



## AGENDA

For the Council Meeting to be Held  
In the Council Chambers  
Saanich Municipal Hall, 770 Vernon Avenue  
**MONDAY, DECEMBER 19, 2016, 7:30 P.M.**

### A. ADOPTION OF MINUTES

1. Special Council meeting held December 12, 2016
2. Council meeting held December 12, 2016
3. Committee of the Whole meeting held December 12, 2016

### B. RATIFICATION OF PERMIT APPROVAL

1. **671 AGNES STREET, 664 & 670 HESS CRESCENT – REZONING AND DEVELOPMENT PERMIT AMENDMENT**

**P. 3** Final reading of "Zoning Bylaw, 2003, Amendment Bylaw, 2016, No. 9400" and approval of **Development Permit Amendment DPA00792**. To rezone from Zone RS-6 (Single Family Dwelling) to Zone P-1 (Assembly) to construct a new gymnasium at Pacific Christian School.

### C. PUBLIC INPUT (ON BUSINESS ITEM D)

### D. RESOLUTIONS FOR ADOPTION

1. **BRAEFOOT COMMUNITY ASSOCIATION**

**P. 4** Report of the Director of Finance dated December 12, 2016 recommending that Council authorize staff to execute an agreement for an interest free loan to the Braefoot Community Association for renovations to the facility at 1359 McKenzie Avenue in an amount of \$100,000 incorporating the terms outlined in the report.

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

## AGENDA

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

1. **3170 TILLICUM ROAD – DEVELOPMENT PERMIT AMENDMENT**

**P. 8** Report of the Director of Planning dated November 25, 2016 recommending that Council approve Development Permit Amendment DPA00890 to allow for two enclosed outdoor storage and display areas for Lowe's Home Improvement Warehouse store at Tillicum Shopping Centre. A Zoning Bylaw variance is requested for a reduction in the number of parking stalls.

2. **814 MANN AVENUE – DEVELOPMENT PERMIT AND REZONING**

**P. 21** Report of the Director of Planning dated December 8, 2016 recommending that Council support Option 2 as outlined in the report and postpone further consideration of the application to allow the applicant to reconsider the proposed parking configuration for a proposed conversion of an existing single family dwelling into a duplex. Variances are requested for: non-basement area, the combined side yard setback, allowable projections, and the interior side yard setback for two accessory buildings.

3. **2003 REGIONAL GROWTH STRATEGY – PROPOSED AMENDMENT TO REGIONAL URBAN CONTAINMENT AND SERVICING POLICY AREA**

**P. 61**

Report of the Director of Planning dated December 9, 2016 recommending that Council not support Bylaw 4124, Capital Regional District Growth Strategy Bylaw No. 1, 2002 Amendment Bylaw No. 2, 2016.

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

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS

cncl Dec 19/16



LEGISLATIVE SERVICES

Mayor  
Councillors  
Administrator

Council  
Administration  
Media

# Memo

**To:** Mayor and Councillors  
**From:** Donna Dupas, Legislative Manager  
**Date:** December 15, 2016  
**Subject:** **671 Agnes Street, 664 & 670 Hess Crescent – Final Reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2016, No. 9400” and Approval of Development Permit Amendment**

File: 2870-30 Agnes

At a Public Hearing held October 25, 2016, Council gave second and third reading to the above noted bylaw. Final reading of the bylaw was withheld pending approval from the Ministry of Transportation and Infrastructure.

Please note that there are no outstanding items to be addressed and Council is requested to

- give final reading to the “Zoning Bylaw, 2003, Amendment Bylaw, 2016, No. 9400” to rezone the subject property from Zone RS-6 (Single Family Dwelling) to Zone P-1 (Assembly); and
- approve Development Permit Amendment DPA00792.

This item is scheduled for the Council Meeting on December 19, 2016. If you have any questions please contact me at extension 3500.

A handwritten signature in blue ink, appearing to read "DDupas", written over the printed name of Donna Dupas.

Donna Dupas,  
Legislative Manager

dh

cc: Paul Thorkelsson, CAO  
Sharon Hvozdzanski, Director of Planning  
Harley Machielse, Director of Engineering

**CM  
B.1**

1410-04  
xref: 5690-30

Council Dec 14 2016



# The Corporation of the District of Saanich

## Report

Mayor  
Councillors  
Administrator

Council  
Administration  
Media

**To: Mayor and Council**

**From: Valla Tinney, Director of Finance**

**Date: December 12, 2016**

**Subject: Braefoot Community Association – Request for Interest Free Loan**

### PURPOSE

The purpose of this report is to obtain approval to execute the interest free loan agreement with the Braefoot Community Association (the Association).

### BACKGROUND

At the October 17<sup>th</sup> meeting of Council the following resolution was passed:

That council endorse the \$100,000 interest free loan to the Braefoot Community Association subject to statutory public notification.

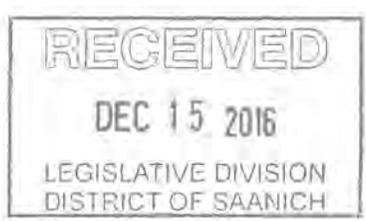
### DISCUSSION

The District has now conducted the statutory public notification. No comments were received from the public on the matter. An agreement has been drafted and the Association has confirmed their acceptance of the terms. Staff are currently obtaining a legal review to ensure the wording related to placing the funds in trust are appropriate. Minor changes to the agreement may result from this review.

### RECOMMENDATION

That Council authorize staff to execute an agreement for an interest free loan to the Braefoot Community Association for renovations to the facility at 1359 McKenzie Ave in an amount of \$100,000 incorporating the following terms:

1. Funds to be held "in trust" pending approval of Federal funding
2. \$50,000 repayment upon receipt of federal grant funding
3. Four (4) semi-annual installments of \$12,500 over the two years following completion of the project; commencing no later than June 2018.



CM  
D.1

Prepared by: Valla Tinney  
Valla Tinney, Director of Finance

Attachment: Draft interest free loan agreement with Braefoot Community Association

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

  
Paul Thorkelsson  
Chief Administrative Officer

**LOAN AGREEMENT  
FOR THE BRAEFOOT COMMUNITY CENTRE RENOVATION  
PROJECT**

THIS AGREEMENT made the        day of        , 20\_\_.

**BETWEEN:**        **DISTRICT OF SAANICH**  
770 Vernon Avenue  
Victoria, B.C. V8X 2W7  
(herein called "Saanich")        **OF THE FIRST**

**PART**

**AND:**        **BRAEFOOT COMMUNITY ASSOCIATION**  
1359 McKenzie Avenue  
Victoria, B.C. V8P 2M1        **OF THE SECOND**

**PART**

(herein collectively called "The Borrowers")

1. Saanich hereby agrees, subject to confirmation of successful application to the Federal Government for a Canada 150 Grant, to loan to the Borrowers an amount in the sum of ONE HUNDRED THOUSAND DOLLARS (\$100,000)
2. The balance will be forwarded upon execution of the agreement to the Borrowers and will be held in Trust with an agreed upon legal firm. If the application to the Federal Government for a Canada 150 Grant is unsuccessful, the full amount plus any interest earned thereon shall be returned to the District within 10 working days of notification from the Federal Government.
3. The Borrowers shall use the loaned amount for renovations to the Braefoot Community Centre at 1359 McKenzie Avenue, Victoria.
4. The Borrowers shall repay the loan, without interest:
  - a. \$50,000 upon receipt of federal grant funding
  - b. four (4) semi-annual installments of \$12,500 over the two years following completion of the project, but for certainty, commencing no later than June 2018.

IN WITNESS WHEREOF this agreement has been executed by the parties hereto as of the date and year first written above.

**DISTRICT OF SAANICH**

**BRAEFoot COMMUNITY ASSOCIATION**

\_\_\_\_\_  
Valla Tinney, FCPA, FCGA  
Director of Finance

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Name:

DRAFT

1410-7877  
2850-RA Tillicum

CW Dec 19/16



# The Corporation of the District of Saanich

Mayor  
Councillors  
Administrator

Council  
Administrator  
Media

## Report

**To:** Mayor and Council  
**From:** Sharon Hvozdanski, Director of Planning  
**Date:** November 25, 2016  
**Subject:** Development Permit Amendment Application  
File: DPA00890 • 3170 Tillicum Road

### PROJECT DETAILS

**Project Proposal:** The applicant is proposing an amendment to Development Permit DPR98-00002 to allow for two enclosed outdoor storage and display areas for Lowe's Home Improvement Warehouse Store at Tillicum Shopping Centre. A Zoning Bylaw variance for a reduction of the number of parking stalls is also requested.

**Address:** 3170 Tillicum Road

**Legal Description:** Lot 1, Section 13, 14, 15, 15A, & 80, Victoria District, Plan 32836

**Owner:** Riokim Holdings (Tillicum Centre) Inc.

**Applicant:** KWA Site Development Consulting

**Parcel Size:** 11.95 ha

**Existing Use of Parcel:** Shopping Centre

**Existing Use of Adjacent Parcels:**  
North: Apartment (RA-1) & Commercial (C-3, C-3B, C-8)  
South: Recreation Centre (P-4HR)  
East: Residential (RS-6) & Apartment (RA-3, RM-6, C-15)  
West: Park (P-4N)

**Current Zoning:** Shopping Centre/Major Liquor Retail Store (C-3L)

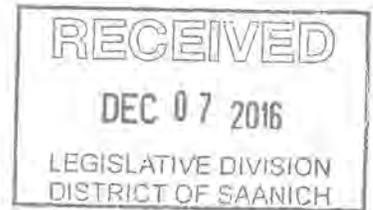
**Minimum Lot Size:** N/A

**Proposed Zoning:** No Change

**Proposed Minimum Lot Size:** N/A

**Local Area Plan:** Tillicum

**LAP Designation:** Commercial

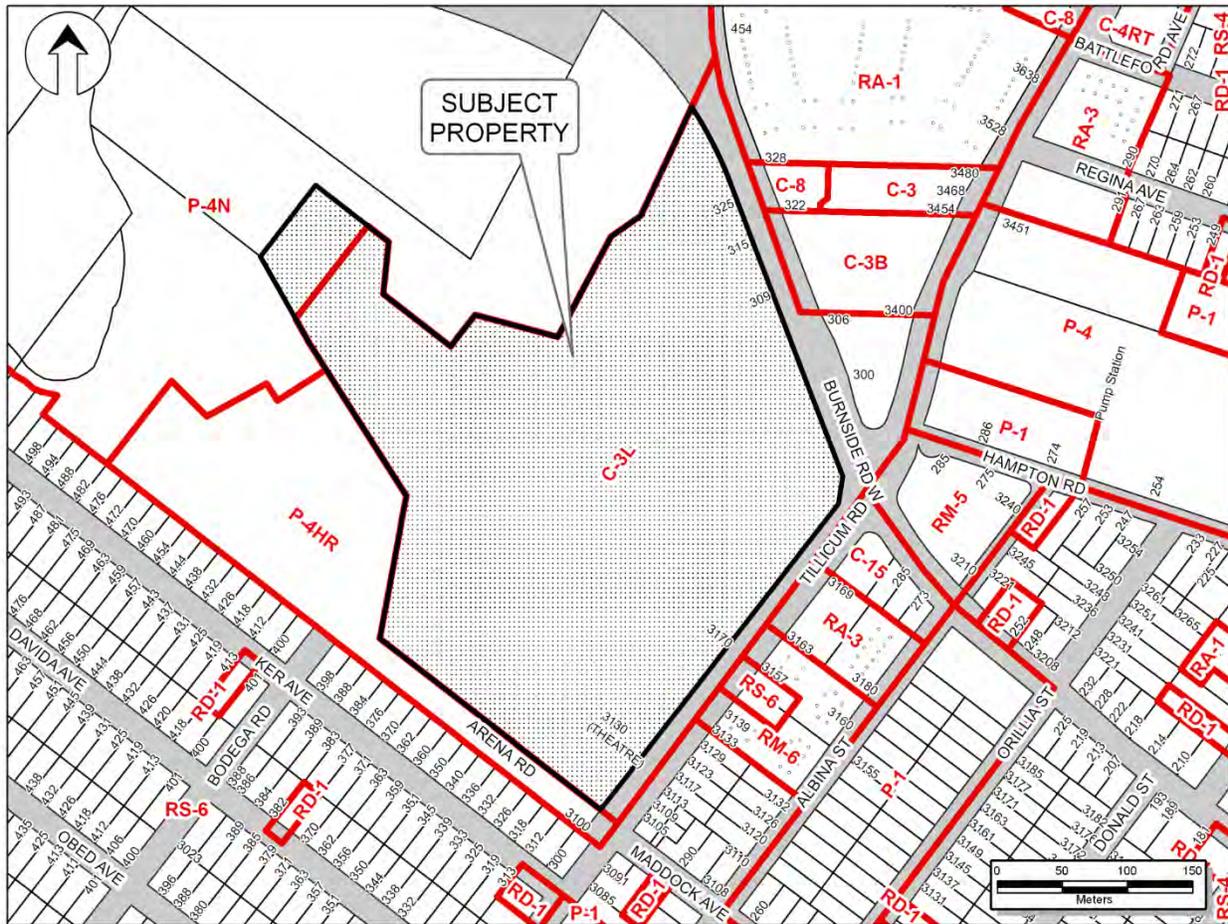


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**Community Assn Referral:** Gorge Tillicum Community Association • Referred September 21, 2016 – No response received to date.

**PROPOSAL**

The applicant is proposing an amendment to Development Permit DPR98-00002 to allow for two enclosed outdoor storage and display areas for Lowe’s Home Improvement Warehouse Store at Tillicum Shopping Centre. A Zoning Bylaw variance for a reduction of the number of parking stalls is also requested.



**Figure 1: Context Map**

**Background**

On November 16, 2015 Council approved and issued amendment DPA00848 to Development Permit DPR98-00002 to convert the Tillicum Shopping Centre retail space vacated by Target to a new Lowe’s Home Improvement Warehouse Store. Traditionally, Lowe’s stores include areas for outdoor storage, sales, and shed and trailer display. At that time, the applicant opted not to include these outdoor storage areas as part of the proposal, pending discussions with the shopping centre owner as it would displace existing parking, thereby requiring a further parking variance. Tenant Improvements are completed and the Lowe’s store opened in November 2016. The applicant has now finalized plans for outdoor storage areas, location of cart corrals, and provision of contractor loading spaces.

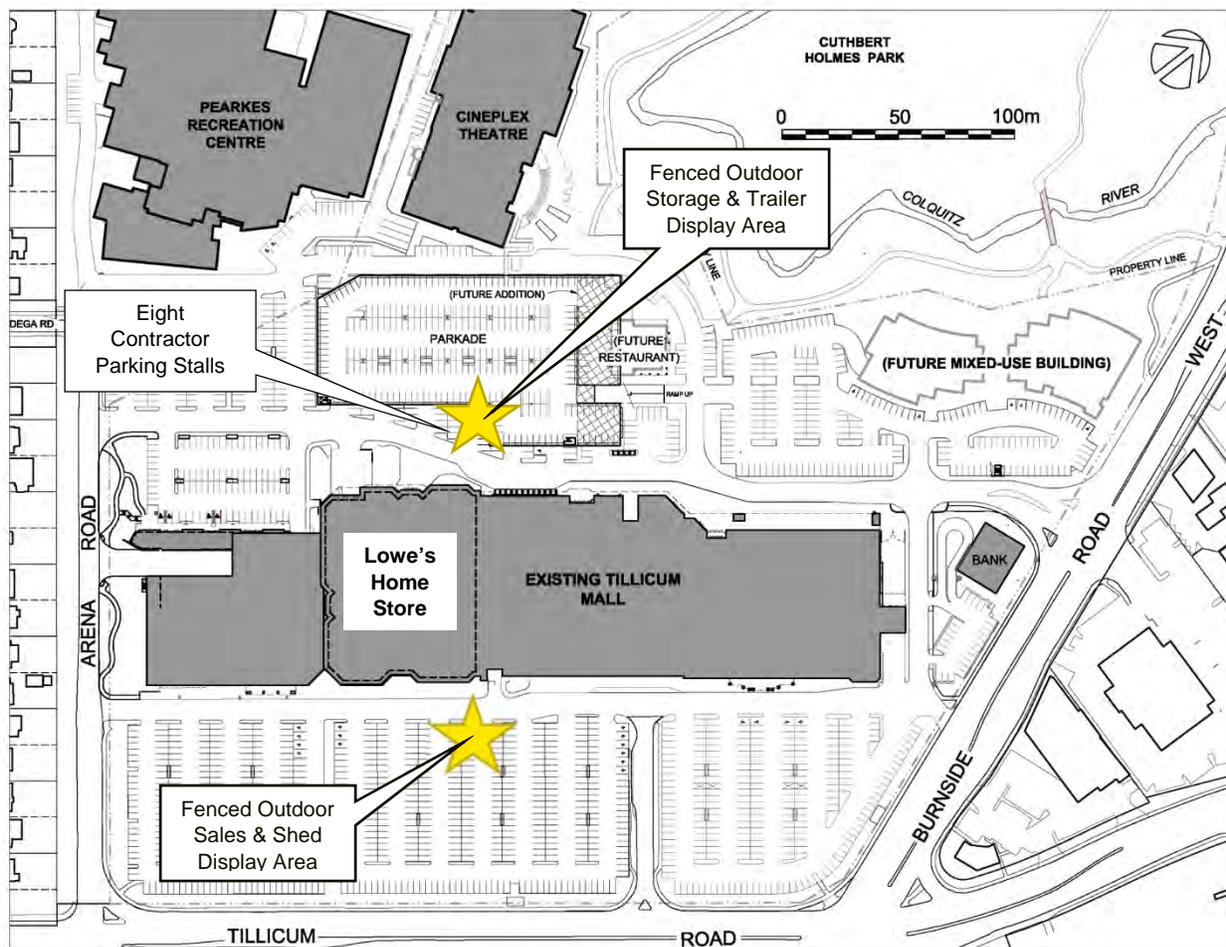


Figure 2: Overall Site Plan

## PLANNING POLICY

### Official Community Plan (2008)

- 4.2.3.1 “Focus new multiple family residential, commercial, institutional, and civic development in Major and Neighbourhood ‘Centres’, as indicated on Map 4.”
- 4.2.3.2 “Support development in ‘Centres’ and ‘Villages’ that:
- encourage diversity of lifestyle, housing, economic and cultural opportunities;
  - concentrate the greatest densities of residential and employment activity near the centre or focal area of each Centre/Village and locate lower densities and building heights near the periphery;
  - complement and integrate new development with adjacent existing development;
  - create or enhance the node’s unique ‘sense of place’.”
- 4.2.3.7 “Support the following building types and land uses in Major and Neighbourhood ‘Centres’:
- Commercial and Mixed-Use (generally up to eight storeys)”

**Tillicum Local Area Plan (2000)**

- 10.1 “Support initiatives by the community association, interested residents, commercial property owners and business operators to strengthen the ‘urban village’ concept for the Gorge/Tillicum commercial area.”

The Local Area Plan also makes reference to the Tillicum-Burnside Streetscape Action Plan.

**Tillicum Road Development Permit Area Guidelines**

The proposed development would be subject to the guidelines for the Tillicum Road Development Permit Area.

Relevant “Form and Character” considerations include:

- Buildings designed to a human scale to create opportunities for street level social interaction and a vibrant and safe pedestrian environment;
- Buildings to be treated as an integral component of the streetscape with windows that face the street, street level entrances, and special paving, or architectural/landscape features to create a seamless interface with the street;
- Pedestrian networks, through and adjacent to the site to welcome people, encourage pedestrian activity, and integrate with and link to larger public spaces and the surrounding neighbourhood;
- Architecture should be of high quality that is contemporary and authentic.

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**DISCUSSION****Neighbourhood Context**

The 11.95 ha site is situated between Tillicum Road and Burnside Road West, just south of the Trans-Canada Highway. Tillicum Shopping Centre is a regional commercial centre offering retail services to residents in Greater Victoria. Adjacent uses include Cuthbert Holmes Park, Pearkes Recreation Centre, and the Silver City theatre complex.

**Location and Design**

An outdoor sales and shed display area is proposed within the parking area on the south-east side of the store. This area would be used for seasonal garden and shed and trailer display which is typical of Home Improvement uses. A similarly designed outdoor sales and trailer storage area is proposed to the rear or north-west side of the store adjacent to the parking structure. Both areas would be secured with a 2.4 m (8.0 ft) high black galvanized steel frame and steel wire mesh fence. Potted shrubs would be placed on the inside of the fence for additional screening. The proposed areas would not interfere with vehicle or pedestrian circulation on the site.

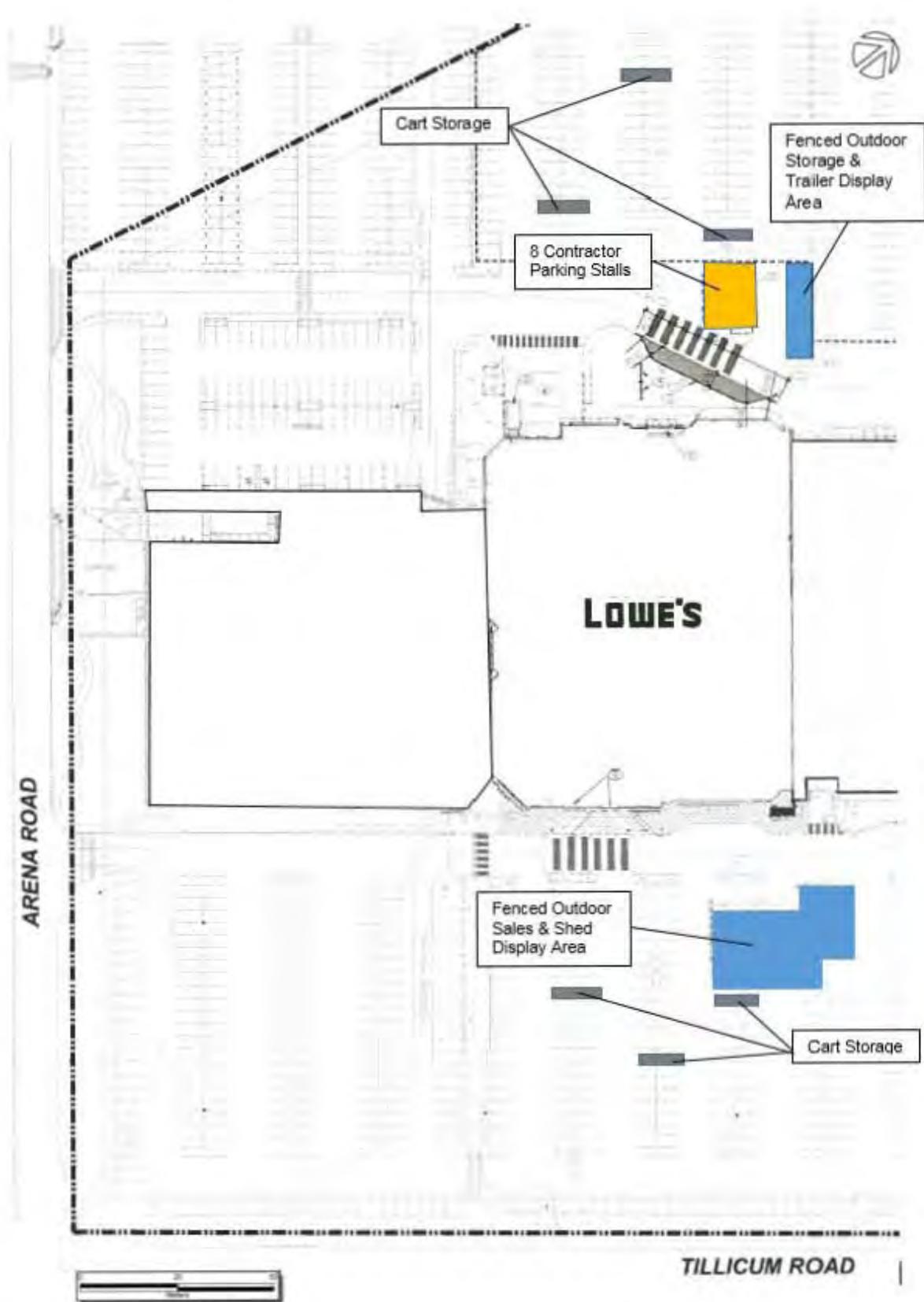
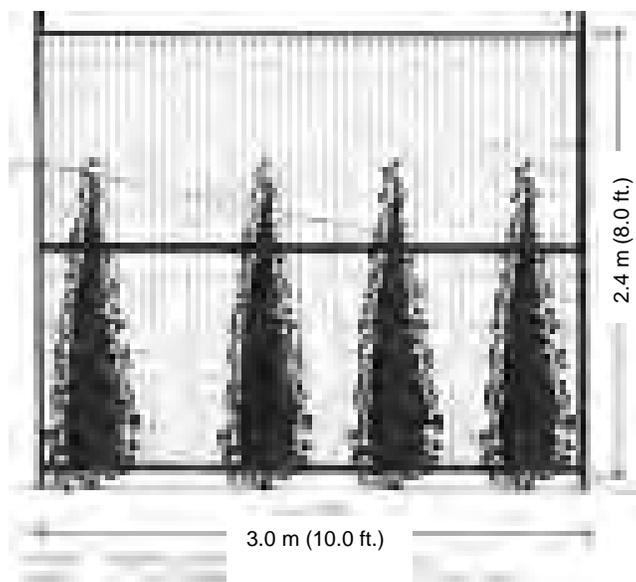


Figure 3: Location of Outdoor Storage Areas and Cart Corrals



**Figure 4: Proposed Fence Design**

### **Requested Variance**

The applicant has requested a further parking variance for the Tillicum Shopping Centre of 32 stalls to accommodate the proposed outdoor storage and display areas, contractor parking, and cart corrals for Lowe's Home Improvement Warehouse Store. Parking variances have previously been granted for the shopping centre totalling 818 stalls. This includes a parking variance of 226 spaces granted for the proposed residential component which is yet to be constructed. The additional request would bring the total variance granted for the shopping centre site to 850 stalls leaving a total of 2193 parking stalls to serve the entire site.

The provision of parking is a fine balance of ensuring that sufficient parking is available for commercial enterprise and residential units, while at the same time not providing excessive and wasteful parking that is vacant much of the time. A parking use study undertaken in 2007 in support of a Development Permit Amendment application for multi-family housing and additional commercial floor area on the site indicated that, with the exception of the pre-Christmas peak period, parking usage was typically under 60%.

The shopping centre is located in a major "Centre" with good access to frequent public transit. In addition, the Galloping Goose Trail and the Colquitz River Park Trail provide cycle and pedestrian access to Tillicum Center. A further parking variance of 32 parking stalls is not expected to impact on the availability of parking for customers and future residents or result in overflow parking on adjacent residential streets. The requested variance would be consistent with Saanich's on-going efforts to decrease dependence on the private automobile and reduce greenhouse gas emissions. For these reasons, the variance can be supported.

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### **COMMUNITY CONSULTATION**

A referral was sent to the Tillicum Community Association on September 21, 2016. No response has been received to date.

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### **SUMMARY**

The applicant is proposing an amendment to Development Permit DPR98-00002 to allow for construction of enclosed outdoor storage and display areas for Lowe's Home Improvement

Warehouse Store at Tillicum Shopping Centre. Similar to other home improvement stores, Lowe's stores traditionally include areas for outdoor storage, sales, and shed and trailer display. These areas would be located within the existing parking area and would be secured with a 2.4 m (8.0 ft) high black galvanized steel frame and steel wire mesh fence. Potted shrubs would be placed on the inside of the fence for additional screening.

An additional Zoning Bylaw variance of 32 parking stalls is requested to accommodate the proposed outdoor storage and display areas, contractor parking, and cart corrals bringing the total parking variance for Tillicum Shopping Centre to 850 stalls and leaving a total of 2193 parking stalls to serve the entire site. A further parking variance of 32 parking stalls is not expected to impact on the availability of parking for customers and future residents or result in overflow parking on adjacent residential streets. The requested variance would be consistent with Saanich's on-going efforts to decrease dependence on the private automobile and reduce greenhouse gas emissions.

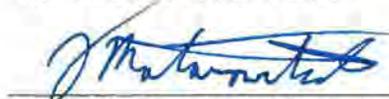
**RECOMMENDATION**

That Development Permit Amendment DPA00890 to amend DPR98-00002 be approved.

Report prepared by:

  
Neil Findlow, Senior Planner

Report prepared and reviewed by:

  
Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:

  
Sharon Hyozdanski, Director of Planning

NDF/ads  
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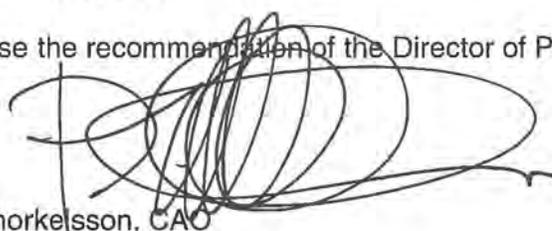
Attachment

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

**CAO COMMENTS:**

I endorse the recommendation of the Director of Planning.

Paul Thorkelsson, CAO



# DISTRICT OF SAANICH

DPA00890  
AMENDS DPR98-00002

## AMENDMENT TO DEVELOPMENT PERMIT

To: **Riokim Holdings (Tillicum Centre) Inc., Inc. No. 649908**  
**2300 Younge Street, Suite 500**  
**Toronto, Ontario M4P 1E4**

*(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, Sections 13, 14, 15, 15a, and 80, Victoria District, Plan 32836**  
**3170 Tillicum Road**  
*(herein called "the lands")*
3. This Development Permit further regulates the development of the lands as follows:
  - (a) By varying the provisions of the Zoning Bylaw 2003, Section 7.3 (Number of Off-street Parking Spaces) to reduce the required number of parking spaces by an additional 32 stalls to permit 2193 spaces where 3043 spaces are required (total variance is 850 spaces).
  - (b) To require the buildings and lands to be constructed and developed in accordance with the plan prepared by KWA Site Development Consulting received on October 31, 2016, a copy of which is attached to and forms 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 their 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 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.
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 MUNICIPAL COUNCIL ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_  
ISSUED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_  
\_\_\_\_\_  
Municipal Clerk

## APPENDIX X

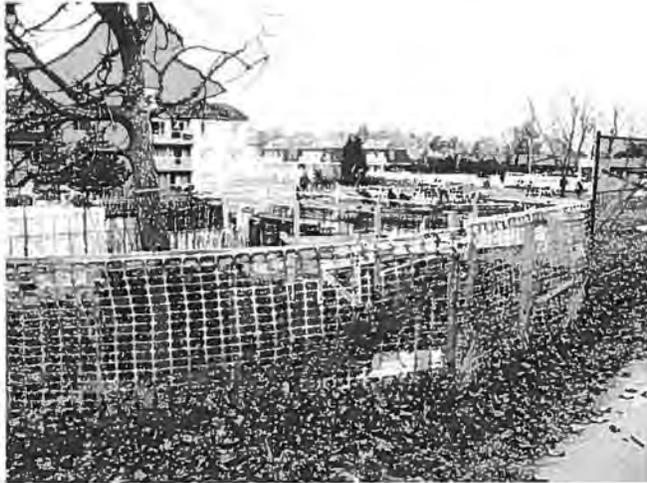
### PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

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

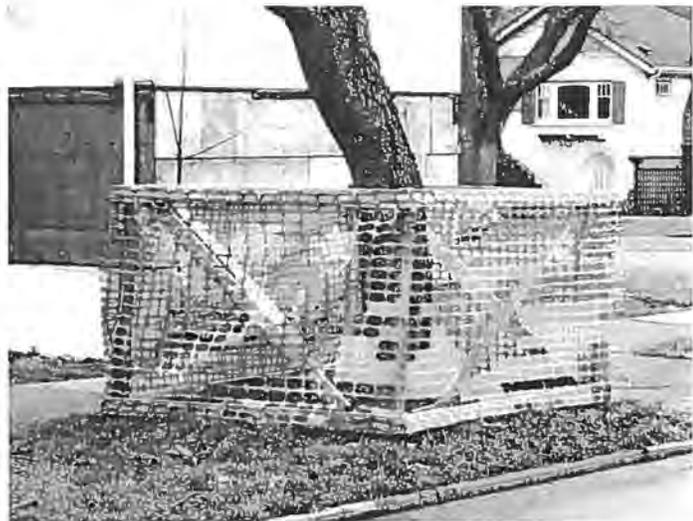
Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

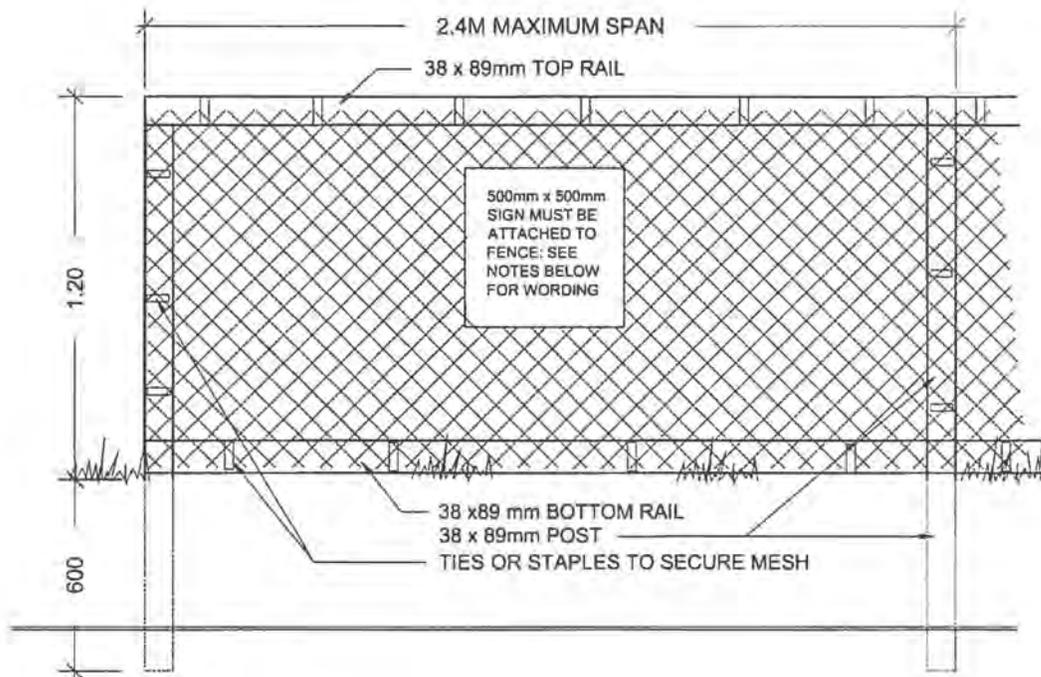
#### Specifications:

- 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

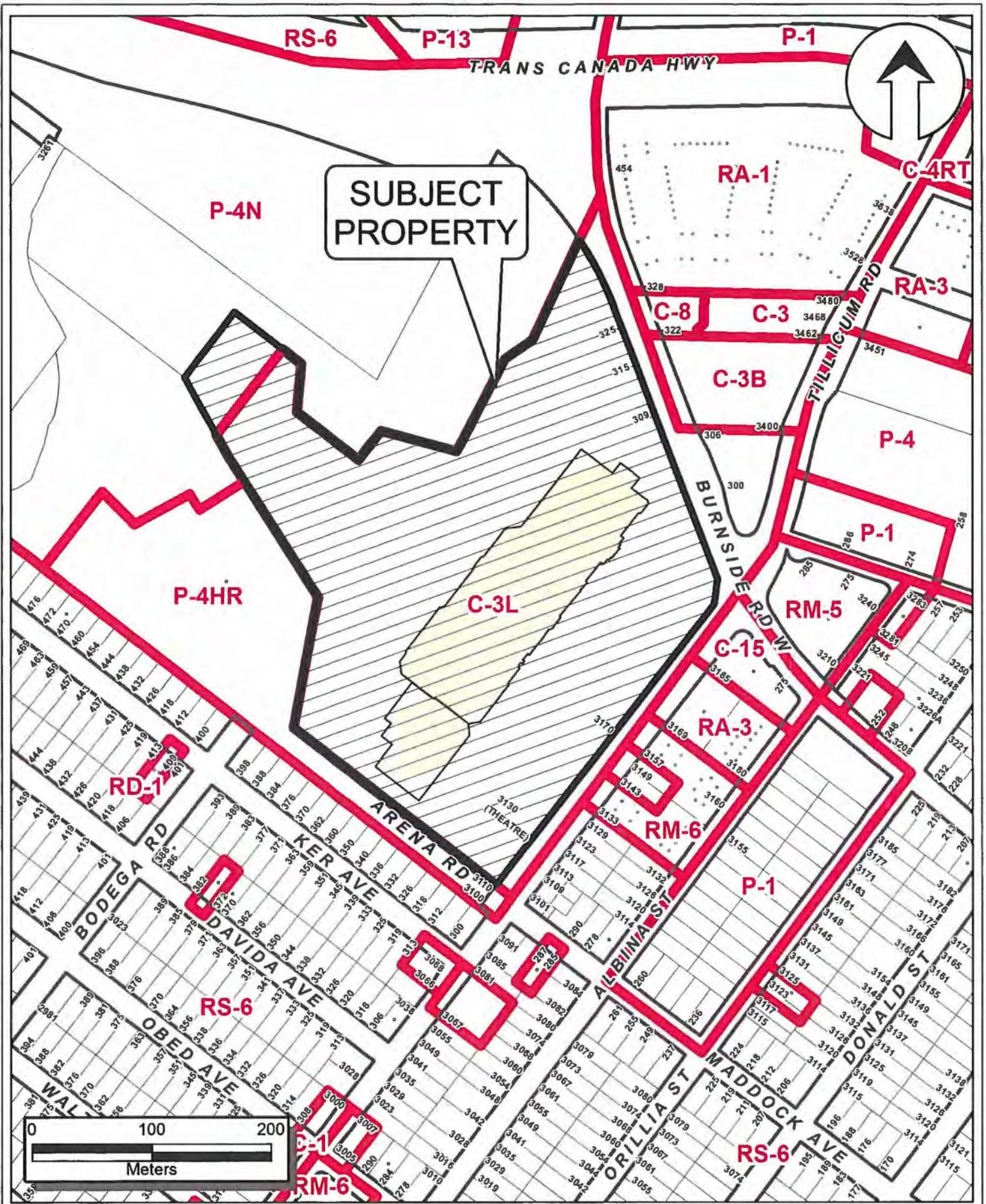


DETAIL NAME:

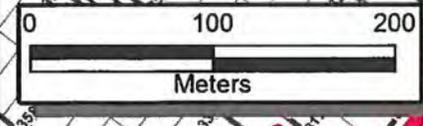
**TREE PROTECTION FENCING**

H:\shared\parks\Tree Protection Fencing.pdf

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



**SUBJECT  
PROPERTY**



**Clerksec - DPA 00890**

**From:** John Meikle [redacted]  
**To:** "clerksec@saanich.ca" <clerksec@saanich.ca>  
**Date:** 12/15/2016 12:51 PM  
**Subject:** DPA 00890  
**CC:** Daryl Merrett [redacted]

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

Email to [clerksec@saanich.ca](mailto:clerksec@saanich.ca)  
Re Development Permit Amendment DPA00890  
3170 Tillicum Road  
(Lot 1, Sections 13, 14, 15, 15A and 80, Victoria District, plan 32836)

I am writing on behalf of the council for Strata VIS4519 and residents of Montague House, a 55+ condominium building located at 3133 Tillicum Road. They are **NOT** in favour of a further reduction of parking spaces on the proposed property.

At this time of year when customer parking for the mall significantly increases staff of the commercial tenants in the mall are not permitted to park on the mall property to free up the maximum number of parking spaces for customers. These employees are forced to find parking on local residential streets creating significant hardship for local residents.

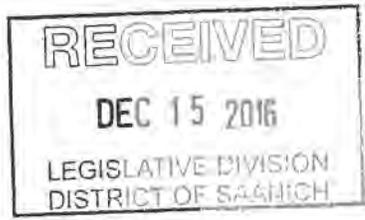
One such residential street is Albina Street directly behind Montague House. This strata property was developed in 1998 when the District of Saanich did not require on-site parking for every residential unit. There are only 20 reserved spaces on site for 46 strata lots. As a result there are currently 10 residents that are forced to park full time on Albina Street.

There are already restrictions on parking spaces on Albina Street with areas reserved for school and handicap parking. When any remaining parking spaces are taken up by non-resident mall employees it creates a particular hardship for these residents.

The residents would be in favour of further reduction of parking spaces as proposed only if Saanich could designate Albina for Residential parking only so it would not be an option for non-residents displaced by the Mall's staff parking regulations.

Your consideration of this community priority would be greatly appreciated.

John Meikle  
Property Manager  
  
Cornerstone Properties Ltd.  
301 - 1001 Cloverdale Avenue  
Victoria B.C. V8X 4C9  
250-475-2005 Ext 317  
250-475-2008 Fax



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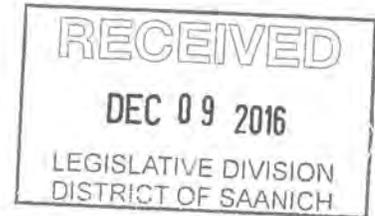
The Corporation of the District of Saanich

Mayor  
Councillors  
Administrator

Council  
Administrator  
Media

# Report

**To:** Mayor and Council  
**From:** Sharon Hvozdanski, Director of Planning  
**Date:** December 8, 2016  
**Subject:** Development Permit and Rezoning Application  
File: DPR00624; REZ00563 • 814 Mann Avenue



## PROJECT DETAILS

**Project Proposal:** The applicant proposes to rezone from the RS-6 (Single Family Dwelling) Zone to the RD-1 (Two Family Dwelling) Zone in order to convert an existing single family dwelling into a duplex. A Form and Character Development Permit is also required. Variances are requested for: non-basement area; the combined side yard setback; allowable projections; and the interior side yard setback for two accessory buildings (sheds).

**Address:** 814 Mann Avenue

**Legal Description:** Lot 4, Section 8A, Lake District, Plan 9811 Except that Part in Plan 43838.

**Owner:** Douglas and Nancy Snowsell

**Applicant:** Aaron Yager Construction

**Parcel Size:** 964 m<sup>2</sup>

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

**Existing Use of Adjacent Parcels:**  
 North: RS-6 (Single Family Dwelling) Zone  
 South: RS-8 (Single Family Dwelling) Zone  
 East: RS-6 (Single Family Dwelling) Zone  
 West: RS-6/RS-8 (Single Family Dwelling) Zones and A-1 (Rural) Zone

**Current Zoning:** RS-6 (Single Family Dwelling) Zone

**Minimum Lot Size:** 750 m<sup>2</sup>

**Proposed Zoning:** RD-1 (Two Family Dwelling) Zone

**Proposed Minimum Lot Size:** n/a

**Local Area Plan:** Royal Oak

**LAP Designation:** General Residential

**Community Assn Referral:** Royal Oak Community Association. Referral sent October 7, 2015. Response received August 25, 2016, indicating no objections.

## PROPOSPAL

The applicant proposes to rezone from the RS-6 (Single Family Dwelling) Zone to the RD-1 (Two Family Dwelling) Zone in order to convert an existing single family dwelling into a duplex. A Form and Character Development Permit is also required. Variances are requested for: non-basement area; the combined side yard setback; allowable projections; and the interior side yard setback for two accessory buildings (sheds).

## 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 sustainability; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.”
- 4.2.1.2 “Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.”
- 4.2.1.18 “Encourage new development to achieve higher energy and environmental performance through programmes such as “Built Green”, LEED or similar accreditation systems.”
- 4.2.1.20 “Require building and site design that reduce the amount of impervious surfaces and incorporate features that will encourage ground water recharge such as green roofs, vegetated swales and pervious paving material.”
- 4.2.2.3 “Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties.”
- 4.2.4.3 “Support the following building types and land uses in Neighbourhoods:
- Single family dwellings;
  - Duplexes, tri-plexes, and four-plexes;
  - Townhouses;
  - Low-rise residential (up to four storeys); and
  - Mixed-use (commercial/residential) (up to four storeys).”

- 5.1.2.3 “Evaluate zoning applications for two-family dwellings on the basis of neighbourhood context, lot size, building scale and design, access, and parking.”
- 5.1.2.4 “Two-family dwelling lots should be 1.3 times the minimum area of the largest adjacent single family dwelling zone. However, where a local area plan policy supports a zone with a minimum lot area that is smaller than the existing minimum lot area, then the local area plan policy shall apply for the purpose of calculating the minimum area for a two-family dwelling lot.”

### **Royal Oak Local Area Plan (2001)**

- 9.1 “Maintain single family housing as the predominant land use and promote appropriately located and designed small lot single family, multi-family and mixed residential housing.”
- 9.6 “Consider applications for two-family dwellings in accordance with General Plan 1993 Policies 6.5 and 6.6.”

### **Development Permit Area Guidelines**

The development proposal is subject to the Saanich General Development Permit Area. Relevant guidelines include: retaining existing trees and native vegetation where practical, reducing impervious site cover, buildings to reflect character of surrounding development, balancing all modes of transportation, and high quality architecture that incorporates varied elements and avoids large blank walls.

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## **DISCUSSION**

### **Neighbourhood Context**

The subject property is located at the southern extent of the Viewmont area in the Royal Oak neighbourhood. The 964 m<sup>2</sup> lot is relatively flat and the surrounding neighbourhood is largely developed with single family dwellings. The site is one block south of Brydon Park and the Centennial Trail.

The site is within 700 m walking distance of the Royal Oak major “Centre” where a full range of retail and commercial services are located. The Royal Oak Middle School is located approximately 1 km distant; Northridge Elementary and Glanford Elementary schools in the Carey Local Area are within 2 km. Recreational facilities at Saanich Commonwealth Place are slightly over 2 km distant.

The site is well connected to a number of interconnected parks that form part of the Centennial Trail system, including Colquitz Park, Brydon Park, Copley Park East, and Copley Park West. Other parks in the area include Quick’s Bottom, Layritz Park, and Rithet’s Bog, which are all within 2 km.

### **Land Use**

The Official Community Plan (OCP) supports a range of housing types within neighbourhoods, including two-family dwellings.

The site is currently developed with a modest single family dwelling. At 964 m<sup>2</sup> in lot area the property meets the OCP policy for a two-family dwelling zone, which requires that the lot have an area of at least 1.3 times the minimum area of the largest adjacent single family dwelling zone. Given the size of the lot and existing house, a duplex addition would be consistent with respect to mass and scale of development in the neighbourhood.

Infill developments are an appropriate means to encourage modest residential densification when they are compatible with neighbourhood character. Mann Avenue is designated as a collector street and the proposed addition of one dwelling unit would have a negligible impact on traffic or street parking.

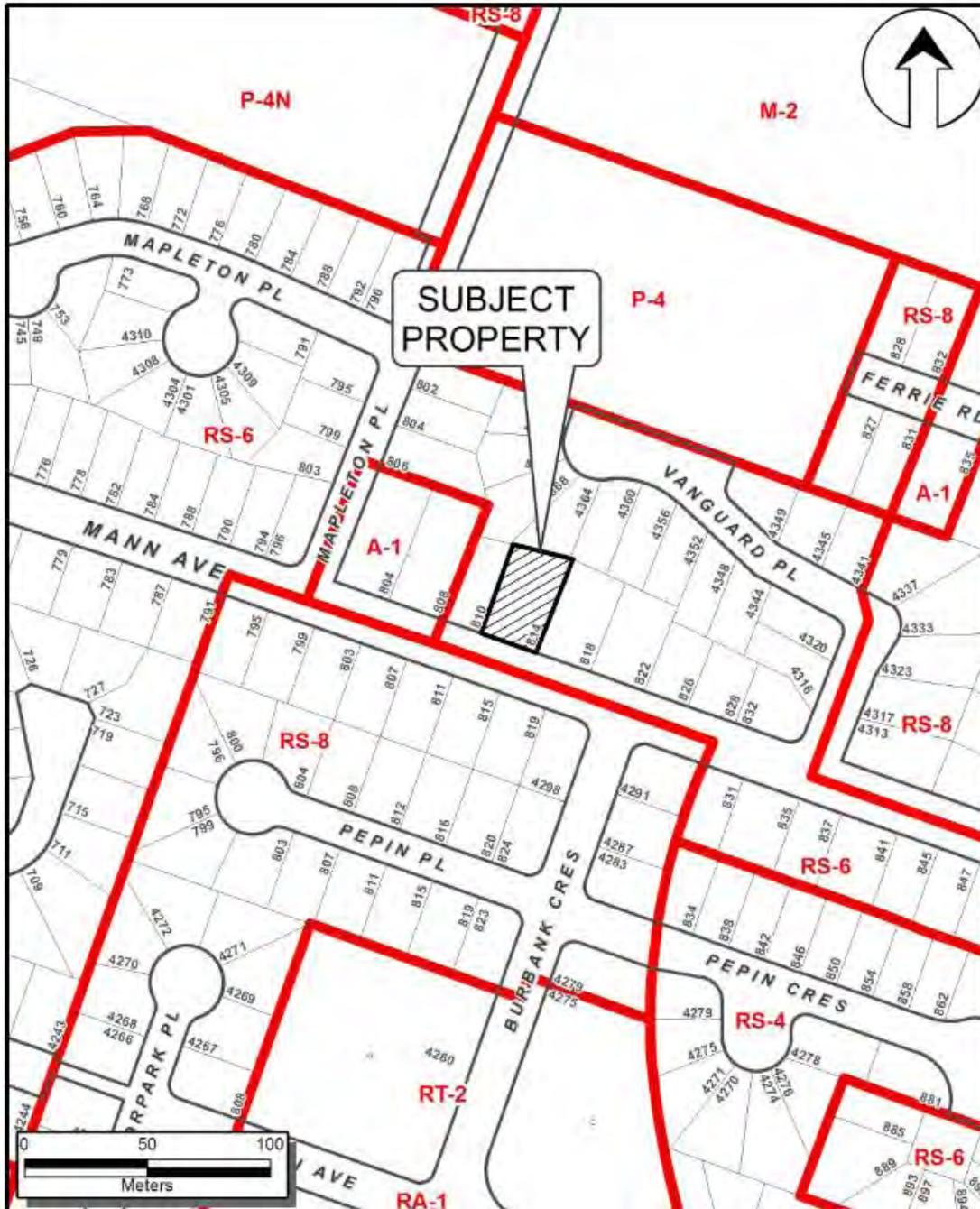


Figure 1: Location Plan



Photograph 1: Existing Single Family Dwelling

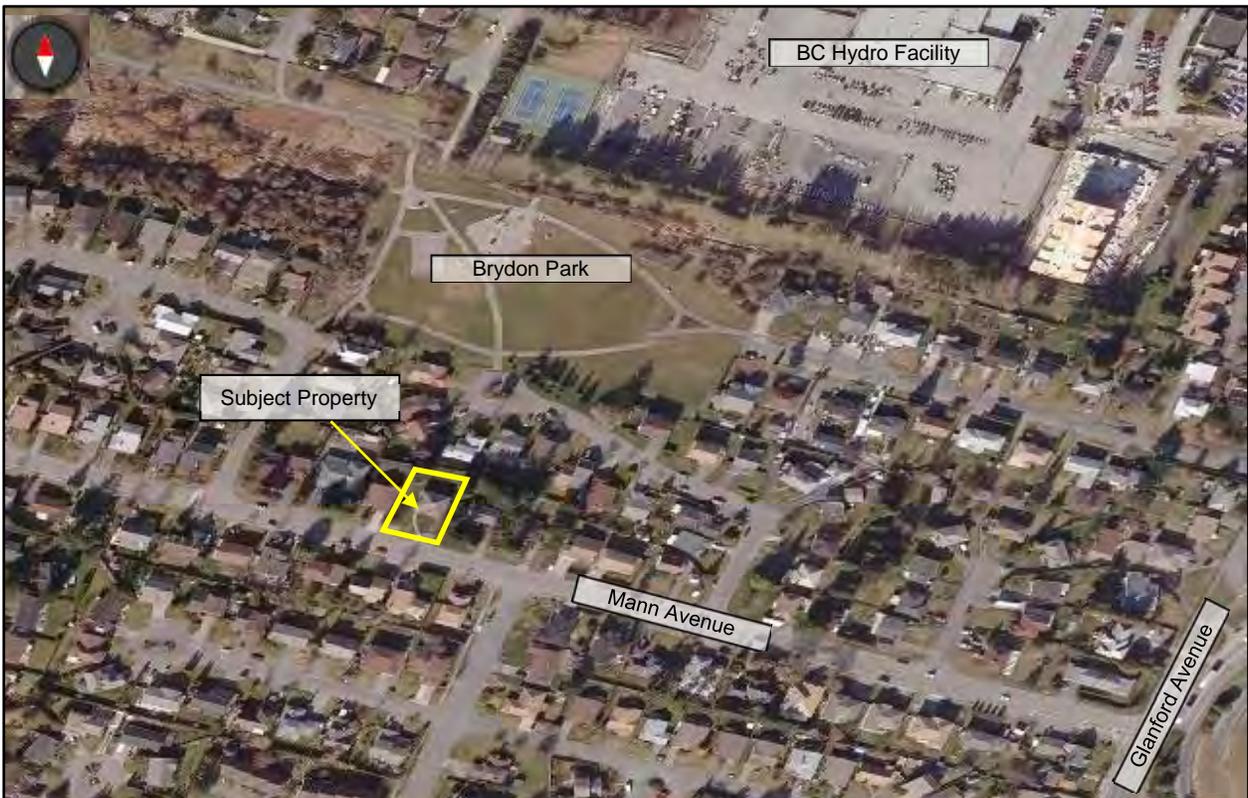


Figure 2: Aerial View of Surrounding Neighbourhood

### Site and Building Design

An important consideration with infill developments is that the scale, massing and design of any proposed infill housing respects neighbourhood character.

There is no consistent dwelling height, massing, or architectural style in the immediate neighbourhood. Nearby dwellings are a mix of one and two-storey homes of varying ages and designs. A conceptual streetscape has been provided in order to illustrate how the proposed duplex addition would present to the street (see Figure 3).



**Figure 3: Conceptual Streetscape** (Provided by Robert Fisher Design)

Municipal records indicate the existing 230 m<sup>2</sup> dwelling was built in 1955. The proposed duplex would be created through an addition to the existing single family dwelling. The addition would be sited in the existing generous side yard that is primarily lawn area and the building height would be consistent with the existing home. Vinyl siding would be removed from the existing dwelling with new cement board siding to be installed.

### Front Yard Parking & Character of the Neighbourhood and Street

There is no garage for the existing home, nor is one proposed for the duplex. On-site parking for four vehicles is proposed in front of the duplex, which would be constructed with permeable pavers. The driveway has been designed to provide a turn-around area so that vehicles can exit frontwards onto Mann Avenue. Landscaping and a low fence along the front lot line is proposed in an effort to soften the appearance of the front yard parking area from the street (see Figure 6).

Turning a significant portion of the front yard into a parking area, reduces the amount of valuable green space and changes the typical single family land use pattern found in Saanich neighbourhoods, namely a prominent planted/grassed front yard with a driveway to one side of the lot. In many neighbourhoods separate paths are also provided between the street and the front door which further enhances and promotes the pedestrian environment and creates a more human scale of development that people find desirable. No matter how well designed, walking through what is effectively a parking lot in the front yard to get to a home's front door is not desirable from a pedestrian's point of view, nor does it add value to the neighbourhood.

Policy wise, duplexes are supported as a valuable form of housing in Saanich neighbourhoods. However, the siting and design of duplexes are obliged to fit with the existing single family character. This is one reason duplexes are encouraged on corner lots, as they are more conducive to a design that maintains a single family appearance on each street frontage. Council has supported a few mid-block duplexes but not with a layout that effectively has the front yard taken over by parking.

One example of how driveways were configured on recently approved mid-block duplex can be seen on the following page (see Figures 4 and 5). In the Doncaster Drive example, the

driveways have been separated, the front yard is substantially landscaped and the front doors to the units are a prominent feature of the design.

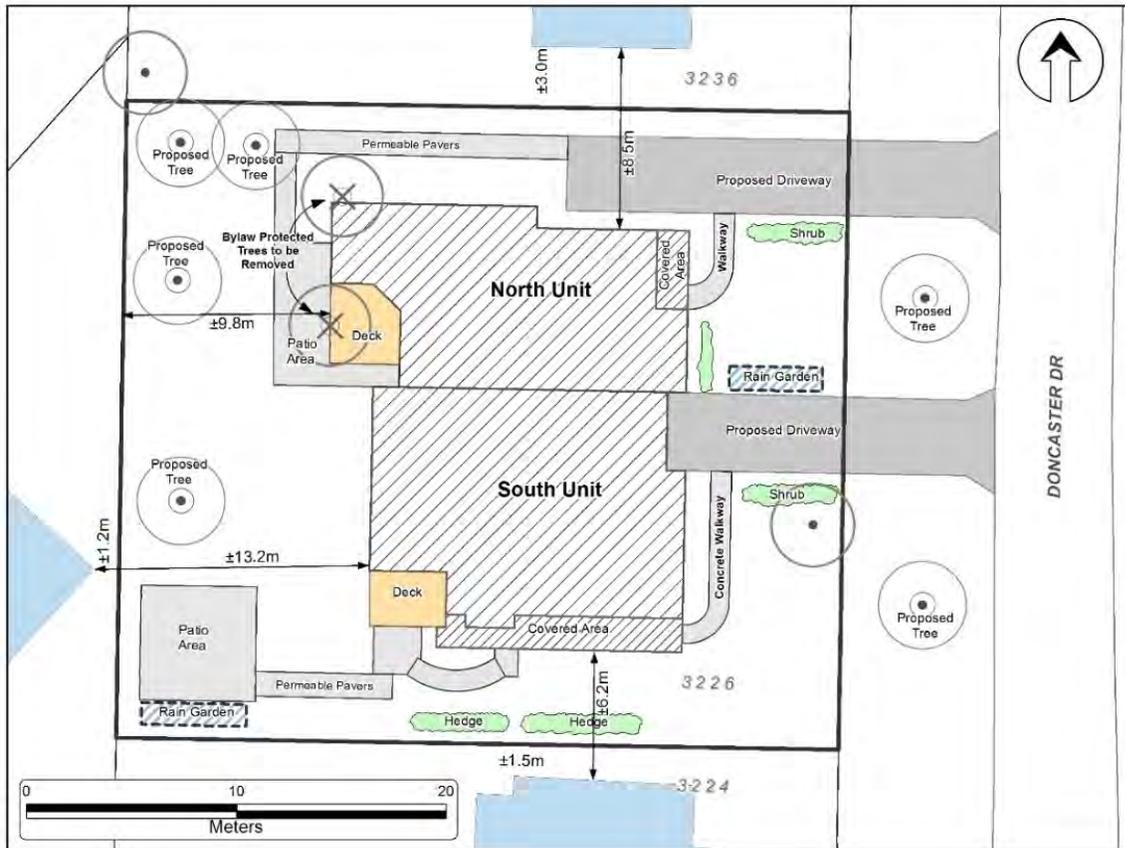


Figure 4: 3226 Doncaster Drive, recently approved duplex development

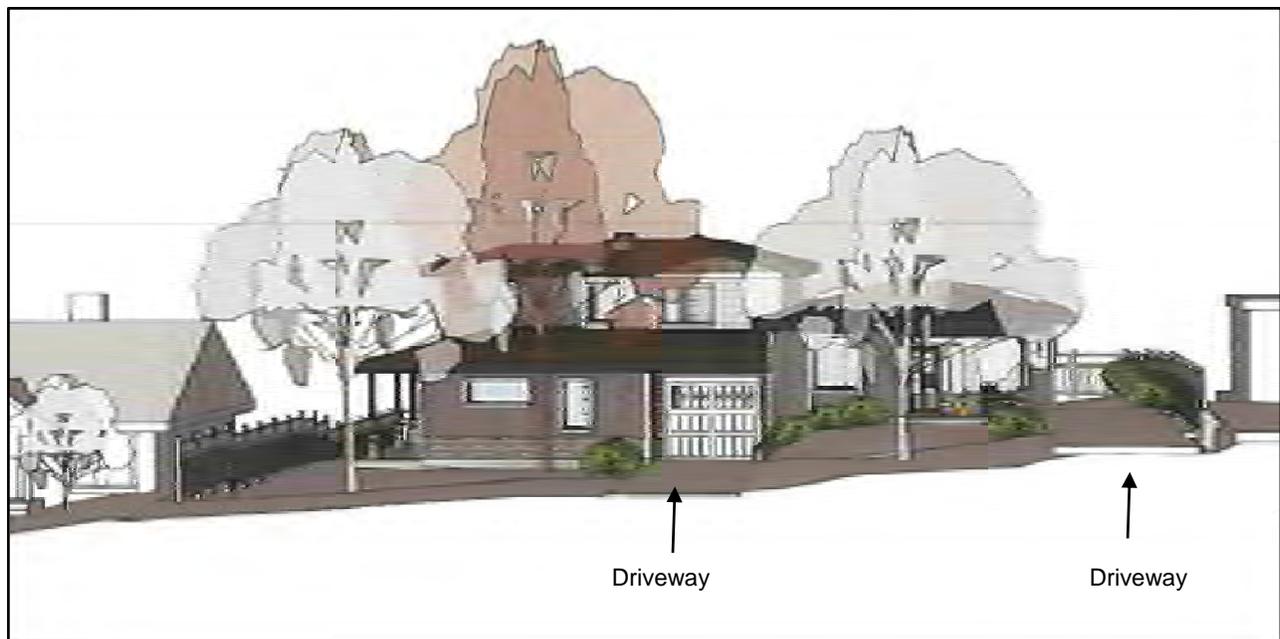


Figure 5: Streetscape Presentation of Doncaster Drive Duplex

A “green” front yard of a single family house plays many roles in terms of forming neighbourhood character and improving the natural environment, such as:

- Enhancing the appearance from the street;
- Better supporting a healthy natural environment;
- Helping to address the effects of climate change; and
- Creating a strong pedestrian and more human scale of development by reducing the prominence of the automobile.

When considering design objectives, examples from other communities can provide further insight. In Auckland, New Zealand, the following guidelines are used to help form more human scaled neighbourhoods:

- “Maintaining a connection between the house and the street, and making sure the street has an attractive landscaped appearance, is key to design outcome. Therefore, parking between the house and the road should be avoided wherever possible. If other parking solutions have been considered and ruled out, it is crucial to consider the impact of front-of-house parking on the wider area, and to the design with this in mind.”
- “When poor driveway and parking design is repeated across many houses on one street, many of the street characteristics people enjoy, such as being able to see the houses, planting and trees can be compromised.”

The City of White Rock regulations note:

- “The amount of pavement on the front yard should be as limited as possible and therefore driveway widths should be minimized.”

While the City of Victoria regulations note:

- “A positive street appearance includes features such as front doors (preferably with windows or window sidelights), porches and bay windows facing the street.”
- “Driveways and garages should have a minimum impact on a pedestrian's enjoyment of the street. As a general rule, the street appearance should be dominated by "people" features such as windows, doors & porches. Car features e.g. garage doors and carports should be minimized.”

All of the above guidelines show that there is consistency in communities trying to achieve high quality design by minimizing the impact of parking on the streetscape.

#### Alternative Options

Various alternative parking design options were explored with the applicant based on initial feedback from staff. A more standard approach that includes two single wide driveways with tandem parking is recommended by staff (see Figure 7). The design approach recommended by staff would reduce the amount of paving in the front yard, would enhance the view to the dwellings and connectivity to the front doors from the street, and would enhance the streetscape by allowing for an improved landscape design.

At this point, the applicant does not wish to change their site plan and has asked that the application proceed forward to Council for review and consideration in its current form (see Figure 6). The applicant consulted with the surrounding neighbours specifically regarding this issue and no objections or concerns were noted.

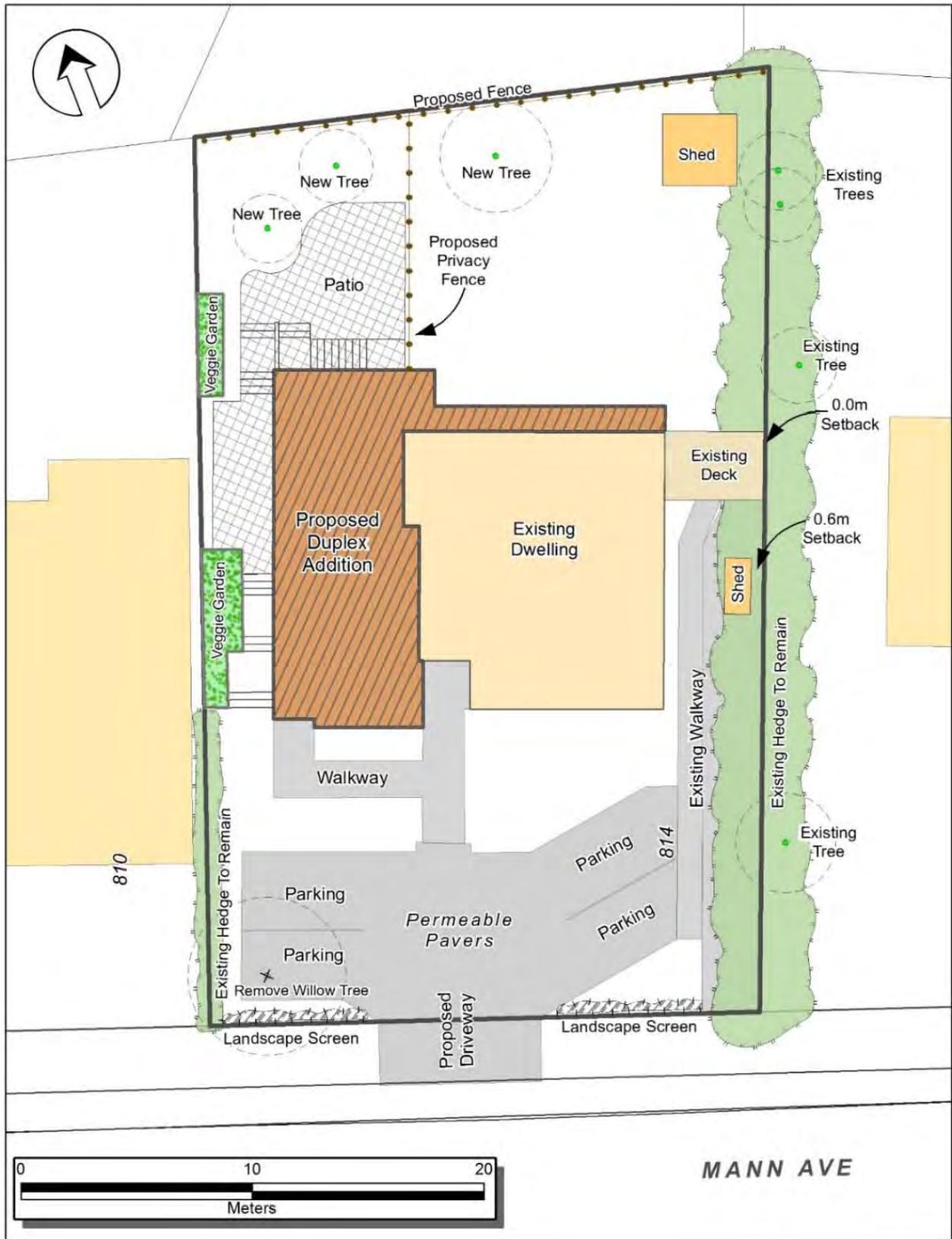


Figure 6: Proposed Site Plan



Figure 7: Example of an Alternative Parking Configuration

### Traffic Safety

The applicant noted that having to reverse onto Mann Avenue has been a safety concern, particularly when vehicles parked on-street obstruct sight lines. It is important to note that the majority of houses along Mann Avenue have standard driveways that result in residents backing out onto the street. Although being able to exit frontwards onto the street can be preferable for some drivers, most driveways do not include a turnaround area in their front yard, and reversing onto a public street is common practice. Alternatively, reversing from traffic onto the driveway is often preferred as it would be more apparent to other vehicles on the road and easier for them to accommodate the manoeuver.

Mann Avenue is a collector street with on-street parking. The current traffic volumes on Mann Avenue are well within what would be anticipated for a collector street and there are no anticipated changes to the current road design for traffic calming. Should traffic speed and volume become an issue on Mann Avenue in the future, traffic calming measures could be considered, such as curb bulges that both help to slow traffic and reduce pedestrian crossing distances. A curb bulge can be seen at the intersection of Mann Avenue and Mapleton Place.

### **Requested Variances**

Variances are requested for; the percentage of non-basement area, the combined side yard setback, the allowable projections, and the interior side yard setback for two accessory buildings (sheds).

### Non-Basement Area:

The Zoning Bylaw allows a maximum gross floor area of 482 m<sup>2</sup> with a maximum of 70% or 337.4 m<sup>2</sup> as non-basement area. The proposed duplex would have 357.2 m<sup>2</sup> of non-basement area, which represents 74% of the maximum gross floor area. The variance is required since all of the lower level of the existing house does not qualify as basement area and the proposed addition would have a walk-out lower level at the rear, therefore the proportion of non-basement area is increased. The slightly sloped topography of the site is conducive to having a walk-out lower level with the adjacent side and rear yard utilized for private outdoor space.

The impact of the additional non-basement area would be mitigated due to it being partially sunken below grade and because the additional floor area would not increase the height of the dwelling above the existing roofline. Given the above and that the gross floor area of the duplex would be approximately 85% of the maximum allowed in the Zoning Bylaw the variance is supportable.

### Interior Side Setback:

The duplex itself would comply with the required setback of 3.0 m from the interior side lot line, however there is an existing deck that is constructed up to the lot line. The deck is adjacent to a side entrance and is constructed just above the existing grade at an elevation of approximately 10-13 cm. A variance to allow the deck to be sited 0 m from the interior side lot line is requested.

The deck would be entirely within the required setback and therefore impacts the requirement for a combined side yard setback of 30% lot width. The duplex itself, excluding the deck, would result in a combined side yard setback of 30.5% lot width, however the attached deck reduces that to 12%. Given the setback is for the purpose of an existing low profile deck near grade, the variances are supportable.

**Allowable Projection:**

The proposal includes rear steps from the proposed addition that would exceed the allowable projections. The steps would be accessed from the main floor and run parallel to the exterior rear wall, with the lower two steps turned 90 degrees resulting in an overall projection of 2.5 m; a projection of 1.2 m is permitted for steps. The proposed steps would provide access to the patio area in the rear yard from the main floor, in addition to a side door from the lower level.

The applicant proposes to enclose the area below the steps to create a storage area, which is not a permitted type of projection. The underside of steps can often provide a semi-protected area that gets used for the storage of goods or materials. Allowing the underside of the steps to be enclosed to provide a storage area would improve functionality of an area that would otherwise have limited use.

As the steps would only function to provide outdoor access at the rear of the dwelling, no impacts to neighbours would be expected. Allowing the underside to be enclosed for storage would be beneficial for outdoor maintenance/tidiness. Given the reasons above, the variance is supportable.

**Accessory Buildings:**

Two small accessory buildings (sheds) are proposed. One shed would be approximately 2.5 m<sup>2</sup> (27 ft<sup>2</sup>) and sited as close as 0.6 m from the side lot line. The other shed would be approximately 9.4 m<sup>2</sup> (100 ft<sup>2</sup>) and sited as close as 1.5 m from the side lot line. The Zoning Bylaw requires a 3.0 m setback for accessory buildings in the RD-1 Zone. Both would be sited adjacent to an existing hedge which would provide screening for the neighbouring property. Given the two accessory buildings are relatively small and reflect typical accessory buildings utilized on many residential lots, the variances are supportable.

**Environment**

No concerns were identified with respect to habitat loss or environmental impacts. Most of the existing vegetation along the property lines (hedge and trees) would be retained. One Weeping willow tree, which has previously been topped since it is located below the electrical lines, and an overgrown hedge along the rear lot line would be removed. The proposed landscaping includes planting of fruit trees, vertical vegetable walls, and landscaping beds adjacent to lawn and parking areas.

As the proposal is for an addition to an existing structure applying an energy efficient building performance standard can be difficult. Although the applicant has not committed to an energy standard, by installing new high efficiency gas fireplaces, improving the building envelope and insulation, there would be a significant improvement to the existing dwelling.

The proposed dwelling would also be constructed solar ready for the future installation of photovoltaic or solar hot water systems. This commitment would be secured covenant.

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**CLIMATE CHANGE AND SUSTAINABILITY****Policy Context**

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

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

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

### **Climate Change**

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

The proposed development includes the following features related to mitigation and adaptation:

- The proposal is located within the Urban Containment Boundary and approximately 1 km walking distance of the commercial services at the Royal Oak major “Centre”.
- Royal Oak Middle School is approximately 1 km distant and Northridge Elementary School is approximately 1.8 km distant.
- Recreation facilities at Saanich Commonwealth Place are approximately 2 km distant.
- The site is well connected to a number of trails and parks that include tennis courts, playing fields, play equipment and natural areas.
- The proposal is an in-fill development that is able to use existing roads and infrastructure to service the development.
- The applicant has committed to constructing the new dwelling as solar ready for the future installation of solar photovoltaic or hot water heating systems. This commitment would be secured by covenant.
- The property is located approximately 350 m from public transit stops on Glanford Avenue and 550 m from bus stops on Vanalman Avenue.
- The current level of public transit service in the area includes three routes: one available on Vanalman Avenue (Rte # 30) which runs between the Royal Oak Exchange and downtown Victoria, and two routes (Rte # 31, 32) on Glanford that run between downtown Victoria and Cordova Bay. Buses travel along these routes at an average of every 29 minutes during week days.
- The proposed development would encourage alternative forms of transportation by its proximity to the cycling and pedestrian network.
- The development is readily accessible via all modes of alternative transportation including walking, cycling, and public transit.
- Food security will be improved with a landscaping plan that includes garden beds, vertical vegetable walls, and a variety of fruit trees and berry bushes.
- The proposed development includes sufficient area suitable for backyard gardening.
- Demolition waste would be reduced by the existing dwelling being retained rather than demolished.

### **Sustainability**

#### ***Environmental Integrity***

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

The proposed development includes the following features related to the natural environment:

- The proposal is a compact, infill development in an already urbanized area without putting pressures on environmentally sensitive areas or undisturbed lands.
- The proposed stormwater management practices includes a grass swale, permeable pavers, and an underground detention gallery.
- The proposal will require the removal of one Weeping willow, which has previously been topped due to conflict with overhead power lines, and an overgrown hedge at the rear lot line.

### ***Social Well-being***

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

The proposed development includes the following features related to social well-being:

- The proposal improves housing diversity increasing the mix of housing form in the area.
- The residential design incorporates outdoor patio and yard space areas that are suitable for active use and seating.
- A range of outdoor, community and recreation opportunities are available within reasonable walking/cycling distance.

### ***Economic Vibrancy***

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

The proposed development includes the following features related to economic vibrancy:

- The development would create short-term jobs during the construction period.
- The proposal would be within the commercial catchment/employment area for the businesses and services located within the Royal Oak major "Centre".

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## **COMMUNITY CONSULTATION**

### **Applicant Consultation**

Prior to submitting an application the owners consulted with the surrounding neighbours by delivering an information letter, holding an open house on the property, and providing contact information for any additional questions. The applicant attended two meetings of the Royal Oak Community Association, once as a general introduction and then subsequently to present the proposal.

### **Community Association**

The application was referred to the Royal Oak Community Association on October 7, 2015. A response was received August 25, 2016, indicating no objection to the application.

### **Advisory Design Panel**

The application was considered by the Advisory Design Panel (ADP). The ADP recommended the proposal be accepted as presented.

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## OPTIONS

Three basic options are presented for Council's consideration.

### Option 1

Support the application in its current form.

### Option 2

Postpone a decision on the development proposal and ask the applicant to explore alternative parking configurations that better address neighbourhood character and the desire to maintain as much greenspace as possible in the front yard.

### Option 3

Reject the application based on the proposed land use and/or site design.

### Staff Recommendation:

Staff recommend Option 2. Accommodating well-designed on-site parking can often be a challenge, particularly where an existing dwelling is retained. Ideally parking and access can be designed that provides accessibility to the dwellings, is safe and practical to use, does not dominate the site or dwelling, and enhances the streetscape. Turning a significant portion of the front yard into a parking area is not desirable due to impacts on the character of both the neighbourhood and street; therefore, staff believe alternative configurations should be explored.

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## SUMMARY

The applicant proposes to rezone from the RS-6 (Single Family Dwelling) Zone to the RD-1 (Two Family Dwelling) Zone in order to convert an existing single family dwelling into a duplex. Variances are requested for the percentage of non-basement area, the combined side yard setback, the allowable projections, and the interior side yard setback for two accessory buildings (sheds).

At 964 m<sup>2</sup> in area the property meets the Official Community Plan (OCP) policy for a two-family dwelling zone. Given the size of the lot and existing house, a duplex addition would be consistent with respect to mass and scale of development in the neighbourhood. The proposed infill development would be compatible with the neighbourhood character. The site is conveniently located close to the Royal Oak major "Centre", public transit and a number of connected parks and trails.

Turning a significant portion of the front yard into a parking area is not desirable due to impacts on the character of both the neighbourhood and street. A specific OCP policy supports well designed duplexes on corner and double fronting lots since more lot frontage is available to address this issue. With narrower mid-block lots the impacts of front yard parking would be exacerbated.

Concerns about the parking configuration were raised with the applicant, but given they believe the immediate neighbours support the proposal they wanted to proceed to Council with the proposal in its current form.

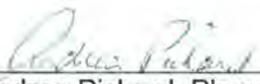
Staff are of the opinion that the proposed parking arrangement could be improved to enhance the front yard and streetscape, so that the front yard area does not look substantially paved and covered by parking.

**RECOMMENDATION**

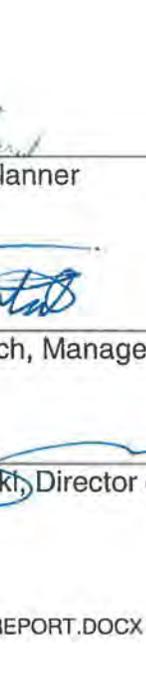
That Council support Option 2 and postpone further consideration of the application to allow the applicant to reconsider the proposed parking configuration.

Note: Should Council support the application the following actions are recommended:

1. That the application to rezone the subject property from RS-6 (Single Family Dwelling) Zone to RD-1 (Two Family Dwelling) Zone be approved;
2. That Development Permit DPR00624 be approved; and
3. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant requiring that the new dwelling be constructed solar ready.

Report prepared by:   
 Andrea Pickard, Planner

Report prepared and reviewed by:   
 Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:   
 Sharon Hvozdaniski, Director of Planning

APK/gv  
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**Attachment**

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

**CAO'S COMMENTS:**

I endorse the recommendation of the Director of Planning.

  
 Paul Thorkelsson, CAO

COPY

DISTRICT OF SAANICH

NO. DPR00624

DEVELOPMENT PERMIT

TO: Nancy Marjorie Snowsell and Douglas Alve Snowsell  
814 Mann Avenue  
Victoria BC V8Z 3C4

*(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 4, Section 8A, Lake District, Plan 9811 Except That Part in Plan 43838  
814 Mann Avenue**

*(herein called "the lands")*

3. This Development Permit further regulates the development of the lands as follows:

- (a) By varying the provisions of Zoning Bylaw 2003, Section 5.8 c) to permit exterior steps to project up to 2.5 m into the rear yard setback (1.2 m permitted),
- (b) By permitting the underside of steps projecting into the rear yard to be enclosed for the purpose of providing a storage area,
- (c) By varying the provisions of Zoning Bylaw 2003, Section 301.4 a) iii) to permit an attached deck less than 0.3 m in height to be sited as close as 0 m from the interior side lot line (3.0 m required) and for the sum of both side yards to be 12% of the lot width for the purpose of allowing the attached deck (30% required),
- (d) By varying the provisions of Zoning Bylaw 2003, Section 301.4 c) to permit a duplex to have a non-basement area of 358 m<sup>2</sup> (337 m<sup>2</sup> permitted), which represents 74% of the maximum allowable gross floor area as non-basement area (70% permitted),
- (e) By varying the provisions of Zoning Bylaw 2003, Section 301.5 a) iii) to permit two accessory buildings (sheds) to be sited at 0.6 m and 1.5 m from the interior side lot line (3.0 m required), and
- (f) By requiring the buildings and lands to be constructed and developed in accordance with the plans prepared by Robert Fisher Design and Land Story Design Associates date stamped received August 9, 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 \$ 27,770 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 of 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 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.
- 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

APPENDIX X

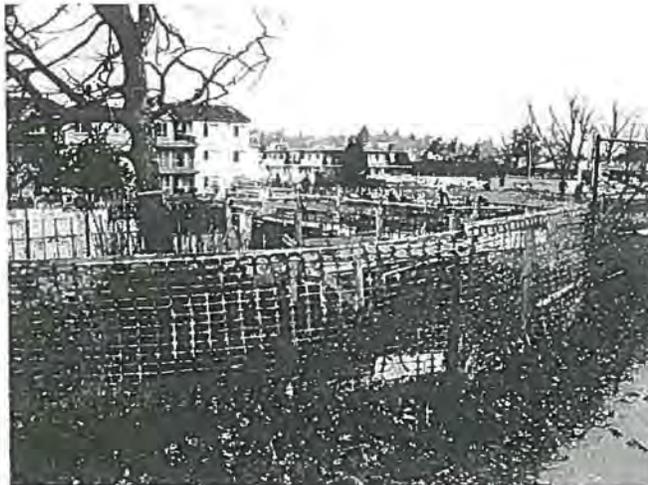
PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

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

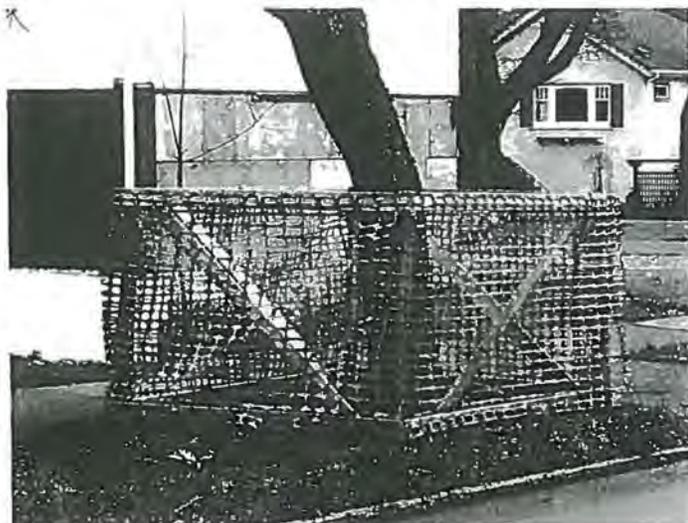
Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

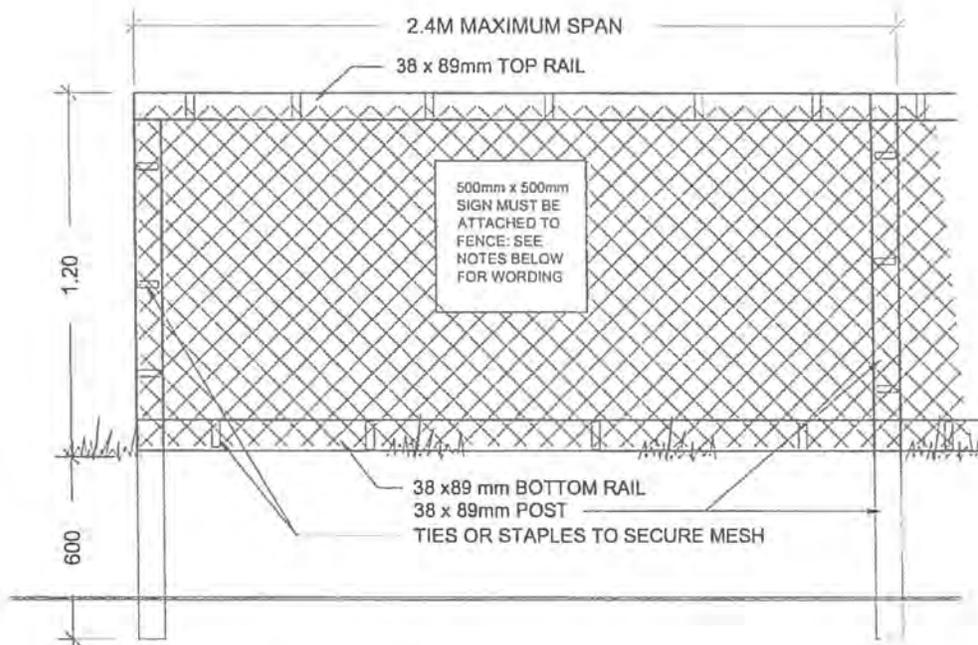
**Specifications:**

- 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

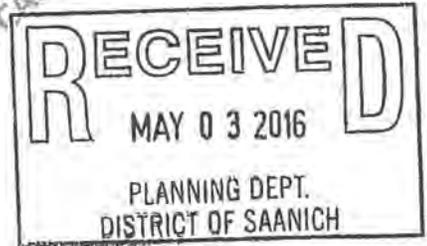


DETAIL NAME: **TREE PROTECTION FENCING**

H:\shared\parks\Tree Protection Fencing.pdf

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

ENTERED  
IN CASE



# Memo

**To:** Planning Department  
**From:** Jagtar Bains – Development Coordinator  
**Date:** May 3, 2016  
**Subject:** Servicing Requirements for the Proposed Development- REVISED

**PROJECT: TO REZONE FROM RS-6 (SINGLE FAMILY DWELLING) ZONE TO RD-1 (TWO FAMILY DWELLING) ZONE IN ORDER TO CONVERT AN**

**SITE ADDRESS: 814 MANN AVE  
PID: 004-361-610  
LEGAL: LOT 4 SECTION 8A LAKE DISTRICT PLAN 9811 EXCEPT  
DEV. SERVICING FILE: SVS01971  
PROJECT NO: PRJ2015-00599**

The above noted application for rezoning & 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 Public Hearing, 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 Public Hearing.

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 File: SVS01971  
Civic Address: 814 MANN AVE  
Page: 1

Date: May 3, 2016

**Drain**

1. STORM WATER MANAGEMENT MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. THIS SUBDIVISION/DEVELOPMENT IS WITHIN TYPE 1 WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, CONSTRUCTION OF WETLAND OR TREATMENT TRAIN 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. STORM WATER MANAGEMENT PLAN, DATED MARCH 21, 2016 FROM WESTBROOK CONSULTING LTD., IS ACCEPTABLE.
2. SUBSEQUENT DRAIN CONNECTION WILL BE REQUIRED FOR PROPOSED UNIT FROM THE EXISTING MAIN ON MANN AVENUE.
3. THE EXISTING CONNECTION IS TO BE PROVIDED WITH AN INSPECTION CHAMBER.

**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. 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.

**Road**

1. NEW DRIVEWAY DROP IS TO BE CONSTRUCTED IN ACCORDANCE WITH SAANICH STANDARD DRAWINGS NO. C7SS AND C15SS. THE EXISTING DROP IS TO BE REPLACED WITH THE STANDARD SECTION OF NON-MOUNTABLE CURB.

**Sewer**

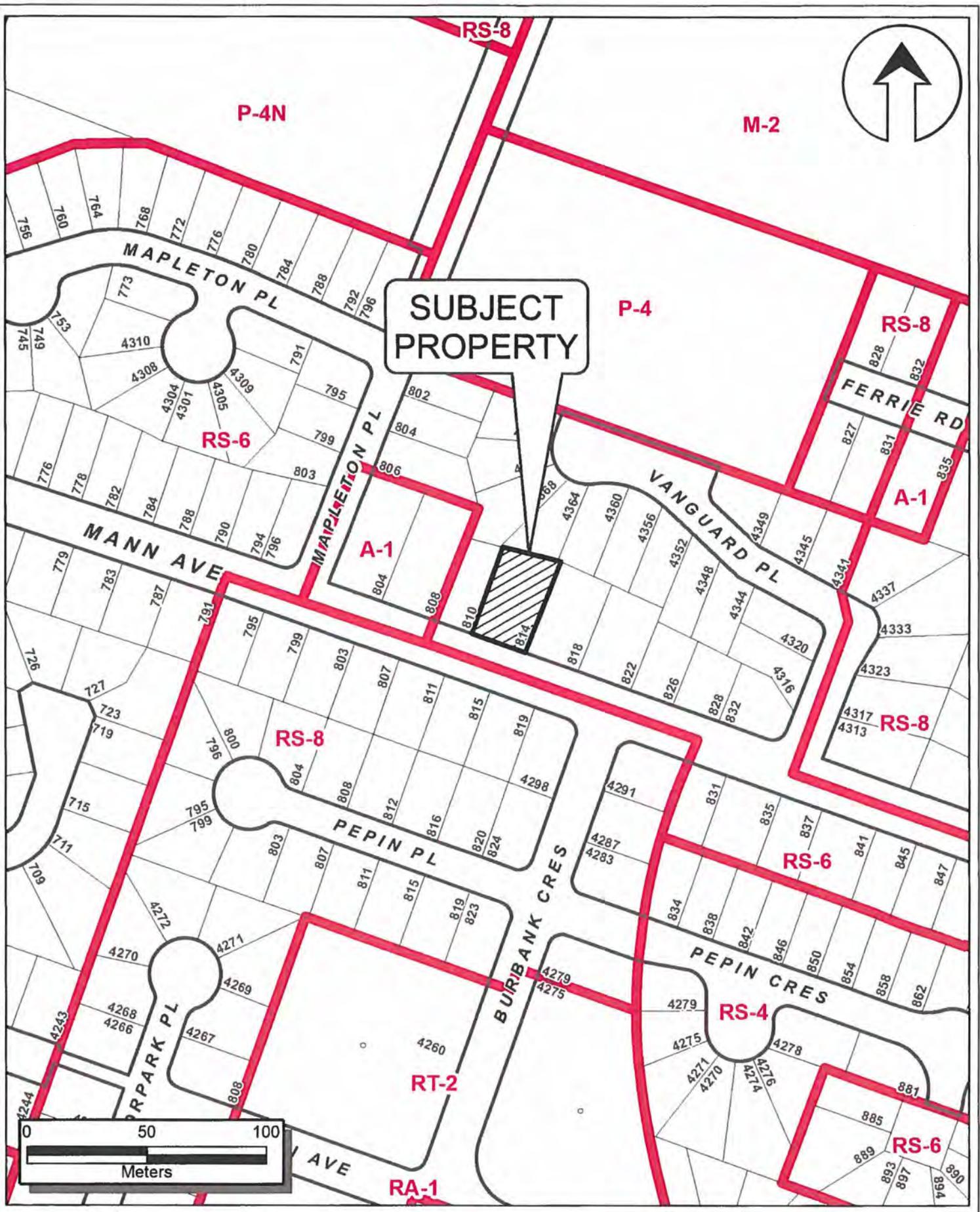
1. SUBSEQUENT SEWER CONNECTION WILL BE REQUIRED FOR PROPOSED UNIT FROM THE EXISTING MAIN ON MANN AVENUE.
2. THE EXISTING CONNECTION MUST BE PROVIDED WITH AN INSPECTION CHAMBER.

**Water**

1. THE EXISTING 13 MM WATER SERVICE MUST BE UPGRADED TO 19 MM.
2. NEW WATER SERVICE IS REQUIRED FOR THE PROPOSED UNIT.



**SUBJECT  
PROPERTY**





# **WESTBROOK** **Consulting Ltd.**

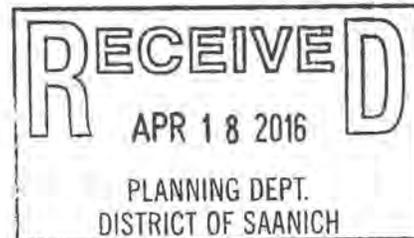
March 21, 2016

3005-02

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

Attn: Jagtar Bains

**Re: 814 Mann Avenue – Storm Water Management**



Dear Mr. Bains,

The above residence will be renovated and converted from a single family home to a multifamily duplex style residence. As a condition of Building Permit, a storm water management system will have to be installed.

The District of Saanich record information shows an existing drain service to the property, however the condition of the service is unknown. The existing storm drain service connection to the lot will be reused if available, or upgraded at the same location if required. A new municipal drain service connection will also be provided for the new home, at a date yet to be determined.

The proposed storm water management systems will consist of the following:

#### Existing Dwelling

- Roof water and other overland drainage will be directed to a storm water management / detention system beneath the parking area. The intention is drainage will flow into an open grated lawn basin or area drain, which will be connected to the system, and be released at a rate specified by the District. When the runoff rate entering the basin is greater than that which can be released, runoff will collect in the basin and will enter the detention system.
- The driveway / parking area will be graded such that the storm water runoff will be directed to a grassed swale. The swale will help filter out debris and fines prior to entering the storm water management system.
- Excess storm water will accumulate within the detention gallery where it will be released to the adjacent storm drain through a restricted outlet in an adjacent concrete basin. The restricted outlet will consist of a 100 mm diameter tee fitting with a submerged cap and a high level overflow.

Refer to attached Figure 1 and Figure 2.

**Design Criteria**

As the site falls within the Type 1 watershed, the following criteria are required in accordance with Schedule H of the District of Saanich Engineering Specifications:

Item	Criteria
Storage	200 m <sup>3</sup> per ha of impervious area
Release Rate	5 l/s per ha of total contributory area

Drainage quality and sediment control must be provided by a constructed wetland, and sediment basin.

**Storm Water Detention Calculations**

Required Storage Volume

$$\text{Required Storage Volume (m}^3\text{)} = 200\text{m}^3/\text{ha} \times \text{Impevious Area(ha)}$$

Maximum Release Rate

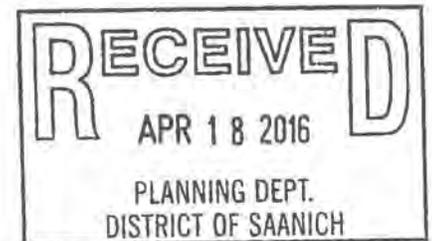
$$\text{Maximum Release Rate (Ls)} = 5\text{L/s/ha} \times \text{Contributory Area (ha)}$$

Number of StormTech SC-740 Chambers

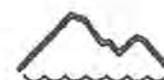
$$\text{Number of SC - 740 Chambers} = \frac{\text{Required Storage Volume (m}^3\text{)}}{1.93\text{m}^3}$$

Orifice Diameter

$$\text{Diameter (mm)} = 2(1000\text{mm/m}) \sqrt{\frac{\text{Maximum Release Rate (m}^3/\text{s)}}{(\text{Orifice Coefficient})\pi\sqrt{2} \times 9.81\text{m/s}^2 \times \text{height(m)}}$$



Property	Existing Dwelling		Proposed Duplex Addition	
	With	Without	With	Without
Permeable Pavers				
Total Impervious Area	250 m <sup>2</sup>	330 m <sup>2</sup>	240 m <sup>2</sup>	290 m <sup>2</sup>
Contributory Area	610 m <sup>2</sup>	610 m <sup>2</sup>	415 m <sup>2</sup>	415 m <sup>2</sup>
Required Storage Volume	5.0 m <sup>3</sup>	6.6 m <sup>3</sup>	4.8 m <sup>3</sup>	5.8 m <sup>3</sup>
Maximum Release Rate	0.3 L/s	0.3 L/s	0.2 L/s	0.2 L/s
Number of SC-740 Chambers	3	4	3	3
Height of Storage	914 mm	914 mm	914 mm	914 mm
Orifice Diameter	12mm	12mm	10mm	10mm



### Storm Water Quality

Rain water leaders will discharge directly to the grassy swales adjacent to the building. Runoff will then flow overland in the swale towards an open grated lawn/sediment basin.

The grassy swale will filter out any fines and contaminants that are not able to settle out in the sediment basin. The grassy swale will have a minimum surface area of 1% of the impervious contributory catchment area (**3 sq.m. downstream of the nearest rain water leaders**), as per Schedule H of the Districts engineering specifications.

If you have any questions regarding the calculations, please contact our office.

Yours truly,

**WESTBROOK CONSULTING LTD.**



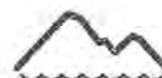
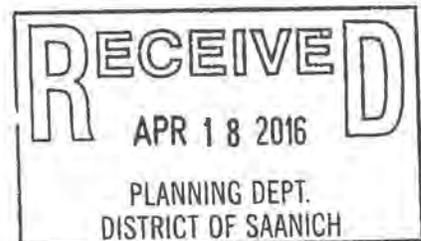
Kyle Stubbs, P. Eng., LEED AP  
Project Manager



Enc.

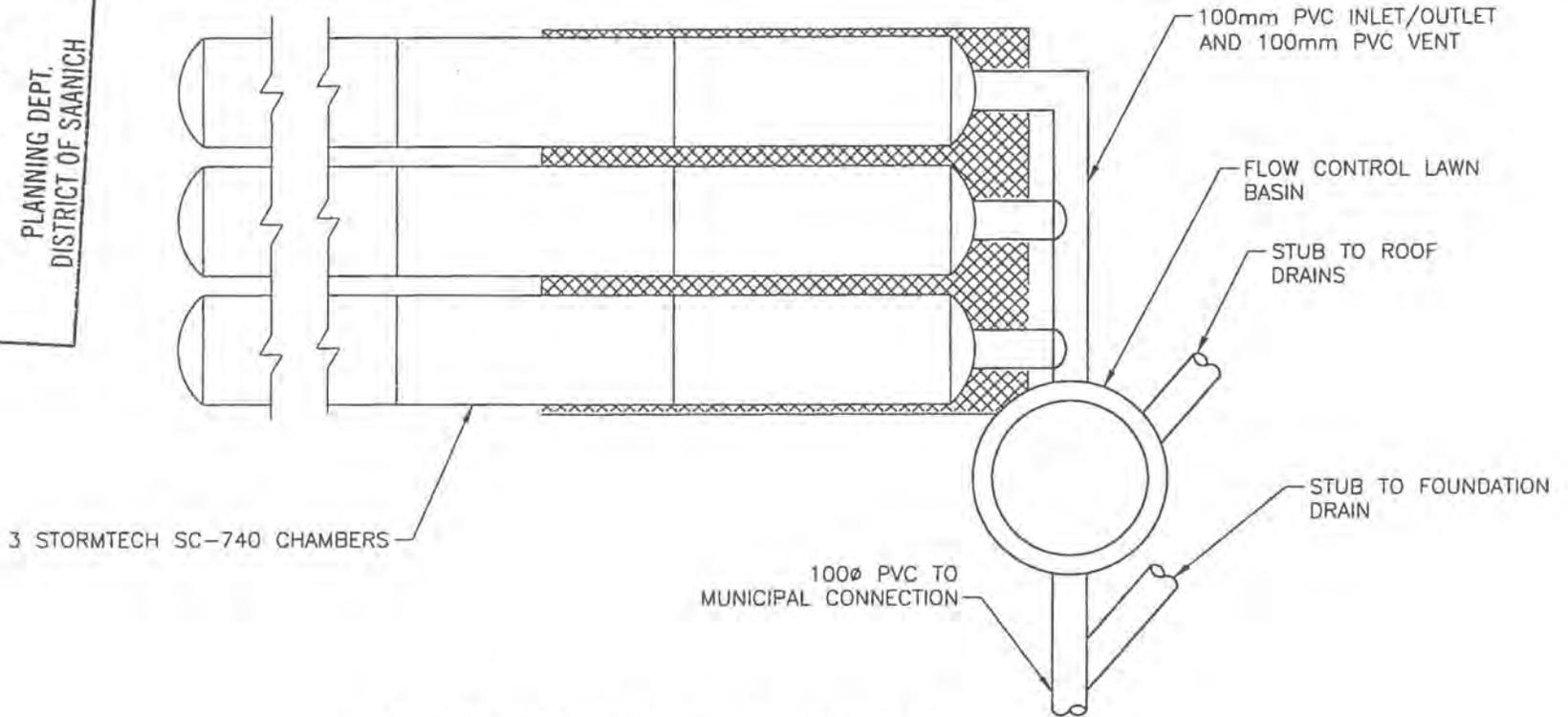
NV

\\PROJECTS\008 814 Stam Avc-02 Correspondence\L6008 SW\docs  
3/21/2016 3:23 PM



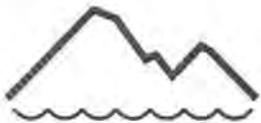


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 APR 18 2016  
 PLANNING DEPT.  
 DISTRICT OF SAANICH



TYPICAL STORMTECH UNIT LAYOUT  
 NTS

CONSULTANTS



**WESTBROOK  
 Consulting Ltd.**

#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3  
 Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT

814 MANN AVENUE

DRAWN

MM

SCALE

NTS

CHECKED

DATE

MARCH 2016

SHEET TITLE

STORM WATER MANAGEMENT

PROJECT REF.

3005

SHEET No.

FIGURE 2

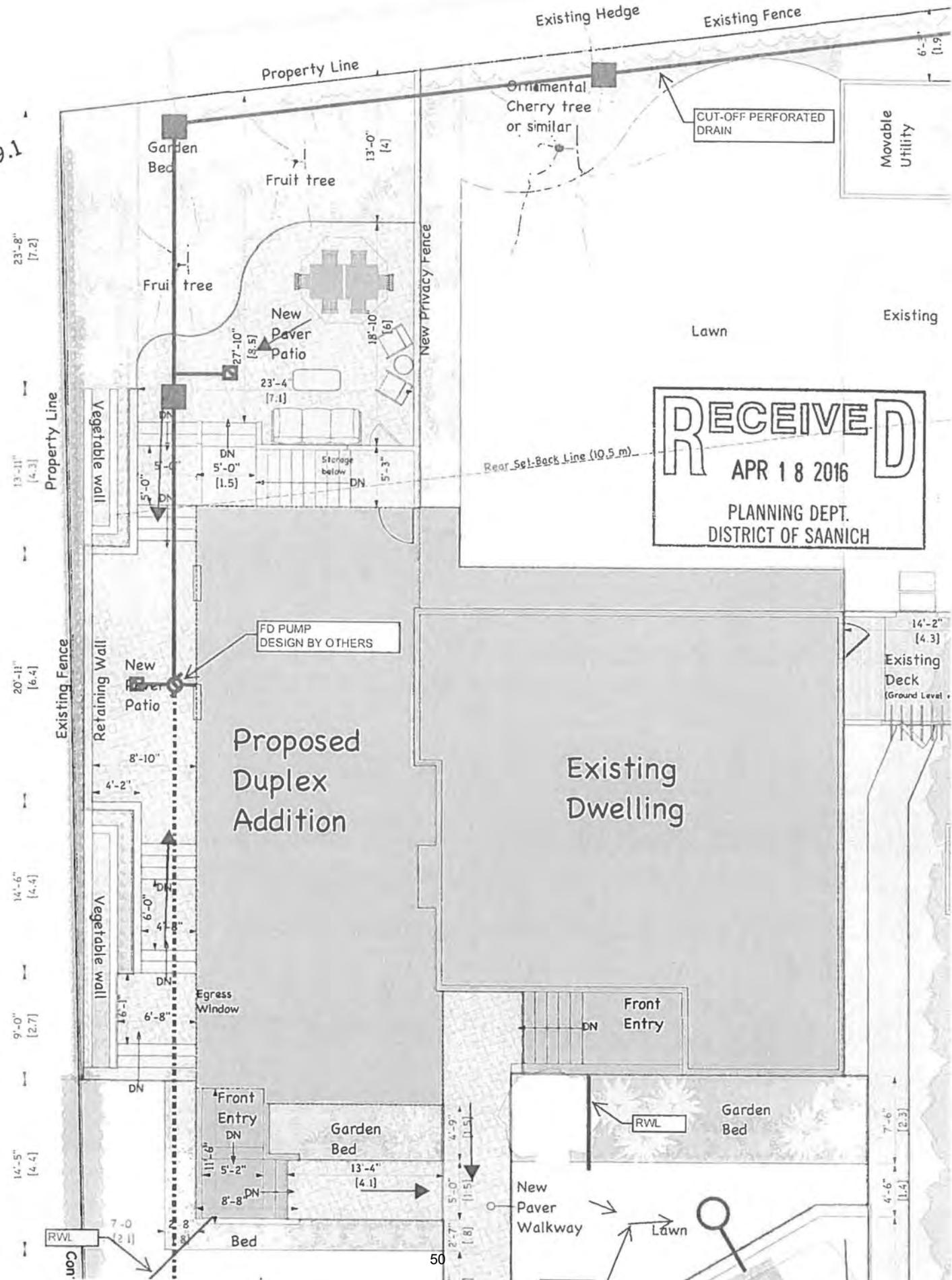
6'-7" [2]

3'-10" [7.3]

3'-6" [1.1]

42'-6" [13]

29.1



**RECEIVED**  
 APR 18 2016  
 PLANNING DEPT.  
 DISTRICT OF SAANICH

THE CORPORATION OF THE DISTRICT OF SAANICH

**TO: MAYOR AND MEMBERS OF COUNCIL**  
**DATE: JUNE 28, 2016**  
**FROM: ADVISORY DESIGN PANEL**  
**SUBJECT: APPLICATION BY AARON YAGER CONSTRUCTION TO REZONE FROM ZONE RS-6 (SINGLE FAMILY DWELLING) TO ZONE RD-1 (TWO FAMILY DWELLING) IN ORDER TO CONVERT AN EXISTING SINGLE FAMILY DWELLING INTO A DUPLEX AT 814 MANN AVENUE. VARIANCES ARE REQUESTED.**

**PLANNING FILES: DPR00624 / REZ00563  
CASE #2016/005**

---

**BACKGROUND AND PRESENTATION**

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

Doug Snowsell, owner, and Aaron Yager, Aaron Yager Construction, applicant, attended to present design plans and answer questions from the Panel.

Ms. Pickard briefly outlined the proposal:

- The proposal meets the objectives and policies of the Official Community Plan.
- Variance requests include increasing the permitted percentage of non-basement area from 70% to 74% and variances to the combined interior and side yard setbacks to allow for a deck and two utility sheds.
- The subject property is close to a major centre, is located on a collector street and is a suitable form of infill for this area.

The owner and applicant highlighted:

- The owners have lived in the existing home, which includes a basement suite, for twelve years. Planned Improvements to the subject property include removing the secondary suite.
- All neighbours have indicated full support for the proposal.
- Adjacent neighbour (4264 Vanguard Place) shares a common fence; they have agreed to the fence being removed and a hedge being installed at the owners' expense.
- The proposed addition will result in positive impacts to the neighbourhood, including vehicular access and egress improvements and water catchment upgrades.
- Landscaping improvements at an approximate value of \$18,000 will include terraced gardens on the west wall and drip-water irrigation.
- Proposed exterior materials include a hardy plank and concrete composite for aesthetics and durability. The intention is to include integrated shingle work.
- The existing vinyl will be removed from the exterior of the home and new stucco will be installed on the existing home and the addition, the finished product will therefore easily blend into the existing neighbourhood and will be a seamless addition. Windows and insulation will also be upgraded.

---

Comments from Panel members:

- Improvements to vehicular access and egress will result in a dramatic increase in visible pavement.
- Moving the main entrance to the side of the home could result in a more efficient and attractive proposal as the result would create the impression of a larger house versus a duplex.
- The powder room located in the public space of the dining room should be well insulated.
- The walkway and sidewalk improvements are an added benefit to the proposal.

**RECOMMENDATION:**

**That it be recommended that the conversion of an existing single family dwelling to a duplex at 814 Mann Avenue be approved as presented and that the comments from the Panel be considered.**



---

Penny Masse, Secretary  
Advisory Design Panel

/pm  
ec: *Director of Planning*  
*Manager of Inspections*  
*Aaron Yager, Aaron Yager Construction*  
*Doug Snowsell, Owner*



**Royal Oak Community Association**

Box 50, #106 - 4480 West Saanich Road

Victoria, BC V8Z 3E9

[www.RoyalOakCommunityAssociation.ca](http://www.RoyalOakCommunityAssociation.ca)

August 24, 2016

Andrea Pickard  
Planning Department  
District of Saanich  
770 Vernon Avenue  
Victoria, BC

Dear Andrea

Re: DPR00624, REZ00563  
814 Mann Avenue

---

The Royal Oak Community Association appreciates the opportunity to comment on this application.

On August 23, 2016 the Association executive voted to generally have no objection to the application to rezone from RS-6 to RD-1 to construct a duplex.

Yours truly,

Marsha Henderson  
President  
Royal Oak Community Association

***Making a Difference***



**Planning - Re: 814 Mann Ave Referral**

---

**From:** Andrea Pickard  
**To:** Ryan TRAN:EX Evanoff  
**Date:** 10/15/2015 2:56 PM  
**Subject:** Re: 814 Mann Ave Referral  
**CC:** Planning

---

thank you

Andrea Pickard

Planner  
Planning Department  
District of Saanich  
770 Vernon Ave Victoria, BC V8X 2W7  
Tel: [250-475-5494](tel:250-475-5494), ext 3425  
[andrea.pickard@saanich.ca](mailto:andrea.pickard@saanich.ca)  
[www.saanich.ca](http://www.saanich.ca)

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Please consider the environment before printing this e-mail.

>>> "Evanoff, Ryan TRAN:EX" <[Ryan.Evanoff@gov.bc.ca](mailto:Ryan.Evanoff@gov.bc.ca)> 10/15/2015 2:55 PM >>>

Andrea,

Please consider this email to be an official Ministry response for the proposed development permit at 814 Mann Ave, your file DPR00624, Ministry file [2015-05261](#).

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

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

Thank you,

**RYAN EVANOFF** | SENIOR DISTRICT DEVELOPMENT TECHNICIAN | BC MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE | VANCOUVER ISLAND DISTRICT |

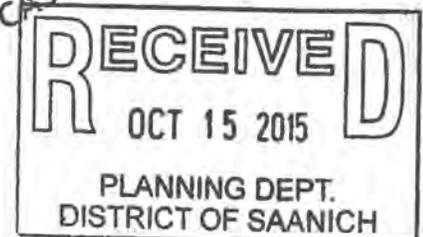
240-4460 CHATTERTON WAY, VICTORIA, BC V8X 5J2

T: 250.952.4495 | F: 250.952.4508

WEBSITE FOR DEVELOPMENT APPROVALS:

[www.th.gov.bc.ca/Development\\_Approvals/home.htm](http://www.th.gov.bc.ca/Development_Approvals/home.htm) | MINISTRY WEBSITE: <http://tranbc.ca/>

ENTERED  
IN CASE



✓ Clarks

28 September 2016

Angela Forth  
Mann Ave  
[Redacted]

Angela you may have been wondering what is happening regarding our plans to duplex our property. Believe us we have had moments we have been tempted to give up the process!

The municipality has not required many modifications in the actual structure but there have been several changings suggested in the parking arrangements.

We started with a proposal to have a circle driveway mainly because of our preference not to have to back out onto Mann—most of you will identify with this.

That was refused as the municipality didn't want two entrances onto Mann.

We then proposed a series of single entrances each in the basic shape of a "y" that would facilitate driving in and being able to turn around thus being able to enter Mann face first. Just as we hoped to get approval the municipality has done a sort of turn around as is asking us to present new plans—wait for it—based on separate entrances from Mann.

Each of these proposals requires a new set of blue prints be made in various sizes and numbers.

We would like to quickly settle this and get on with our project and therefore we are asking you, our neighbours for your support.

The attached plan, after several prototypes, is our preference. Will you simply sign the second copy of the letter showing you have no objections? We will surely appreciate y our help.

We will keep you advised as to the progress of this project which, once the matter of off street parking has been resolved should proceed quickly.

Yours truly,

[Redacted signature]

Doug and Nancy Snowsell

Name ANGELA FORTH signature [Redacted] Date Oct 2/16

RECEIVED  
OCT 05 2016  
PLANNING DEPT.  
DISTRICT OF SAANICH

28 September 2016

Devin Johnson

[Redacted] Mann [Redacted]

Devin you may have been wondering what is happening regarding our plans to duplex our property.

Believe us we have had moments we have been tempted to give up the process!

The municipality has not required many modifications in the actual structure but there have been several changings suggested in the parking arrangements.

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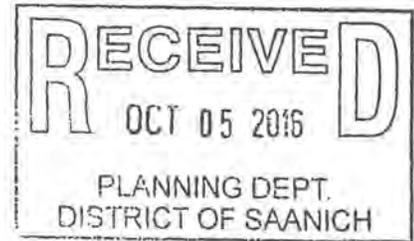
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Yours truly,

[Redacted signature]

Doug and Nancy Snowsell



Name Alexis Wystem

signature [Redacted]

Date Oct 1/16

Name Devin Johnston

signature [Redacted]

Date Oct 1/16

1 October 2016

Raphael y familia

■ Mann Ave

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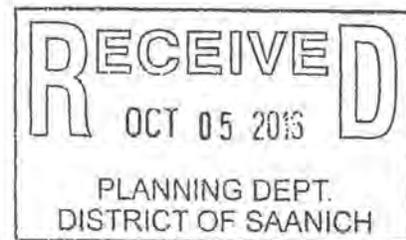
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Yours truly,



Doug and Nancy Snowsell



Name RAFAEL GONZÁLEZ signature  Date OCT 01-2016

Name SARA GONZÁLEZ signature  Date OCT 01-2016

28 September 2016

Bill and Linda Best  
Mann

Although we see each other once in a while you may have been wondering what is happening regarding our plans to duplex our property.

Believe us we have had moments we have been tempted to give up the process!

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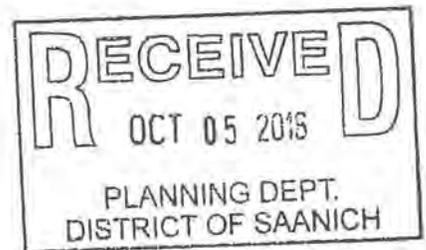
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Yours truly,



[Redacted signature]

Doug and Nancy Snowsell

Name Bill Best signature [Redacted] Date Oct 2/16

Name \_\_\_\_\_ signature \_\_\_\_\_ Date \_\_\_\_\_

1 October 2016

Prem and Sona

[Redacted] Mann Ave

You may have been wondering what is happening regarding our plans to duplex our property.

Believe us we have had moments we have been tempted to give up the process!

The municipality has not required many modifications in the actual structure but there have been several changings suggested in the parking arrangements.

We started with a proposal to have a circle driveway mainly because of our preference not to have to back out onto Mann—most of you will identify with this.

That was refused as the municipality didn't want two entrances onto Mann.

We then proposed a series of single entrances each in the basic shape of a "y" that would facilitate driving in and being able to turn around thus being able to enter Mann face first. Just as we hoped to get approval the municipality has done a sort of turn around as is asking us to present new plans—wait for it—based on separate entrances from Mann.

Each of these proposals requires a new set of blue prints be made in various sizes and numbers.

We would like to quickly settle this and get on with our project and therefore we are asking you, our neighbours for your support.

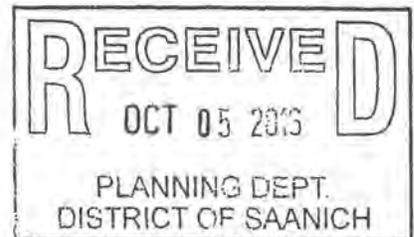
The attached plan, after several prototypes, is our preference. Will you simply sign the second copy of the letter showing you have no objections? We will surely appreciate your help.

We will keep you advised as to the progress of this project which, once the matter of off street parking has been resolved should proceed quickly.

Yours truly,

[Redacted signature]

Doug and Nancy Snowsell



Name PREM PUNNI signature [Redacted] Date 2nd Oct 2016

Name \_\_\_\_\_ signature \_\_\_\_\_ Date \_\_\_\_\_

28 September 2016

Morgan and Dustin Clark

█ Vanguard Place

Morgan and Dustin you may have been wondering what is happening regarding our plans to duplex our property. Believe us we have had moments we have been tempted to give up the process! The municipality has not required many modifications in the actual structure but there have been several changings suggested in the parking arrangements.

We started with a proposal to have a circle driveway mainly because of our preference not to have to back out onto Mann—most of you will identify with this.

That was refused as the municipality didn't want two entrances onto Mann.

We then proposed a series of single entrances each in the basic shape of a "y" that would facilitate driving in and being able to turn around thus being able to enter Mann face first. Just as we hoped to get approval the municipality has done a sort of turn around as is asking us to present new plans—wait for it—based on separate entrances from Mann.

Each of these proposals requires a new set of blue prints be made in various sizes and numbers.

We would like to quickly settle this and get on with our project and therefore we are asking you, our neighbours for your support.

The attached plan, after several prototypes, is our preference. Will you simply sign the second copy of the letter showing you have no objections? We will surely appreciate your help.

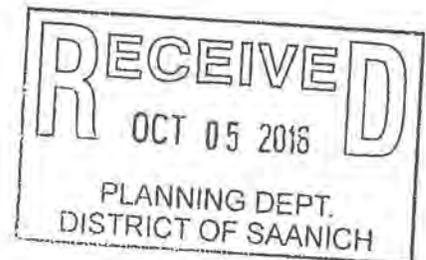
We will keep you advised as to the progress of this project which, once the matter of off street parking has been resolved should proceed quickly.

FYI once approved we will move quickly on removing the hedge!

Yours truly,

█

Doug and Nancy Snowsell



Name Justin Clark

signature █

Date Oct 1/16

Name Morgan Clark

signature █

Date Oct 1/16

1410-04  
xref: 2160-20

CW Dec 19/16

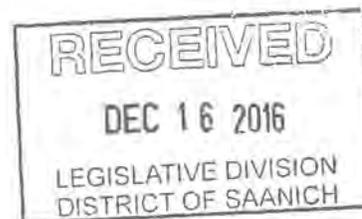


PLANNING  
Mayor  
Councillors  
Administrator

Council  
Administrator  
Media

## Supplemental Report - 2

**To:** Mayor and Council  
**From:** Sharon Hvozdzanski, Director of Planning  
**Date:** December 15, 2016  
**Subject:** Regional Growth Strategy – Proposed Amendment to Regional Urban Containment and Servicing Policy Area – Updated Information  
**File:** 2160-20



### UPDATED INFORMATION

As a result of the fluid nature of this application, changes to four figures in the summary table included in the initial Supplemental Report have been made. Additional new information has been provided on the amount of greenspace in Langford. Changes to the summary table figures have been noted in the table below, in bold text.

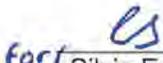
The following table compares the original proposal and a revised proposal, based on information received from Metchosin Planning staff.

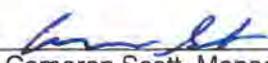
Area	Original Proposal December 9 Report	Revised	Change from original proposal
Business Park (Langford)	57.8 hectares	<b>New: 54.03 hectares</b> Old: 57.8 hectares	<b>Reduction of 3.77 hectares</b>
Undetermined Use (Langford)	40.47 hectares	40.47 hectares	No change
Residential (Langford)	55.4 hectares	<b>New: 38.65 hectares</b> Old: 44.9 hectares	<b>Reduction of 16.75 hectares</b>
<b>Green space (Langford)</b>	<b>Not included</b>	<b>10.12 hectares</b>	<b>Addition of 10.12 hectares</b>
Residential (Langford)	Minimum 2024 metre lot size	Minimum 1012 metre lot size	Minimum lot size reduced by 50%
Total land transferred to Langford and added within RUCSPA	153.8 hectares	143.3 hectares	Reduction of 10.5 hectares
Metchosin Greenspace	37.2 hectares	45.5 hectares	Addition of 8.3 hectares

Potential Greenspace (under negotiation)	Not included	2 hectares	Potential addition of 2 hectares
Treaty Land (proposed greenspace)	101 hectares	101 hectares	No change
Total protected green space (outside RUCSPA)	138.2 hectares	146.5 hectares	Addition of 8.3 hectares, possibly up to 10.3 hectares

**RECOMMENDATION**

That Bylaw 4124, Capital Regional District Growth Strategy Bylaw No. 1, 2002 Amendment Bylaw No. 2, 2016 not be accepted.

Report prepared by: for/   
Silvia Exposito, Planner

Report prepared & reviewed by:   
Cameron Scott, Manager of Community Planning

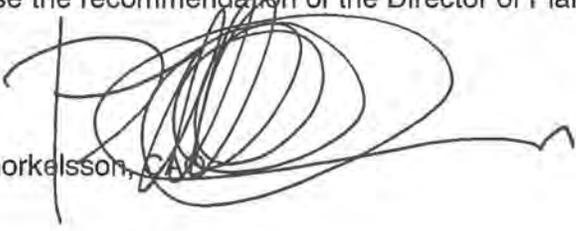
Report reviewed by: for/   
Sharon Hvozdzanski, Director of Planning

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cc: Paul Thorkelsson, CAO

**CAO'S COMMENTS:**

I endorse the recommendation of the Director of Planning.

  
Paul Thorkelsson, CAO

1410-04  
2160-20



Mayor  
Councillors  
Administrator

Council  
Administrator  
Media

# Supplemental Report

**To:** Mayor and Council

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

**Date:** December 14, 2016

**Subject:** Regional Growth Strategy – Proposed Amendment to Regional Urban Containment and Servicing Policy Area  
File: 2160-20

We have been made aware of additional information regarding the specifics of the proposal. Discussions between the property owner, the District of Metchosin and City of Langford continue to occur regarding the details of the agreement. Recently, changes have been agreed upon that respond to concerns expressed by Metchosin residents during recent public consultation.

The following table compares the original proposal and a revised proposal, based on information received from Metchosin Planning staff.

Area	Original Proposal December 9 Report	Revised	Change from original proposal
Business Park (Langford)	57.8 hectares	57.8 hectares	No change
Undetermined Use (Langford)	40.47 hectares	40.47 hectares	No change
Residential (Langford)	55.4 hectares	44.9 hectares	Reduction of 10.5 hectares
Residential (Langford)	Minimum 2024 metre lot size	Minimum 1012 metre lot size	Minimum lot size reduced by 50%
Total land transferred to Langford and added within RUCSPA	153.8 hectares	143.3 hectares	Reduction of 10.5 hectares
Metchosin Greenspace	37.2 hectares	45.5 hectares	Addition of 8.3 hectares
Potential Greenspace (under negotiation)	Not included	2 hectares	Potential addition of 2 hectares
Treaty Land (proposed greenspace)	101 hectares	101 hectares	No change
Total protected green space	137.2 hectares	146.3 hectares	Addition of 8.3 hectares, possibly up to 10.3 hectares

**RECEIVED**  
**DEC 14 2016**  
LEGISLATIVE DIVISION  
DISTRICT OF SAANICH

In comparison to the original proposal, the changes reduce the overall amount of land used for residential, but increase the density. The amount of protected green space is increased and rural areas in Metchosin will experience a greater buffer area from proposed development.

The changes reflect that the land use concepts are still evolving and changing, with the exact density and type of uses in the amendment area still subject to change.

**RECOMMENDATION**

That Bylaw 4124, Capital Regional District Growth Strategy Bylaw No. 1, 2002 Amendment Bylaw No. 2, 2016 not be accepted.

Report prepared by:   
Silvia Exposito, Planner

Report prepared & reviewed by:   
Cameron Scott, Manager of Community Planning

Report reviewed by:   
Sharon Hvozdenki, Director of Planning

SE/ads/jsp  
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Attachment: Goldstream Gazette Article – December 8, 2016

cc: Paul Thorkelsson, CAO

**CAO'S COMMENTS:**

I endorse the recommendation of the Director of Planning.

  
Paul Thorkelsson, CAO

# GOLDSTREAM NEWS GAZETTE PRINT THIS

## Metchosin negotiates deal to ease resident concerns

By Goldstream News Gazette

Published: **December 08, 2016 10:00 AM**

Updated: **December 08, 2016 11:3111 AM**

Following a series of [concerns raised by Metchosin](#) residents, Mayor John Ranns and the developers of a future residential neighbourhood in Langford have made an adjustment to a [proposed boundary swap](#) that also includes Beecher Bay First Nation.

Under a deal reached Tuesday, the buffer zone between the development and the properties along Neild Road would effectively double, from 100 to 200 metres, along the majority of the proposed border between Langford and Metchosin. Altogether, this would mean an extra 50 acres of green space, with roughly 30 acres lying within Metchosin.

This is in addition to the 250 acres of green space within Sections 95, 25 and 28 as part of the original proposal.

In return, Metchosin has relaxed its previous provision that lots in the development had to be at least half an acre in size, permitting higher density, quarter-acre lots instead.

"It made more sense for both of us," Ranns said.

He originally thought the provision regarding the size of the lots would be important to Metchosin residents, but after extensive public consultation, including a packed open house event held last week inside council chambers, he came to the conclusion that a larger buffer zone between Metchosin and Langford was the more pressing concern. "I'm very happy with this because it does take some of that heat off of the Neild Road residents but it also just makes it a more comprehensive development."

Ranns added that the long term hope is to have a trail network through that corridor connect with the Galloping Goose Regional Trail to the east and park land beyond Sooke Road in the west.

"We're looking for continuity so this is part of a bigger plan with the whole park network."

Keycorp Developments, which is planning a sub-division along the new Langford-Metchosin border, said the ability to make use of smaller lot sizes has some benefits when it comes to infrastructure.

"It's more compact so it's less impactful, and I guess it benefits us with less roadways for us to construct," said Seamus Brennan, project manager with Keycorp.

He was present in the meeting with Ranns, along with Keycorp president Jim Hartshorne.

Still, according to Brennan, the adjustment to the deal was done mostly in response to the requests of neighbouring Metchosin residents, while also acknowledging the benefits of added green space.

"It doesn't benefit us that much. Somebody could argue it doesn't benefit us at all," Brennan said. "We've listened to what the neighbours have to say and if that's what it takes then that's what we're willing to do."

On Wednesday, Metchosin received approval from the provincial government to have its referendum moved back in January to give the District more time to get information out to the public.

Pending council approval, the municipality's referendum will take place on Jan. 28.

[joel.tansey@goldstreamgazette.com](mailto:joel.tansey@goldstreamgazette.com)

### Find this article at:

<http://www.goldstreamgazette.com/news/405485926.html>

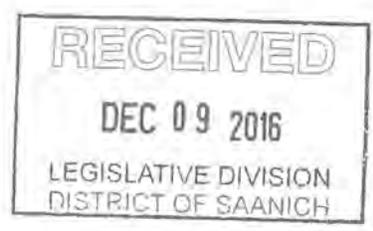


The Corporation of the District of Saanich

Mayor  
Councillors  
Administrator  
Council  
Administrator  
Media

# Report

**To:** Mayor and Council  
**From:** Sharon Hvozanski, Director of Planning  
**Date:** December 9, 2016  
**Subject:** 2003 Regional Growth Strategy – Proposed Amendment to Regional Urban Containment and Servicing Policy Area  
**File:** 2160-20



## PURPOSE

The purpose of this report is to:

1. Provide background information on the Regional Growth Strategy (RGS) and the current amendment review process;
2. Highlight key legislative authority issues related to the review process;
3. Outline the proposed amendment to the 2003 Regional Growth Strategy;
4. Note key issues for Council to consider when assessing the proposed amendment;
5. Outline potential options for Council to consider; and
6. Seek Council's recommendation on the proposed amendment so that it can be conveyed to the Capital Regional District (CRD) within the prescribed 60 day referral period.

## BACKGROUND

### Regional Growth Strategy (RGS)

In 1995, the Provincial Government passed into law the "Growth Strategies Act". The purpose of this Provincial initiative was to encourage regional districts and member municipalities to prepare for growth and future change in an integrated manner. The "Growth Strategies Act" provides a framework for interactive planning between municipalities and a regional district. The District of Saanich is bound to the Regional Growth Strategy through adoption of its Regional Context Statement as part of the 2008 Saanich Official Community Plan.

In February 1996, the Capital Regional District Board formally initiated a Regional Growth Strategy. After significant public and stakeholder consultation, the Regional Growth Strategy was formally adopted by the Capital Regional District Board, with the support of all municipalities, on August 13, 2003. The Regional Growth Strategy includes eight strategic initiatives that together express a 25-year program for this joint partnership reflective of the content and process set out in the "Local Government Act".

The eight initiatives are listed below, and also form part of the Discussion section of this report:

1. Keep urban settlement compact;
2. Protect the integrity of rural communities;
3. Protect regional green and blue space;
4. Manage natural resources and the environment sustainably;
5. Build complete communities;
6. Improve housing affordability;
7. Increase transportation choice; and
8. Strengthen the regional economy.

### **Regional Growth Strategy Update**

A process to update the 2003 Capital Regional District (CRD) Regional Growth Strategy has been underway since 2008. The updated Regional Growth Strategy will set the vision for the future of the region to 2038.

A draft 2016 Regional Growth Strategy was presented to the CRD Board on March 9, 2016, following which an informal referral was made to local governments for comment. Based on the feedback received, a final Regional Growth Strategy document was prepared by the CRD.

The Regional Growth Strategy Bylaw received 1<sup>st</sup> and 2<sup>nd</sup> Reading on July 13, 2016 and a Public Hearing was held on October 19, 2016. Subsequently, to reflect recent amendments, a revised 2016 Regional Growth Strategy Bylaw document was given 1<sup>st</sup> and 2<sup>nd</sup> reading on November 23, 2016. The amendments included mapping changes to reflect the proposal that is the subject of this report, as well as requests made by the Shirley-Jordan River and Port Renfrew resulting from the completion of their Official Community Plans. A formal referral was made on December 2, 2016 to municipal councils for acceptance or rejection as per Section 436 of the "Local Government Act".

### **Subject Amendment & Review Process**

In accordance with legislative requirements, on September 14, 2016 the Capital Regional District Board initiated the subject amendment process to the 2003 Regional Growth Strategy to consider a proposal from the City of Langford and the District of Metchosin to expand the Regional Urban Containment and Servicing Policy Area (RUCSPA) by 154 hectares.

As outline in their submission, the requested expansion to the Regional Urban Containment and Servicing Policy Area is in support of a proposed comprehensive development including: 57.8 hectares for a business park; 55.4 hectares for residential; and 40.47 hectares for a yet undetermined use. The Beecher Bay First Nation (Sc'ianew) would have partial interest in the business park. In exchange for this economic interest, three parcels of provincial land (101 hectares in total), being offered to the Beecher Bay First Nation (Sc'ianew) as part of the Treaty process, would be protected as green space and transferred to the District of Metchosin. In addition, 37.2 hectares of privately-owned land would be transferred to District of Metchosin and would be preserved as green space and serve as a buffer between rural lands and the business park and residential development (see Figures 1 – 3).

As part of this review process, the CRD Board also adopted a consultation plan to gather input on the proposed amendment. Consultation was conducted between September and October 2016 by the CRD, and by the District of Metchosin, and the City of Langford. This included open houses, with comment forms received from residents. In addition, the District of Metchosin will hold a referendum on the boundary adjustment in January 2017, and the City of Langford will complete an alternative approval process on December, 2, 2016, to determine support for the amendment.

On November 9, 2016, the CRD Board reviewed the consultation results and gave 1<sup>st</sup> and 2<sup>nd</sup> Reading and referred Bylaw No. 4124 to municipal councils for acceptance as per section 436 of the "Local Government Act". The formal referral was received on November 14, 2016, a staff report was subsequently prepared, and the matter now appears before Council for review and consideration.

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## **LEGISLATIVE AUTHORITY**

The "Local Government Act" requires the Capital Regional District (CRD) Board to submit proposed amendment bylaws to the Regional Growth Strategy to: member Councils; the Board of the adjoining Regional District; and the Minister of Community Services for formal consideration, following the Public Hearing, and prior to third Reading.

Legislation requires affected local governments to respond to the Regional District Board within 60 days of formal notification, with a resolution to either:

- Accept the proposed amendment to the Regional Growth Strategy; or
- Not accept the proposed amendment to the Regional Growth Strategy, and outline their reasons for objecting to the amendment.

In order for the CRD Board to be able to adopt a Regional Growth Strategy amendment bylaw, unanimous support from member municipalities is required. The legislative process for amending the Regional Growth Strategy is the same as it was for its original adoption in 2003.

On November 9, 2016, the Capital Regional District Board formally referred the Regional Growth Strategy Amendment Bylaw, Bylaw 4124 to municipal councils for acceptance or rejection. Accordingly, a formal response from Saanich Council must be received by the Capital Regional District Board by January 9, 2017. A non-response is considered to be a response in support of the proposed amendment bylaw.

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## **PROPOSED AMENDMENT**

If adopted, Bylaw 4124, Capital Regional District Growth Strategy Bylaw No. 1, 2002 Amendment Bylaw No. 2, 2016 would expand the Regional Urban Containment and Servicing Policy Area (RUCSPA) by 154 hectares as noted in Figure 1. The proposal is subject to a municipal boundary adjustment as part of a broader economic development venture between the District of Metchosin, the City of Langford, and the Beecher Bay First Nation (Sc'ianew), negotiated as part of a Treaty process.

The proposed amendment would result in the 154 hectares of land being transferred from the District of Metchosin to the City of Langford. Inclusion in the Regional Urban Containment and Servicing Policy Area would allow for the provision of water and sewer services to accommodate a comprehensive development, as an extension to a future planned South Langford Business Park. Access and servicing would be provided by way of Sooke Road (Highway 14).

Proposed land uses for the Regional Urban Containment and Servicing Policy Area extension area would be:

- 57.8 hectares for a business park;
- 55.4 hectares for residential, to include minimum lot sizes of 2024 square meters; and
- 40.47 hectares for a yet undetermined use.

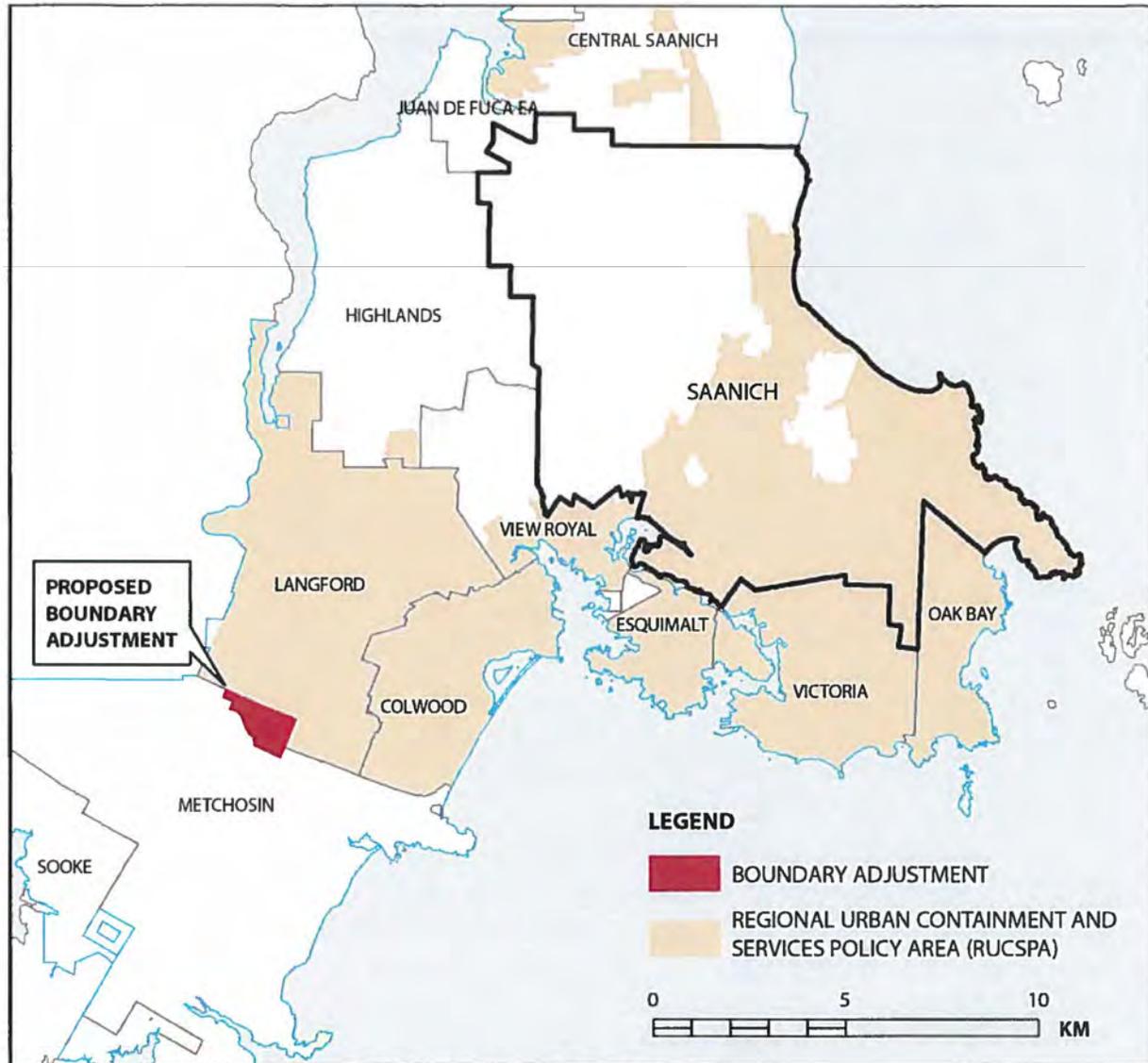
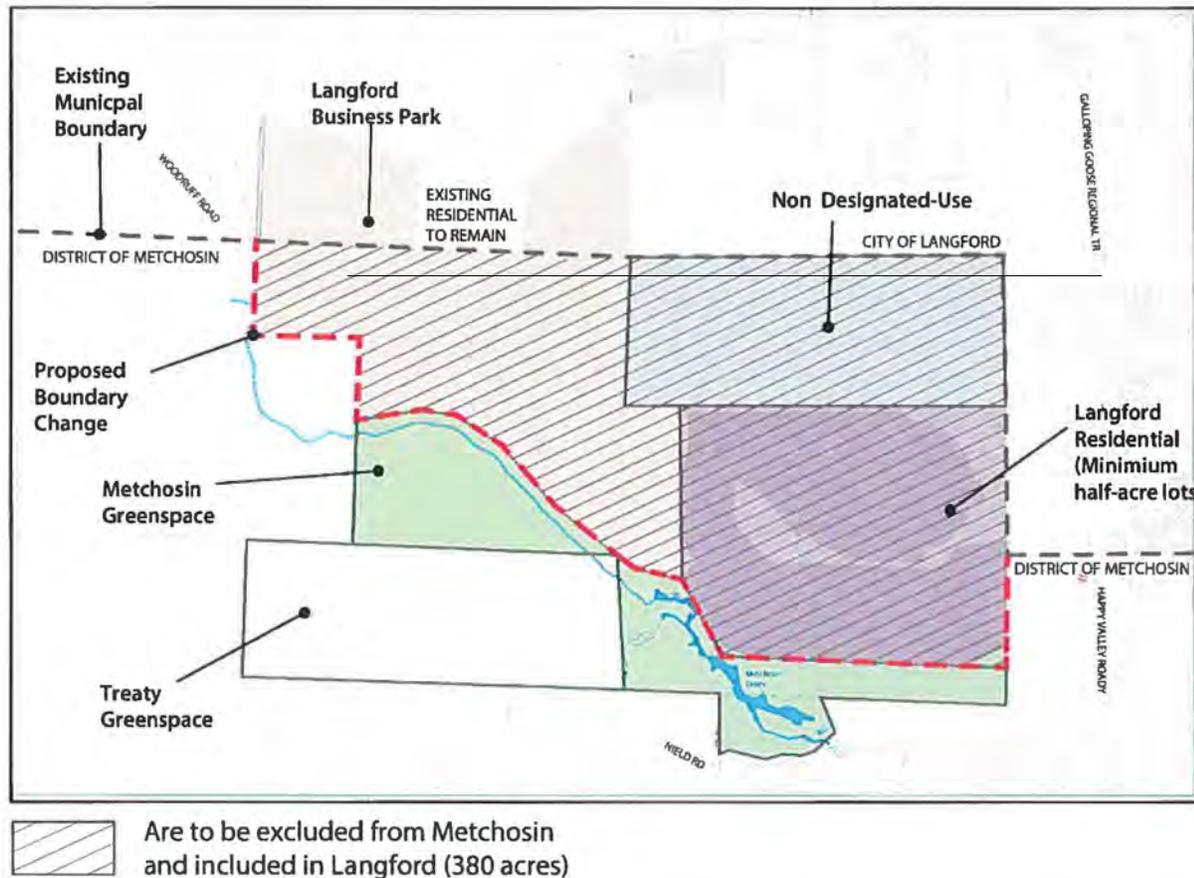


Figure 1: Location of Proposed Amendment in Regional Context



**Figure 2: Proposed Land Use Designations**

The Beecher Bay First Nation (Sc'ianew), would have partial interest in the business park and also receive a portion of tax revenues. In exchange for this economic interest, three parcels of provincial land (101 hectares in total), being offered to the First Nation as part of the Treaty process, would be protected as green space and transferred to the District of Metchosin (see Figure 3). The First Nation would only receive these parcels if the Treaty settlement package was accepted. A land swap is of interest to the Beecher Bay First Nation (Sc'ianew), as the parcels being offered in the Treaty settlement are unserviced, located in rural settings, and less suitable for commercial and industrial development.

The proposal would also see the transfer of 37.2 hectares of privately owned land to the District of Metchosin for preservation as greenspace (identified in Figure 2 as Metchosin Greenspace). The identified area has been assessed as having high environmental values, includes Metchosin creek and is proposed to be protected as public green space.

The proposed amendment would see a considerable amount of land added to the City of Langford. This area in Langford would be designated as "Growth Policy Area" in the Langford Official Community Plan and would be developed as part of the economic development venture between the City of Langford, the District of Metchosin, and Beecher Bay First Nation (Sc'ianew).

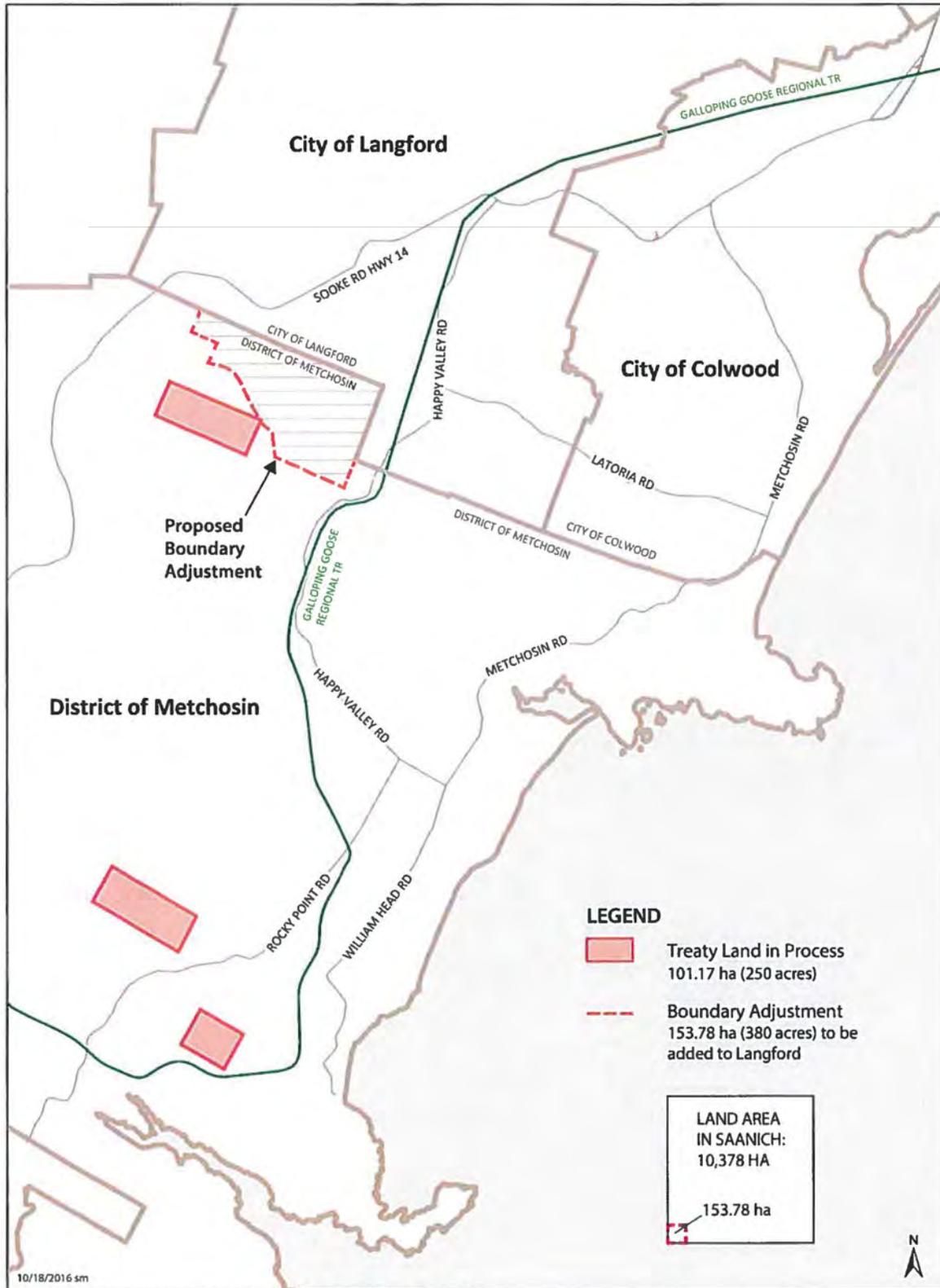


Figure 3: Location of Proposed Treaty Parcels

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## DISCUSSION

The proposed amendment represents a significant change to the Regional Growth Strategy Regional Urban Containment and Servicing Policy Area (RUCSPA). In evaluating the proposed amendment, CRD staff have undertaken an analysis based on the eight Regional Growth Strategy objectives. Table 1 identifies the CRD staff comments, as well as any additional Saanich staff comments. This section of the report outlines the broader rationale from the perspective of the District of Metchosin, summarizes key points from Table 1 and highlights key issues for consideration.

### **District of Metchosin Rationale for Amendment**

The District of Metchosin has provided Saanich staff with a written explanation of their rationale for the amendment. Metchosin's comments are outlined below:

"The proposed boundary adjustment provides the District of Metchosin with an unprecedented opportunity to protect three of the most significant tracts of greenspace within its boundaries, totaling 101 hectares, as well as gaining approximately 37.2 hectares of greenspace that will buffer the District's boundary with Langford.

The District believes it is critical that the three parcels of Crown land offered to Beecher Bay First Nation to provide the Band with opportunities to generate economic development remain undeveloped. These three parcels are located within established rural and residential areas of the District, and are not suitable for generating economic development. All three parcels are currently designated and zoned in the District's OCP and Land Use Bylaw as Park and Open Space. Furthermore, the parcels represent sensitive ecosystems that the District is keen to protect. Beecher Bay First Nation shares the District's perspective, and recognizes the environmental value of these parcels, their significance in maintaining Metchosin's rural character as well as the limited economic opportunities that they offer. Accordingly, the Band is seeking alternate economic opportunities.

While the District is committed to a rural and agricultural community, and does not promote development within its boundaries, it does respect and support the Beecher Bay Band's efforts to seek economic independence through opportunities that would enable them to forgo development on the Crown lands the Province has offered. The proposed municipal boundary adjustment represents a compromise that would see a portion of lands within the District's current boundaries developed for uses and with services (sewer) that are beyond what could be permitted or provided by the District. Metchosin remains committed to its longstanding opposition to having any sewer services within the District. Comparatively, this area of Metchosin is more suitable for development given the Highway 14 (Sooke Road) access, the location on four transit routes (Happy Valley and Sooke Road), and proximity to the Galloping Goose Regional Trail and Langford. Furthermore, the boundary change proposal includes an additional 37.2 hectare parcel along Metchosin Creek that will be subdivided and transferred to the District to buffer the City of Langford and the RUCSPA border from the rural land uses of Metchosin. The District has had difficulty obtaining this type of transition between the Langford and Metchosin border (urban/rural divide) in the past, as contemplated in the Regional Growth Strategy. The District sees

the 37.2 hectare buffer, as well as the protection of the 101 hectares of Crown land, as an opportunity to provide that transition, maintain the District's rural character, while supporting the Beecher Bay First Nation in securing economic opportunities on land better suited for development.

In addition to the 37.2 hectares of greenspace buffer and the 101 hectares of Crown land, the District of Metchosin has also negotiated a tax-sharing arrangement with the City of Langford to ensure that the District is compensated for any loss of tax revenues. Metchosin is expected to receive higher revenues from the tax sharing agreement than it would from taxes collected if the property remains in Metchosin."

### **Growth Management Implications**

The proposed addition of 154 hectares to the Regional Urban Containment and Servicing Policy Area represents a significant change to existing growth containment boundaries. By way of comparison, the entirety of Mount Douglas Park is 188 hectares.

Land would be added at the periphery of the existing regional urban containment boundary, in a location that is not in close proximity to any existing major growth centre or major transportation infrastructure. Limited rural transit is available in the general area along Happy Valley Road and Sooke Road. Given the proposed density, location, and uses, it would be challenging to provide cost-effective transit service or viable active transportation facilities, likely creating a car-dependent development that would increase demands on existing roads and transportation infrastructure. Additionally, it could potentially divert growth away from existing underdeveloped growth centres and employment centres currently within the Regional Urban Containment and Servicing Policy Area.

### **First Nations Implications**

One factor driving the proposed amendment is the current in-progress Treaty process between the provincial government and the Beecher Bay First Nation (Sc'ianew). The Regional Growth Strategy commits to recognizing aboriginal rights and title and treaty rights currently undergoing formal definition.

Currently three parcels are being offered by the crown (101 hectares total) to the Beecher Bay First Nation (Sc'ianew) as part of the treaty process. The parcels are scattered throughout Metchosin and are seen as less than optimal for economic development (see Figure 3). In exchange for transferring the lands being offered in the Treaty process to the District of Metchosin, the Beecher Bay First Nation (Sc'ianew) would be offered an economic interest in the business park portion of the development. This economic interest would include one-third ownership and a share of tax revenue from the business park lands only.

As noted in the CRD staff report, The Ministry of Community, Sport and Cultural Development has asked that the District of Metchosin, City of Langford and Beecher Bay First Nation (Sc'ianew) demonstrate "that the CRD Board is willing to consider amendments to the Regional Growth Strategy before any boundary adjustment can be advanced and approved." Approval of the proposed Regional Growth Strategy amendment would demonstrate this commitment to the Province.

Any Treaty settlement is subject to acceptance by members of the Beecher Bay First Nation (Sc'ianew). As noted by CRD staff, if the proposed Regional Growth Strategy amendment is to be approved and the subsequent Treaty settlement is not accepted, land could be added within

the Regional Urban Containment and Servicing Policy Area without the benefit of gaining the 101 hectares of associated green space protection as outlined in the overall proposal.

### **Economic Development**

The proposal is a partnership between the City of Langford, District of Metchosin, and the Beecher Bay First Nation (Sc'ianew). The proposal would provide the Beecher Bay First Nation (Sc'ianew) with an economic interest in land that is easier to service and develop for commercial or industrial use than the parcels being offered through the Treaty process. This agreement would enable the First Nation to generate revenue and would also provide economic benefits for the City of Langford and the District of Metchosin. Regionally, it would increase the supply of employment lands and provide jobs in the West Shore.

### **Protection of Rural Communities and Green Space**

As noted by CRD staff, the proposal changes the Regional Growth Strategy designation to allow a significant quantity of urban-scale development in an area currently designated as Unprotected Green Space Policy Area in the Regional Growth Strategy. These lands are currently undeveloped green space, and existing Metchosin zoning restricts development to a minimum four hectare lot size, which is consistent with rural areas outside the RUCSPA. With the introduction of servicing and higher density development there is concern that this may evolve into a growth centre that could negatively impact ecological assets and significantly impact the rural character of fringe areas in the Capital Region.

Conversely, the proposal could provide protection for 101 hectares of green space that are less suited for future development than the parcels that are the subject of the amendment application. The agreement would remove the risk of Treaty parcels in rural areas of Metchosin that are not contiguous to the RUCSPA being developed by First Nations with no municipal or regional oversight. Additionally, the agreement would include the protection of 37.2 hectares of green space of high ecological value adjacent to the proposed development.

### **Certainty of Future Land Use**

Proposed land use designations have been identified for the 154 hectares, with a mix of a business park, residential, and "non-designated use". Once these areas are added within the Regional Urban Containment and Servicing Policy Area, there would be no Regional Growth Strategy mechanism for the CRD Board or member municipalities to comment on the development that occurs on these parcels. While the indication is that the business park lands would be an industrial use, there is no certainty around the intensity and range of uses that would happen once the Regional Growth Strategy amendment has been approved and water and sewer service has been extended. Additionally, there is no information provided on the 40.47 hectares of "non-designated use" lands, making it challenging to assess any potential impacts.

A key component of the proposal involves an agreement with the Beecher Bay First Nation (Sc'ianew) to protect three provincial parcels (101 hectares) in exchange for an economic interest in the lands that are proposed to be added to the Regional Urban Containment and Servicing Policy Area. This protection of greenspace is based on approval of the Treaty by members of the Beecher Bay First Nation (Sc'ianew). As outlined by CRD staff, if the Treaty is not ratified, the potential exists that land could be added within the Regional Urban Containment and Servicing Policy Area without associated green space protection. In this scenario, a claim on the land would still remain in place that would prevent the province from selling the lands.

**Table 1: Regional Growth Strategy Implications Evaluation Table**

	<b>Regional Growth Strategy Objectives</b>	<b>Regional Growth Strategy Implications (CRD Staff Comments)</b>	<b>Additional Saanich Staff Comments</b>
1	Keep Urban Settlement Compact (1.1)	The requested amendment significantly increases the amount of land within the Regional Urban Containment and Servicing Policy Area, in a location that is far from a major centre and at a proposed density that is unlikely to support compact settlement patterns. The timing and form of the request is not an outcome of the comprehensive 5-year review of the Regional Growth Strategy, a consideration set out in Action 1.1(2).	<p>The additional development outside the existing regional growth containment area could become a sizable major centre unforeseen by the Regional Growth Strategy. Expanding the Regional Urban Containment and Servicing Policy Area could serve as a precedent for further expansion.</p> <p>Not enough information is provided regarding potential future land use and associated impacts. Residential component could facilitate large lot subdivision and generate more vehicle trips and result in development contrary to Regional Growth Strategy goal to accommodate 95% of new dwellings within the regional urban containment and servicing policy area.</p> <p>40.47 hectares of the Regional Urban Containment and Servicing Policy Area extension is identified as "non-designated use" with the scale of development and potential impacts unknown.</p>
2	Protect the Integrity of Rural Communities (1.2)	The adjusted Regional Urban Containment and Servicing Policy Area boundary and Metchosin Creek would be buffered by a proposed greenspace.	Protecting rural communities is deemed important from a Saanich perspective. The proposed amendment would remove 154 hectares from the Regional Growth Strategy Unprotected Green Space Policy Area in area that currently only permits low density rural scale development (minimum 4 hectare lots).
3	Protect Regional Green and Blue Space (2.1)	Urban uses would be allowed on parcels designated as Unprotected Green Space Policy Area. Provided that the use of environmental development permit areas, as identified in the Langford Regional Context Statement, <i>is extended to the subject parcels</i> , a mechanism would be in place to provide for the continued protection of lands designated as Unprotected Green Space Policy Area.	<p>Proposal would result in the urbanization of undeveloped green space and reduce the overall green space in the region. Possible impacts to adjacent green and rural areas. The subject land addition may also contain areas of significant ecological value, as highlighted in the Unprotected Green Space Policy Area designation in the Regional Growth Strategy.</p> <p>138.2 hectares of land would be transferred to the District of Metchosin for permanent protection as green space and designated as Parks and</p>

			Open Space in their OCP. This would include permanent protection of a portion of Metchosin Creek and adjacent riparian areas.
4	Manage Natural Resources and the Environment Sustainably (2.2)	<p>Existing CRD infrastructure could be impacted by proposed land uses and density, including the need for extensions to the water and sewer systems, possible costly capacity upgrades, and downstream impacts to water customers. Although servicing bylaws set out that new services are user-pay, the costs of resulting capacity upgrades would be borne by all system users.</p> <p>Impermeable surface in the Bilston Creek Watershed and contaminant run-off to Metchosin Creek could increase. Provided that the Stormwater Management Plan, as identified in the Langford Regional Context Statement, <i>is updated to address the subject parcels</i> a mechanism would be in place to address watershed planning.</p>	No additional comments.
5	Build Complete Communities (3.1)	An urban development project would be located outside a designated major centre at a density that is unlikely to support the creation of a complete community. The proposed 2024 square meter residential density is unlikely to contribute to compact urban settlement patterns and walkable, transit-focused, complete communities.	No additional comments.
6	Improve Housing Affordability (3.2)	The proposed industrial development could improve the location of jobs relative to housing in the West Shore and contribute to achieving the jobs/population ratio target of 0.35. There is no Regional Growth Strategy mechanism to prevent the conversion of industrial land uses once the Regional Urban Containment and Servicing Policy Area re-designation is approved.	The information provided identifies a residential component, increasing regional housing supply. However, housing would be in a car-dependent location with limited proximate access to community services.
7	Increase Transportation Choice (4.1)	<p>Traffic volumes could increase and existing concerns about congestion and safety along the road could be exacerbated. Sooke Road (Highway 14) is under provincial jurisdiction and the province is responsible for road maintenance and upgrades.</p> <p>Transportation choice could be limited as providing cost-effective transit service and facilities to support active transportation modes may not be feasible given proposed density levels and distance from existing services.</p>	No additional comments.
8	Strengthen the Regional Economy (5.1)	The proposed industrial development could increase the supply of serviceable industrial land, however distance from major transportation infrastructure (i.e., ferry terminal, airport), distance from clusters of existing industrial land and considerable vacant land supply region-wide due to	The municipal partnership with Beecher Bay First Nation (Sc'ianew) encourages collaboration on economic development and would create additional employment lands. As noted in the CRD analysis, the proposed

	warehouse closures, could limit the uptake of industrial land development. There is no Regional Growth Strategy mechanism to prevent the conversion of industrial land uses once the Regional Urban Containment and Servicing Policy Area re-designation is approved.	employment lands would not be close to existing industrial land or major transportation facilities.
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<sup>3</sup> SOURCES: Capital Regional District. 2009. Industrial Land Use Inventory and Assessment. Colliers International. Summer 2015. Victoria Industrial Market: Research and Forecast Report.

## OPTIONS

### Option 1 - Not Accept the Proposed Amendment

Not accepting the proposed amendment would be based on a belief in firm adherence to a key principle of the Regional Growth Strategy, namely growth management/compact settlement and all of its associated benefits.

The primary rationales for not accepting would be:

- The proposed amendment is contrary to the Regional Growth Strategy objectives, namely keeping settlement compact;
- Allowing more intense development in rural areas would encourage urban sprawl and create a growth centre at the fringe of the RUCSPA, contributing to regional greenhouse gas emissions and traffic demand;
- There is sufficient land and development capacity within the RUCSPA to accommodate projected growth; and
- There would be a lack of certainty regarding the future use of lands, creating uncertainty with respect to overall regional economic, environmental and growth management impacts.

### Option 2 - Accept the Proposed Amendment

Accepting the proposed amendment would be based on the belief that there are unique issues associated with this proposal that justify taking a unique approach to growth management.

The primary rationales for the amendment would be:

- To support the Beecher Bay First Nation (Sc'ianew) in obtaining interest in land that will allow them to generate revenues and economic development;
- To support the District of Metchosin's desire to limit the risk of the development of Treaty parcels that could impact the rural integrity of their community; and
- To allow for protection of 138.2 hectares of green space in Metchosin.

### Staff Comment:

While the proposal provides economic benefits to regional stakeholders, certainty to the District of Metchosin with regard to future development and protects green space, it has significant growth management implications for the region and provides limited certainty in regards to future uses. As such, based on adherence to key principles and policies of the Regional Growth Strategy and the lack of certainty associated with the proposal, staff recommend Option 1.

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**SUMMARY**

In accordance with legislative requirements, on September 14, 2016 the Capital Regional District Board initiated the subject amendment process to the 2003 Regional Growth Strategy to consider a request from the City of Langford and the District of Metchosin to extend the Regional Urban Containment and Servicing Policy Area (RUCSPA) by 154 hectares.

The requested expansion to the RUCSPA is in support of a proposed comprehensive development including: 57.8 hectares for a business park; 55.4 hectares for residential; and 40.47 hectares for a yet undetermined use. The Beecher Bay First Nation (Sc'ianew) would have partial interest in the business park. In exchange for this economic interest, three parcels of provincial land (101 hectares in total), being offered to the First Nation as part of the Treaty process, would be protected as green space and transferred to the District of Metchosin. Additionally, 37.2 hectares of green space would be transferred from a private land owner to the District of Metchosin for protection as green space.

On November 9, 2016, the CRD Board reviewed the consultation results, gave 1<sup>st</sup> and 2<sup>nd</sup> Reading and referred Bylaw No. 4124 to municipal councils for acceptance as per section 436 of the "Local Government Act". The formal referral was received on November 14, 2016, a staff report was subsequently prepared, and the matter now appears before Council for review and consideration.

Legislation requires affected local governments to respond to the Capital Regional District Board within 60 days of formal notification, with a resolution to either:

- Accept the proposed amendment to the Regional Growth Strategy; or
- Not accept the proposed amendment to the Regional Growth Strategy, and outline their reasons for objecting to the amendment.

In order for the Capital Regional District Board to be able to adopt a Regional Growth Strategy amendment bylaw, unanimous support from member municipalities is required.

A formal response from Saanich Council must be received by the Capital Regional District Board by January 9, 2017. A non-response is considered to be a response in support of the proposed amendment bylaw.

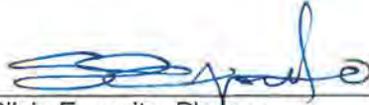
The area considered for the amendment is of significant size and located at the periphery of the existing Regional Urban Containment and Servicing Policy Area. The proposal would provide economic benefit to the three partners (including the Beecher Bay First Nation), protect Metchosin green space, and ensure that Treaty parcels scattered throughout Metchosin are not used for economic development purposes without municipal oversight. However, approving an amendment to the Regional Urban Containment and Servicing Policy Area in this location would introduce a significant quantity of new development in a location that is not in close proximity to an existing growth centre. It would create additional pressures on transportation infrastructure, and work against the Regional Growth Strategy goal of keeping settlement compact. Additionally, the exact type and scale of development could evolve with no mechanism for regional input once the amendment is adopted.

Council has two options. Not accepting the proposed amendment would be based on a belief in firm adherence to a key principle of the Regional Growth Strategy, namely growth management/compact settlement and all of its associated benefits. Accepting the proposed amendment would be based on the belief that there are unique issues associated with this proposal that justify taking a unique approach to growth management.

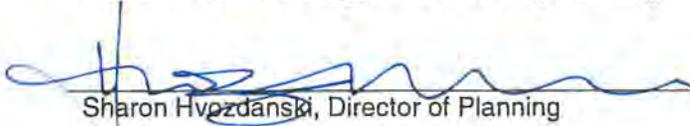
While the proposal provides economic benefits to regional stakeholders, certainty to the District of Metchosin with regard to future development and protects green space, it has significant growth management implications for the region and provides limited certainty in regards to future uses. As such, based on adherence to key principles and policies of the Regional Growth Strategy and the lack of certainty associated with the proposal, staff recommend Option 1.

**RECOMMENDATION**

That Bylaw 4124, Capital Regional District Growth Strategy Bylaw No. 1, 2002 Amendment Bylaw No. 2, 2016 not be accepted.

Report prepared by:   
Silvia Exposito, Planner

Report prepared & reviewed by:   
Cameron Scott, Manager of Community Planning

Report reviewed by:   
Sharon Hvozdzanski, Director of Planning

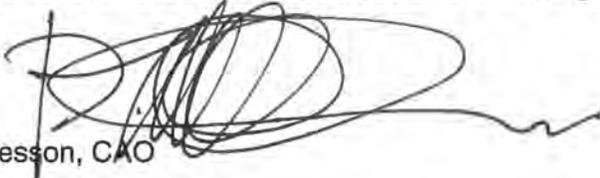
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Attachments:

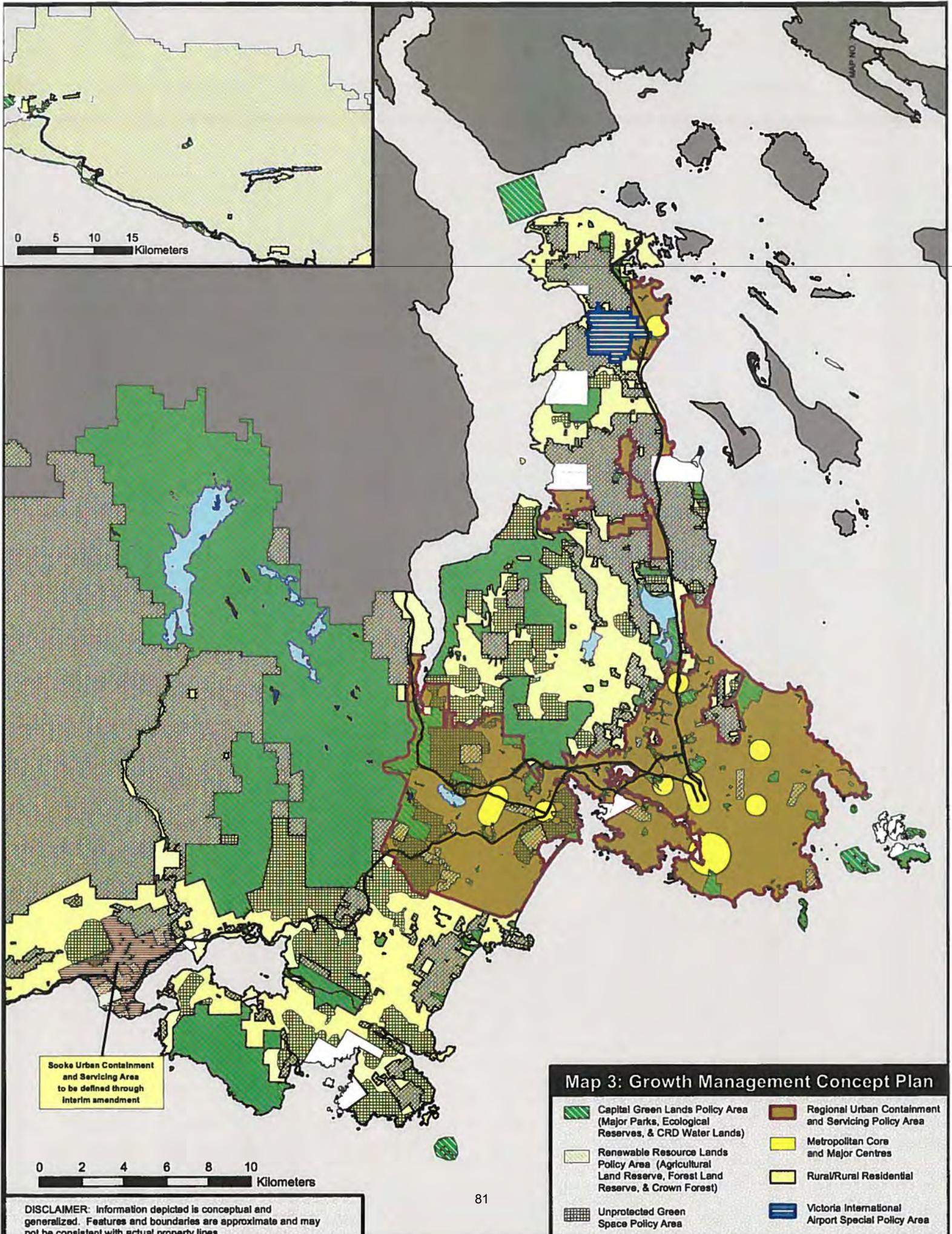
cc: Paul Thorkleson, CAO

**CAO'S COMMENTS:**

I endorse the recommendation of the Director of Planning.

  
Paul Thorkleson, CAO

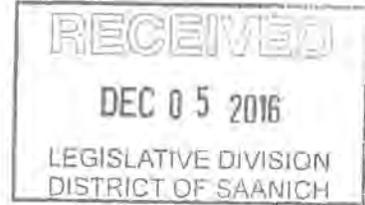




**DISCLAIMER:** Information depicted is conceptual and generalized. Features and boundaries are approximate and may not be consistent with actual property lines.

2160-20

Caleb Horn  
[redacted] Knight Ave  
Saanich, BC [redacted]



December 03, 2016

Mayor Richard Atwell and Council  
District of Saanich

**Re: Regional Growth Strategy – Proposed Amendment to Regional Urban Containment and Servicing Area**

Dear Mayor Atwell and Council:

I applaud Saanich Planning for its recommendation to not support the proposed urban containment boundary extension. The Regional Growth Strategy (RGS) is a vital tool for the CRD meant to guide growth and development in the entire city-region. When respected, urban containment boundaries have been shown to be effective tools in managing growth, most notably in Metro Portland, Oregon. The proposed amendment is counterproductive to regional growth goals.

The intent of the Regional Urban Containment and Servicing Area is not to expand piecemeal with each new development proposal. Expanding the containment boundary significantly reduces the strength of the RGS and continual ad-hoc amending would render regional planning efforts ineffective. This has impacts on both the city-region and the District of Saanich by upsetting planning projections within growth areas and major centres. Proper local planning depends on coordinated regional planning.

I urge Saanich Council to heed the report from Community Planning and reject this proposed RGS amendment. Thank you for your attention to this important regional matter.

Sincerely,

[redacted signature]

Caleb Horn

[redacted address]

cc: Silvia Exposito, Planner, District of Saanich

**Council - RGS - Proposed Amendment to Regional Urban Containment & Servicing Policy Area**

**From:** "Haji Charania" [REDACTED]  
**To:** <council@saanich.ca>  
**Date:** 12/1/2016 7:57 PM  
**Subject:** RGS - Proposed Amendment to Regional Urban Containment & Servicing Policy Area  
**CC:** <sharon.hvozdanski@saanich.ca>

Dear Mr. Mayor and Councillors,

We concur with the CRD Staff Comments and the additional Saanich Staff Comments contained in the Planner's report dated November 25, 2016. We also strongly support the recommendations contained in the Planner's report.

We urge Saanich Council to not support the Proposed amendment; Currently we do not need to expand the Regional Urban Area and Servicing Policy Area.

Best regards,  
Haji Charania for NQCA

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REPLY TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	
REPORT	<input type="checkbox"/>
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