

DISTRICT OF SAANICH
MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JUNE 20, 2016 AT 7:42 P.M.

Present: **Chair:** Mayor Atwell
Council: Councillors Brice, Brownoff, Derman, Haynes, Murdock, Plant, Sanders and Wergeland
Staff: Paul Thorkelsson, Chief Administrative Officer; Laura Ciarniello, Director of Corporate Services; Harley Machielse, Director of Engineering; Jarret Matanowitsch, Acting Director of Planning; Sharon Froud, Deputy Legislative Manager; and Lynn Merry, Senior Committee Clerk

Minutes **ADOPTION OF MINUTES**

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That Council adopt the minutes of the June 13, 2016 Council and Committee of the Whole meetings and the June 14, 2016 Special Council meeting."

Councillor Plant stated:

- The Fire Chief has confirmed that there are no increased liability costs in relation to Saanich employees working outside the municipality as a result of the joint Fire Services Agreement.

The Motion was then Put and CARRIED

BYLAWS FOR FINAL READING

2860-25
Removal –EDPA
Rainbow Street

4007 AND 4011 RAINBOW STREET – OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT – REMOVAL FROM THE ENVIRONMENTAL DEVELOPMENT PERMIT AREA (EDPA) ATLAS

Final Reading of the "Official Community Plan Bylaw, 2008, Amendment Bylaw, 2016, No. 9389". To amend Plate 18 of Schedule 3 of Appendix "N" (Development Permit Areas Justification and Guidelines) of the Environmental Development Permit Area Atlas for the removal of the subject properties from the EDPA Atlas.

MOVED by Councillor Wergeland and Seconded by Councillor Plant: "That Bylaw No. 9389 be adopted by Council and the Seal of the Corporation be attached thereto."

Councillor Derman stated:

- He does not support the motion; there is no protection for the Garry oak trees on the property.

**The Motion was then Put and CARRIED
with Councillors Brownoff, Derman, Murdock and Sanders OPPOSED**

6840-20
Holland Avenue

4134 AND 4138 HOLLAND AVENUE – INCLUSION IN THE SEWER SERVICE AREA

Final Reading of the “Sanitary Sewer Bylaw, 2006, Amendment Bylaw, 2016, No. 9391”. To include the subject properties in the Sewer Service Area.

MOVED by Councillor Brice and Seconded by Councillor Plant: “That Bylaw No. 9391 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

PUBLIC INPUT ON COUNCIL AGENDA ITEMS

Public Input on Council Agenda Items

Nil

RESOLUTIONS FOR ADOPTION

1410-04
Report – Corporate Services

REQUEST FOR PROPOSAL 42/14 – PROJECT MANAGER FOR WEB REDESIGN

Report of the Director of Corporate Services dated June 7, 2016 recommending that Council award Request for Proposal 42/14 – Project Manager for Web Redesign – to Randstad Interim Inc. in the amount of \$235,000 (excluding taxes) and to be extended until September 30, 2016.

xref: 5370-30
RFP 42/14

In response to questions from Council, the Director of Corporate Services stated:

- The extension will not affect the “go live” date of July 19, 2016.
- Funds were built in to the 2016 and 2017 information technology capital budgets for web development.

MOVED by Councillor Plant and Seconded by Councillor Haynes: “That Request for Proposal 42/14 for Project Manager for Web Redesign be awarded to Randstad Interim Inc. in the amount of \$235,000 (excluding taxes) and to be extended until September 30, 2016.”

In response to questions from Council, the Director of Corporate Services stated:

- The Scope of Work has increased from 1440 hours of work to 2160 hours of work based on the need to ensure enhancements to the new website are consistent with the current website and the increase in the amount of content that will be uploaded to the website.

The Motion was then Put and CARRIED

1410-20
Reports from
Committees

REPORTS FROM SAANICH ADVISORY COMMITTEE CHAIRS
Council members provided updates on the various committees they Chair.

Adjournment

On a motion from Councillor Brice, the meeting adjourned at 8:20 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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DEPUTY MUNICIPAL CLERK

DISTRICT OF SAANICH
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JUNE 20, 2016 AT 8:21 P.M.

Present:

- Chair:** Chair Brice
- Council:** Mayor Atwell and Councillors Brownoff, Derman, Haynes, Murdock, Plant, Sanders and Wergeland
- Staff:** Paul Thorkelsson, Chief Administrative Officer; Harley Machielse, Director of Engineering; Jarret Matanowitsch, Acting Director of Planning; Sharon Froud, Deputy Legislative Manager; and Lynn Merry, Senior Committee Clerk

1410-04
Report -
Planning

5197 DEL MONTE AVENUE – SUBDIVISION AND REZONING APPLICATION
Report of the Director of Planning dated March 22, 2016 recommending that Council approve the rezoning from A-1 (Rural) zone to RS-12 (Single Family Dwelling) zone to create three additional lots for single family dwelling use, and that Final Reading of the Zoning Amendment Bylaw be withheld pending registration of a covenant to secure the items outlined in the report.

xref: 2870-30
Del Monte
Avenue

In response to questions from Council, the Acting Director of Planning stated:

- Under the previous Tree Bylaw, a permit was not required to remove trees under 60 cms in diameter.
- A rezoning application came to Council previously and was not approved; changes have been made to the application to reduce lot coverage and gross floor areas, and the homes on Lots 3 and 4 would be constructed with flat roofs to address neighbours' concerns that views will be blocked.

APPLICANT:

C. Farrar, Sunnys Charters Ltd, presented to Council and highlighted:

- The application is to create four, large, oceanside lots; no variances are requested.

- The proposed development is consistent with the Cordova Bay Local Area Plan and the Official Community Plan (OCP); the proposed lot sizes and configuration are compatible with other lots in the neighbourhood.
- Secondary suites would not be permitted; the application includes street widening, sidewalk installation and boulevard trees being retained.
- Sustainability features include construction to BUILT GREEN® Gold standards and the use of permeable pavers.
- Covenants would be secured to limit building height, house size, massing and siting; not committing to a specific house design allows potential buyers some flexibility to customize their homes.
- The existing home would be deconstructed and recycled.
- There are 25 letters supporting the proposed development; one letter of concern was received and the concern in relation to the view corridor has been addressed.
- The permitted lot coverage would be reduced to 32% but the owners would have some flexibility in the design of their homes.
- The arborist recommended a floating sidewalk to preserve the boulevard trees and the root zone.

In response to questions from Council, the Acting Director of Planning stated:

- Community contributions are typically considered during higher density development; community contributions are at the discretion of the applicant.

In response to questions from Council, the Director of Engineering stated:

- Street improvements are requirements of the Subdivision Bylaw.

PUBLIC INPUT:

K. Krane, Helvetia Crescent, stated:

- This is an inappropriate location for infill; public transit is not accessible and the property is not close to services.
- Increased traffic and on-street parking makes it dangerous for pedestrians and cyclists; it was disappointing that after the previous application, the property was cleared of trees.

S. Ball, Helvetica Crescent, stated:

- The proposed development is not in keeping with the character of the neighbourhood; trees on the property were removed after the previous application was rejected; there will be a further loss of trees due to the construction of the proposed driveways.
- Two additional lots may be supportable or the applicant could consider zoning for smaller dwelling sizes; concerns of neighbours and Council have not been addressed.

G. Truswell, Del Monte Avenue, stated:

- The neighbourhood used to be farmland; all residential development in the area was a result of subdivision.
- The proposed development suits the neighbourhood; the proceeds from the development of the property will be put back in to agriculture.

- No variances are requested; the Cordova Bay Community Association supports the proposal.

G. Klassen, Del Monte Avenue, stated:

- The proposed development does not fit the character of the neighbourhood; the Cordova Bay Local Area Plan needs to be updated.
- Walkability is not ideal in this neighbourhood; there will be further tree loss as a result of the proposed development.
- The addition of two lots may be supportable; increased density will result in an increase in traffic and speeding.

M. Parslow, Del Monte Avenue, stated:

- The creation of three additional lots is supportable; a covenant to restrict building height, siting and house sizes is appreciated.
- There is similar density in the neighbourhood; allowing a diversity of building styles fits within the character of the neighbourhood.
- The proposed development will not affect traffic volumes; residents do walk through the neighbourhood and to services.

B. Cheadle, Lochside Drive, stated:

- Densification supports the Regional Growth Strategy; three additional lots will not adversely affect the neighbourhood.
- The proposed development may help to keep families in the area; the creation of more lots may mean a lower selling price.

J. Klassen, Del Monte Avenue, stated:

- The application still does not address the concerns of neighbours in relation to the number of lots and the impacts on traffic and character of the neighbourhood; there are a number of upcoming rezoning applications in the area that will further exasperate concerns.
- This is not an appropriate location for densification; the Local Area Plan should be amended to protect the community character and possibly limit parcel size, dwelling size and prohibit secondary suites.
- Rezoning should only be supported if the local community supports the change; two or three lots in total is more realistic.

H. Lewis, Rutli Meadows Place, stated:

- This is a special neighbourhood that needs to be protected against over-development; development must be appropriate and fit within the character of the neighbourhood.
- Speeding and increased traffic are a concern.

K. Whitcroft, Inverness Road, stated:

- Increased density should be concentrated in major centres; cumulative traffic is a concern.
- The Local Area Plans and the Regional Growth Strategy are out of date.
- This is car-oriented development.

APPLICANT'S RESPONSE:

- Secondary suites will not be permitted; there are 25 letters of support from neighbours.
- The Cordova Bay Community Association supports the proposal.
- Garage size would be included in the gross floor area of dwellings.
- Three lots in total are not being considered.

COUNCIL DELIBERATIONS:

Councillor Derman stated:

- Not all properties in the Urban Containment Boundary are appropriate locations for increased density; this is car-oriented development; it is not close to services or public transit.
- Walkability in the neighbourhood is not ideal.
- The proposed development is not consistent with OCP goals to mitigate climate change; the tree removal that took place on the property after the appeal is disappointing.

Councillor Wergeland stated:

- The proposed development is consistent with the Local Area Plan and the OCP; no variances have been requested.
- Proposed lot sizes and building footprints seem consistent with other properties in the area and would fit within the character of the neighbourhood.
- A Public Hearing will give adjacent neighbours a chance to voice their opinions.

Councillor Murdock stated:

- It may be appropriate for the applicant to consider three lots in total; the covenant to reduce the dwelling size is appreciated.
- Neighbours are still concerned with the increased density; further discussion with neighbours is needed.

Motion:

MOVED by Councillor Murdock and Seconded by Councillor Sanders: "That the application to subdivide and rezone the property at 5197 Del Monte Avenue be postponed and request the applicant reduce the proposal to a total of three lots for single family dwelling use."

Councillor Brownoff stated:

- She would have liked to hear that the applicant considered three lots and what the impacts and challenges were; the covenant to restrict lot and dwelling size is appreciated.

Councillor Haynes stated:

- He appreciates that neighbours wish to preserve the character of the neighbourhood; the applicant has addressed the concerns of neighbours.
- The proposed lot sizes are consistent with other lots in the area; he appreciates that the applicant has committed to prohibiting secondary suites and restricting house sizes.

- Residents and the Community Association are in support of the application; it is also appreciated that the owner has indicated that proceeds from the sale of the property will go back in to agriculture.

Councillor Sanders stated:

- Three lots may be supportable; it is disappointing that the trees have been removed from the property.
- The letters of support are dated between 2013 and 2015; development is supportable in appropriate locations.

Councillor Derman stated:

- Compact, complete developments, close to services and amenities support climate change mitigation; the proposed development does not support attempts to mitigate climate change.

Mayor Atwell stated:

- The Local Area Plan may be out of date; it will not make a huge difference in having 4 lots as opposed to 3 in terms of addressing climate change.
- Traffic studies may be necessary to alleviate traffic concerns.

Councillor Wergeland stated:

- There is little difference in having 4 lots versus 3.
- There are restrictions on the property that limit dwelling size and prohibit secondary suites; other properties in the area may not have the same restrictions.

Councillor Plant stated:

- The proposed development is not dissimilar to other properties in the area.

**The Motion was DEFEATED
with Mayor Atwell and Councillors Brice, Haynes, Plant and Wergeland
OPPOSED**

**Motion: MOVED by Councillor Haynes and Seconded by Councillor Wergeland:
“That a Public Hearing be called to further consider the rezoning application
on Lot 1, Block 4, Section 44, Lake District, Plan 1522 (5197 Del Monte
Avenue) to create three additional lots for single family dwelling use.”**

Councillor Haynes stated:

- The applicant has addressed the concerns of neighbours; it is appropriate infill for the area.

In response to a question from Council, the Chief Administrative Officer stated:

- Typically in subdivisions of this scale, there is not an amenity contribution beyond statutory requirements.

Councillor Plant stated:

- The applicant is encouraged to consider a community contribution; the proposed development is not dissimilar to other lot sizes in the area.

Councillor Derman stated:

- The proposed development is not supportable; decisions for development are being made in isolation rather than looking at the big picture approach in terms of mitigating climate change.

In response to questions from Council, the Acting Director of Planning stated:

- Floating sidewalks can be discussed further with the applicant.
- The applicant has proposed that garages be part of the total gross floor space.

Councillor Brice stated:

- Sending the application to Public Hearing is appropriate.

**The Motion was then Put and CARRIED
with Councillors Brownoff, Derman, Murdock and Sanders OPPOSED**

1410-04
Report -
Planning

xref: 2870-30
Saanich Road

3440 SAANICH ROAD – REZONING AND DEVELOPMENT PERMIT AMENDMENT APPLICATION

Report of the Director of Planning dated June 7, 2016 recommending that Council amend the Zoning Bylaw to add a new C-3U (Shopping Centre/Uptown) zone, approve rezoning of Uptown Shopping Centre from C-3L (Shopping Centre/Major Liquor Retail) zone to the new C-3U (Shopping Centre/Uptown) zone, and approve Development Permit Amendment DPA00863 to construct 134 rental apartments and townhouses and 5,157 m² gross leasable area of retail commercial. Variances are requested for setbacks, parking and loading spaces.

APPLICANT:

G. Nagle, Morguard Investments Ltd; B. Weih, Architect, Wensley Architecture Inc.; D. Jonas, Managing Associate, Merrick Architecture, and P. Joyce, Bunt & Associates Engineering, presented to Council and highlighted:

- The owner has determined that there is a sufficient market demand for rental housing; the proposed development would include 134 residential units with 127 apartments and 7 townhomes.
- The apartments would be a mix of one and two bedroom units; the proposed 11 storey residential tower would be built over a 3 storey podium housing retail space.
- The residential building would comprise of two wings with an internal U-shaped amenity space; exterior corridors would maximize the interior space and allow for cross ventilation and light.
- Suite sizes range from 580 to 770 square feet; louvre screen veils will provide weather protection for the exterior corridors.
- Low intensity lighting for the exterior corridors would be mounted at a low level without creating glaring light.
- Two-storey townhouses, with individual access, would be located off Ravine Way and Carey Road; the “V” shape of the plan allows for an internal courtyard; some of the lower suites will open onto the internal courtyard.

- Terracing of the rooftops allows for inhabiting the rooftop; storefronts will be landscaped and trees planted on Carey Road and Ravine Way.

In response to questions from Council, the applicants stated:

- There is a commitment to target LEED Gold certification.
- Rental space is approximately \$2.50 per foot.
- Opportunities to provide affordable housing will be explored.
- Parking will be decoupled from the rental unit.
- One bike parking spot per unit will be available in secure and protected bike rooms; certain suites will also have in-suite bike storage.
- They are working with BC Transit on the pass system and on additional transit stops at Uptown.
- \$125,000 was secured and is available for improvements to connections to the Galloping Goose.

In response to questions from Council, the Acting Director of Planning stated:

- Variances cannot vary the use of property and density.

In response to questions from Council, the Director of Engineering stated:

- Construction of a connection from the Galloping Goose to Carey Road will coincide with development work proposed on the frontage of Whole Foods and the residential buildings; public consultation took place to create a detailed design to complete the development work.

In response to questions from Council, the applicants stated:

- A variance has been requested to decrease the ratio of parking per unit; research has shown that the number of people who own cars is dropping.
- They are working with BC Transit to explore opportunities for incentives for residents to take advantage of buses; there will be improved connections to the Galloping Goose and Lochside Trail.
- Car-sharing locations at Uptown are being considered.
- They are also working with BC Hydro in an effort to have the hydro pole at the corner of Ravine Way and Carey Road moved.
- There will be regular sized sidewalks in front of the commercial space; welcome packages will be provided to new occupants and will include information such as transit lines, bike routes and energy efficiency features.
- Morguard Investments does not typically enter into partnerships and does not use subsidies.
- There are a number of green roofs proposed for the project.
- The lease agreement with Whole Foods allows solar roofs if they wish.
- The addition of solar ready photovoltaic conduits will be further explored.
- Access to residential parking will be from Ravine Way.
- More electric charging stations in the residential parking lot will be considered.
- They are participating in discussions in relation to the Douglas Corridor and the safety of pedestrians using the site.
- Sales of suites are not being considered.

In response to a question from Council, the Acting Director of Planning stated:

- Strata conversions must come to Council to be approved.

PUBLIC INPUT:

C. Hamill, President, Mount View Colquitz Community Association, stated:

- This should be a focal point for Saanich.
- Other development in the area should not be higher than this building; densification of an area should include a gradual increase of height.
- Traffic, on-street parking on adjacent residential streets and pedestrian and cyclist safety are concerns; traffic pattern and parking pass statistics should be compiled and shared.
- There has been a lack of community involvement and a lack of amenities; affordable housing should be mixed with market rental accommodations.
- Because of the cost of rentals, this may not be consistent with the life-work concept.

S. Belford, Rowland Avenue, stated:

- The developer should consider affordable housing; the traffic on Ravine Way during rush hour is dangerous for cyclists and pedestrians.

MOVED by Councillor Plant and Seconded by Councillor Haynes: “That the meeting extend past 11:00 p.m.”

CARRIED

K. Whitcroft, Inverness Road, stated:

- The height and the siting of the proposed building is a concern; the building is sited on the highest point of Uptown.
- It will block the view corridor and create unnecessary light pollution.
- There is another application coming forward that would propose a taller building in the Uptown area; a gradual increase in building height in an area is appropriate.
- The proposed building height is in contradiction with Saanich policies.

D. Oostland, Kent Road, stated:

- Pedestrian safety is a concern; Carey Road does not have adequate pedestrian crosswalks and some existing crosswalks have poor lighting.

APPLICANT’S REPONSE:

In response to questions, the applicants stated:

- There would be no time limits on parking passes; parking stalls would be rented monthly.
- There would be no charge for visitor parking.
- There currently is a program in place for parking passes for employees at Uptown and those numbers are recorded; the same would be done for the residential parking and could be provided upon request to the municipality.
- The signal improvements at Ravine Way and Carey Road will improve pedestrian conditions.

COUNCIL DELIBERATIONS:

In response to a question from Council, the Acting Director of Planning stated:

- The Official Community Plan states that high-rises may be considered in the “Uptown Centre” and generally up to 18 storeys in height.

Motion:

MOVED by Councillor Plant and Seconded by Councillor Haynes: “That a Public Hearing be called to further consider the rezoning application on Lot A, Sections 7 and 9, Victoria District, Plan VIP85149 except part in Plan VIP85154 (3440 Saanich Road).”

In response to a question from Council, the Director of Engineering stated:

- There have been road improvements on Carey Road and some pedestrian crossings will be evaluated; further review will take place.

Councillor Brownoff stated:

- The design of the proposed buildings fit within the Uptown development; the applicant should further consider affordable housing opportunities.
- The hydro pole at the corner of Ravine Way and Carey Road should be moved.

Councillor Derman stated:

- The addition of residential units in the municipality is appreciated; the applicant should further consider opportunities to provide affordable housing units.
- It is an intriguing design; the use of rooftops for amenity space is appreciated.

Councillor Murdock stated:

- He is pleased to see the addition of residential units in Saanich; the building height is appropriate and the design is attractive.

Councillor Haynes stated:

- The rooftop community space is appreciated.

Councillor Wergeland stated:

- The design of the proposed building is attractive.

Councillor Brice stated:

- This is an attractive design.

Adjournment

On a motion from Councillor Derman, the meeting adjourned at 11:20 p.m.

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CHAIR

I hereby certify these Minutes are accurate

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DEPUTY MUNICIPAL CLERK