue until the projects can be addressed in the 5 Year Capital Plan and retention of only 3 areas that will continue to impose DCCs subject to minor reviews. We believe this plan aggressively addresses the need to reduce the number of DCC areas while honouring the intention of the original DCC program by using funds to complete area projects where feasible.

4 Water

1. Sufficient funds be retained in two areas (Gordon Head and Quadra) to complete listed projects within the current 5 year Capital Program.
2. Funding in the remaining areas that is not sufficient, nor expected to reach sufficient levels be transferred to the Water Capital Reserve Fund and the schedules be deleted to permanently collapse these areas.
3. The only exceptions are transfer of excess Viewmont and Cordova Bay water DCCs to the respective Road DCC programs. These two neighborhoods have the highest shortfall in road projects and are in dire need of transportation improvements. We anticipate a high level of sensitivity in these communities if the excess funds were transferred to the Water Capital Reserve for use elsewhere in the municipality instead of being applied to the much needed transportation infrastructure in the community.

5 Sewer

1. Transfer the excess sewer DCC funds in Cordova Bay and Viewmont areas to the respective road DCC program (see explanation in Section 4.3).
2. Retain funding for Wilkinson to pay down the existing debt for prior projects.

3. Funding in the remaining areas that is not sufficient, nor expected to reach sufficient levels be transferred to the Sewer Capital Reserve Fund and the schedules deleted to permanently collapse these areas.

6 Storm Drain

1. Transfer balance from Viewmont Drain DCC to Viewmont Road DCC. The projects identified for the Viewmont storm drain DCC were associated with road construction and should have been included in the road DCC fund but were mistakenly included in the drain fund. Since the projects are dependent on road construction they cannot be implemented independently.
2. Transfer balance from Cordova Bay Drain to Cordova Bay Road DCC. As discussed in Section 4.3 above, Saanich believes that there is a high level of sensitivity in the Cordova Bay area and that the community would be served best if the DCCs collected to date were spent on the significant and long anticipated road projects related to growth.
3. Funding in the remaining areas that is not sufficient, nor expected to reach sufficient levels be transferred to the Capital Works Reserve Fund for drainage projects and the schedules deleted to permanently collapse these areas.

7 Roads

7.1 Existing Program

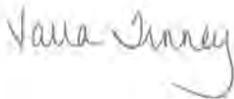
Of the ten specific road DCC area funds, four have projects that can realistically be completed (assuming transfers for Viewmont and Cordova Bay) within a reasonable window. Three projects are scheduled for 2015. Minor updates are required for Viewmont and Cordova Bay to incorporate current estimated costs and establish an appropriate DCC rate based on that updated information. The remaining areas have small surpluses or deficits which would be best utilized by transferring them to the area wide DCC fund.

1. Area specific DCCs be retained for Gorge and Royal Oak to complete scheduled projects; and Cordova Bay and Viewmont to complete listed projects subject to a minor DCC review to update costs and assess the appropriateness of the current fee levels.
2. Funding in the remaining areas that is not sufficient, nor expected to reach sufficient levels be transferred to the Capital Works Reserve Fund for transportation projects and the schedules deleted to permanently collapse these areas.

7.2 Projected Growth and Municipal Wide Road Program

Assuming the proposed consolidation received approval, Saanich would embark on a comprehensive DCC review for the Municipal Wide Road Program to update projects and establish new DCC rates. Some preliminary work has been completed through retention of a consultant to prepare a twenty five year forecast of population and development, however Saanich needs to conduct further work to develop a program of road improvements to accommodate growth and to meet the objectives of the Official Community Plan and our Strategic Plan.

Saanich staff have recognized how critical it is to implement a process for (1) annual assessments to determine when minor DCC Bylaw updates are warranted and (2) regular major reviews to ensure the program is meeting its intended purposes. Work is planned as part of the major municipal wide DCC review to establish these processes. This will ensure that the integrity of the program remains in place well into the future. We held a training session earlier this year for Finance, Engineering and Planning staff to ensure those connected to the DCC program are appropriately educated. We endeavour to continue improving the knowledge base of our staff and are committed to establishing and maintaining a DCC review program.



Valla Tinney, CPA, CGA
Director of Finance



Harley Machielse, P. Eng
Director of Engineering

District of Saanich DCC Consolidation 2016

Projected Reserve Fund balances after consolidation (not including Parks)

Specific Area	Sewer	Water	Drains	Roads	Total
Gordon Head		44,100			44,100
Cordova Bay				4,220,057	4,220,057
Viewmont				3,823,076	3,823,076
Gorge			583,200		583,200
Quadra		97,236			97,236
Wilkinson	243,699				243,699
	243,699	141,336	583,200	8,043,133	9,011,369
Municipal Wide					
Municipal Wide Sewer	711,054				711,054
Municipal Wide Water		1,592,478			1,592,478
Municipal Wide Drain			1,581,826		1,581,826
Municipal Wide Roads				2,608,362	2,608,362
	711,054	1,592,478	1,581,826	2,608,362	6,493,720
	\$ 954,754	\$ 1,733,814	\$ 2,165,026	\$ 10,651,495	\$ 15,505,089

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9402

**TO AMEND BYLAW NO. 7692 BEING
DEVELOPMENT COST CHARGES BYLAW, 1997**

The Municipal Council of The Corporation of the District of Saanich in open meeting assembled enacts as follows:

1. Bylaw No. 7692 being the “Development Cost charges bylaw, 1997” is hereby amended as follows:
 - a. By deleting Schedules:
 - “1” North Quadra
 - “3” Douglas Street West
 - “4” Civic Core Area #1
 - “5” Civic Core Area #2
 - “6” Royal Oak
 - “12” Braefoot
 - “13” Gorge East
 - “15” Falaise
 - “16” Christmas Hill
 - “17” Gordon Head “A”
 - “18” Gordon Head “B”
 - “19” Gordon Head “C”
 - “29” Wilkinson Valley “A”
 - “30” Wilkinson Valley “B”
 - b. By renaming Schedule “28” – Municipal Wide Development Cost Charges to Schedule “A”, attached hereto as Appendix “1”.
 - c. By renaming Schedule “27” - Neighbourhood and Community Parks Development Cost Charges - to Schedule “B”, attached hereto as Appendix “2”.
 - d. By deleting Schedule “14” – Cordova Bay Development Cost Charge Area in its entirety and substituting therefore a new Schedule “C” - Cordova Bay Development Cost Charge Area, attached hereto as Appendix “3”.
 - e. By deleting Schedules “7”, “8”, “9”, “10” and “11” – Viewmont A, B, C, D and E in their entirety and substituting therefore a new Schedule “D”- Viewmont Development Cost Charge Area, attached hereto as Appendix “4”.

2. This Bylaw may be cited for all purposes as the “**DEVELOPMENT COST CHARGES BYLAW, 1997, AMENDMENT BYLAW, 2016, NO. 9402**”.

Read a first time this

Read a second time this

Read a third time this

Approved by the Inspector of Municipalities

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the

Municipal Clerk

Mayor

**SCHEDULE "A"
TO BYLAW NO. 7692**

MUNICIPAL WIDE DEVELOPMENT COST CHARGES

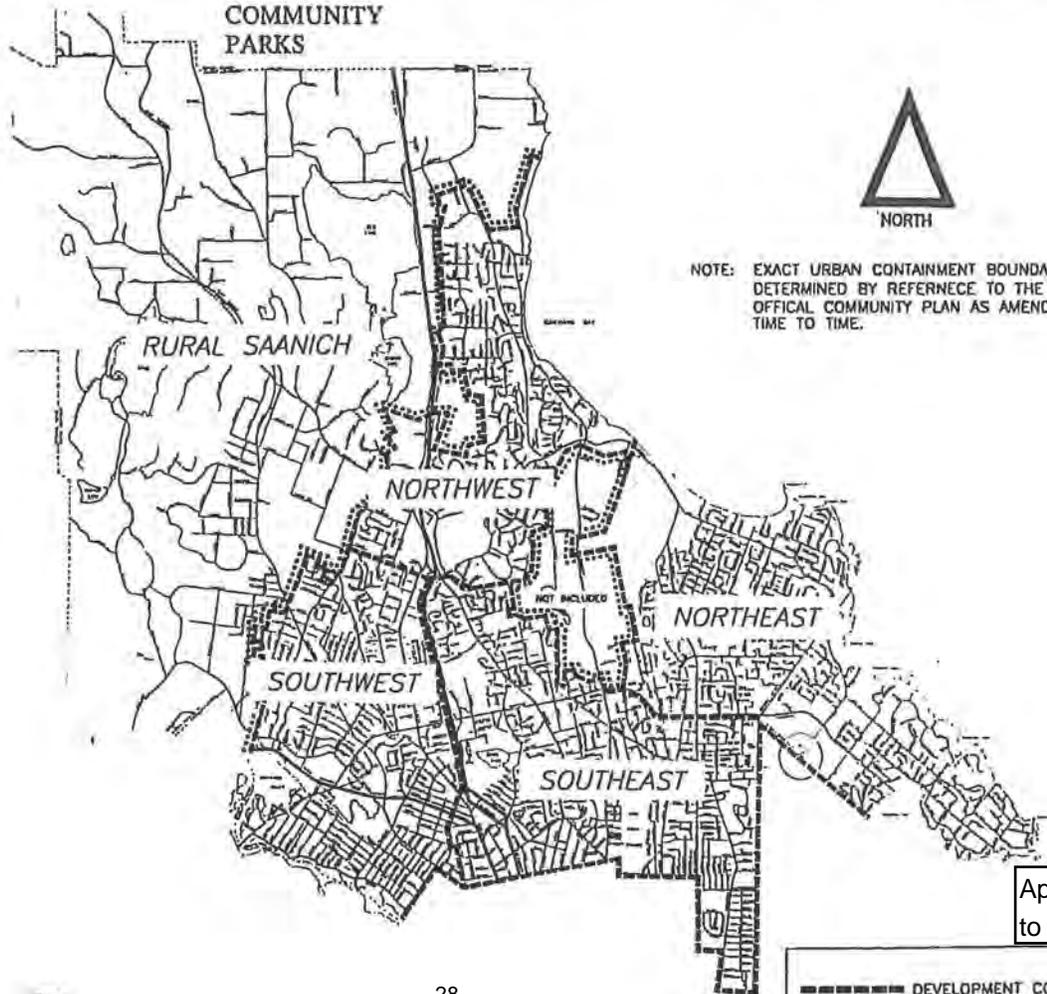
<u>Area</u>	<u>Service</u>	<u>SUBDIVISION</u>	<u>BUILDING PERMIT</u>	
		<u>Per Lot Created</u>	<u>Per Residential Dwelling Unit</u>	<u>Per Sq. Ft. of Gross Floor Area For Non-Residential Building</u>
SAANICH	A - MAJOR ROADS & BIKEWAYS	\$ 264.00	\$ 264.00	\$ 0.264
	B - MUNICIPAL PARKS	\$ 544.76	\$ 544.76	\$ 0.54476
<u>TOTAL MUNICIPAL WIDE COST CHARGE</u>		<u>\$ 808.76</u>	<u>\$ 808.76</u>	<u>\$ 0.80876</u>

AREA - SAANICH Saanich includes all lands in the District of Saanich, including lands within any other Development Cost Charge Area or Quadrant.

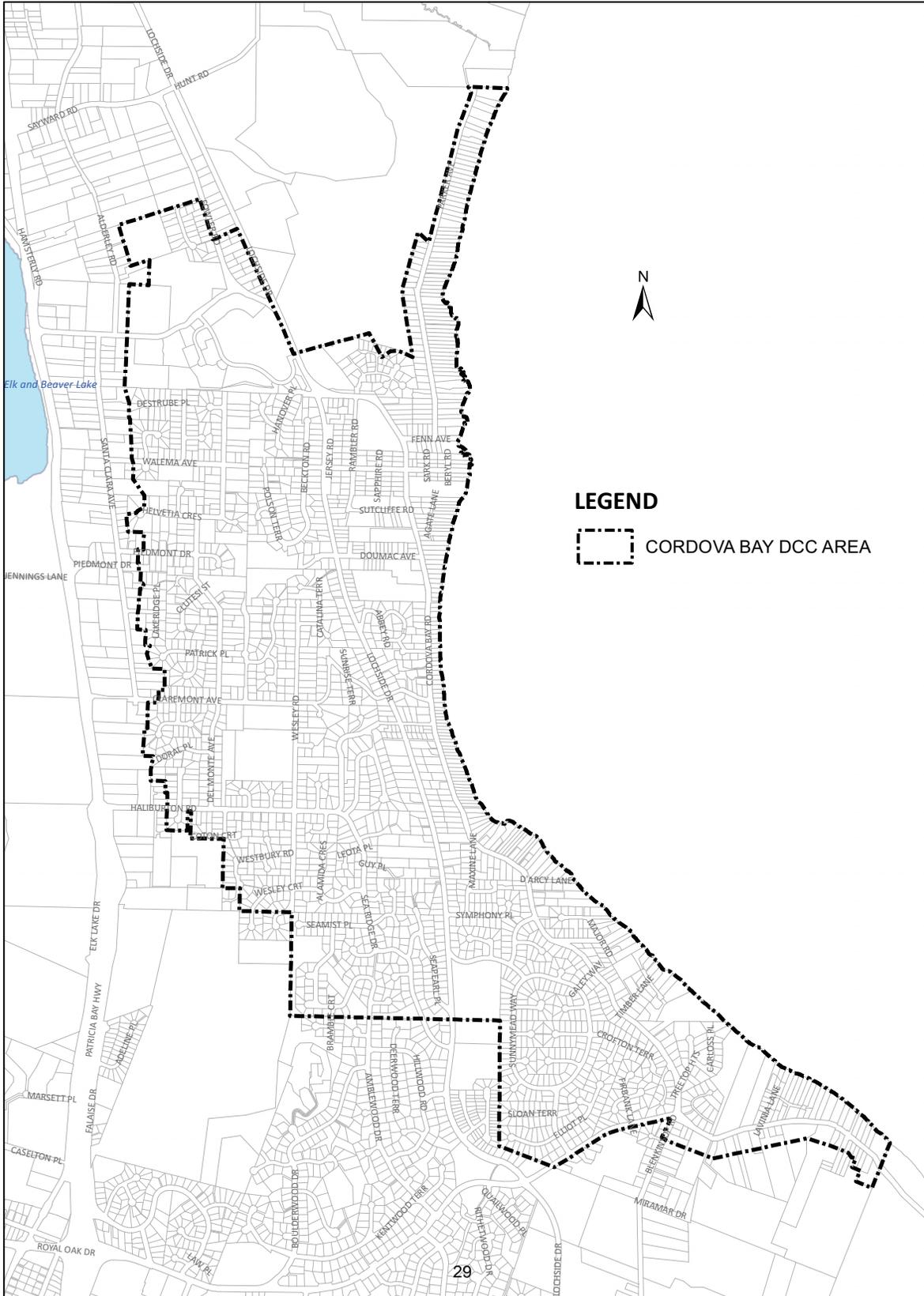
**SCHEDULE "B"
TO BYLAW NO. 7692**

**NEIGHBOURHOOD AND COMMUNITY
PARKS DEVELOPMENT COST CHARGES**

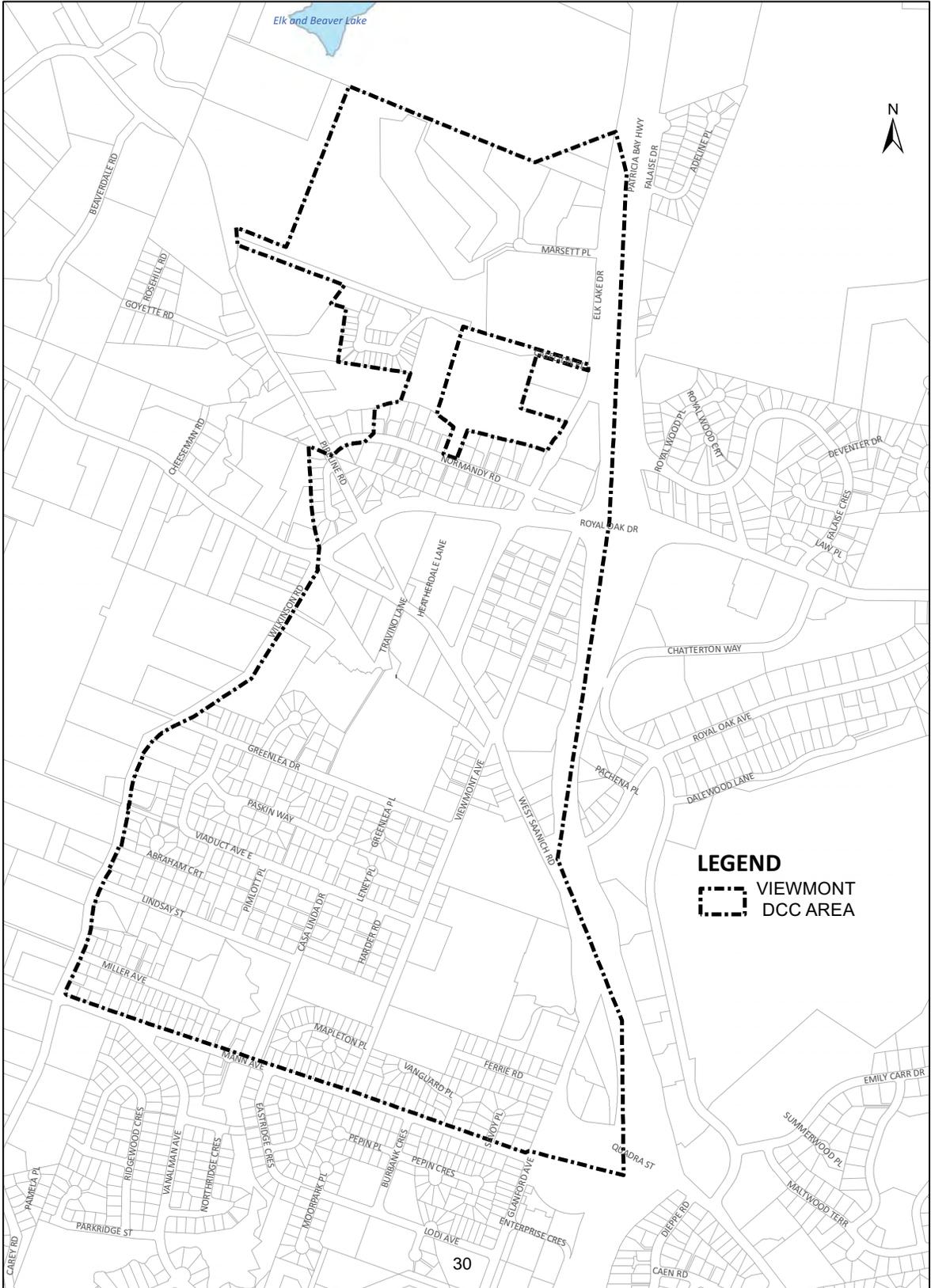
<u>Area</u>	<u>Service</u>	<u>SUBDIVISION</u> <u>Per Lot Created</u>	<u>BUILDING PERMIT</u>	
			<u>Per Residential Dwelling Unit</u>	<u>Per Sq. Ft. of Gross Floor Area For Non-Residential Building</u>
1 - SOUTHEAST	NEIGHBOURHOOD/ COMMUNITY PARKS	\$ 171.96	\$ 171.96	\$ 0.17196
2 - SOUTHWEST	NEIGHBOURHOOD/ COMMUNITY PARKS	\$ 200.76	\$ 200.76	\$ 0.20076
3 - NORTHEAST	NEIGHBOURHOOD/ COMMUNITY PARKS	\$ 742.05	\$ 742.05	\$ 0.74205
4 - NORTHWEST	NEIGHBOURHOOD/ COMMUNITY PARKS	\$ 881.20	\$ 881.20	\$ 0.88120



SCHEDULE "C"				
TO BYLAW NO. 7692		SUBDIVISION	BUILDING PERMIT	
Area	Service	Per Lot Created	Per Residential Dwelling Unit	Per Sq. Ft of Gross Floor Area For Non-Residential Building
Cordova Bay	A - Sewer	\$ 0	\$ 0	\$ 0
	B - Drain	\$ 0	\$ 0	\$ 0
	C - Water	\$ 0	\$ 0	\$ 0
	R - Roads	\$ 1660.26	\$ 1660.62	\$ 1660.26
TOTAL AREA COST CHARGE:		\$ 1660.26	\$ 1660.62	\$ 1660.26



SCHEDULE "D"				
TO BYLAW NO. 7692		SUBDIVISION	BUILDING PERMIT	
Area	Service	Per Lot Created	Per Residential Dwelling Unit	Per Sq. Ft of Gross Floor Area For Non-Residential Building
Viewmont	A - Sewer	\$ 0	\$ 0	\$ 0
	B - Drain	\$ 0	\$ 0	\$ 0
	C - Water	\$ 0	\$ 0	\$ 0
	R - Roads	\$ 0	\$ 0	\$ 0
TOTAL AREA COST CHARGE:		\$ 0	\$ 0	\$ 0



THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9403

**DEVELOPMENT COST CHARGE RESERVE FUND
TRANSFERS BYLAW, 2016**

WHEREAS Development Cost Charge Reserve Funds have been established by the District pursuant to Community Charter Section 188(2) (a); and

WHEREAS the amount to the credit of certain reserve funds is greater than required for the purpose for which the fund was established; and

WHEREAS Council may, by bylaw adopted with approval of the minister, transfer amounts from a reserve fund required under section 188(2)(a) of the Community Charter to another reserve fund established for a capital purpose

NOW THEREFORE, the Municipal Council of The Corporation of the District of Saanich in open meeting assembled enacts as follows:

1. In this bylaw, the following words have the following meanings:

“Excess amount” means the amount set out in Schedule “A” plus any receipt of funds and interest earned on such amount to December 31, 2016 as determined by the Director of Finance.

“Installment receivable” means the amount set out in Schedule “A” for installments outstanding as at December 31, 2016 and to be paid pursuant to Local Government Act Section 933(6) and BC Reg. 166/84.

2. The excess amount held to the credit of the Sewer DCC Reserve – Cordova Bay as at December 31, 2016 as per Schedule A be transferred to the Roads DCC Reserve – Cordova Bay.
3. The excess amount held to the credit of the Water DCC Reserve – Cordova Bay as at December 31, 2016 as per Schedule A be transferred to the Roads DCC Reserve – Cordova Bay.
4. The excess amount held to the credit of the Drain DCC Reserve – Cordova Bay as at December 31, 2016 as per Schedule A be transferred to the Roads DCC Reserve – Cordova Bay.
5. The excess amount held to the credit of the Sewer DCC Reserve – Viewmont as at December 31, 2016 as per Schedule A be transferred to the Roads DCC Reserve – Viewmont.
6. The excess amount held to the credit of the Water DCC Reserve – Viewmont as at December 31, 2016 as per Schedule A be transferred to the Roads DCC Reserve – Viewmont.

Development Cost Charge Reserve Fund Transfers Bylaw 2016, No. 9403

7. The excess amount held to the credit of the Drains DCC Reserve – Viewmont as at December 31, 2016 as per Schedule A be transferred to the Roads DCC Reserve – Viewmont.
8. The installments receivable to the credit of the Drains DCC Reserve – Viewmont as per Schedule A be transferred to the Roads DCC Reserve – Viewmont upon receipt.
9. The excess amount held to the credit of the Sewer DCC Reserve – Civic, Gordon Head, Braefoot, Douglas and Gorge as at December 31, 2016 as per Schedule A be transferred to the Sewer DCC Reserve – Area Wide.
10. The excess amount held to the credit of the Water DCC Reserve – Civic, Gordon Head, Braefoot, Christmas Hill, Douglas, Gorge and Wilkinson as at December 31, 2016 as per Schedule A be transferred to the Water DCC Reserve - Area Wide.
11. The excess amount held to the credit of the Drainage DCC Reserve – Civic, Braefoot, Christmas Hill, Douglas, Gorge, Quadra, Royal Oak and Wilkinson as at December 31, 2016 as per Schedule A be transferred to the Drainage DCC Reserve – Area Wide.
12. The excess amount held to the credit of the Roads DCC Reserve – Falaise, Braefoot, Christmas Hill, Douglas, Gorge, Quadra and Wilkinson as at December 31, 2016 as per Schedule A be transferred to the Roads DCC Reserve – Area Wide.

This Bylaw may be cited for all purposes as the “**DEVELOPMENT COST CHARGE RESERVE FUND TRANSFERS BYLAW, 2016, NO. 9403**”.

Read a first time this

Read a second time this

Read a third time this

Approved by the Inspector of Municipalities

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the

Municipal Clerk

Mayor

SCHEDULE "A"

DCC Reserve	Excess Amount
Sewer DCC Reserve – Cordova Bay	\$ 1,720,906.31
Water DCC Reserve – Cordova Bay	\$ 411,881.83
Drain DCC Reserve – Cordova Bay	\$ 2,075,532.91
Sewer DCC Reserve – Viewmont	\$ 923,606.38
Water DCC Reserve – Viewmont	\$ 13,636.01
Drains DCC Reserve – Viewmont	\$ 2,744,330.56
Sewer DCC Reserve – Civic, Gordon Head, Braefoot, Douglas and Gorge	\$ 711,054.44
Water DCC Reserve – Civic, Gordon Head, Braefoot, Christmas Hill, Douglas, Gorge and Wilkinson	\$ 1,592,477.50
Drainage DCC Reserve – Civic, Braefoot, Christmas Hill, Douglas, Gorge, Quadra, Royal Oak and Wilkinson	\$ 1,581,826.25
Roads DCC Reserve – Falaise, Braefoot, Christmas Hill, Douglas, Gorge, Quadra, Royal Oak and Wilkinson	\$ 1,012,098.25

DCC Reserve	Date Owing	Installment Receivable
Drains DCC Reserve – Viewmont	April 2017	\$ 22,582.88
	April 2018	\$ 22,582.88

1410-04 Eng
X: 5370-30



The Corporation of the District of Saanich

Mayor
Councillors
Administrator

Council
Administrators
Media

Verobis
Oct 11/16

Report

To: Mayor and Council
From: Harley Machielse, Director of Engineering
Date: October 6, 2016
Subject: Award of Tender #28/16 ABTM LED Fixtures



PURPOSE

The purpose of this report is to request approval to award **Tender #28/16 ABTM LED Fixtures**.

BACKGROUND

A tender was issued for the supply and delivery of 833 ABTM LED Street Lighting Fixtures for roadway LED light replacement.

The Engineering Department has evaluated the latest advancements in LED street lighting technology. Recent studies have determined that the latest LED street lighting fixtures outperform existing HPS lighting fixtures and can be directly retrofitted on existing poles and mast arms without pole modifications.

This purchase of fixtures is the first of a multi-year program to replace all HPS street lighting fixtures in Saanich with LED.

SUMMARY

One compliant response was received (excluding taxes):

EECOL Electric Corp.	\$204,660.55
-----------------------------	---------------------

Funding for this material is available within the 2016 Engineering Transportation Capital Works budget.

CM
E.1

RECOMMENDATION

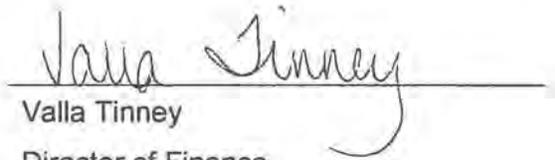
That **Tender #28/16 ABTM LED Fixtures** be awarded to **EECOL Electric Corp.** who submitted a bid of \$204,660.55 (based on a quantity of 833 ABTM LED lights and excluding taxes).

Prepared by



Harley Machielse
Director of Engineering

Reviewed by



Valla Tinney
Director of Finance

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Engineering.



Paul Thorkelsson, Administrator

1410-04 Council
X: 1300-20 UBCM



Report

To: Mayor and Councillors
From: Councillor Judy Brownoff
Date: October 3, 2016
Subject: Union of BC Municipalities (UBCM) Resolutions

Mayor
Councillors
Administrators

Council
Administrator
Media

The 2016 UBCM convention, which is the second UBCM convention for this Council's term, concluded with several Saanich resolutions being adopted.

"LR2 Building New Student Housing", was submitted as an 'emergency' resolution published in the UBCM Policy Book as a Saanich Council endorsed resolution. This item was not reviewed, debated or voted on at a Saanich Council meeting and so was not an endorsed resolution by Saanich Council.

Our CAO checked with UBCM staff to find out about the late resolution and then spoke with Councillor Haynes who had submitted it. According to UBCM, their procedures set out that "...local governments may submit Council- or Board-endorsed resolutions directly to UBCM". Furthermore, UBCM includes in the Resolutions Book how resolutions are handled at the convention. An emerging issue coming up through convention can be presented to delegates, from the floor, but must follow UBCM convention procedures and are delegate not Council sponsored.

All Saanich resolutions adopted by Council are transmitted by the Legislative Division to ensure the submission complies with UBCM procedures. The CAO is also available to assist members of Council to provide guidance with respect to the proper process to follow.

RECOMMENDATION:

WHEREAS based on recent 2016 UBCM convention experience in which a resolution was advanced to UBCM without the approval or endorsement of Saanich Council and published in the UBCM Policy Book;

AND WHEREAS UBCM should be requested to review its processes and make any necessary changes to ensure the democratic process is respected;

THEREFORE BE IT RESOLVED that Saanich Council confirm that all resolutions advanced to UBCM be endorsed by Saanich Council as set out by UBCM procedures;

AND BE IT FURTHER RESOLVED that Saanich Council write a letter to UBCM requesting they verify late or emergency resolutions presented to them are endorsed by the local government.

Judy Brownoff



CM
F.1

5690-30



The Corporation of the District of Saanich

Report

Mayor Councillors Administrator Council Administrator Media

To: Mayor and Council
From: Valla Tinney, Director of Finance
Date: October 12, 2016
Subject: Braefoot Community Association – Request for Interest Free Loan



PURPOSE

The purpose of this report is to present a request from the Braefoot Community Association for an interest free loan for Council consideration.

BACKGROUND

Section 24 of the Community Charter allows Council to provide assistance, to a person or organization (other than a business), through the lending of funds as long as a public notice of its intention is provided. The District does not have a Council policy that establishes who can receive interest free loans or the criteria for qualifying for these loans. Council has historically considered requests on a case by case basis.

The District has provided interest free loan assistance to a variety of organizations over the years. With the exception of a loan to the Land Conservancy of BC for park land purchase, the primary focus of previous loans has been to assist soccer clubs and sports associations build artificial turf fields or courts on land owned by the municipality. Lately the program has been expanded to provide loans for building renovations to various community based non-profit organizations: Lakehill Lawn Bowling Association, Prospect Lake Community Association, Victoria Rowing Society, Horticulture Centre of the Pacific and Prospect Lake Soccer Club.

The risk to the municipality of non-payment of loans by these groups is mitigated by the fact that the municipality owns the land and should the organizations fail to pay, the fields and buildings would revert to Saanich for public use. To mitigate the risk to Saanich of non-payment of loans on properties not owned by the municipality a charge is generally registered against the property to secure the loan, or a charge is registered against any equipment if applicable. The past experience with repayment of these loans in full has been very positive.

DISCUSSION

The Association has requested a two year interest free loan of \$100,000 to assist with the renovation of the community centre. The total estimated cost of the project is \$112,245. The Association is also applying for a Canada 150 grant, and confirmation of Saanich's loan is a crucial

component to this application. Therefore, the Association is requesting that should the loan receive approval, the funds be held in trust during the Canada 150 grant application process.

The proposal outlines repayment OF the loan as follows:

1. \$50,000 repayment upon receipt of the federal grant.
2. The balance of \$50,000 to be repaid in four payments of \$12,500 over the two years following completion of the project.

As with any volunteer based organization the ability to repay the loan is primarily based on the strength of the volunteer organization and its membership. The Association has indicated a willingness to register the charge against a \$20,000 GIC held with Van City if that is required. Funds to repay the loan are planned to come from a spring fundraiser (which has proven successful in the past) and a long standing fall dinner. Gaming grants received annually by the Association have also been identified as a potential repayment source as a percentage may be used for facilities.

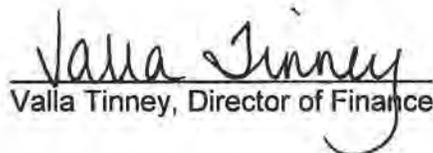
Loan funding is provided via the municipal Land Sale Reserve Fund. For the duration of the loans, this reduces the municipality's ability to purchase land when it becomes available as the funds are committed to the loaning process. At the present time a total of \$232,263 is being loaned to six organizations, leaving \$2,075,000 in the reserve available for purchases or new loan commitments.

Should Council wish to consider giving this assistance, notice of intent must be advertised in accordance with the Community Charter prior to the decision. The value of the assistance is estimated at approximately \$1,755 over the anticipated three year term of the loan (one year to complete the project and two years to repay the loan).

OPTIONS:

1. Endorse the \$100,000 interest free loan to the Braefoot Community Association subject to statutory public notification.
2. Deny the request from the Braefoot Community Association for an interest free loan.

Prepared by:


Valla Tinney, Director of Finance

Attachments:

1. Request letter from Braefoot Community Association received Sept 28, 2016
2. Braefoot Community Association Financial Statements – December 31, 2015

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:


Paul Thorkelsson
Chief Administrative Officer



1359 Mc Kenzie Ave.
Victoria, BC V8P2M1



250-721-2244



admin@braefoot.ca



www.braefoot.ca

Saanich Municipal Hall
770 Vernon Ave,
Victoria, BC
V8X 2W7

Dear Municipality of Saanich,

Recently the Canada 150 Grants have become available to community groups like Braefoot Community Association. The Community association would like to make the best use of this opportunity by renovating some existing infrastructure that is in need of repair. The kitchen space, appliances, heating system, washrooms and multi use space has not been upgraded in more than 20 years.

The community association is seeking the Municipality of Saanich to support the application and offer a \$100,000 interest free capital loan **to be held in trust** to help secure the grant. The application is to be submitted October 21st, 2016. Fifty percent of the funding would be repaid to the municipality upon completion of the project once grant funding has been received from the Federal Government and the remaining balance would be paid in full within two years of completion of the project.

The community association is applying for the grant to upgrade the washrooms and kitchen, with energy and water efficient fixtures, upgrading the heating system for the building, upgrade the flooring in the community spaces, add to the usable multi-purpose space by repurposing the bar area.

Our programs have been growing since 2009 and we have continued to diversify our program base despite no renovations and no additions to infrastructure. We have been able to offer more with the same resources, however with new resources we will be able to continue on that trajectory, adding more value and creating a legacy of successful community programming. This project will also help to cut down on the utility bills and environmental footprint while making the space more useful and meaningful to the community.

Time is of the essence with this matter and we will be available to answer any questions that are necessary to get the commitment from Saanich.

Sincerely,

Sean Nacey
Chairman of the Board

THE BRAEFoot COMMUNITY ASSOCIATION
FINANCIAL STATEMENTS
(Unaudited – See Notice to Reader)
DECEMBER 31, 2015

Rewers & Tiemer
Certified General Accountants

THE BRAEFOOT COMMUNITY ASSOCIATION

INDEX TO FINANCIAL STATEMENTS
(Unaudited – See Notice to Reader)

DECEMBER 31, 2015

Notice to Reader

Operating Funds Statement of
Financial Position

Statement of Operations and
Changes in General Fund

Statement of Operations and
Changes in Capital Asset Fund

Gaming Fund Statement
of Financial Position

Statement of Operations and
Changes in Gaming Fund

Statement of Cash Flows

Notes to Financial Statements

Rewers & Tiemer

Chartered Professional Accountants
1609 Fort St., Suite B
Victoria, B.C. V8R 1H8

Bus: (250) 382-3155
Fax: (250) 382-6546

NOTICE TO READER

We have compiled the statement of financial position of The Braefoot Community Association's General Fund and Gaming Fund as at December 31, 2015, statements of operations and changes in fund balances and statement of cash flows for the year then ended from information provided by management. We have not performed an audit or a review engagement in respect of these financial statements and, accordingly, we express no assurance thereon. Readers are cautioned that these statements may not be appropriate for their purposes.

Victoria, B. C.

March 10, 2016



Chartered Professional Accountants

THE BRAEFoot COMMUNITY ASSOCIATION
 OPERATING FUND - DECEMBER 31, 2015,
 STATEMENT OF FINANCIAL POSITION
 (Unaudited – See Notice to Reader)

	<u>2015</u>	<u>2014</u>
ASSETS		
CURRENT		
Cash	\$ 17,332	\$ 22,211
Accounts receivable	49,250	25,616
Due from government agencies	4,103	3,072
Inventory	340	3,550
Prepaid expenses	<u>317</u>	<u>202</u>
	71,342	54,651
PROPERTY AND EQUIPMENT (note 1)	<u>18,641</u>	<u>17,723</u>
	<u>\$ 89,983</u>	<u>\$ 72,374</u>
LIABILITIES AND FUND BALANCE		
CURRENT		
Accounts payable and accrued liabilities	<u>\$ 2,861</u>	<u>\$ 3,325</u>
FUND BALANCES		
General fund - unrestricted	68,481	51,326
Capital assets fund	<u>18,641</u>	<u>17,723</u>
	<u>87,122</u>	<u>69,049</u>
	<u>\$ 89,983</u>	<u>\$ 72,374</u>

APPROVED BY THE BOARD

_____ Director

The accompanying notes are an integral part of these financial statements.

THE BRAEFoot COMMUNITY ASSOCIATION
STATEMENT OF OPERATIONS AND CHANGES IN GENERAL FUND
(Unaudited – See Notice to Reader)
YEAR ENDED DECEMBER 31, 2015

	<u>2015</u>	<u>2014</u>
REVENUES		
Administration services	\$ 29,143	\$ 26,726
Camps and programs	34,676	66,491
Donations	9,090	12,953
Facility rentals	79,890	70,895
General fundraising	5,050	15,735
Miscellaneous	326	1,271
Other revenue (note 2)	<u>152,554</u>	<u>112,995</u>
	<u>310,729</u>	<u>307,066</u>
EXPENSES		
Advertising and promotion	13,194	12,552
Bank charges and interest	4,914	5,610
Equipment rental & storage	4,236	5,642
Insurance and dues	4,136	3,648
Management fees and administration	162,126	157,463
Meals	2,237	2,325
Office and miscellaneous	12,138	14,742
Professional fees	7,115	6,773
Repairs, maintenance and custodial	19,592	21,885
Special events and fundraising costs	116,680	110,484
Sponsorships, grants & scholarships	6,626	4,040
Telephone	2,330	1,990
Travel	526	1,466
Utilities and hall costs	<u>8,936</u>	<u>8,461</u>
	<u>364,786</u>	<u>357,081</u>
DEFICIENCY OF REVENUE OVER EXPENSE	(54,057)	(50,015)
FUND BALANCE, beginning of the year	51,326	51,943
INTERFUND TRANSFERS	<u>71,212</u>	<u>49,398</u>
FUND BALANCE, end of the year	<u>\$ 68,481</u>	<u>\$ 51,326</u>

The accompanying notes are an integral part of these financial statements.

THE BRAEFoot COMMUNITY ASSOCIATION
 STATEMENT OF OPERATION AND CHANGES IN CAPITAL ASSET FUND
 (Unaudited – See Notice to Reader)
 YEAR ENDED DECEMBER 31, 2015

	<u>2015</u>	<u>2014</u>
REVENUES		
Contributions	\$ -	\$ -
EXPENSES		
Amortization	<u>2,835</u>	<u>14,469</u>
DEFICIENCY OF REVENUE OVER EXPENSE	(2,835)	(14,469)
FUND BALANCE, beginning of the year	17,723	19,592
INTERFUND TRANSFERS	<u>3,753</u>	<u>12,600</u>
FUND BALANCE, ending	<u>\$ 18,641</u>	<u>\$ 17,723</u>

The accompanying notes are an integral part of these financial statements.

THE BRAEFoot COMMUNITY ASSOCIATION

GAMING FUND - DECEMBER 31, 2015

STATEMENT OF FINANCIAL POSITION

(Unaudited – See Notice to Reader)

	<u>2015</u>	<u>2014</u>
ASSETS		
CURRENT		
Cash	\$ 8,260	\$ 2,610
Accounts receivable	<u>9,974</u>	<u>-</u>
	<u>18,234</u>	<u>2,610</u>
LIABILITIES AND FUND BALANCE		
FUND BALANCE – externally restricted	<u>\$ 18,234</u>	<u>\$ 2,610</u>

APPROVED BY THE BOARD

Director

The accompanying notes are an integral part of these financial statements.

THE BRAEFoot COMMUNITY ASSOCIATION
STATEMENT OF OPERATIONS AND CHANGES
IN GAMING FUND
(Unaudited – See Notice to Reader)
YEAR ENDED DECEMBER 31, 2015

	<u>2015</u>	<u>2014</u>
PROCEEDS	\$ 71,974	\$ 62,000
EXPENSES	<u>5</u>	<u>5</u>
EXCESS OF PROCEEDS OVER EXPENSES	71,969	61,995
FUND BALANCE, beginning of the year	2,610	615
INTERFUND TRANSFERS	<u>(67,459)</u>	<u>(60,000)</u>
FUND BALANCE, end of the year	<u>\$ 7,120</u>	<u>\$ 2,610</u>

The accompanying notes are an integral part of these financial statements.

THE BRAEFoot COMMUNITY ASSOCIATION

STATEMENT OF CASH FLOWS
(Unaudited – See Notice to Reader)

YEAR ENDED DECEMBER 31, 2015

		<u>2015</u>	<u>2014</u>
SOURCES OF CASH			
Net gaming proceeds		\$ 71,969	\$ 61,995
Deficiency of revenue over expense		(54,057)	(50,015)
Change in non-cash operating working capital (details below)		<u>(13,388)</u>	<u>(1,546)</u>
		4,524	(10,434)
USES OF CASH			
Purchase of capital assets		<u>(3,753)</u>	<u>(12,600)</u>
NET INCREASE (DECREASE) IN CASH		771	(2,166)
CASH, beginning of the year			
General Fund	\$ 22,211		
Gaming Fund	<u>2,610</u>		
		<u>24,821</u>	<u>26,987</u>
CASH, end of the year			
General Fund	\$ 17,332		
Gaming Fund	<u>8,260</u>		
		<u>\$ 25,592</u>	<u>\$ 24,821</u>
CHANGE IN NON-CASH OPERATING WORKING CAPITAL			
Accounts receivable		\$ (15,218)	\$ 2,513
Due from government agencies		(1,031)	699
Inventory		3,210	(729)
Prepaid expenses		115	(6)
Accounts payable		<u>(464)</u>	<u>(4,023)</u>
		<u>\$ (13,388)</u>	<u>\$ (1,546)</u>

The accompanying notes are an integral part of these financial statements.

THE BRAEFoot COMMUNITY ASSOCIATION

NOTES TO FINANCIAL STATEMENTS

(Unaudited – See Notice to Reader)

YEAR ENDED DECEMBER 31, 2015

The Braefoot Community Association provides an environment and venue for the youth and general members of the community to develop and enhance healthy lifestyles, self-esteem and self-confidence through recreation, sport, culture and education.

The Association became a registered Charity effective January 1, 1999 under registration number 13064 6367 RR0001.

Fund Accounting

The Braefoot Community Association follows the restricted fund method of accounting for contributions.

The General Fund accounts for the Association's program delivery and administrative activities.

The Capital Asset Fund reports assets, liabilities, revenue and expenses related to the Braefoot Community Association's capital assets.

The Gaming Fund accounts for gaming proceeds which must be administered in accordance with guidelines established by the BC Gaming Commission.

Inventory

Inventory is recorded at the lower of cost or net realizable value.

Property and Equipment

Property and equipment are recorded at cost. The annual rates and bases of amortization applied to write off the cost of capital assets over their estimated useful lives, except in the year of acquisition when one half the rate is used, are as follows:

Computer	- 30% declining balance
Equipment and furnishing	- 10% straight-line
Multi purpose sport court	- Straight-line over 5 years

THE BRAEFoot COMMUNITY ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS

(Unaudited – See Notice to Reader)

YEAR ENDED DECEMBER 31, 2015

Note 1 Property and Equipment, at cost

	<u>Cost</u>	<u>Accumulated Amortization</u>	<u>2015</u>	Net <u>2014</u>
Computer	\$ 17,979	\$ 17,837	\$ 142	\$ 201
Equipment and furnishings	200,231	181,732	18,499	17,522
Multipurpose sport court	<u>115,835</u>	<u>115,835</u>	-	-
	<u>\$ 334,045</u>	<u>\$ 315,404</u>	<u>\$ 18,641</u>	<u>\$ 17,723</u>

Note 2 Other Revenue

	<u>2015</u>	<u>2014</u>
Friends of Braefoot dinner	36,790	35,212
Other special events	53,397	51,320
Sponsorship	50,500	8,179
Grants	<u>11,867</u>	<u>18,284</u>
	<u>\$ 152,554</u>	<u>\$ 112,995</u>

1410-04 Planning
X 2860-30
Tennyson

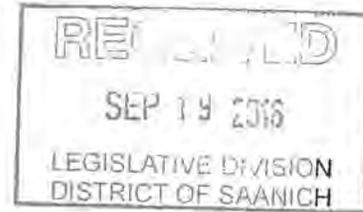


The Corporation of the District of Saanich

Mayor
Councillors
Administrator
Com. Assoc.
Applicant ✓

Report

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: September 14, 2016
Subject: Development Permit Application
File: DPR00648 • 3321 Tennyson Avenue



Council
Administrator
Media

PROJECT DETAILS

Project Proposal: The applicant proposes to construct a two-storey, 495 m² wood frame office/warehouse building under the existing M-1DW (Douglas Street West) Zone. This application is for a Form and Character Development Permit. No variances are requested.

Address: 3321 Tennyson Avenue

Legal Description: Lot 1, Section 7, Victoria District, Plan 27322

Owner: W.A. Phillips Holdings Ltd., Inc. No. BC0387697

Applicant: Città Construction (Chris Supeene)

Parcel Size: 1502 m²

Existing Use of Parcel: Vacant (Automobile Storage)

Existing Use of Adjacent Parcels:
 North: M-1DW (Douglas Street West) Zone
 South: M-1DW (Douglas Street West) Zone
 East: M-1DW (Douglas Street West) Zone
 West: M-1DW (Douglas Street West) Zone

Current Zoning: M-1DW (Douglas Street West) Zone

Minimum Lot Size: n/a

Proposed Zoning: M-1DW (Douglas Street West) Zone

Local Area Plan: Saanich Core

LAP Designation: Commercial/Industrial

Community Assn Referral: Mount View Colquitz Community Association • Referral sent May 16, 2016. Response received June 6, 2016 indicating no objection.

PROPOSAL

The applicant proposes to construct a two-storey, 495 m² wood frame office/warehouse building under the existing M-1DW (Douglas Street West) Zone. This application is for a Form and Character Development Permit. No variances are requested.

PLANNING POLICY

Official Community Plan (2008)

- 6.2.3 “Continue to support the work of the Greater Victoria Development Agency to retain and enhance existing businesses, and attract new environmentally friendly businesses to the region.”
- 6.2.4. “Support a balanced economy by encouraging a broad range of commercial, service, research, high tech and industrial uses.”
- 6.2.5 “Focus new commercial development primarily to “Centres” and “Villages” (Map 4).”
- 6.2.13 “Encourage local businesses to become more sustainable through means such as: recycling, reducing energy consumption, using greener forms of energy and looking at Transportation Demand Management (TDM) strategies.”

Saanich Core Local Area Plan (1999)

The Saanich Core Local Area Plan identifies the area as the Douglas Street West area, and notes the prevailing low intensity industrial uses, such as contractor’s offices and storage yards. The Saanich Core Local Area Plan states that “In the longer term it is anticipated that the low intensity uses will be replaced by more intensive wholesale, warehouse and office uses.”

Development Permit Area Guidelines

The development is subject to the applicable guidelines for the Saanich Core Development Permit Area. Guidelines include high-quality contemporary and authentic architecture, integration of paving with sidewalks or other architectural or landscape features, the creation of public spaces and pedestrian linkages where appropriate, and incorporation of CPTED (Crime Prevention Through Environmental Design) principles.

DISCUSSION

Neighbourhood Context

The site is located in the Douglas Street West area of the Saanich Core Local Area, and is also within the Uptown Major “Centre” as shown in the Saanich Official Community Plan. Existing properties include a mix of land uses, mainly commercial and industrial, but with some single and multi-family residential as well. Properties adjacent to the subject site are all zoned M-1DW (Douglas Street West) Zone

From 2002 until recently the property was used for a small office and the storage of large vehicles, such as buses (Wilson’s Transportation Ltd.). Previous use was for Always Towing Company.

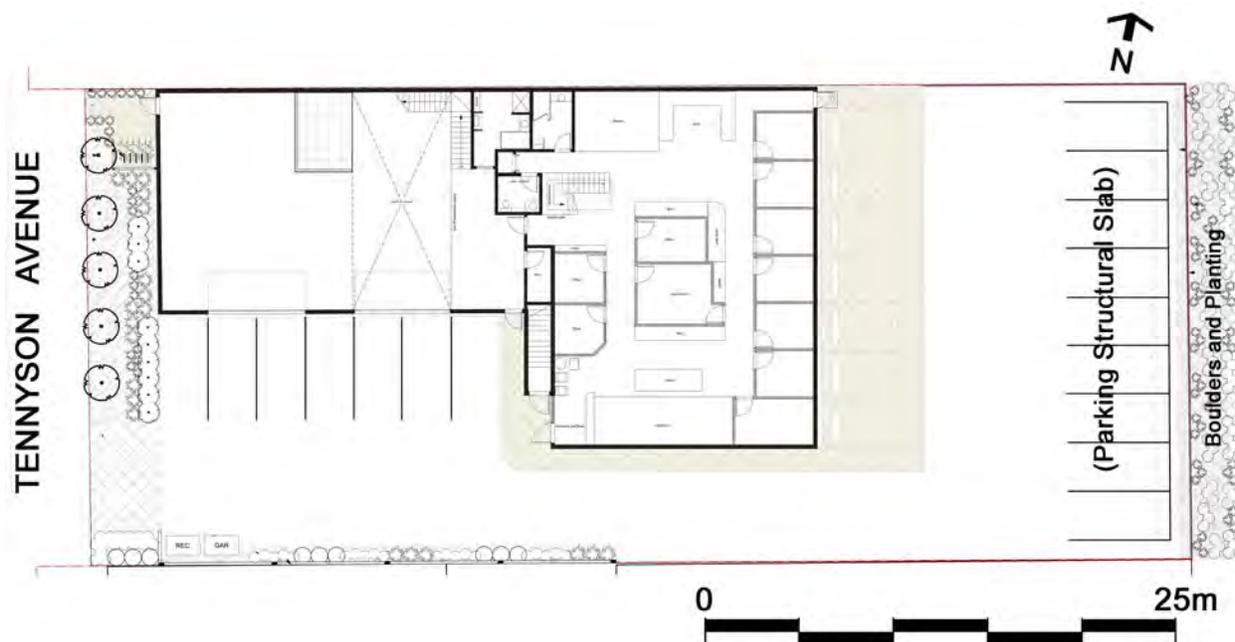


Figure 2: Site Plan (from plans by LADR Landscape Architects)

Site and Building Design

The applicant is proposing a two-storey building for Island Temperature Controls with a warehouse area in the front portion of the building and offices, board room, files storage and a caretaker suite in the rear. An outdoor roof terrace would be located on top of the warehouse area. Maximum permitted height under the M-1DW (Douglas Street West) Zone is 10 m; the height of the proposed building would be 8.86 m.

The lower storey of the warehouse portion would be clad in silver coloured horizontal corrugated metal siding, which would also be used on a portion of the rear (east) elevation. Upper storeys and much of the rear portion of the building would be clad in stucco coloured “pavestone” (a warm grey). The northern face of the building would be located on the lot line, and would be clad in concrete masonry units, painted in the “pavestone” colour with accent panels in either a “ginger” colour or satin black. A 0 m lot line setback is permitted in the M-1DW Zone.

The building entrance would be highlighted with vertical corrugated metal siding in a dark brown colour, and one section clad in “longboard”—horizontal aluminum panels coloured a dark fir finish. The entry doors themselves would be under a wood and steel entry canopy. Projecting sun shades over windows and part of the rooftop terrace area would be in a finish similar to the dark fir of the longboard aluminum. (see Figures 3 and 5.)

The eastern (rear) portion of the property slopes steeply down approximately 5 m to the existing parking lot of the adjacent warehouse complex at 555 Ardersier Road. To provide a level area more suitable for parking on the subject property, the applicant is proposing to construct a concrete parking structure that would have an elevation flush with the remainder of the site, with the existing ground continuing to slope away underneath it.

Viewed from the adjacent parcel, the structure would be supported by 6 concrete columns. The spaces between these columns was to be filled in with a system of capped sheet piling (see Figure 4.) Leading up to this would be a sloping mound of boulders placed on the adjacent property—the applicant states the adjacent property owner is in agreement with the proposal.

Soil pockets and shade-tolerant native plants would be located in the boulder slope, which would terminate at the existing retaining wall on the adjacent property.

Parking requirements for the building are 23 parking spaces and 2 loading spaces, which the applicant has provided. Bicycle parking requirements are for one Class I space and 6 Class II spaces. The warehouse area would provide adequate space for more than the single Class I space required, also proposed is a six-space Class II rack at the front of the building.

Environment

As this would be a working site, much of the lot would be taken up either by the building or vehicular circulation, limiting opportunities for landscaping. The existing gravel shoulder facing on to Tennyson would be improved with a landscaped strip and planting of five Columnar red maple trees, which would provide screening to the proposed building. Other proposed plantings include a mix of large and small shrubs, perennials, annuals and ferns.

Due to the movement of heavier vehicles, no permeable paving is proposed for the front part of the building, but would be provided for parking stalls in the rear (adjacent to the proposed building) as well as the pedestrian walkway along the southern edge of the building. Recycling and garbage containers in the south west corner of the property would be obscured by plantings and a 1.8 m high wooden screen.

Despite the large amount of lot area taken up by buildings and vehicular circulation in the proposal, as the site is mostly paved at present, the proposed introduction of plantings and 275 m² of permeable paving would result in a decrease in impervious surfaces from 95% to 82%.

The site is within a Type II watershed area which requires stormwater storage, oil/grit separator or grass swale and sediment basin. Storm drain plans by Herold Engineering show a catch basin and oil/water separator to Saanich standards to be located under the drive aisle and rear permeable parking area.

The proposal is a compact, infill development in an already urbanized area without putting pressures onto environmentally sensitive areas or undisturbed lands.

Plantings and permeable pavers would be secured through bonding and the Development Permit itself.



Figure 3: West Elevation (facing Tennyson Avenue)
(from plans by Keay Cecco Architecture Ltd.)

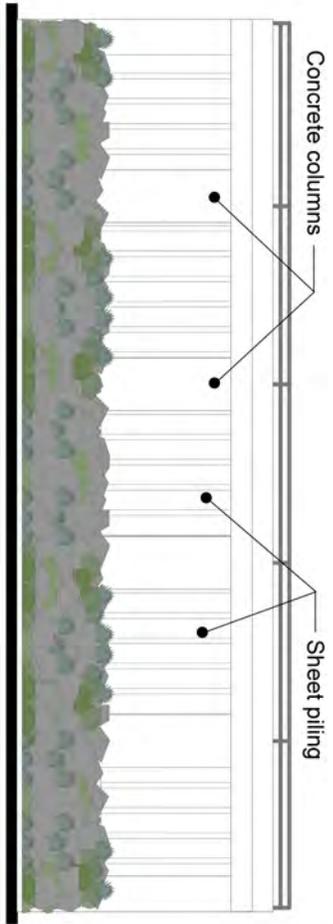


Figure 4: East Elevation showing area under rear of Parking Structure
(from plans by LADR Landscape Architects)



Figure 5: South Elevation *(from plans by Keay Cecco Architecture Ltd.)*

CONSULTATION

Advisory Design Panel

The Advisory Design Panel considered the application on June 15, 2016. Originally, the spaces between the columns supporting the parking slab at the rear of the property were to be filled in with black chain link fence to prevent access underneath the parking slab.

The Panel recommended that the design be approved as presented with recommendations to:

- Include the proposed terrace area above the warehouse; and
- Include a revised, long-term and secure solution for the retaining wall to be located at the rear of the property.

In an email dated August 2, 2016 the applicants indicated they would be retaining the terrace area as shown on the plans, and that they are now proposing to close off the area under the slab by using a system composed of capped sheet piling.

Community Association

A referral was sent to the Mount View Colquitz Community Association (MVCCA) on May 16, 2016. A response was received June 6, 2016 indicating no objection.

SUMMARY

The applicant proposes to construct a two-storey, 495 m² wood frame office/warehouse building under the existing M-1DW (Douglas Street West) Zone. This application is for a Form and Character Development Permit. No variances are requested.

The proposed land use is permitted under existing M-1DW zoning, and is consistent with the Saanich Core Local Area Plan which designates the site as Commercial/Industrial.

The applicant is proposing a two-storey building for Island Temperature Controls with a warehouse area in the front portion of the building and offices, board room, files storage and a caretaker suite in the rear. An outdoor roof terrace would be located on top of the warehouse area.

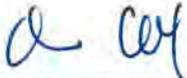
The lower storey of the warehouse portion would be clad in silver coloured horizontal corrugated metal siding, which would also be used on a portion of the rear (east) elevation. Upper storeys and much of the rear portion of the building would be clad in stucco coloured “pavestone” (a warm grey). The northern face of the building would be located on the lot line, and would be clad in concrete masonry units, painted in the “pavestone” colour with accent panels in either a “ginger” colour or satin black.

The building entrance would be highlighted with vertical corrugated metal siding in a dark brown colour, and one section clad in “longboard”—horizontal aluminum panels coloured a dark fir finish. The entry doors themselves would be under a wood and steel entry canopy. Projecting sun shades over windows and part of the rooftop terrace area would be in a finish similar to the dark fir of the longboard aluminum.

The proposed office/warehouse building would be an attractive addition to the area and could encourage similar high-quality development of other under-utilized properties in the vicinity.

RECOMMENDATION:

That Development Permit DPR00648 be approved.

Report prepared by: 
Chuck Bell, Planner

Report prepared by: 
Jarret Matanowitsch, Manager of Current Planning

Report reviewed by: 
Sharon Hvozdzanski, Director of Planning

CWB/gv
H:\TEMPEST\PROSPERO\ATTACHMENTS\DPR\DPR00648\CWB_3321 TENNYSON AVENUE_.DOCX

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

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.


Paul Thorkelsson, CAO

DISTRICT OF SAANICH

NO. DPR00648

DEVELOPMENT PERMIT

**TO: W.A. Phillips Holdings Ltd., Inc. No. BC0387697
2546 Beaufort Road
Sidney, BC
V8L 2J9**

(herein called "the Owner")

1. This Development 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 Permit applies to the lands known and described as:

**Lot 1, Section 7, Victoria District, Plan 27322
3321 Tennyson Avenue**

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By requiring the buildings and lands to be constructed and developed in accordance with the plans prepared by Keay Cecco Architecture Ltd. received on May 9, 2016 and LADR Landscape Architects received on August 15, 2016 copies of which are attached to and form part of this permit.
4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.
6.
 - (a) Prior to issuance of a Building Permit, the Owner shall provide to the Municipality security by cash, certified cheque, or an irrevocable letter of credit in the amount of \$54,128 to guarantee the performance of the requirements of this Permit respecting landscaping.
 - (b) A Landscape Architect registered with the British Columbia Society of Landscape Architects must be retained for the duration of the project until the landscaping security has been released. Written letters of assurance must be provided at appropriate intervals declaring the registered Landscape Architect, assuring that the landscape work is done in accordance with the approved landscape plan, and indicating a final site inspection confirming substantial compliance with the approved landscape plan (BCSLA Schedules L-1, L-2 and L-3).

- (c) All landscaping must be served by an automatic underground irrigation system.
 - (d) The owner must obtain from the contractor a minimum one-year warranty on landscaping works, and the warranty must be transferable to subsequent owners of the property within the warranty period. The warranty must include provision for a further one-year warranty on materials planted to replace failed plant materials.
 - (e) Any protective fencing of trees or covenant areas must be constructed, installed and signed according to the specifications in Appendix X.
 - (f) No site activity shall take place prior to the installation of any required tree or covenant fencing and the posting of "WARNING – Habitat Protection Area" signs. The applicant must submit to the Planning Department a photograph(s) showing the installed fencing and signs. Damage to or moving of, any protective fencing will result in an immediate stop work order and constitute a \$1,000 penalty.
 - (g) The landscaping requirements of this Permit shall be completed within four months of the date of issuance of the Certificate of Occupancy for the development, in default of which the Municipality may enter upon the lands, through its employees or agents, and complete, correct or repair the landscaping works at the cost of the Owner and may apply the security, interest at the rate payable by the Municipality for prepaid taxes.
 - (h) In the event that any tree identified for retention is destroyed, removed or fatally injured, a replacement tree shall be planted in the same location by the Owner in accordance with the replacement guidelines as specified within the Saanich Tree and Vegetation Retention, Relocation and Replacement Guidelines. The replacement tree shall be planted within 30 days of notice from the Municipality in default of which the Municipality may enter upon the lands and carry out the works and may apply the security provided herein in payment of the cost of the works. For the purpose of this section, existing trees identified for retention and new trees planted in accordance with the landscape plan attached to and forming part of this permit shall be deemed to be "trees to be retained".
7. 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.
8. Notwithstanding the provisions of Section 7 of this Permit the following changes will be permitted and not require an amendment to this Permit:
- (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.
 - (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with the Director of Planning, or Manager of Current Planning in her absence.

- (c) Where items noted under Section 8(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.
 - (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the landscape plans forming part of this Permit.
9. The terms and conditions contained in this Permit shall inure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.
10. 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

PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

Protective fencing around trees and covenant areas is an important requirement in eliminating or minimizing damage to habitat in a development site.

Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

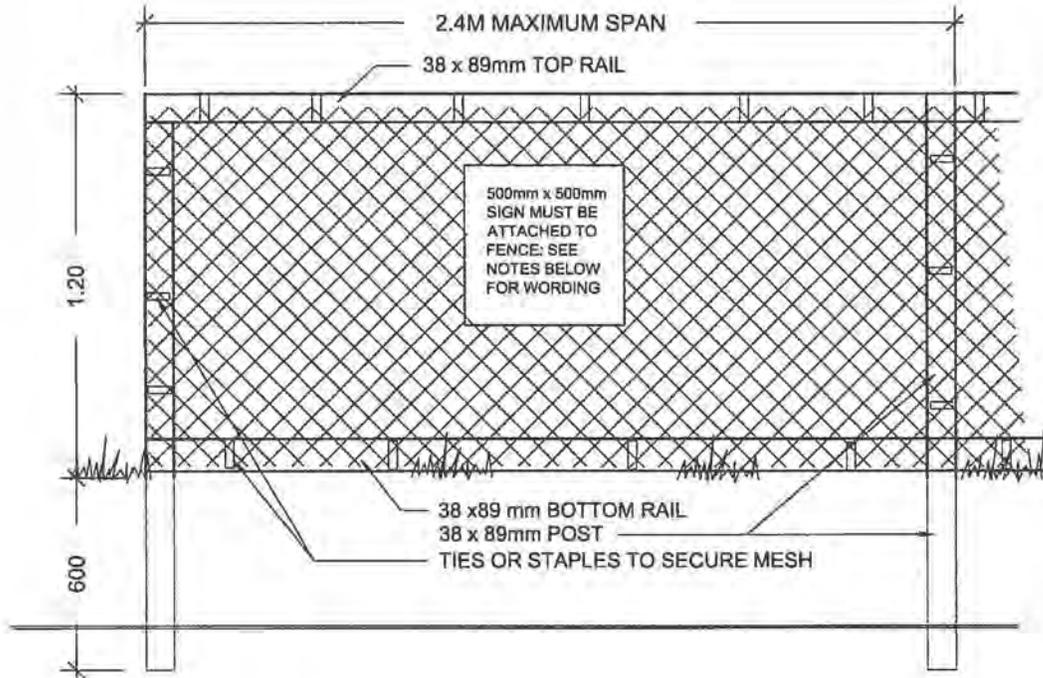
Specifications:

- Must be constructed using 2" by 4" wood framing and supports, or modular metal fencing
- Robust and solidly staked in the ground
- Snow fencing to be affixed to the frame using zip-ties or galvanized staples
- Must have a "WARNING – HABITAT PROTECTION AREA" sign affixed on every fence face or at least every 10 linear metres



Note: Damage to, or moving of, protective fencing will result in a stop work order and a \$1,000 penalty.





TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
 2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.
- * IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



DETAIL NAME:

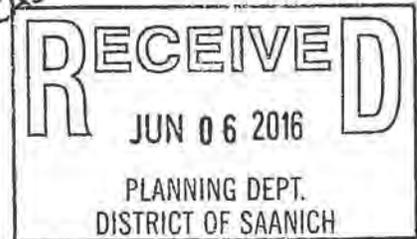
TREE PROTECTION FENCING

DATE:	March/08
DRAWN:	DM
APP'D:	RR
SCALE:	N.T.S.

Memo

To: Planning Department
From: Jagtar Bains – Development Coordinator
Date: June 6, 2016
Subject: Servicing Requirements for the Proposed Development

ENTERED
IN CASE



PROJECT: TO CONSTRUCT A WAREHOUSE/OFFICE BUILDING

SITE ADDRESS: 3321 TENNYSON AVE
PID: 002-621-801
LEGAL: LOT 1 SECTION 7 VICTORIA DISTRICT PLAN 27322
DEV. SERVICING FILE: SVS02010
PROJECT NO: PRJ2016-00279

The above noted application for Development Permit has been circulated to the Engineering Department for comment. A list of servicing requirements has been attached on the following page(s). To allow Council to deal effectively with this application, we would appreciate confirmation, prior to the Committee of the Whole Meeting that the applicant agrees to complete the servicing requirements. Should there be any disagreement with any of these requirements, it should be discussed with the undersigned prior to the Committee of the Whole Meeting.



Jagtar Bains
DEVELOPMENT COORDINATOR

cc: Harley Machielse, DIRECTOR OF ENGINEERING
Catherine Mohoruk, MANAGER OF TRANSPORTATION & DEVELOPMENT

General Information on Development Servicing

Servicing requirements are stated at this time for the applicant's information. The requirements must be met prior to building permit issuance, including consolidation or subdivision, payments and/or deposits.

Services which must be installed by a developer must be designed by a Professional Engineer hired by the developer and installed under the Engineer's supervision. The design must be approved prior to building permit issuance. The approval process may take up to 30 working days of staff time to complete circulations and request revisions of the Engineer. Certain circumstances can lengthen the approval process.

A Financial sheet is issued with the design drawing which will state:

- 1) The estimated cost of developer installed servicing plus 20% which must be deposited.
- 2) The estimated cost of Municipal installed servicing which must be paid.
- 3) The Development Cost Charges payable.
- 4) Any special conditions which must be met. This information is not intended to be a complete guide to development procedures. A more complete listing may be found in Section 2 of the Engineering Specifications, Schedule H to Bylaw 7452 (Subdivision Bylaw).

Development Servicing Requirements

Development File: SVS02010
Civic Address: 3321 TENNYSON AVE
Page: 1

Date: Jun 6, 2016

Drain

1. A SUITABLY DESIGNED STORM DRAIN SYSTEM MUST BE INSTALLED TO SERVICE THE PROPOSED DEVELOPMENT AND THE TRIBUTARY AREA FROM THE EXISTING SYSTEM FRONTING 3330 TENNYSON AVENUE. CHECK THE LOCATION OF THE EXISTING 975 MM CRD WATER ON TENNYSON AVENUE FOR POSSIBLE CONFLICT.
2. THE LOWERING OF THE EXISTING MAIN ON TENNYSON AVENUE SHOULD BE CONSIDERED TO ELIMINATE THE SUMP PUMP ON SITE.
3. GREASE/OIL INTERCEPTOR MUST BE INSTALLED ON SITE.
4. ALL PROPOSED BUILDING AND PARKING AREAS MUST BE DRAINED IN ACCORDANCE WITH THE B.C. BUILDING CODE REQUIREMENTS.
5. 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 II WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, OIL/GRIT SEPARATOR OR GRASS SWALE 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. THE BUILDING IS REQUIRED TO COMPLY WITH THE 2012 BC BUILDING CODE AND MUNICIPAL BYLAWS. BUILDING AND PLUMBING PERMITS WILL BE REQUIRED FOR ALL WORKS.
2. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.
3. TWO COPIES OF CONSTRUCTION FIRE SAFETY PLAN, PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BC BUILDING CODE ARE TO BE SUBMITTED FOR REVIEW/COMMENT TO THE SAANICH FIRE DEPARTMENT ALONG WITH A FEE OF \$100.00 PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
4. ALL RELEVANT PRECAUTIONS IN PART 8 OF THE BC BUILDING CODE "SAFETY MEASURES AT CONSTRUCTION AND DEMOLITION SITES" MUST BE PROVIDED BY THE CONTRACTOR PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

Hydro/tel

1. UNDERGROUND WIRING SERVICE CONNECTION IS REQUIRED TO SERVE PROPOSED DEVELOPMENT.

Road

1. THE EXISTING DRIVEWAY DROP ON TENNYSON AVENUE MUST BE REPLACED WITH STANDARD SECTION OF NON-MOUNTABLE CURB.
2. PROPOSED DRIVEWAY DROP ON TENNYSON AVENUE MUST BE CONSTRUCTED AS PER SAANICH STANDARD DRAWING NO. C7SS. DRIVEWAY IS TO BE MINIMUM 6.0 M WIDE.
3. STREET LIGHT IS REQUIRED ON THE EXISTING POLE NEAR THE NORTH CORNER OF BANGA PLACE AND TENNYSON AVENUE INTERSECTION.

Sewer

1. THE EXISTING SEWER MAIN TRAVERSING THIS PROPERTY, WHICH IS CONFLICTING WITH THE PROPOSED BUILDING, MUST BE RELOCATED. MAIN IS TO BE CENTRED IN NEW RIGHTS-OF-WAY.
2. NEW STATUTORY RIGHTS-OF-WAY WILL BE REQUIRED TO ACCOMMODATE THE RELOCATION OF SEWER MAIN.

Development Servicing Requirements

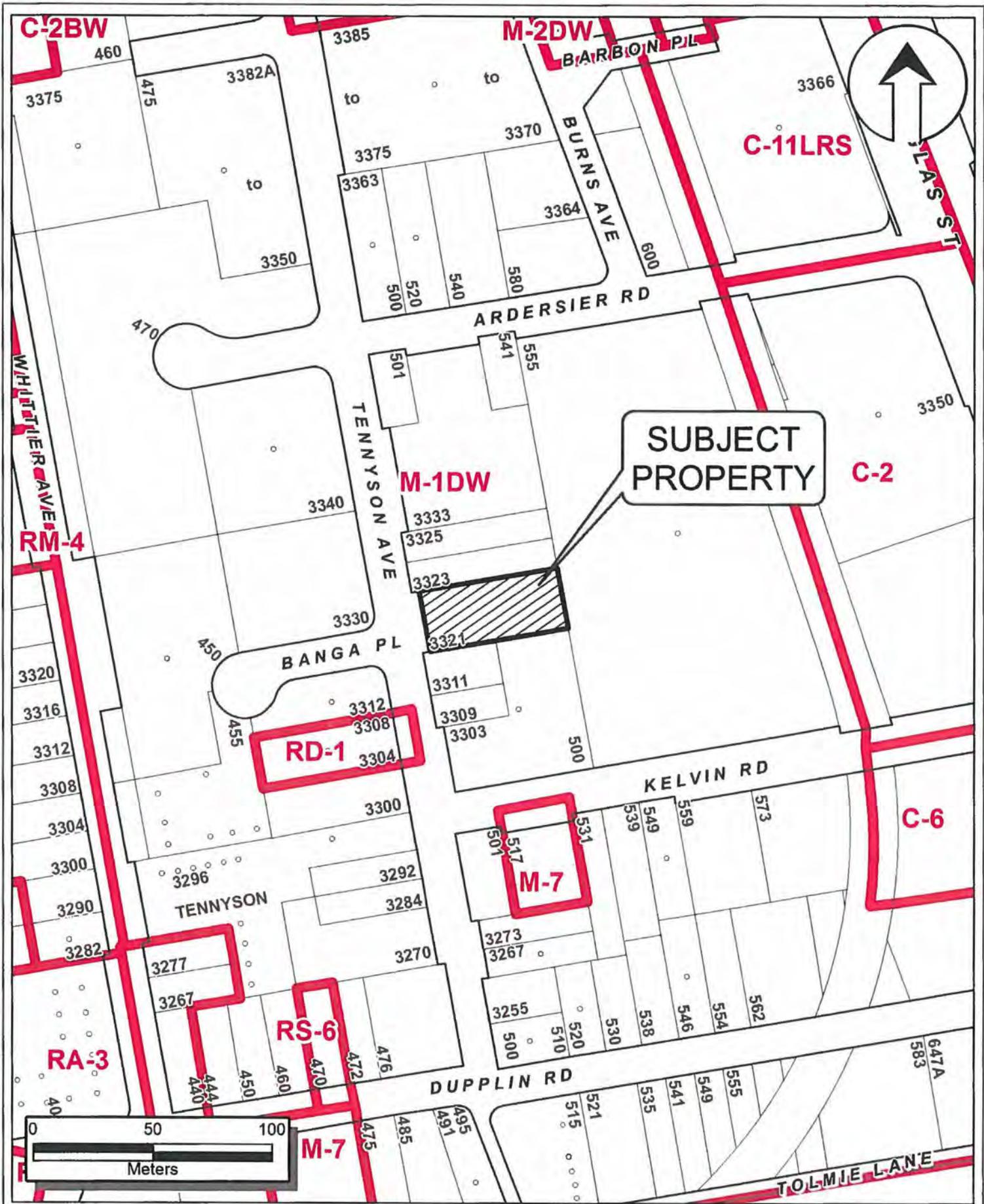
Development File: SVS02010
Civic Address: 3321 TENNYSON AVE
Page: 2

Date: Jun 6, 2016

THESE RIGHTS-OF WAY MUST BE REGISTERED AT THE LAND TITLES OFFICE PRIOR TO DESIGN APPROVAL OF ENGINEERING DRAWINGS.

Water

1. IF REQUIRED, THE EXISTING 19 MM WATER SERVICE IS TO BE UPGRADED IN ACCORDANCE WITH AWWA MANUAL M22.





DEVELOPMENT PERMIT APPLICATION STORMWATER MANAGEMENT STATEMENT

Parcel Address: 3321 Tennyson Avenue

Applicant: Citta Group

Date: 2016/05/13

Contact Person: Chris Supeene

Telephone: 250-544-1837 #15

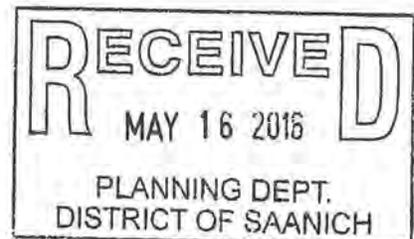
Storm water management is reviewed as part of the Development Permit Review process. Applications are required to meet:

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.

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

a) There will be a decrease in impervious area of 275 sq.m. compared to existing conditions.

b) Impervious surfaces will cover 82% of the site compared to 95% at present.

c) Impervious surfaces will be minimized by replacing asphalt with landscaping and permeable pavers.

d) Rear parking area will incorporate stormwater detention to reduce peak flows during major storms.

e)

If you require clarification, please contact:
The District of Saanich • Planning Department • 3rd Floor • Municipal Hall
770 Vernon Avenue • Victoria • BC • V8X 2W7
Tel: 250.475.5471 or 250.475.5473

THE CORPORATION OF THE DISTRICT OF SAANICH

TO: MAYOR AND MEMBERS OF COUNCIL

DATE: JUNE 28, 2016

FROM: ADVISORY DESIGN PANEL

SUBJECT: APPLICATION BY CITTA CONSTRUCTION TO CONSTRUCT A TWO-STOREY, 495m², WOOD FRAME OFFICE/WAREHOUSE BUILDING AT 3321 TENNYSON AVENUE.

PLANNING FILES: DPR00648
CASE #2016/006

BACKGROUND AND PRESENTATION

The above referenced application was considered by the Advisory Design Panel at its meeting of June 15, 2016.

Bill Phillips, owner, Island Temperature Controls; Bill Patterson, applicant, Citta Construction; Larry Cecco, Architect, Keay Cecco Architecture; and Bev Windjack, Landscape Architect, LADR Landscape Architects attended to present design plans and answer questions from the Panel.

Ms. Pickard briefly outlined the proposal.

- This application is for a Development Permit only; current zoning permits the proposed use on this undeveloped lot.
- There will be a decrease of approximately 275m² of impervious area due to on-site pavers.
- The construction of a suspended concrete parking structure is proposed on an unmaintained steeply sloped area at the rear of the property in order to facilitate parking requirements. Chain link fencing will be installed in the spaces between the columns suspending the structure.
- A landscaping strip is proposed on the portion of the property shared with the adjacent property owner.

The applicants highlighted:

- An existing parking lot and warehouse are currently on the subject property. The proposed layout includes the office being located at the rear of the building to ensure technicians have easy access to vehicles and the roadway. This service-oriented scheme works as it does not create a bottle neck.
- Two levels are proposed; the main floor will include office areas, a boardroom and the warehouse; the second floor will include a caretaker suite, potentially leased out office space, an additional board room, file storage, a mezzanine and an open loft area.
- Proposed elevations are simple with clean lines that will be easily maintained.
- The main entry proposes elongated design materials, including vertical corrugated metal with a wood and steel entry canopy.
- Longboard aluminum metal panel siding will be the main design components and will include two colours of stucco. The north elevation will include differing panels in ginger and satin black.
- The warehouse proposes to be clad in horizontal metal siding with sun shading coating.
- A roof terrace will be constructed and located on the upper rear of the building.

- The proposal fits in contextually with the existing neighbourhood of massing forms with flat roofs.
- All parking requirements will be met.
- The landscape plan fits with the form of the neighbourhood and will maintain the existing gravel verge along the frontage of Tennyson Avenue. Five street trees, six bike racks, permeable pavers and ornamental grasses along the access path are proposed.
- The concrete slab to be cantilevered over the slope cannot be permeated; however, the retaining wall will include rip rap with pockets, black wire-coated chain link screens and plantings in order to enhance the aesthetics of the periphery. The suspended slab is the easiest way to deal with the slope and avoid a large retaining wall in order to maximize the use of the site in an otherwise challenging area.
- The proposed wall supporting the concrete slab was necessary in order to accommodate vehicles around the building. Other design concepts to fully enclose the wall are being evaluated, i.e.: a wall that can be back-filled.
- The sewer right-of-way located underneath the subject property is currently being rerouted to the rear of the property.
- A boulevard treatment between the gravel verge and the travel portion of the roadway is a long-term intention.

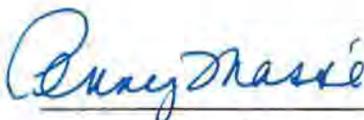
Comments from Panel Members:

- This is a nice project and an attractive building plan. The highlighted entrance and whimsical exterior patterning are appreciated. Given the landscaping plan, the front door and paving seems a little tight for the area.
- A retaining wall that provides a long-term and secure barrier should be required for this proposal.
- The proposed terrace above the warehouse space is a good element for this proposal and should be included in the final plans.
- An accessible parking space and accessibility to the second floor could be considered for the proposal.
- A sloped driveway should be considered in order to lift the main floor of the building in a positive way.

RECOMMENDATION:

That it be recommended that the application to construct a two-storey, 495m², wood frame office/warehouse building be approved as presented with recommendations to:

- **Include the proposed terraces area above the warehouse; and**
- **Include a revised, long-term and secure solution for the retaining wall to be located at the rear of the property”.**



Penny Masse, Secretary
Advisory Design Panel

/pm

ec: *Director of Planning*
Manager of Inspections
Chris Supeene, Citta Construction

Mt. View Colquitz Community Assoc.
6 June 2016

To:
Chuck Bell
Saanich Planning Dep't

Re: 3321 Tennyson Ave. development plan DPR00648

MVCCA generally has no objection to this project. We hope that the project will add to the character of the street as it is evolving. As with all development, we hope that Saanich will require some level of green building standard. Environmental considerations need to be set at a high standard.

The warehouse/office building site is situated in the light industrial area of Saanich core. The area is noisy and busy, and productive. Many Tennyson Ave business owners have added character to the area with interesting building design. Nearby, on Ardersier Road, is the heritage office building of Home Lumber Co. and the newly renovated Flintstones Masonry building. Next door to the Tennyson site is the family owned, Glass-Smith & Co. which includes a stained glass workshop.

We hope that Saanich will implement street improvements to Tennyson Ave and the surrounding streets. Any community contribution from the property developers should be used to directly benefit that area.

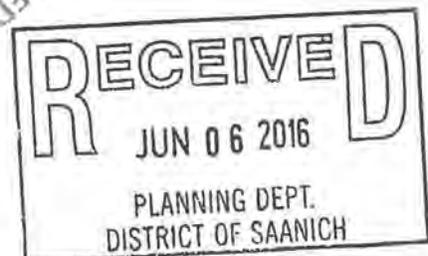
Mt. View Colquitz Community Assoc. has not been contacted by the developer.

Our understanding of the project is as follows:

- two story, combination offices and warehouse
- outdoor patio area on second level
- Tennyson side includes landscaping with five new trees and screening of parking area
- surface parking at side and back of building
- storm water management plan in place
- bicycle parking provided near front door
- some use of permeable pavers under rear parking stalls

prepared by Carol Hamill
MVCCA
[REDACTED], Victoria BC [REDACTED]
250 658-2856
hamill@island.net

ENTERED
IN CASE



Planning - 3321 Tennyson, Your File DPR33648, Ministry File 2016-02635

From: "Harrison, Mark TRAN:EX" <Mark.Harrison@gov.bc.ca>
To: "planning@saanich.ca" <planning@saanich.ca>
Date: 5/26/2016 9:01 AM
Subject: 3321 Tennyson, Your File DPR33648, Ministry File 2016-02635

Chuck,

Please consider this email to be an official Ministry response to the proposed development for 3321 Tennyson Avenue, Saanich, your file DPR00648, **Ministry File 2016-02635**.

The Ministry has no objections to the development proposal and has no additional requirements for approval.

If you require any additional information please feel free to contact myself directly.

Best Regards,

Mark Harrison, M.Larch
District Development Technician
240-4460 Chatterton way
Victoria, BC V8X 5J2
Phone: 250-952-5562
Fax: 250-952-4508



X 1410-04 Planning
2800-20 Cedar Hill Cross

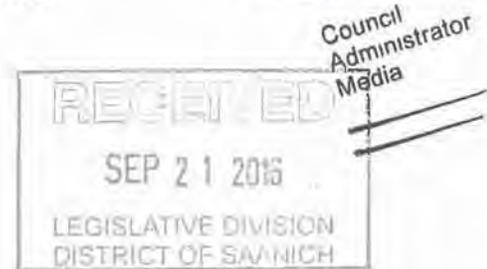
Mayor
Councillors
Administrator
Com. Assoc.
Applicant



The Corporation of the District of Saanich

Report

To: Mayor and Council
 From: Sharon Hvozanski, Director of Planning
 Date: September 21, 2016
 Subject: Development Permit Amendment Application
 File: DPA00870 • 1567 Cedar Hill Cross Road



PROJECT DETAILS

Project Proposal: The applicant wishes to amend the existing Development Permit DPR98-0021 to allow for a dual lane drive-through.

Address: 1567 Cedar Hill Cross Road

Legal Description: Lot 1, Section 39, Victoria District, Plan VIP69109

Owner: McDonald's Restaurants of Canada Ltd., Inc. No. 33482A

Applicant: IBI Group – Michael Lipkus

Parcel Size: 4,359 m²

Existing Use of Parcel: Commercial

Existing Use of Adjacent Parcels:
 North: C-2 (General Commercial) Zone
 South: C-2 (General Commercial) Zone, C-4 (Office & Apartment) Zone, and RS-6 (Single Family Dwelling) Zone
 East: P-4 (Recreation & Open Space) Zone, C-3 (Shopping Centre) Zone and C-3L (Shopping Centre/ Major Liquor Retail) Zone
 West: C-3 (Shopping Centre) Zone, C-4 (Office & Apartment) Zone

Current Zoning: C-3 (Shopping Centre) Zone

Minimum Lot Size: n/a

Proposed Zoning: n/a

Proposed Minimum Lot Size: n/a

Local Area Plan: Shelbourne

LAP Designation: Commercial

Community Assn Referral: Mount Tolmie Community Association • Referral was sent March 11, 2016. No referral response has been received to date although the Community Association has acknowledged that they received a presentation from the applicant.

PROPOSAL

The applicant wishes to amend the existing Development Permit DPR98-0021 to allow for a dual lane drive-through to serve the McDonald's Restaurant.

There is an existing single lane drive-through on the site which the applicants propose to reconfigure in order to provide two ordering lanes that would merge before the service window. The dual lanes would provide side-by-side vehicle stacking through the ordering area, but would not function as separate, independent service lanes.

PLANNING POLICY

Official Community Plan (2008)

- 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 sustainably; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy."
- 4.2.2.1 "Support quality architectural and urban design that:
- uses local, durable and eco-friendly building materials;
 - works with the topography and protects the natural environment;
 - reflects our west coast setting;
 - enhances a "Sense of Place";
 - respects local history and heritage structures and landscapes;
 - creates pedestrian friendly and safe streets and neighbourhood;
 - incorporates and supports the use of alternative transportation; and
 - ensures that our community is physically accessible."
- 4.2.3.7 "Support the following building types and land uses in Major and Neighbourhood "Centres":
- Townhouses (up to 3 storeys)
 - Low-rise residential (up to 4 storeys)
 - Mid-rise residential (up to 8 storeys)
 - Live/work studios and Office (up to 8 storeys)
 - Civic and institutional (generally up to 8 storeys)
 - Commercial and Mixed-Use (generally up to 8 storeys)."
- 4.2.9.5 "Discourage drive through businesses in order to reduce unnecessary car idling and support more pedestrian friendly development."
- 4.2.9.6 "Encourage and support non-vehicular transportation by providing a safe, interconnected, accessible and visually appealing cycling and walking network."
- 6.2.4 "Support a balanced economy by encouraging a broad range of commercial, service, research, high tech and industrial uses."

6.2.5 “Focus new commercial development primarily to “Centres” and “Villages” (Map 4).”

Shelbourne Local Area Plan (1998)

9.4 “Encourage improvement or enhancement of the pedestrian environment on private and public lands within the commercial area identified on Map 9.1. Improvements could include soft landscaping (trees, shrubs, and flowers), screening of garbage containers, provision of benches, safe pedestrian linkages through parking lots, and pedestrian refuges within crosswalks.”

Shelbourne Valley Action Plan (In Progress)

The subject property is within the study area for the draft Shelbourne Valley Action Plan (SVAP). Although the SVAP has not yet been adopted, draft policies relevant to this proposal should be considered.

5.3.8 “Strongly discourage the further development of drive-thru businesses in the Valley in order to reduce the unnecessary idling of motor vehicles and support more pedestrian oriented commercial development.”

5.6.8 “Encourage the retention and expansion of publicly accessible open space on private lands, including plazas.”

5.7.3 “Locate short-term bicycle parking in convenient locations near primary building entrances.”

5.7.6 “Incorporate raised pedestrian pathways across parking lots to provide safe pedestrian access between the street, the parking lot and building entrances.”

5.7.7 “Incorporate landscaping, street trees, bioswales, permeable paving and other stormwater best management practices into the design of surface parking lots.”

6.1.13 “Provide pedestrian amenities such as benches and drinking fountains on major pedestrian routes and greenways, with a focus on routes linking higher density development and seniors’ housing with major destinations.”

Development Permit Area Guidelines

The development is subject to the Shelbourne/McKenzie Development Permit Area. Relevant guidelines relate to screening parking areas, landscaping along road frontages, commercial developments designed to be human scale that increase social interaction with a well-designed and vibrant pedestrian environment, incorporating public spaces, balancing the needs of all modes of transportation, having high quality architecture with varied architectural elements, and retaining trees and other natural vegetation.

DISCUSSION

Neighbourhood Context

The site is located within the Cedar Hill Neighbourhood “Centre” and within the Shelbourne Valley Action Plan Study Area. The double-fronting lot is oriented towards Cedar Hill Cross Road with a secondary access from Church Avenue. The site is adjacent to Gore Peace Memorial Park, which is a small triangular shaped park fronting onto Shelbourne Street.

Land Use and Density

There are no proposed changes in land use or density with the amendment application.

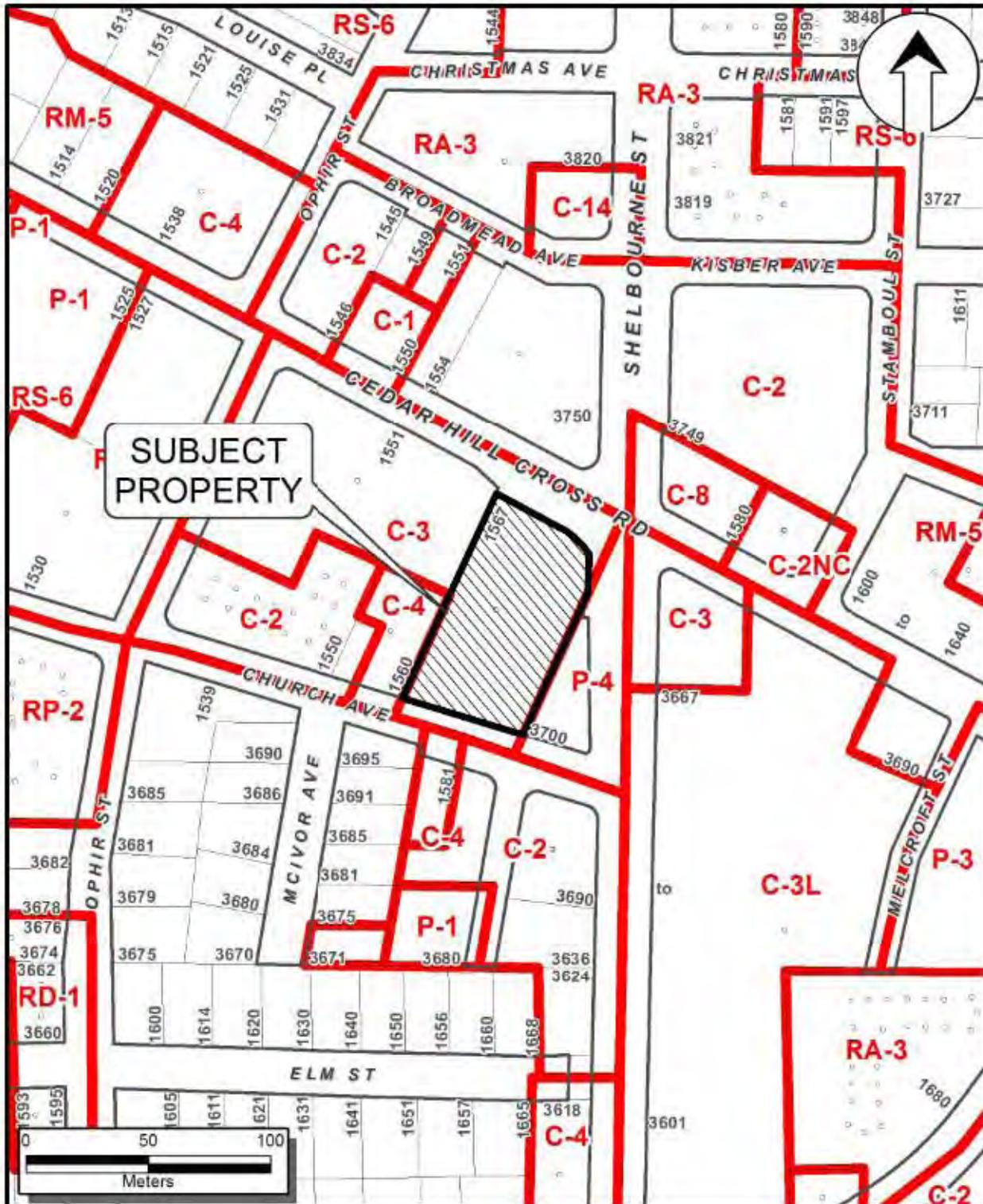


Figure 1: Context Map

Site Design

The property is relatively flat with any significant vegetation being located along the property perimeter. A small retaining wall and established vegetation delineates the public park from the adjacent commercial site. The park contains some picnic tables and benches within a grassy area that is surrounded by established vegetation and trees. The drive-through service lane is located along the eastern boundary, adjacent to the park. Immediately north of the park is a bus shelter. Stairs near the bus shelter provide pedestrian access to the restaurant.

The property was redeveloped in 2000 with approximately 672 m² of restaurant area, 367m² of retail area, and 82 parking spaces. In 2008 a minor amendment was approved to revise the drive-through layout and the total parking was reduced to 77 spaces. Based on air photos it appears that one parking space was never constructed as proposed, which may have been due to its proximity to a hydro kiosk, and two parking spaces were subsequently utilized to provide a larger garbage/recycling enclosure area with a safe access oriented away from vehicle movement areas. The current proposal would remove two additional parking spaces resulting in a total of 72 spaces, which meets the Zoning Bylaw requirement for a total of 53 parking spaces.

The proposed dual lane would be created by doubling the approximately 20 m length of the existing drive through lane. Landscaped islands would be used to separate the drive-through lanes from each other and the adjacent parking area.

Four types of information signs to serve the drive-through are proposed. The proposed signs are shown in Figure 3 with their locations noted on Figure 2. Signs would be sited within the landscaped islands to direct traffic and provide menu information. Two parking spaces used for serving drive through patrons would have identifying parking signs.

The proposal also includes the following on-site improvements:

- New patterned concrete to differentiate the pedestrian pathway crossing the drive-through lane from Shelbourne Street;
- A “pedestrian crossing” notice sign near the drive-through exit;
- A new bench for public seating added adjacent to the Church Avenue frontage;
- A bike rack would be added in the main open air foyer;
- Addition of a 1.2 m fence on top of an existing retaining wall between the drive-through lane and Gore Peace Memorial Park for screening and as a noise barrier;
- Safety bollards between the drive-through lane and adjacent parking area would be added; and
- Outside waste receptacles would be updated.

Initially the applicant proposed to plant infill landscaping to improve the vegetative screening along the property line between the site and Gore Peace Memorial Park. More recently, Parks and Recreation staff have been dealing with a number of nuisance issues in the park and more extensive changes to the park landscaping are being considered. At this time the landscaping work would primarily involve removal of an overgrown hedge, pruning of retained trees, installing new top soil and grass seed, repair/reactivation of an irrigation system, and infill planting as required to maintain a vegetative border. No existing trees would be removed. More extensive changes to the park are anticipated at the time road improvements to Shelbourne Street occur as part of implementing the Shelbourne Valley Action Plan.

Rather than complete landscaping improvements directly, the applicant has provided a cheque

for \$3,000 to contribute toward improvements for Gore Peace Memorial Park to be completed by Parks Staff. Responsibility for maintenance of the landscaping located on the private property would remain with the property owner.

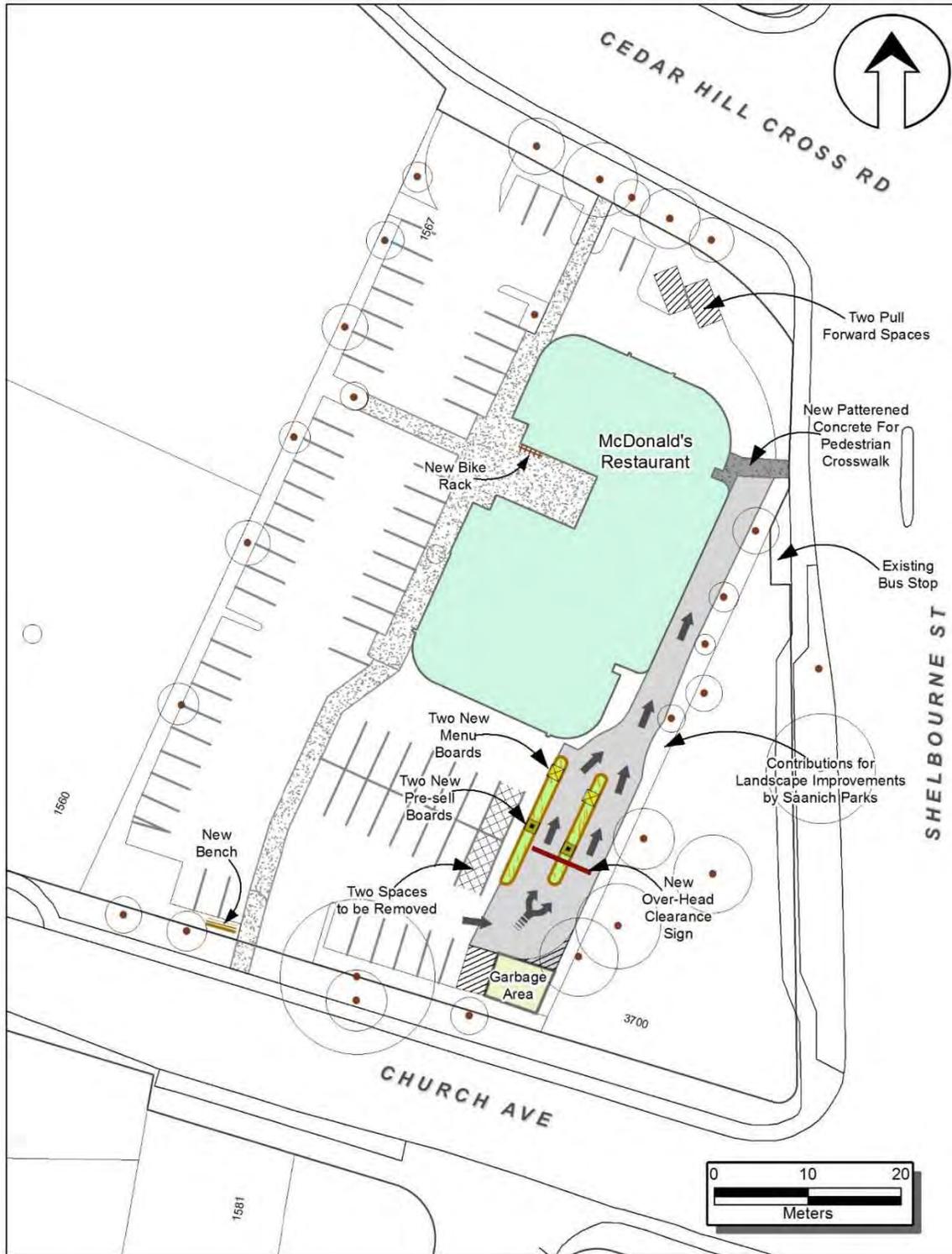
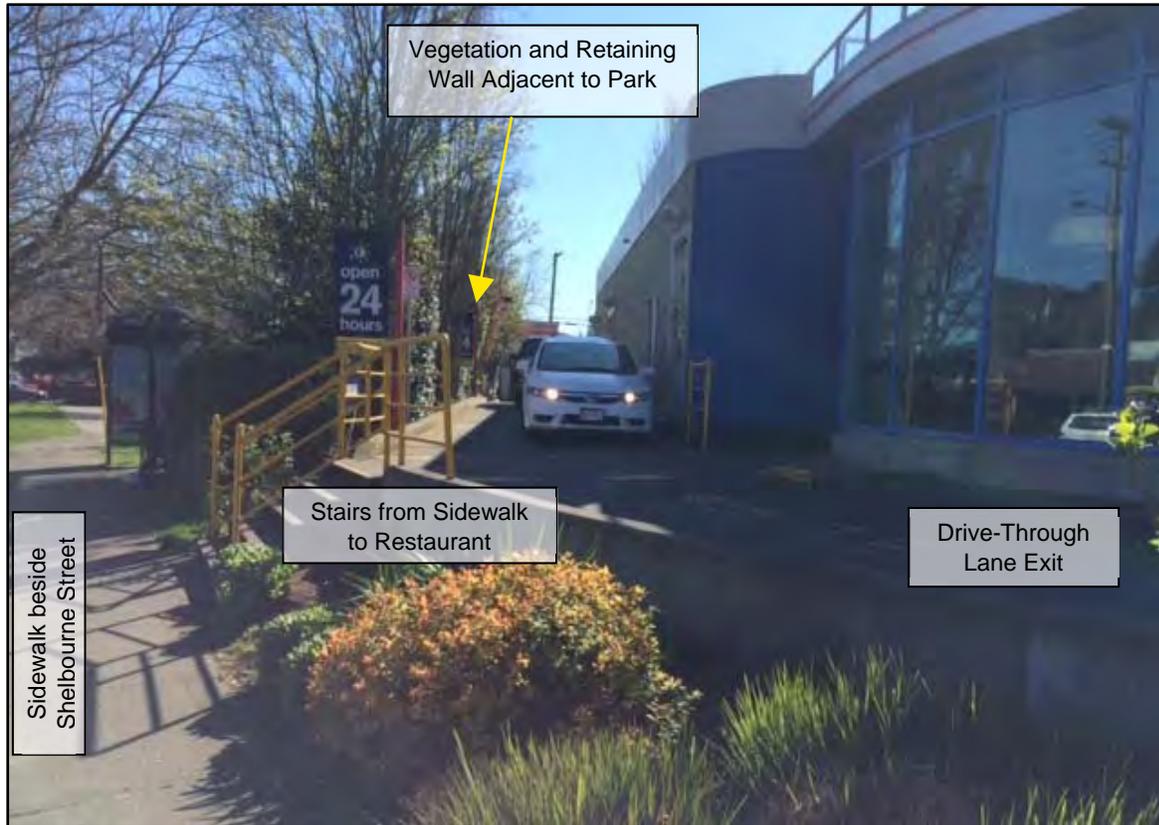


Figure 2: Site Plan

<p>Overhead Clearance Sign: 3.5 m high, 5.9 m wide Includes Illuminated mid-post sign box: 0.7 m high, 0.6 m wide</p>	<p>Illuminated Pre-sell Boards (2): 2.2 m high, 0.65 m wide</p>
<p>Illuminated Menu Boards (2): 2.2 m high, 2.8 m wide</p>	<p>Pull Forward Parking Signs (2): 1.5 m high, 0.36 m wide</p>

Figure 3: Associated Drive Thru Signs



Photograph 1: Looking South at Drive-Through Service Lane

Car Oriented Development

OCP policy (4.2.9.5) and the draft Shelbourne Valley Action Plan, policy (5.3.8) both discourage drive-through businesses. The policies note that the objectives are to reduce car idling and encourage pedestrian oriented developments. As an existing drive-through business the proposed amendment would not be in direct conflict with the policies.

From the applicant's perspective a dual lane drive-through would allow more orders to be processed more efficiently and alleviate vehicle congestion on the site. Wait time for customers would be reduced which would have a corresponding decrease in engine idling time. However, more efficient service may increase the number of vehicles served per day with a corresponding increase in aggregated car idling time.

Proposed improvements for car oriented service can be balanced with pedestrian or cycling improvements. With this proposal the applicant would be providing additional bicycle parking, improved pedestrian pathways and a public bench. The site is also in close proximity to public transit.

The subject property is also located within the Cedar Hill Neighbourhood "Centre" and Shelbourne Valley Action Plan Study Area where improvements to the pedestrian realm are anticipated as part of Capital improvement projects and new development.

CONSULTATION**Applicant**

The applicant held an open house on-site to get public input. Written comments were received by four attendees and the site plan was revised based on public input, particularly regarding a fence to screen Gore Peace Memorial Park and options for the public bench location.

Community Association

The application was referred to the Mount Tolmie Community Association on March 11, 2016. No comments have been received to date, although an informal response acknowledged that the applicant had made a presentation to the community association.

SUMMARY

The application is to amend the existing Development Permit to allow for a dual lane drive-through by reconfiguring the site and the existing single lane drive through. The dual lanes would provide side-by-side vehicle stacking through the ordering area, then would merge before the service area.

The current proposal would remove two parking spaces and includes four types of information signs to serve the drive-through. There are no proposed changes in land use or density with the amendment application.

In support of future improvements to be completed by our Parks Department, the applicant has provided a cheque for \$3,000 for improvements to Gore Peace Memorial Park as a community amenity.

RECOMMENDATION

That Development Permit Amendment DPA00870 be approved.

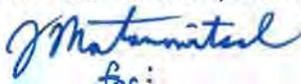
Report prepared by:


Andrea Pickard, Planner

Report prepared and reviewed by:


Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:


for:
Sharon Hvozdzanski, Director of Planning

APK/gv
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Attachment

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

ADMINISTRATOR'S COMMENTS:

I endorse the recommendations of the Director of Planning


Paul Thorkelsson, CAO

DISTRICT OF SAANICH

NO. DPA00870
AMENDS DPR98-0021

AMENDMENT TO DEVELOPMENT PERMIT

**TO: McDonald's Restaurants of Canada Limited, Inc. No. 33482A
4400 Still Creek Drive
Burnaby, BC V5C 6C6**

(herein called "the Owner")

1. This Development 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 Permit applies to the lands known and described as:

**Lot 1, Section 39, Victoria District, Plan VIP69109
1567 Cedar Hill Cross Road**

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By requiring the buildings and lands to be constructed and developed in accordance with the building plans prepared by IBI Group date stamped received June 30, 2016 and the sign plans prepared by Pattison Sign Group date stamped received March 8, 2016, copies of which are attached to and form part of this permit.
4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.
6. 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.
7. Notwithstanding the provisions of Section 6 of this Permit the following changes will be permitted and not require an amendment to this Permit:

- (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.
 - (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with the Director of Planning, or Manager of Current Planning in their absence.
 - (c) Where items noted under Section 7(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.
 - (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the landscape plans forming part of this Permit.
8. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.
9. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPALCOUNCIL ON THE

_____ DAY OF _____ 20 _____
ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk



Memo

To: Planning Department

From: Jagtar Bains – Development Coordinator

Date: March 15, 2016

Subject: Servicing Requirements for the Proposed Development

PROJECT: TO AMEND DPR98-0021 FOR A DUAL LANE DRIVE THRU, WITH VARIANCES REQUESTED.

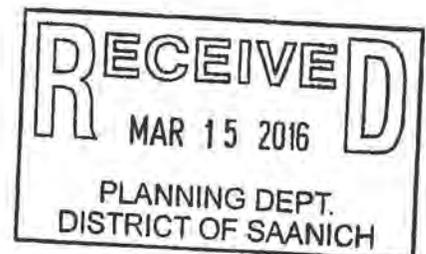
SITE ADDRESS: 1567 CEDAR HILL CROSS RD
PID: 024-540-102
LEGAL: LOT 1 SECTION 39 VICTORIA DISTRICT PLAN VIP69109
DEV. SERVICING FILE: SVS01999
PROJECT NO: PRJ2016-00141

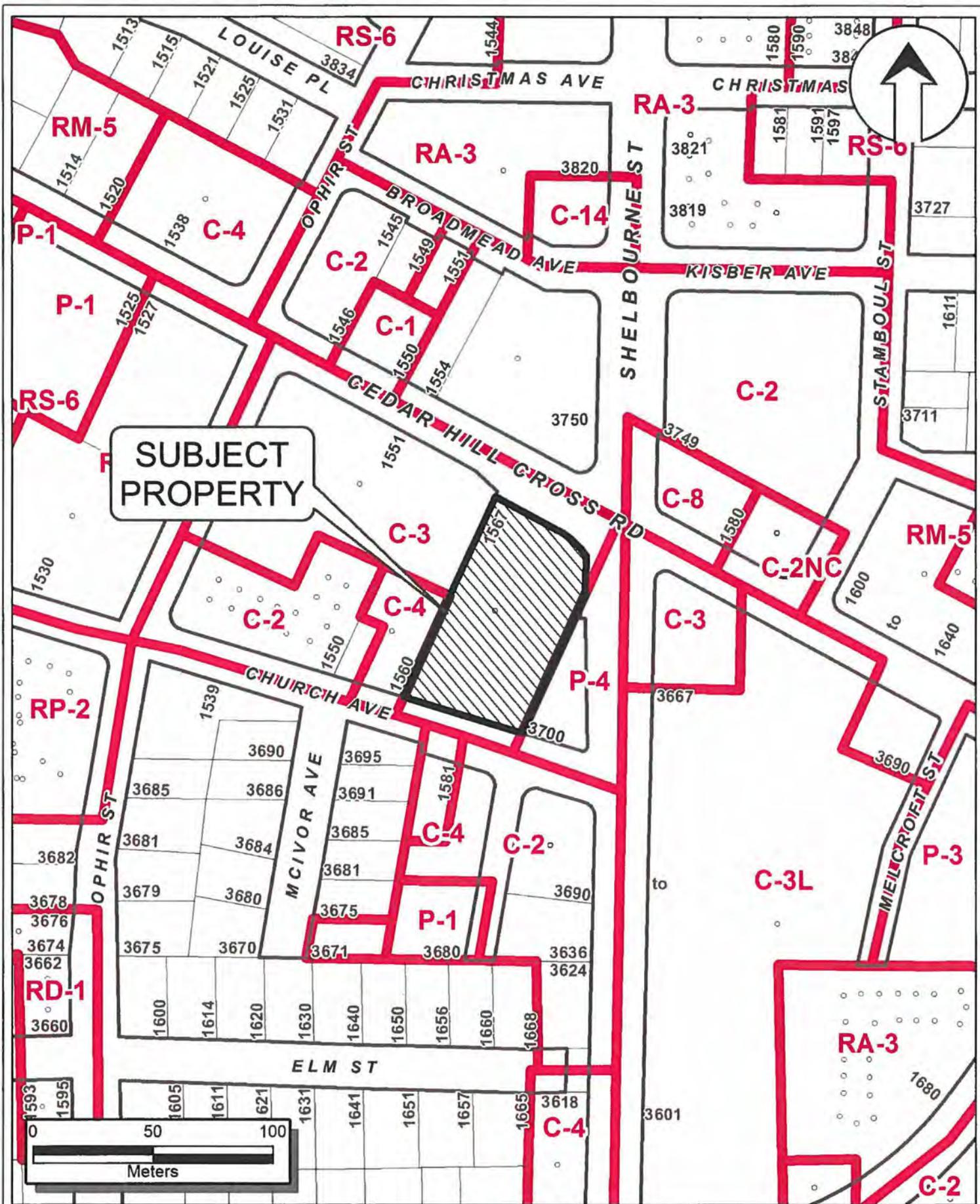
The above noted application for Development Permit Amendment has been reviewed.

There are no servicing requirements.

A handwritten signature in black ink, appearing to read "Jagtar Bains".

Jagtar Bains
 DEVELOPMENT COORDINATOR





2860-20

From: "lu.hogan" [redacted]
To: "Lisa Helps (Mayor)" <mayor@victoria.ca>
CC: <council@saanich.ca>
Date: 10/5/2016 5:51 PM
Subject: CRD Policy and McDonald's expansion on Cedar Hill X Road



My mistake Ms. Helps: i thought you were the CRD's Chair, but my questions remain:

Are you satisfied with how effective the CRD's No Idling policy has been?

What efforts have been made to advertise it to the public? In other regional districts, signs proliferate, but i've yet to see one in my decades of visiting the south island, and having lived here since 2012.

Further, as Director *what rationale do you have for increasing* *the opportunities* to create more pollution?

Many thanks for your thoughts about this — i've sent a similar email to the CRD Board.

fionnuala hogan
living in the CRD

POST TO	Gen	POSTED 6 2016
COPY TO	341	
INFORMATION	<input checked="" type="checkbox"/>	
REPLY TO WRITER	<input type="checkbox"/>	
REPORT	<input type="checkbox"/>	
FOR		
ACKNOWLEDGED	B. Helps	

On Wed, Oct 5, 2016 at 4:05 PM, Lisa Helps (Mayor) <mayor@victoria.ca> wrote:

- > I think you should write to the mayor of Saanich.
- >
- > Lisa Helps, Victoria Mayor
- > Message sent from iPhone to respond promptly. Please don't mind brevity!
- > 250-661-2708 (cell)
- >

> On Oct 5, 2016, at 3:21 PM, lu.hogan [redacted] wrote:

- >
- > Dear CRD Chief:
- >
- >
- > 1) How does this expansion fit with the CRD's "No-Idling" policy?
- >
- > 2) Why is Saanich considering the encouragement of more idling by adding
- > another lane to the already considerable list of locations where islanders
- > can pollute their way to restaurants and banks?
- >
- > A+W Restaurants (5)
- > 3335 Douglas Street
- > Victoria, BC V8Z 3L2
- >
- > 860 Esquimalt Road
- > Victoria, BC V9A 3M4
- >
- > 3667 Shelbourne Street

> Victoria, BC V8P 4H1
>
> 2430 Millstream Road
> Victoria, BC V9B 3R3
> 1778 Old Island Highway
> Victoria, BC V9B 1H8
>
> Kentucky Fried Chicken (1)
> 3140 Douglas St.
>
> Toronto Dominion Bank (1)
> (aka Canada Trust)
> 4000 Quadra Steet
>
> McDonalds (3)
>
> Vancity (1)
> Douglas + Finlayson
>
> Thanks very much for the opportunity to present my questions.
>
> sincerely,
> finu hogan
> saanich
>
> On Wed, Oct 5, 2016 at 2:55 PM, Lisa Helps (Mayor) <mayor@victoria.ca
> <mailto:mayor@victoria.ca>> wrote:
> Thanks for writing! I appreciate hearing from you. It's important to me
> that you know that I read each and every email that comes into this inbox
> personally. With the high volume of ideas and emails that come my way, I'm
> not always able to respond directly in a timely way. But, I don't want your
> email to go without action, so here are all the ways we can make sure you
> get the response and service you need:
>
> · If you'd like to request a meeting, email Danielle at
> dstjacques@victoria.ca<mailto:dstjacques@victoria.ca><mailto:
> dstjacques@victoria.ca<mailto:dstjacques@victoria.ca>>
> · If you'd like to come to my Community Drop In, please visit
> www.victoria.ca/dropin<http://www.victoria.ca/dropin><http://
> /www.victoria.ca/dropin> to see the schedule or call 250.361.0200<tel:
> 250.361.0200>
> · If you'd like to invite me to speak at an event, email Danielle
> at dstjacques@victoria.ca<mailto:dstjacques@victoria.ca><mailto:
> dstjacques@victoria.ca<mailto:dstjacques@victoria.ca>>
> · If you're sending us feedback on a proposed development in your
> neighbourhood please write to mayorandcouncil@victoria.ca<mailto:
> mayorandcouncil@victoria.ca><mailto:mayorandcouncil@victoria.ca<mailto:
> mayorandcouncil@victoria.ca>>
> · If you have an issue with Parking, email
> parkingservices@victoria.ca<mailto:parkingservices@victoria.ca><mailto:
> parkingservices@victoria.ca<mailto:parkingservices@victoria.ca>> or call
> 250.361.0260<tel:250.361.0260>
> · If you need attention from our Engineering department, including
> Transportation, email eng@victoria.ca<mailto:eng@victoria.ca><mailto:eng@
> victoria.ca<mailto:eng@victoria.ca>> or call 250.361.0300<tel:250.361.0300
> >

> · If you need attention from our Public Works department, email
> pw@victoria.ca<mailto:pw@victoria.ca><mailto:pw@victoria.ca<mailto:pw@victoria.ca>> or call 250.361.0400<tel:250.361.0400>
> · If you need attention from our Parks department, email
> parks@victoria.ca<mailto:parks@victoria.ca><mailto:parks@victoria.ca
> <mailto:parks@victoria.ca>> or call 250.361.0500<tel:250.361.0500>
> If your email was regarding any of the above, I will assume you have
> emailed the appropriate department and will let our wonderful staff reply
> and help you out. If you don't get what you need and/or still need a reply
> from me personally, please write again! For a full list of City
> departments, visit our Department Directory here:
> <http://www.victoria.ca/EN/meta/contact/department-directory.html>
>
> Thanks for all you do to help make Victoria great,
>
> Lisa
>
> --
> Lisa Helps, Victoria Mayor
> www.lisahelpsvictoria.ca<<http://www.lisahelpsvictoria.ca>>
> 250-661-2708<tel:250-661-2708>
> @lisahelps
>
> "Cities have the capability of providing something for everybody only
> because, and only when, they are created by everybody."
> - Jane Jacobs
>
>

2860-20



From: "lu.hogan" [redacted]
To: ClerkSec <clerksec@saanich.ca>
CC: Lisa Helps <LHelps@victoria.ca>
Date: 10/5/2016 3:02 PM
Subject: McDonald's Drive-Through Expansion

To Whom It May Concern

Unable to attend the Council meeting, my questions are:

- 1) How does this expansion fit with the CRD's "No-Idling" policy?
- 2) Why is Saanich considering the encouragement of more idling by adding another lane to the already considerable list of locations where islanders can pollute their way to restaurants and banks?

A+W Restaurants (5)
3335 Douglas Street
Victoria, BC V8Z 3L2

860 Esquimalt Road
Victoria, BC V9A 3M4

3667 Shelbourne Street
Victoria, BC V8P 4H1

2430 Millstream Road
Victoria, BC V9B 3R3
1778 Old Island Highway
Victoria, BC V9B 1H8

Kentucky Fried Chicken (1)
3140 Douglas St.

Toronto Dominion Bank (1)
(aka Canada Trust)
4000 Quadra Steet

McDonalds (3)

Vancity (1)
Douglas + Finlayson

Thanks very much for the opportunity to present my questions.

sincerely,
finu hogan
saanich

OCT 06 2016

POST TO	Gen	POSTED
COPY TO	SH ✓	
INFORMATION	<input checked="" type="checkbox"/>	
REPLY TO WRITER	<input type="checkbox"/>	
COPY RESPONSE TO LEGISLATIVE DIVISION		
REPORT	<input type="checkbox"/>	
FOR		
ACKNOWLEDGED	BMud ✓	



From: "lu.hogan"
To: <Debra.Hopkins@saanich.ca>, Lisa Helps <LHelps@victoria.ca>
Date: 10/5/2016 2:55 PM
Subject: Fwd: 1567 Cedar Hill Cross Rd - Development Permit Amendment
Attachments: 1567 Cedar Hill Cross Rd.pdf

Hi Debra

I do appreciate receiving this, however, it's a mystery to me how McD's expansion is being considered within the context of the CRD's mythical "No-Idling" policy.

Such explanation would be very much appreciated.
finu hogan
saanich resident hoping for a *real* "no idling" policy

----- Forwarded message -----

From: Debra Hopkins <Debra.Hopkins@saanich.ca>
Date: Wed, Oct 5, 2016 at 2:29 PM
Subject: 1567 Cedar Hill Cross Rd - Development Permit Amendment
To:

POST TO	POSTED
COPY TO	
INFORMATION	<input type="checkbox"/>
REPLY TO WRITER	<input type="checkbox"/>
REPORT	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	
FOR	
ACKNOWLEDGED:	

The attached item will be considered at the Committee of the Whole Meeting on *Monday, October 17, 2016* The meeting commences at 7:00 p.m. in the Council Chambers, Saanich Municipal Hall. You are welcome to attend and will be given an opportunity to make a 5 minute presentation to Council.

Written correspondence received up to 4:00 p.m. the day of the meeting will be copied to Council for their consideration. Correspondence should be sent to clerksec@saanich.ca. All correspondence submitted to the District of Saanich in response to this E-mail will form part of the public record and will be published in a meeting agenda.

Please advise if you are unable to read the attachment.

Kind regards,

Debra

Debra Hopkins, MA

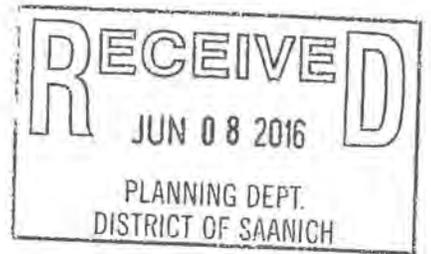
Senior Committee Clerk
Legislative Services
Legislative Division
District of Saanich
770 Vernon Ave
Victoria BC V8X 2W7

t. 250-475-5494 ext.3506
f. 250-475-5440
debra.hopkins@saanich.ca
www.saanich.ca

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Please consider the environment before printing this e-mail.

#15
#15



Thank you for attending our public open house! Your comments and feedback are important to us.

Please provide your comments below:

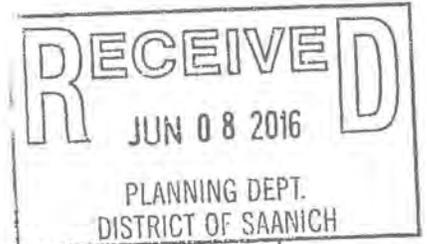
1. As someone who has used the benches at Gore Park - the park is a very unpleasant place to sit in because of the noise from both Shelbourne, traffic and the noise/din of the traffic at the McDonald's drive through. A sound barrier is essential to make park use a more pleasant experience. Some "gentle" night lighting will provide help enhance security at night

(2) Benches on Church Avenue will provide an amenity for the seniors in the area who prefer to use

If you would like to provide any additional feedback, please contact Wesley Gentle at wesley.gentle@ca.mcd.com or 604-293-4875

~~Ch~~ Church Ave rather than Cedar Hill because it is less steep.

#7



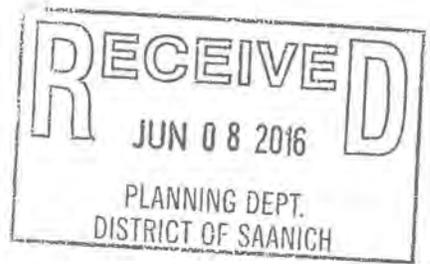
Thank you for attending our public open house! Your comments and feedback are important to us.

Please provide your comments below:

IMPROVE THE WALKWAY TO CHURCH AVE.
MAYBE HIGHLIGHT THE PATHWAY?

IT'S A BIT CONFUSING WHEN CARS ARE
ENTERING THE PARKING LOT ON THE WEST SIDE.

If you would like to provide any additional feedback, please contact Wesley Gentle at wesley.gentle@ca.mcd.com or 604-293-4875



Thank you for attending our public open house! Your comments and feedback are important to us.

Please provide your comments below:

1) Nice coffee - thanks

2) Search on Cedar Hill X Road near you with a good idea. Many older people struggle along in this area.

3) I am pleased to hear that the menu board will be lower.

4) I am also pleased to see that the "double" line of cars will only be part way - then merge ie NOT (2) full lanes all the way.

5) I look forward to improved "Screeners" on the SHERBOURNE side. (NOTE) my ONLY concern (for years since the site opened) has been the headlights in my face from the first car/vehicle in the lineup - ie glare in my eyes as I drive past *

If you would like to provide any additional feedback, please contact Wesley Gentle at wesley.gentle@ca.mcd.com or 604-293-4875

* EMAIL me if not clear

PS Do you have CUSTOMERS WHO CANNOT CLIMB THE STAIRS?

ClerkSec - Re: Development Permit for McDonalds @ Shelbourne + Cedar Hill Road

From: "lu.hogan" [redacted]
To: ClerkSec <ClerkSec@saanich.ca>
Date: 5/20/2016 4:59 PM
Subject: Re: Development Permit for McDonalds @ Shelbourne + Cedar Hill Road

gm - full - st

APK

Thanks so much for your response.

By my reckoning, below is a list of drive-thru's in the Victoria area which i've identified.

If it's a CRD ruling, it should be for all municipalities, right?

cheers
finu
(gasp,gasp)

A+W Restaurants (5)

3335 Douglas Street
Victoria, BC V8Z 3L2

860 Esquimalt Road
Victoria, BC V9A 3M4

3667 Shelbourne Street
Victoria, BC V8P 4H1

2430 Millstream Road
Victoria, BC V9B 3R3

1778 Old Island Highway
Victoria, BC V9B 1H8

POST TO	CPN	POSTED	MAY 25 2016
COPY TO	ST		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION REPORT	<input type="checkbox"/>		
FOR	HBM		
ACKNOWLEDGED			

Kentucky Fried Chicken (1)

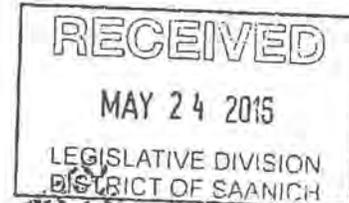
3140 Douglas St.

Toronto Dominion Bank (1)

(aka Canada Trust)
4000 Quadra Steet

McDonalds (3)

can't find the email from McD's, but beside the View Royal shopping centre (i think that's its name, it's the one with Country Grocer) the McD's drive-thru has always had lineups when i've been there every week or so, pretty awful



On Fri, May 20, 2016 at 2:42 PM, ClerkSec <ClerkSec@saanich.ca> wrote:
Good Afternoon:

Receipt is acknowledged of your recent correspondence to Mayor and Council. Please be assured that your correspondence has been brought to the attention of Mayor and Councillors and referred to appropriate municipal staff for information.

If further information is required, please email back to this address, or call the Legislative Division at 250-475-1775, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, except statutory holidays.

Regards,
Legislative Division

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

t 250-475-1775
f 250-475-5440
clerksec@saanich.ca
www.saanich.ca

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Please consider the environment before printing this e-mail

>>> "lu.hogan" [REDACTED] 5/18/2016 4:36 PM >>>

Dear Saanich Council Members

Dear McDonald's

Having had the amazing good fortune to be able to relocate to this beautiful city from the affluenza-afflicted Vancouver of my youth, i've been disappointed to find we are not a "no-idling" city. This concept is alive and well in Greater Vancouver and many other cities, and reflects a wish in society to keep our air quality at the highest level possible. It's my hope that such a policy can be implemented here on the Island for the same reason.

So, as you can guess, i am not a fan of "drive-thru's". Not for moral reasons, i'm not judging anyone wishing to use them. But the fact that they line up — big long lineups — at the location in question, but also at the A+W further up Shelbourne — it's actually disgusting for anyone who appreciates the no-idling policy. The fumes from the lineup, and the noise of the idling. So wasteful.

Living just up the street on Church at Cedar Hill Road, i do appreciate not being able to have to smell the awful fast-food smells emanating from McD's. The winds must be in my favour. It's bad enough to have to walk past the place with all the paper detritus which collects on Church Avenue.

So, please don't do anything to make the McD's site any larger or more smelly than it already is.

Many thanks
f. m. hogan
church avenue

Planning - Saanich Folder No: DPA00870

From: "Marlene Bergstrom" [REDACTED]
To: <planning@saanich.ca>
Date: 3/28/2016 2:17 PM
Subject: Saanich Folder No: DPA00870

Greetings,

The Mount Tolmie Community Association (MTCA) is in receipt of the copy of application for development at: McDonald's at 1567 Cedar Hill X Road.

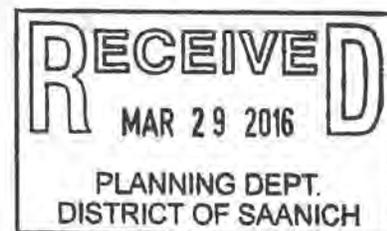
Although the applicant has made a presentation to the MTCA Board of Directors we are not in a position to make a response to this application until appropriate community consultation has taken place in the form of an Open House. And at which time we will ask to receive a copy of any community comments and reports so we may be fully aware of any concerns or other amenity recommendations.

Please do not hesitate to contact me if you require further information or comment from the MTCA.

Regards,

Marlene

Marlene Bergstrom, CC, CL, ACB
President, MTCA and Vice-Chair, Shelbourne Community Kitchen
[REDACTED]



ENTERED
IN CASE