



AGENDA

For the Council Meeting to be Held
in the Council Chambers,
Saanich Municipal Hall, 770 Vernon Avenue
MONDAY APRIL 24, 2017, 7:30 P.M.

A. ADOPTION OF MINUTES

1. Special Committee of the Whole meeting held March 28, 2017
2. Special Committee of the Whole meeting held April 3, 2017
3. Special Council meeting held April 5, 2017
4. Special Committee of the Whole meeting held April 5, 2017

B. BYLAWS

Final Reading and Development Permit Approval

- P. 3** 1. **814 MANN AVENUE – REZONING AND DEVELOPMENT PERMIT**
Final reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2016, No. 9413” **and approval of Development Permit DPR00624**. To rezone the subject property from Zone RS-6 (Single Family Dwelling) to Zone RD-1 (Two Family Dwelling) for the proposed conversion of an existing single family dwelling home into a duplex.

First Reading (Subject to a Public Hearing)

- P. 4** 2. **OFFICIAL COMMUNITY PLAN BYLAW – REVISION TO THE ENVIRONMENTAL DEVELOPMENT PERMIT AREA ATLAS**

First reading of “Official Community Plan Bylaw, 2008, Amendment Bylaw, 2017, No. 9421”. To amend Appendix “N” of the Environmental Development Permit Area Atlas as outlined in the amendment bylaw.

- P. 10** 3. **OFFICIAL COMMUNITY PLAN BYLAW – TEMPORARY EXEMPTION OF SINGLE FAMILY (RS) ZONED PROPERTIES FROM THE ENVIRONMENTAL DEVELOPMENT PERMIT AREA (EDPA)**

First reading of “Official Community Plan Bylaw, 2008, Amendment Bylaw, 2017, No. 9422”. To exempt Single Family zoned properties from certain provisions of the Environmental Development Permit Area as outlined in the amendment bylaw.

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

D. RESOLUTIONS FOR ADOPTION

- P. 19** 1. **AWARD OF TENDER 9/17 – MEDIA SYSTEM FOR MUNICIPAL COUNCIL CHAMBERS**
Report of the Director or Engineering dated April 13, 2017 recommending that Council award Tender 9/17 Media System for Municipal Council Chambers to PAW Pacific Audio Works Ltd. in the amount of \$205,992.78 (including PST and GST).

- P. 21** 2. **APPOINTMENT TO THE CAPITAL REGIONAL DISTRICT AND HOSPITAL DISTRICT BOARDS**
Memorandum from the Legislative Manager dated April 10, 2017 requesting that Council consider the appointment of Councillor Murdock as Director to the Capital Regional District and Hospital District Boards.

E. RECOMMENDATIONS FROM COMMITTEES

- P. 23** 1. **PARKS, TRAILS AND RECREATION ADVISORY COMMITTEE – PARKS NAMING POLICY REVIEW AND PROPOSED REVISIONS**
Recommendation from the February 23, 2017 Parks, Trails and Recreation Advisory Committee meeting that Council support updating the Parks Naming Policy to reflect the track changes submitted in the Park Naming Policy Review and Proposed Revisions Report from the Senior Manager, Parks dated February 23, 2017.

*** Adjournment ***

AGENDA

For the Committee of the Whole Meeting

**** IMMEDIATELY FOLLOWING ****

The Council Meeting in the Council Chambers

1. **3514 RICHMOND ROAD – DEVELOPMENT PERMIT AMENDMENT**
P. 31 Report of the Director of Planning dated September 19, 2016 recommending that Council approve Development Permit Amendment DPA00786 to change the configuration for a proposed two-family dwelling from an up/down duplex to a side-by-side duplex and that ratification of the Development Permit Amendment be withheld pending registration of a covenant to secure the items outlined in the report.
2. **3959 SHELBOURNE STREET – DEVELOPMENT PERMIT**
P. 55 From the February 20, 2017 Committee of the Whole meeting. Supplemental report of the Director of Planning dated April 6, 2017 recommending that Council approve new Development Permit DPR00647; discharge the previous Development Permit DPR2008-00023 (DPR00384) and subsequent amendments DPA00705 and DPA00739 and associated covenant CA1339318 and modification CA2045076; and that ratification of the Development Permit be withheld pending registration of a covenant securing the construction to a LEED Silver or equivalent energy efficient standard for a proposed new two-storey commercial building for a bank. A Form and Character Development Permit is required and variances are requested for setbacks, landscaping, parking and signage.
3. **955 & 961 PORTAGE ROAD – SUBDIVISION, REZONING, DEVELOPMENT PERMIT AMENDMENT; DEVELOPMENT VARIANCE PERMIT; AND ENVIRONMENTAL DEVELOPMENT PERMIT**
P. 72 Report of the Director of Planning dated December 19, 2016 recommending that Council not support the application to amend the Tillicum Local Area Plan policy 7.2 (a), and not support the application to rezone from Zone A-1 (Rural) to Zone RS-12 (Single Family Dwelling) for a proposed subdivision to create four additional lots for a total of six bare land strata lots for single family dwelling use.

* * * Adjournment * * *

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS



LEGISLATIVE SERVICES

Mayor
Councillors
Administrator

Council
Administration
Media

Memo

To: Mayor and Councillors
From: Donna Dupas, Legislative Manager
Date: April 6, 2017
Subject: **814 Mann Avenue – Final Readings of “Zoning Bylaw, 2003, Amendment Bylaw, 2017, No. 9413” and Approval of Development Permit**

File: 2860-30 Mann Ave

At a Public Hearing held January 24, 2017, Council gave second and third reading to the above noted bylaw. Final reading of the bylaw and approval of the Development Permit were withheld pending approval from the Ministry of Transportation and registration of a covenant to secure that the new dwelling be constructed solar ready.

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

- give final reading to “Zoning Bylaw, 2003, Amendment Bylaw, 2017, No. 9413” to rezone the subject property to Zone RD-1 (Two Family Dwelling); and
- approve Development Permit DPR00624.

This item is scheduled for the Council Meeting on April 24, 2017. If you have any questions please contact me at extension 3500.

A handwritten signature in black ink, appearing to read "Donna Dupas".

Donna Dupas,
Legislative Manager

dh

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

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B.1**

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9421

**TO AMEND BYLAW NO. 8940,
BEING THE "OFFICIAL COMMUNITY PLAN BYLAW, 2008"**

Mayor
Councillors
Administrator

Council
Administration
Media

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

- 1) Bylaw No. 8940, being the "Official Community Plan Bylaw, 2008" is hereby amended as follows:
 - a) By deleting Plate 13 from Schedule 3 of Appendix "N" (Development Permit Areas Justification and Guidelines) of the Environmental Development Permit Area Atlas and substituting therefor a new Plate 13, attached hereto as "Schedule "A" and dated April 13, 2017.

(For the removal of:

- i. The Terrestrial Herbaceous Environmentally Sensitive Areas and associated buffer at 2785, 2801, 2811, 2821, 2825 and 2831 Tudor Avenue; and 2766 and 2810 Sea View Road from the Environmental Development Permit Area Atlas.
- ii. The Marine Backshore Unit at 2893 Sea View Road from the Environmental Development Permit Area.)

- b) By deleting Plate 20 from Schedule 3 of Appendix "N" (Development Permit Areas Justification and Guidelines) of the Environmental Development Permit Area Atlas and substituting therefor a new Plate 20, attached hereto as "Schedule "B" and dated April 13, 2017

(For the removal of the Woodland Environmentally Sensitive Areas at 4015 and 4033 Braefoot Road; 4004, 4010, 4024 and 4032 Malton Avenue from the Environmental Development Permit Area Atlas.)

- c) By deleting Plate 28 from Schedule 3 of Appendix "N" (Development Permit Areas Justification and Guidelines) of the Environmental Development Permit Area Atlas and substituting therefor a new Plate 28, attached hereto as "Schedule "C" and dated April 13, 2017.

(For the removal of the Woodland Environmentally Sensitive Areas at 1515 and 1517 Cedarglen Road; 4141, 4157, 4181 and 4185 Glendenning Road; and 4173 Lynnfield Crescent from the Environmental Development Permit Area Atlas.)

- d) By deleting Plate 41 from Schedule 3 of Appendix "N" (Development Permit Areas Justification and Guidelines) of the Environmental Development Permit Area Atlas and substituting therefor a new Plate 41, attached hereto as "Schedule "D" and dated April 13, 2017.

(For the removal of the Terrestrial Herbaceous Environmentally Sensitive Areas and associated buffer at 4727, 4731, 4735, 4739 and 4740 Treetop Heights; and 4755 and 4769 Cordova Bay Road from the Environmental Development Permit Area Atlas.)

- 2) This Bylaw may be cited for all purposes as the "**OFFICIAL COMMUNITY PLAN BYLAW, 2008, AMENDMENT BYLAW, 2017, NO. 9421**".

Read a first time this ___ day of _____, 2017.

Public Hearing held at the Municipal Hall on the ___ day of _____, 2017.

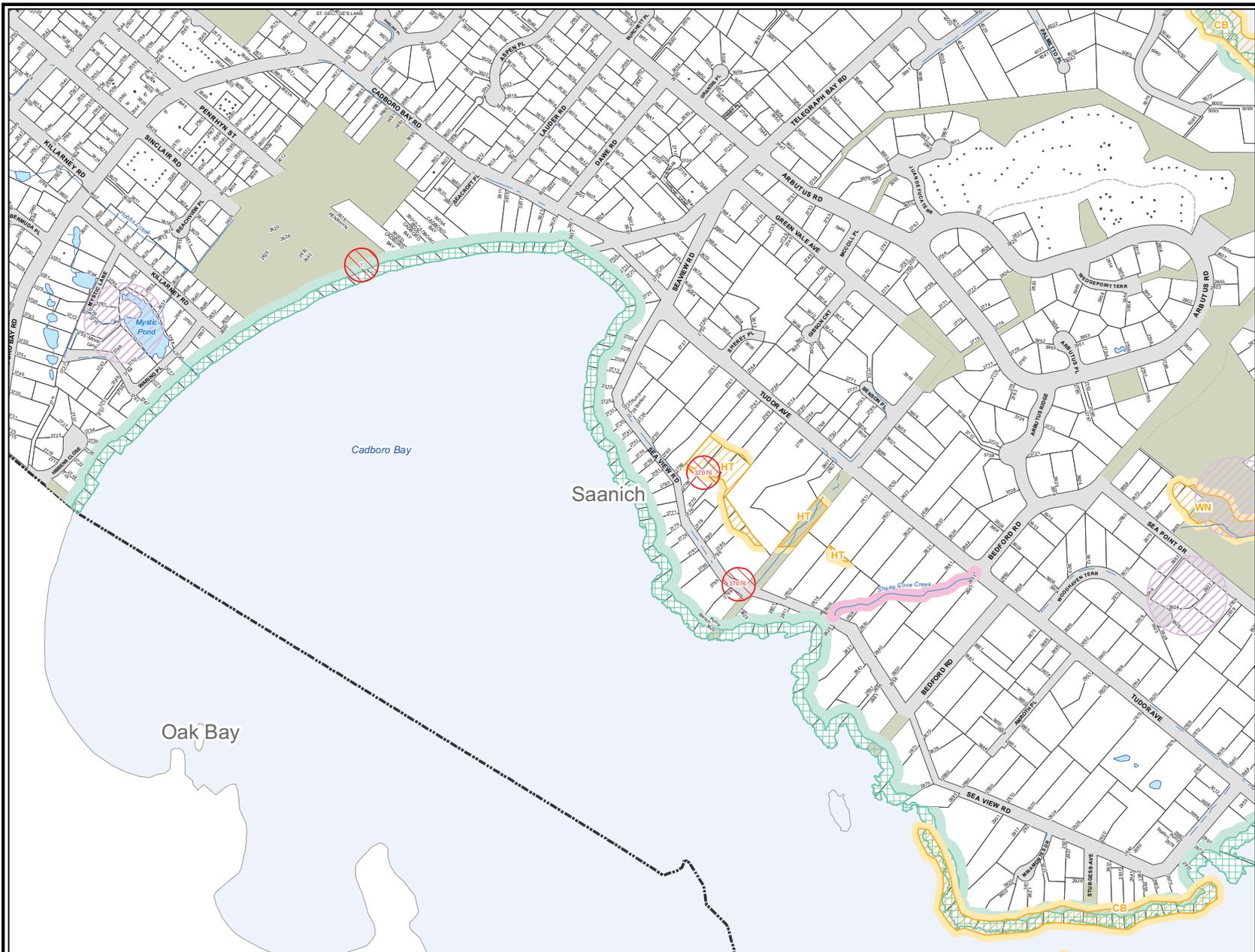
Read a second time this ___ day of _____, 2017.

Read a third time this ___ day of _____, 2017.

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of The Corporation on the ___ day of _____, 2017.

Municipal Clerk

Mayor



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**Schedule 3 to
Appendix N of the OCP
Bylaw, 2008, No. 8940**

Environmental Development Permit Area

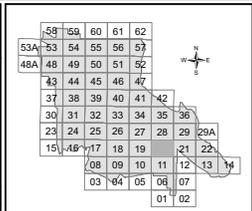
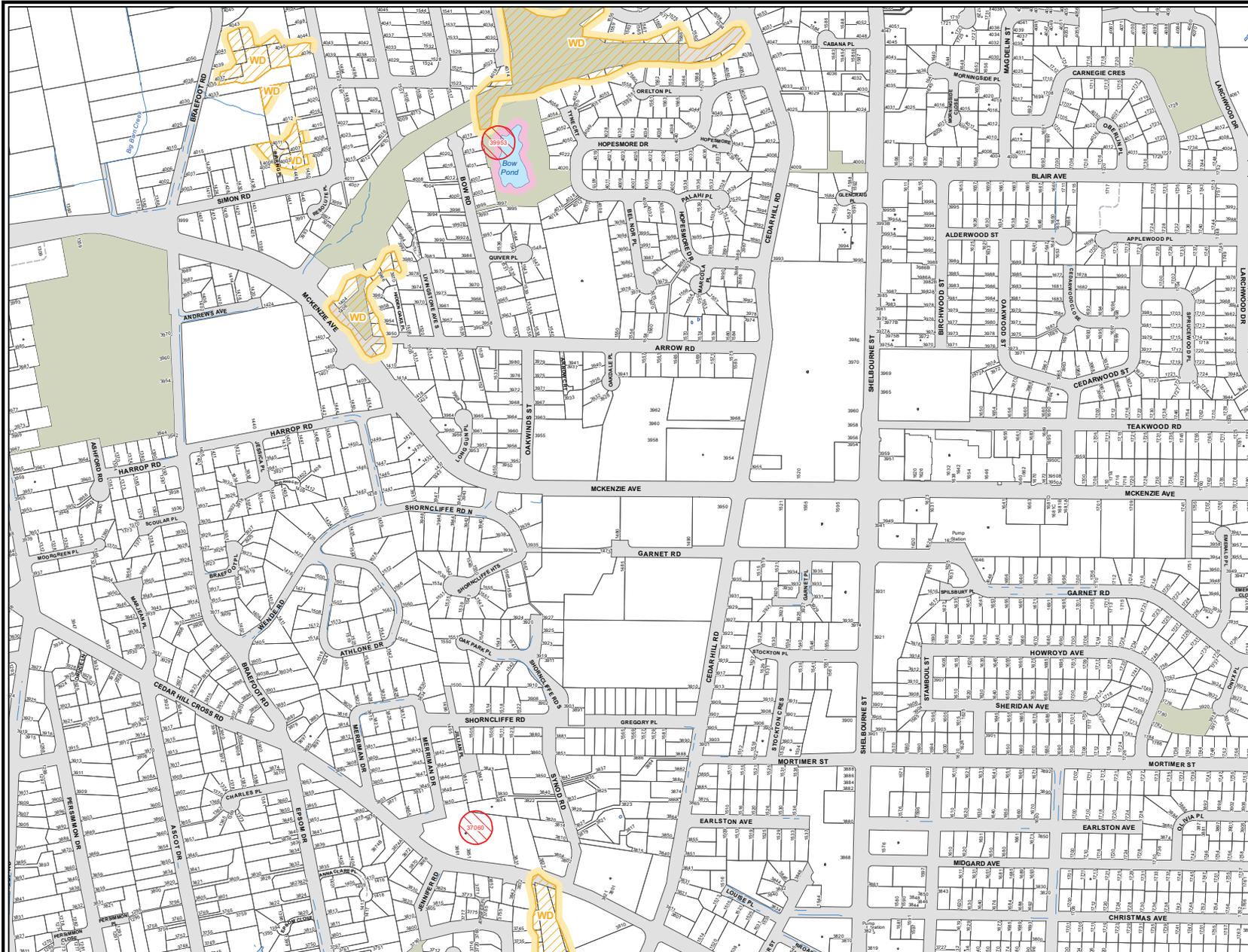
The Environmental Development Permit Area (EDPA) consists of Environmentally Significant Areas (ESA's) and designated buffers. Please refer to the EDPA Guidelines and figures for details. Contact Saanich Environmental Services if you have questions. The Streamside Development Permit Area is in a separate atlas.

- EDPA - Provincial & Federal Data**
- Sensitive Ecosystem Inventory and 10m buffer
 - CB Coastal Bluff
 - HT Terrestrial Herbaceous
 - OF Older Forest
 - RI Riparian
 - SV Sparsely Vegetated
 - WD Woodland
 - WN Native Wetland Vegetation
 - Conservation Data Centre
 - Rare Plant, Animal or Plant Association Site
 - Wildlife Tree Area (WITs)

- EDPA - Municipal Data**
- Isolated Wetland Watercourse or Waterbody and 10m buffer
 - Marine Backshore and 15m buffer

- Background Data**
- Saanich Wetlands
 - Water Course
 - Water Body
 - Culvert
 - Park
 - Property Boundary
 - Municipal Boundary





**Schedule 3 to
Appendix N of the OCP
Bylaw, 2008, No. 8940**

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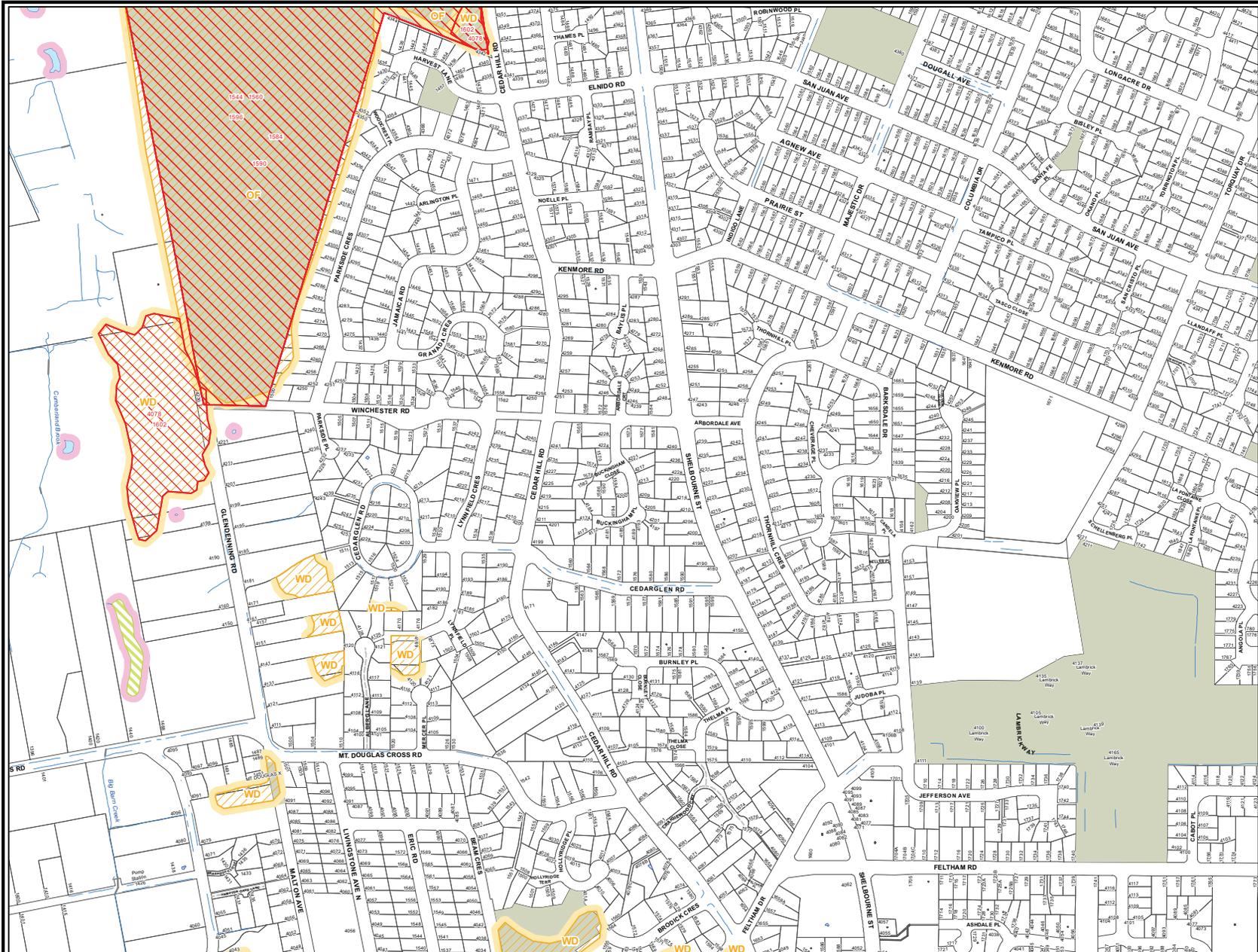
EDPA- Municipal Data

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- Marine Backshore and 15m buffer

Background Data

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- Water Course
- Water Body
- Culvert
- Park
- Property Boundary
- Municipal Boundary





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Appendix N of the OCP
Bylaw, 2008, No. 8940**

Environmental Development Permit Area

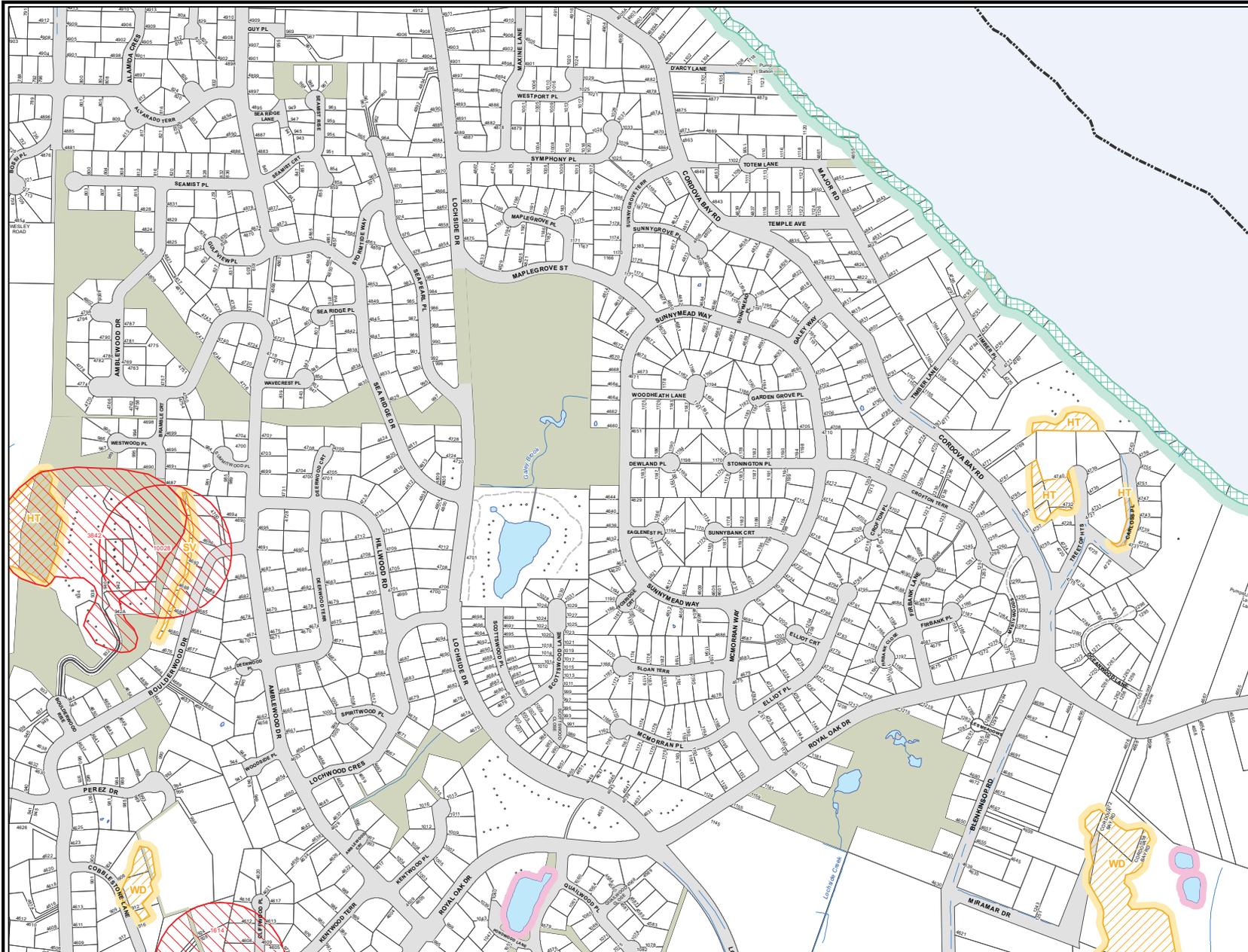
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Appendix N of the OCP
Bylaw, 2008, No. 8940**

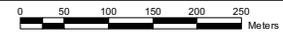
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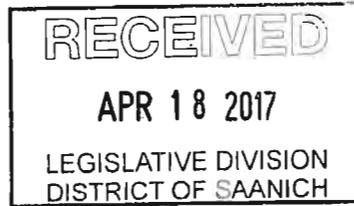
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1410-04
1110-30 OCPI/EDPA



The Corporation of the District of Saanich



Mayor
Councillor
Administrator
Com. Assoc.
Applicant

Council
Administrator
Media

Report

To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: April 18, 2017
Subject: Temporary Exemption of Single Family (RS) Zoned properties from the Environmental Development Permit Area (EDPA)
File: 2860-25

RECOMMENDATION

That Council not support Single Family (RS) zoned properties being temporarily exempted from the Environmental Development Permit Area (EDPA).

Note: If Council wishes to support that Single Family (RS) zoned properties be temporarily exempted from the Environmental Development Permit Area (EDPA), the required amendment bylaw has been prepared for Council's review, consideration, and granting of first reading at this evening's meeting.

PURPOSE

The purpose of this report is to:

1. Provide background information for Council's consideration regarding required actions to implement Council's March 6, 2017 motion to temporarily exempt all Single Family (RS) zoned properties from the EDPA, along with their potential impacts;
2. Reconfirm that Council still wishes to amend the Official Community Plan (OCP) in order to implement the temporary exemption of Single Family (RS) zoned properties from the EDPA; and
3. Seek direction from Council as to whether it wishes to amend other relevant Bylaws that make reference to the EDPA and/or could have an impact regarding the protection of the environment in Saanich.

DISCUSSION

Background

At the March 6, 2017 meeting, Council made the following motion:

"That all single family zoned properties be temporarily exempted from the Environmental Development Permit Area (EDPA), until Council receives the

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report from Diamond Head Consulting and makes a decision on the future of the EDPA, and notwithstanding this exemption, if an application is received to rezone or subdivide a single family dwelling zoned property, the EDPA Guidelines would apply”.

Staff have prepared the necessary amendment bylaw to implement this motion. Council can give first reading of the amendment bylaw this evening if it so wishes.

The remainder of this report outlines for Council: the legal context for this action; the required amendment to implement the temporary exemption; other recommended bylaw amendments to ensure policy clarity and protection of the environment during the temporary exemption period; and alternatives for moving forward with the EDPA and their implications.

Legal Context

In regard to Council’s March 6, 2017 motion, there are four issues from a legal perspective that staff have been advised to point out to Council for its information:

- The intention to suspend the EDPA Bylaw on Single Family (RS) zoned properties until Council receives the Diamond Head Consulting report cannot be achieved within a bylaw amendment. An initial amendment would be required to exempt Single Family (RS) zoned properties from the EDPA and a later amendment would be required to return them, following receipt of the Diamond Head Consulting report if Council decided to do so at that time;
- Rezoning is not considered “development” under either the EDPA or the “Local Government Act”. However, Council may elect to not extend the exemption to properties that have subdivision potential subject to rezoning where supported in OCP documents (such as Local Area Plans);
- If all Single Family (RS) zoned properties were exempted, owners of property with development potential would be able to legally remove the environmentally significant features prior to making application for subdivision (unless protected trees were involved); and
- Temporarily suspending the Bylaw will not impact the ability of property owners to appeal to Council to have their properties removed from the EDPA.

Required Amendment

In order to take action on its motion of March 6, 2017, Council would need to make the following amendment to Appendix N of the Official Community Plan (OCP) Bylaw, 8940, under Exemptions, Page 2 of the “Development Permit Areas Justification and Guidelines”, add:

I) (i) Notwithstanding the provisions of this bylaw, a development permit is not required under the EDPA for any development carried out on a parcel of land in a Single Family Dwelling Zone in the Saanich Zoning Bylaw 8200 except a subdivision.

(ii) This exemption shall not apply to any parcel which is capable of subdivision into two or more lots under the Zoning Bylaw or shown in the Official Community Plan as having potential to be rezoned to a zone permitting subdivision to urban lots.

Other Amendments

When the EDPA was originally implemented, amendments were undertaken to a number of Council bylaws. This was done in order to ensure clarity and/or remove text from bylaws that would become redundant with the implementation of the EDPA. Council direction on each of these amendments is sought to ensure a clear understanding by staff of how the temporary exemption of Single Family (RS) zones in the EDPA is to be implemented during their day-to-day work. Staff also want to outline for Council what “gaps” may exist in terms of environmental protection, if the following five amendments are not made.

Tree Bylaw

In 2014, the Tree Bylaw was amended to include trees within the EDPA into the definition of Protected Trees. Protected trees are subject to greater protection under the Tree Bylaw and the intention was to create a consistent approach for trees in the EDPA. Trees in Single Family (RS) zones would continue to be afforded this protection under the Tree Bylaw by virtue of being within the EDPA. This could be considered inconsistent with the motion of Council. As such, the following bylaw amendments would need to be made to address this issue.

Amend the following section/clause of the Tree Bylaw (Bylaw No. 9272) to read as follows (**bolded text is new**):

- Under the definition of “protected tree”, “e) any tree located within a Streamside Development Permit Area or Environmental Development Permit Area **except areas subject to Exemption i) of the ‘Development Permit Areas Justification and Guidelines’** designated in the Saanich Official Community Plan.
- Under Part 3. Prohibitions, 8) “Nothing contained in this section shall be construed to authorize the removal of vegetation which is otherwise prohibited under the Environmental Development Permit Areas Regulations **except areas subject to Exemption i) of the ‘Development Permit Areas Justification and Guidelines’** or the Streamside Development Permit Areas Regulations contained in Saanich Official Community Plan Bylaw.”

Deposit of Fill Bylaw

In 2012, the Deposit of Fill Bylaw was amended to include a requirement for an Environmental Development Permit to allow fill in the EDPA. The intention was to ensure a Fill Permit would not conflict with the EDPA guidelines. As Environmental Development Permits would no longer be issued in Single Family (RS) zones if exemption i) is adopted by Council, Deposit of Fill permits could not be issued for these properties by virtue of being within the EDPA. This could be considered inconsistent with the motion of Council and also cause hardship for property owners. As such, the following bylaw amendments would need to be made to address these issues.

Amend the following clause of the Deposit of Fill Bylaw (Bylaw No. 9204) to read as follows (**bolded text is new**):

- 3.1 – “Nothing in this bylaw authorizes issuance of a Permit to deposit fill on lands in a floodway within:
 - b) an Environmental Development Permit Area, unless an Environmental Development Permit has been issued which includes the proposed fill (add) **or the requirement for an**

Environmental Development Permit is subject to Exemption i) of the “Development Permit Areas Justification and Guidelines”.

Development Permit Area Guidelines

In 2012, when the EDPA was adopted, Council deleted guidelines from other Development Permit Areas because the EDPA guidelines made them redundant. These guidelines had been in place since 1999 to protect rare species and riparian areas (regardless of the presence of fish, such as isolated wetlands). Should Council adopt exemption i), consideration should be given to returning the deleted guidelines to recreate a baseline of environmental protection. As such, the following bylaw amendments would need to be made to address these issues. Add the following clause to Appendix N of the Official Community Plan (OCP) Bylaw, 8940, “Development Permit Areas Justification and Guidelines” to Development Permit Areas 1 to 26 to read as follows (**bolded text is new**):

- **“Wherever possible, preserve areas (including buffers) that contain plants and animal habitat which are designated as red listed (endangered) or blue listed (vulnerable) by the Conservation Data Centre (Ministry of Environment).”**

Add the following clause to Appendix N of the Official Community Plan (OCP) Bylaw, 8940, “Development Permit Areas Justification and Guidelines” to Development Permit Areas 1, 2, 4, 7, 8, 9, 13, 14, 18, 21, and 23 to read as follows (**bolded text is new**):

- **“Generally, the riparian zone should remain free of development and restoration of the riparian zone undertaken as part of the new development, if the vegetation is not intact and healthy (diversity of native shrubs, and trees)”.**

ALTERNATIVES

1. That Council support Single Family (RS) zoned properties being temporarily exempted from the Environmental Development Permit Area (EDPA), by amending only the OCP as attached.
2. That Council support Single Family (RS) zoned properties being temporarily exempted from the Environmental Development Permit Area (EDPA) by amending both the OCP and other relevant Bylaws.
3. That Council not support any changes to the Environmental Development Permit Area (EDPA) until such time as Council receives the report from Diamond Head Consulting and makes a decision on how it intends to move forward with the EDPA.

PROCESS IMPLICATIONS

Amending only the Official Community Plan

- The EDPA would continue to apply to applications for subdivision in any zone;
- The EDPA would continue to apply to properties zoned other than Single Family (RS) such as Multi-family, Rural, Commercial, Industrial, and Assembly (Institutional, Parks, Recreation, etc.);
- The EDPA would no longer apply to Building Permits, Blasting Permits, structures, patios, or the alteration of land (vegetation removal, soil disturbance, or vegetation clearing) in Single Family (RS) zones;

- The companion EDPA policies in Council's Tree and Fill Bylaws would still apply to all properties including Single Family (RS) zoned lots;
- Red and blue listed species and riparian zones would be addressed by guidelines when Development Permits are required;
- EDPA permit applications in progress would be cancelled and application fees would be refunded. Protection of rare plants and eco-systems could not be guaranteed on these properties. For example, there would be no requirement to protect a Federally and Provincially listed rare plant at a current proposed development site unless the Federal government became involved. If the applicant requested, the application could be put on hold until such time that Council decided how it wished to proceed with the EDPA;
- EDPA permits that have been previously issued would not be cancelled;
- Applications to be removed from the EDPA would continue to be processed and brought to Council for consideration; and
- The EDPA Atlas would not change as a result of the temporary exemption.

Amending the OCP and Other Relevant Bylaws

The process implications would be the same as outlined above, except for:

- The companion EDPA policies in Council's Tree and Fill Bylaws would not apply to Single Family (RS) zoned lots.

Undertake No Amendments to the EDPA Pending Outcome of the Diamond Head Consulting Report

The next step in Diamond Head Consulting's review process is to meet with members of Council in early/mid May, and hold an Open House to receive public input in late May/early June. Diamond Head Consulting will complete their report in late June 2017.

While acknowledging Council's March 6, 2017 motion, staff would be remiss in not noting that the legally required bylaw amendment process to implement Council's motion will likely not be complete until mid/late May, with the Diamond Head Consulting report following three to four weeks afterwards. This begs the question of the value of undertaking the bylaw changes, as opposed to waiting for the outcome of the Consulting report.

Unintended Impacts

Some of the potential unintended impacts of temporarily suspending the application of the EDPA bylaw from Single Family (RS) zoned properties are:

- A potential increase in uncertainty and confusion amongst property owners, neighbours, realtors, and developers as to the status of the EDPA on individual properties, proposals, existing permit conditions, and current applications;
- Equity issues if residents take advantage of the lull to build houses closer to the marine shoreline than their neighbours were permitted, build within Environmentally Significant Areas that others have protected, leave invasive species to take over where others have been required to control, and other inconsistencies;
- Potential damage to the environment, including rare species and ecosystems, due to gaps in environmental protection and loss of redundancy with environmental guidelines in place prior to the EDPA; and
- Significant staff time spent implementing the changes, that could be reinstated a couple of months later.

FINANCIAL IMPLICATIONS

There are no immediate implications related to the District of Saanich Financial Plan.

STRATEGIC PLAN IMPLICATIONS

Implementing a change to the EDPA, particularly temporarily, will require staff to devote more time to the EDPA and less to other initiatives.

Work plan items that continue to be delayed by the uncertainty surrounding the EDPA include: reporting to Council on proposed amendments to the EDPA Atlas and EDPA guidelines (to reduce hardship); amending the Pesticide Bylaw in light of Provincial legislative updates; amending the Streamside Development Permit Area Guidelines in light of Provincial updates; production of educational materials, and processing of EDPA property removal requests.

CONCLUSION

While Staff acknowledges the intent of Council's March 6, 2017 motion, we would be remiss in not noting that the legally required bylaw amendment process to implement Council's motion will likely not be complete until mid/late May, with the Diamond Head Consulting report following three to four weeks afterwards. This raises the obvious question of the value of undertaking the bylaw changes and spending significant time implementing these changes, as opposed to waiting for the outcome of the Diamond Head Consulting report.

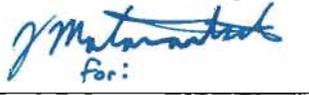
As such, staff recommend that Council not support Single Family (RS) zoned properties being temporarily exempted from the Environmental Development Permit Area (EDPA).

Note: If Council wishes to support that Single Family (RS) zoned properties be temporarily exempted from the Environmental Development Permit Area (EDPA) and return previously deleted guidelines that would no longer be redundant, the required amendment bylaw has been prepared for Council's review, consideration and granting of first reading at this evening's meeting.

If Council wishes to support the amendment of the Tree and Deposit of Fill Bylaws, direction to staff is needed to bring forward amending bylaws.

Prepared and Reviewed by 
for: _____

Sharon Hvozdzanski
Director of Planning

Approved by 
for: _____

Sharon Hvozdzanski
Director of Planning

SH/sd/ads
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Attachment

cc: Paul Thorkelsson, Administrator

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.



Paul Thorkelsson, Administrator

THE CORPORATION OF THE DISTRICT OF SAANICH
BYLAW NO. 9422
TO AMEND BYLAW NO. 8940,
BEING THE "OFFICIAL COMMUNITY PLAN BYLAW, 2008"

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

- 1) Bylaw No. 8940, being the "Official Community Plan Bylaw, 2008" is hereby amended as follows:
 - a) Adding an additional exemption into the Exemptions section on Page 1 of the Appendix "N" as follows:
 - "i) (i) Notwithstanding the provisions of this bylaw, a development permit is not required under the Environmental Development Permit Area for development carried out on a parcel of land in a Single Family Dwelling zone in the Saanich Zoning Bylaw 8200 except a subdivision.
 - (ii) This exemption shall not apply to any parcel which is capable of subdivision into two or more lots under the Zoning Bylaw or shown in the Official Community Plan as having potential to be rezoned to a zone permitting subdivision to urban lots."
 - b) Adding the following guideline into Development Permit Areas 1 to 26 as follows:

"Wherever possible, preserve areas (including buffers) that contain plants and animal habitat which are designated as red listed (endangered) or blue listed (vulnerable) by the Conservation Data Centre (Ministry of Environment)."
 - c) Adding the following guideline into Development Permit Areas 1, 2, 4, 7, 8, 9, 13, 14, 18, 21, and 23 as follows:

"Generally, the riparian zone should remain free of development and restoration of the riparian zone undertaken as part of the new development, if the vegetation is not intact and healthy (diversity of native shrubs, and trees)."

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the day of , 2017.

Municipal Clerk

Mayor

1410-04
X:5370-30

Mayor
Councillors
Administrator

Council
Administrator
Media

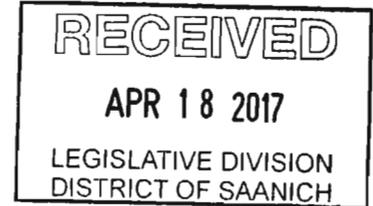
Council Apr 24/17



The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Harley Machielse, Director of Engineering
Date: 4/13/2017
Subject: Award of Tender # 9/17 Media System for Municipal Council Chambers



RECOMMENDATION

That Council approve the award of **Tender # 9/17 Media System for Municipal Council Chambers** to **PAW Pacific Audio Works Ltd.** who submitted a bid of \$205,992.78 (including PST and GST).

PURPOSE

The purpose of this report is to request approval to award **Tender # 9/17 Media System for Municipal Council Chambers**.

DISCUSSION

A stipulated price tender was issued for a System Contractor to furnish all labour, materials, tools and services for the supply, delivery, installation, programming (including PC operating software), testing, commissioning, dedicated internet service for five years, five-year labour and material warranty, and initial training on operations of the Media System.

The tender included separate pricing for Media System Broadcast Operations and the System Contractor may be asked to provide technicians for the operation of the complete Media System for weekly, evening Council Meetings and other scheduled events.

Three compliant responses for the stipulated price were received from the following vendors (including PST and GST):

PAW Pacific Audio Works Ltd.	\$205,992.78
Sharp's Audio Visual	\$288,177.98
TLD Computers / CustomWorks a division of London Drugs	\$237,249.00

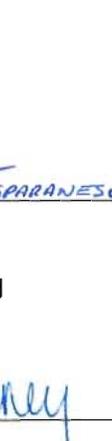
**CM
D.1**

FINANCIAL IMPLICATIONS

Funding for the capital portion of the Media System which includes this award is available in the IT capital budget. The total budget allocation is \$263,500.

Funding for annual operating items including the optional Media System Broadcast Operations for Council Meetings is available in the IT and Legislative operating budgets. The total annual amount allocated for these purposes is \$56,000.

Prepared by  _____
for Harley Machielse
Director of Engineering

Reviewed by  _____
Valla Tinney
Director of Finance

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Engineering.



Administrator



Memo

File: 3400-30

To: Mayor and Councillors
From: Donna Dupas, Legislative Manager
Date: April 10, 2017
Subject: **Appointment to the Capital Regional District and Hospital District Boards**

Mayor
Councillors
Administrator

Council
Administrator
Media

Under the *Local Government Act*, s. 198, municipal directors are appointed to the Capital Regional District at the pleasure of Council, and the term of office of the municipal director continues until the earliest of the following:

- (i) Another director taking office in the original director's place;
- (ii) The director ceasing to be a member of the council before the next general local election;
- or
- (iii) November 30 in the year of the general local election (2018).

As a result of the passing of Councillor Derman, there is a need to appoint a municipal director to the Capital Regional District and Hospital District Board.

Based on past practice and as a results of the vote done by the electorate at the time of the municipal election in 2014 (attached), a resolution is suggested to appoint Councillor Murdock as Director to the Capital Regional District and Hospital District Boards.

The alternate Directors appointed in 2014 remains as Councillors Haynes, Sanders, and Wergeland.

107 Donna Dupas,
Legislative Manager

lm

cc: P. Thorkelsson, Chief Administrative Officer
K. Watson, Director of Legislative Services

CM
D.2

VOTES PERCENT

OFFICE OF DIRECTOR
VOTE FOR 4

BRICE, Susan	10,796	11.74
PLANT, Colin	9,419	10.24
DERMAN, Vic.	9,234	10.04
BROWNOFF, Judy.	8,493	9.24
MURDOCK, Dean	8,339	9.07
HAYNES, Fred	8,324	9.05
WERGELAND, Leif	7,958	8.65
SANDERS, Vicki.	6,608	7.19
GERRARD, Paul Henry	6,254	6.80
NEWBY, Shawn	6,099	6.63
HENDERSON, Marsha.	5,239	5.70
WADE, Nichola	5,199	5.65



LEGISLATIVE SERVICES

Mayor
Councillors
Administrator

Council
Administrator
Media

Memo

To: Donna Dupas, Legislative Manager File: 1420-30
 From: Elizabeth van den Hengel, Committee Clerk
 Date: March 13, 2017
 Subject: PARKS NAMING POLICY REVIEW AND PROPOSED REVISIONS REPORT

At the February 23, 2017 the Parks, Trails and Recreation Advisory Committee received a Parks Naming Policy Report from the Senior Manager, Parks. Accordingly the Committee resolved as follows:

“That the Parks, Trails and Recreation Advisory Committee recommends that Parks Naming Policy be updated to reflect the track changes submitted in the Park Naming Policy Review and Proposed Revisions Report, February 23, 2017 from the Senior Manager, Parks.”

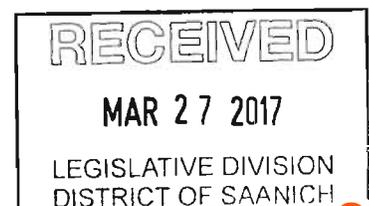
The report from the Senior Manager, Parks and an excerpt from the minutes are attached for your information.

Elizabeth van den Hengel
Committee Clerk

/evdh

ecopy: Mayor Atwell
Paul Thorkelsson, CAO
Councillor Murdock
Director of Parks and Recreation

Attachments (2)



PARKS NAMING REPORT

The Senior Manager, Parks gave the Committee an overview of the Parks Naming Policy. The following was noted:

- The Mayor requested the Parks Naming Policy be reviewed to ensure it is current.
- The Policy is still effective with a few minor housekeeping amendments.

MOTION: Moved by G. Hill and Seconded by T. Austin “That the Parks, Trails and Recreation Advisory Committee recommends that Parks Naming Policy be updated to reflect the track changes submitted in the Park Naming Policy Review and Proposed Revisions Report, February 23, 2017 from the Senior Manager, Parks.”

CARRIED



The Corporation of the District of Saanich

Report

To: Parks Trails and Recreation Advisory Committee
From: Eva Riccius, Senior Manager, Parks
Date: 2/23/2017
Subject: Park Naming Policy Review and Proposed Revisions

RECOMMENDATION

That the Parks, Trails and Recreation (PTR) Advisory Committee recommends that Council approve proposed revisions to Council's Parks Naming policy.

PURPOSE

The purpose of this report is to provide recommended changes to Council's Parks Naming policy.

DISCUSSION

Background

Saanich Council approved a Parks Naming Policy on March 15, 1993. No revisions have been needed throughout that time.

Council requested that staff review and update the policy at the December 14, 2015 Council meeting.

Based on the usability of the policy over the past 24 years, staff have reviewed and suggest minor editorial changes at this time (see attached).

ALTERNATIVE

1. That PTR does not recommend the outlined changes to the Council policy.

FINANCIAL IMPLICATIONS

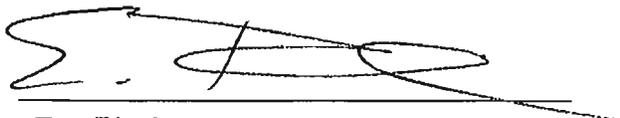
There are no expected financial implications with the proposed revisions to the policy.

STRATEGIC IMPLICATIONS

This Council policy aligns with the goals and objectives related to community engagement in the Parks, Recreation and Culture Master Plan and Council Strategic Plan.

CONCLUSIONS

While Council's Parks Naming policy is 24 years old, it has served the community well. Staff recommend housekeeping changes at this time.

Prepared by 
Eva Riccius
Senior Manager, Parks

Approved by 
Suzanne Samborski
Director of Parks and Recreation

ER

Attachment 1: Proposed revisions to the Parks Naming policy with track changes

Attachment 2: Proposed revisions to the Parks Naming policy with changes accepted

Attachment 1

COUNCIL POLICY

SUBJECT: PARKS NAMING	DATE: March 15, 1993 Revised: <u>February 23, 2017</u>
------------------------------	---

1. In general:
 - s Neighbourhood parks shall be named after an adjacent street.
 - s Community parks shall be named after an adjacent street or geographic feature.
 - s Municipal parks shall be named after a geographic feature, a historically significant individual, or a commemorative event.
2. Significant features within a park may be named separately based on a recommendation from a community organization, reviewed by the Parks, Trails and Recreation Committee, and approved~~d~~ by Council.
3. Input will be sought from related community organizations for naming new Community and Municipal parks.
4. Procedurally, all names for new parks or requests to change names of existing parks are to be considered by the Parks, Trails and Recreation Committee with a subsequent recommendation to Council which has the final authority to name or rename parks.

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Attachment 2

COUNCIL POLICY

SUBJECT: PARKS NAMING	DATE: March 15, 1993 Revised: February 23, 2017
------------------------------	--

1. In general:
 - S Neighbourhood parks shall be named after an adjacent street.
 - S Community parks shall be named after an adjacent street or geographic feature.
 - S Municipal parks shall be named after a geographic feature, a historically significant individual, or a commemorative event.
2. Significant features within a park may be named separately based on a recommendation from a community organization, reviewed by the Parks, Trails and Recreation Committee, and approved by Council.
3. Input will be sought from related community organizations for naming new Community and Municipal parks.
4. Procedurally, all names for new parks or requests to change names of existing parks are to be considered by the Parks, Trails and Recreation Committee with a subsequent recommendation to Council which has the final authority to name or rename parks.

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1410-04
xref: 2860-20



The Corporation of the District of Saanich

Report To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: September 19, 2016
Subject: Development Permit Amendment
File: DPA00786• 3514 Richmond Road

Mayor
Councillors
Administrator
Com. Assoc.
Applicant

Council
Administrator
Media

PURPOSE

Project Proposal: The applicant proposes to amend Development Permit DPR2008-00010 to change the unit configuration for a proposed two-family dwelling from an up/down duplex, to a side-by-side duplex. This application is for an amendment to a Form and Character Development Permit only. No variances are requested.

Address: 3514 Richmond Road

Legal Description: Lot B, Section 36, Victoria District, Plan 18904

Owner: Gordana and Peter Boudreau

Applicant: Gordana and Peter Boudreau

Parcel Size: 2,155 m²

Existing Use of Parcel: Single Family Dwelling

Existing Use of Adjacent Parcels:
North: RS-6 (Single Family Dwelling) Zone
South: RT-3 (Attached Housing) and RS-6 (Single Family Dwelling) Zones
East: RD-1 (Two Family Dwelling), RS-6 (Single Family Dwelling), and C-1 (Local Commercial) Zones
West: RS-6 (Single Family Dwelling) and RD-1 (Two Family Dwelling) Zones

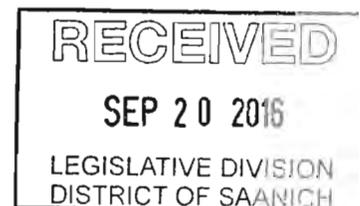
Current Zoning: RD-1 (Two Family Dwelling) Zone

Minimum Lot Size: N/A

Proposed Zoning: N/A

Local Area Plan: Shelbourne

LAP Designation: Single Family



CW
1

Community Assn Referral: Camosun Community Association • Referral response received April 3, 2013, stating no objections.

PLANNING POLICY

The applicant proposes to amend Development Permit DPR2008-00010 to change the unit configuration for a proposed two-family dwelling from an up/down duplex, to a side-by-side duplex. This application is for an amendment to a Form and Character Development Permit only. No variances are requested.

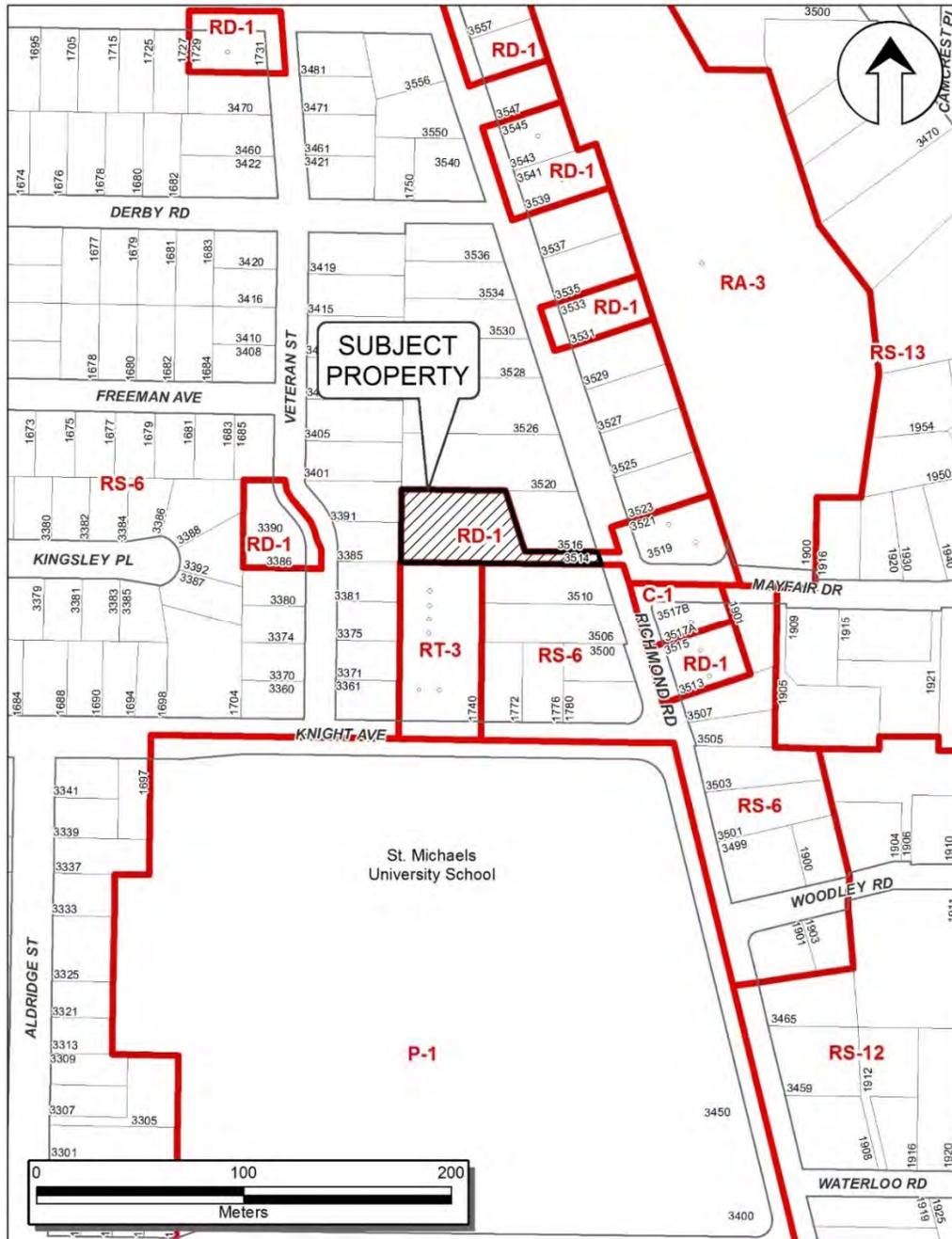


Figure 1: Neighbourhood Context

Official Community Plan (2008)

- 4.2.1.1 “Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact, Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainably; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.”
- 4.2.1.2 “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.”
- 4.2.4.3 “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 4 storeys); and
 - mixed-use (commercial/residential) (up to 4 storeys).”

Shelbourne Local Area Plan (1998)

- 4.1 “Preserve the public visibility of heritage resources and encourage design compatibility when considering rezoning, subdivision and development permits in the vicinity of heritage structures.”

Note: The adjacent residential property at 3516 Richmond Road is a registered heritage site known as the Trend House. Constructed in 1954, the modernist house was one of eleven designed to showcase lumber as a building material that were built under a national program.

- 5.1 “Seek opportunities to protect indigenous vegetation, wildlife habitats, aesthetic landscapes and viewscapes when reviewing applications for change in land use.”

Map 5.1 - Environmental Features identifies the property within a major tree cover area.

- 6.7 “The design and scale of two-family dwellings should be compatible with adjacent single family dwellings and have regard for the number of two-family and multi-family zoned properties in the area, as well as meet the requirements of the General Plan policies.”

Draft Shelbourne Valley Action Plan

The subject property is within the study area for the draft Shelbourne Valley Action Plan (SVAP). Although the SVAP has not yet been adopted, draft policies relevant to this proposal should be considered. The site is approximately 350 m from the Shelbourne Corridor within an area identified as residential neighbourhood.

- 5.4.1 “Promote a range of housing types, forms and tenures to support a diverse, inclusive and multigenerational community.”

Development Permit Area Guidelines

The proposed development is subject to the relevant guidelines for the Saanich General Development Permit Area. Relevant guidelines relate to minimizing impervious cover, retaining significant wooded areas and existing trees whenever possible, reflecting neighbourhood character, and architectural design that is contemporary and authentic.

COMMENT**Neighbourhood Context**

The subject property is a 2,155 m² panhandle lot located on Richmond Road midway between Lansdowne Road to the south and Cedar Hill Cross Road to the north (see Figure 1). Although it is not within an identified “Centre” or “Village” it is centrally located in Saanich and within 1 km of the Hillside Major “Centre”, the Cedar Hill Neighbourhood “Centre”, the Shelbourne Valley Corridor, Camosun College, University of Victoria, St Michael’s University School, Lansdowne Middle, and Doncaster Elementary Schools.

The property is across from a local commercial site currently occupied by the Mount Tolmie Market. Surrounding residential developments include single family, duplexes, townhouses, and apartments.

Land Use and Density

There is no proposed change in land use or density with this application. The single family dwelling was constructed in the late 1960’s. In 2008, the property was rezoned to RD-1 (Two Family Dwelling) Zone and a Development Permit was approved to allow the single family dwelling to be converted into an up/down duplex through interior renovations.

The current proposal is to allow for a side-by-side duplex instead of an up/down duplex as originally intended. The total number of permitted dwellings on the property would not change and the anticipated impacts to the neighbours/neighbourhood would be minimal.

Site and Building Design

The site is located on the western flank of Mount Tolmie and the terrain of the property has a steady decline in elevation of approximately 18 m from Richmond Road to the rear of the lot.

The approved Development Permit authorized the conversion of an existing single family dwelling into a duplex with no significant changes to the exterior of the dwelling. Since the original Development Permit was approved, the carport has been enclosed and developed into a garage. However, the conversion into a duplex has not occurred.

The current proposal for a side-by-side duplex would include converting and enlarging the existing garage and deck above into living space. The existing exterior walls of the garage would be extended approximately 3 m toward the rear to the lot, and 1 m into the southern side yard, with an attached deck at the upper level on the south side extending an additional 4 m. The proposal would increase the total floor area of the existing building by approximately 200 m² (see Figures 2-6).

Conversion of the existing dwelling to a two-family dwelling would not impact on the Richmond Road streetscape. The northern façade would not change. The rear or west façade would change minimally. The driveway previously encroached onto neighbouring property, however that encroachment has been removed. The existing driveway asphalt would be removed and replaced with a permeable gravel surface.

The exterior materials would be consistent with the existing dwelling.



Figure 2: Site Plan



Figure 3: Aerial Photo



Figure 4: Existing garage and deck on south side of house to be converted for living space



Figure 5: Front Elevation - Existing and Proposed

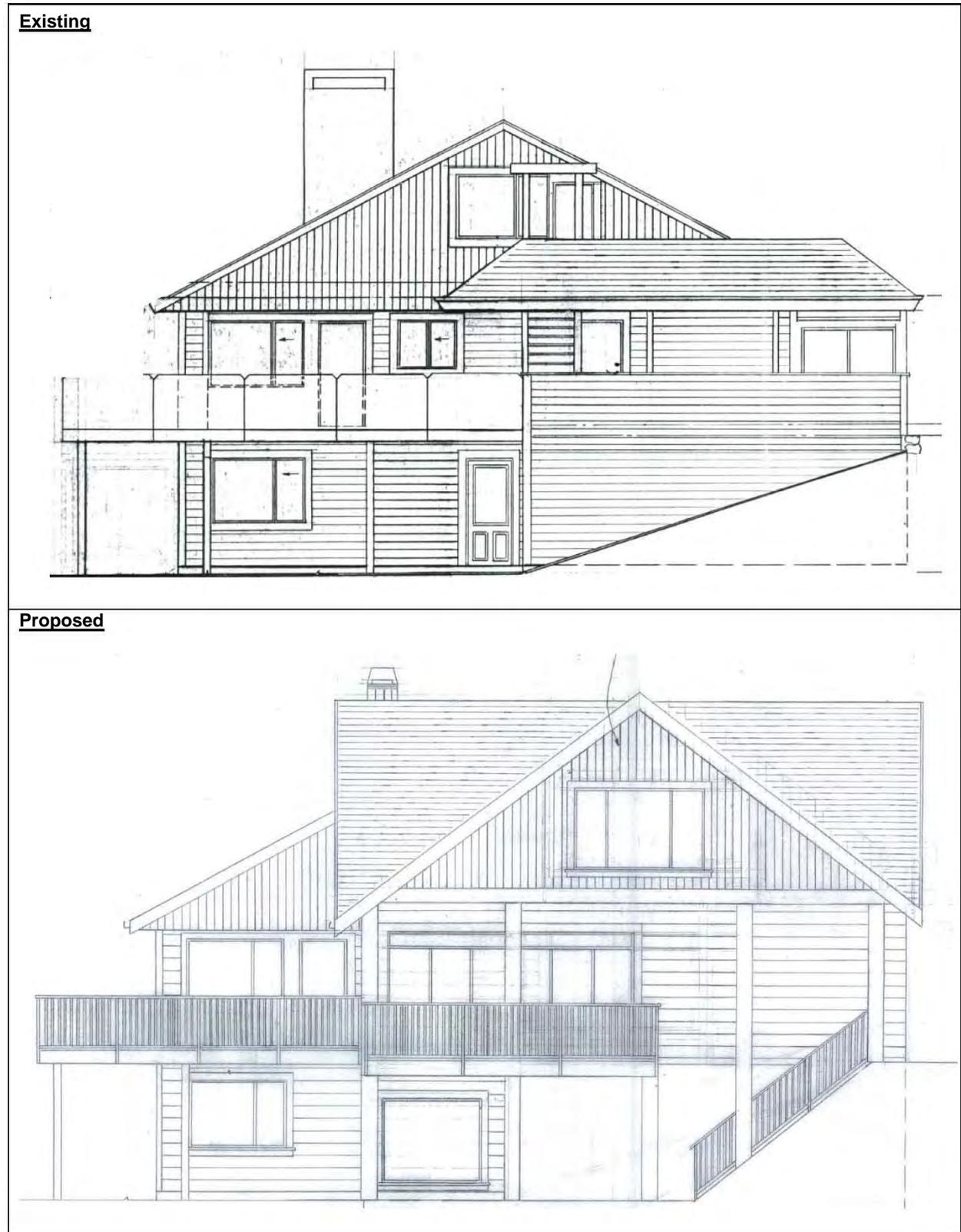


Figure 6: South Elevation - Existing and Proposed

Environment

The applicant has committed to constructing to a BUILT GREEN® Gold performance standard and predicting so the units are solar ready for the future installation of solar photovoltaic or hot water systems.

There are a number of existing trees throughout the site including Garry Oak, Douglas-fir, Arbutus, and fruit trees. One Garry Oak has been removed to realign the driveway and two replacement trees have been planted. One fruit tree is quite close to the existing house and would need to be removed.

The installation of new sewer services would be required in close proximity to two mature Douglas-fir trees on the subject property and a third Douglas-fir on the adjacent lot. Mitigation measures recommended by the project Arborist include removing an adjacent standing dead tree, hand digging the trench under the tree roots and monitoring the trees for at least two years for signs of distress or instability. Even with the recommended mitigation measures the long term survival of the trees is not certain and their removal may be required. Should the trees need to be removed a Tree Permit would be required, which would require planting replacement trees.

The rear yard had previously been a naturalized orchard area and the owners are currently working on a significant landscaping project primarily throughout the rear yard which is fairly steep. The project is being done in consultation with the project arborist and includes the installation of storm drain services, terracing the property using boulder rocks, planting additional trees, establishing new garden beds, property line fences, and grape trellises. A landscaping concept was prepared by a consulting Landscape Architect with recommended plantings and maintenance schedules. The applicant has refined the plan to reflect their preferred options (see Figure 8).



Figure 7: Rear Yard Landscaping Project - looking west and downslope



Figure 8: Landscape Concept Plan (Provided by Murdoch de Greeff Inc. with revisions by applicant)

COMMUNITY CONSULTATION

The application was referred to the Camosun Community Association who responded April 3, 2013, indicating that they notified 18 neighbours and that no objections or concerns have been raised.

SUMMARY

In 2008 the property was rezoned to RD-1 (Two Family Dwelling) and a Development Permit was approved to allow the existing single family dwelling to be converted into an up/down duplex through interior renovations. The applicant proposes to amend the Development Permit to change the unit configuration from an up/down duplex to a side-by-side duplex. No variances are requested.

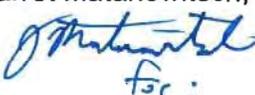
There is no proposed change in land use with the amendment application. The total number of permitted dwellings on the property would not change and the anticipated impacts to the neighbours would be minimal.

RECOMMENDATION

1. That Development Permit Amendment DPA00786, amending DPR2008-00010, be approved.
2. That prior to ratification of Development Permit Amendment DPA00786 a Restrictive Covenant be required to secure:
 - That the design and construction of the additional dwelling unit conform to a minimum BUILT GREEN® Gold or equivalent energy efficiency standard, and
 - The installation of the necessary conduits to be solar ready for future installation of photovoltaic or solar hot water systems

Report prepared by: 
 Andrea Pickard, Planner

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

Report reviewed by: 
for:
 Sharon Hvozanski, Director of Planning

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

ADMINISTRATOR'S COMMENTS:

I endorse the recommendations of the Director of Planning


 Paul Thorkelsson, CAO

DISTRICT OF SAANICH

NO. DPA00786
AMENDS DPR2008-00010

AMENDMENT TO DEVELOPMENT PERMIT

To: **Gordana Ledia Boudreau**
Peter Rene Joseph Boudreau
3514 Richmond Road
Victoria BC V8P 4P8

(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 B, Section 36, Victoria District, Plan 18904
3514 Richmond Road
(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By requiring the buildings and lands to be constructed and developed in accordance with the plans prepared by Mesa Design Group, Ted Lunt Designs Ltd, and Allen Parks Projects Ltd., all date stamped Received July 9, 2013; and the Landscape Design (rear yard) prepared by Murdoch de Greeff date stamped Received Oct 13, 2015, 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) Any protective fencing of trees or covenant areas must be constructed, installed and signed according to the specifications in Appendix X.
 - (b) 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.
 - (c) 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 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.
- 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

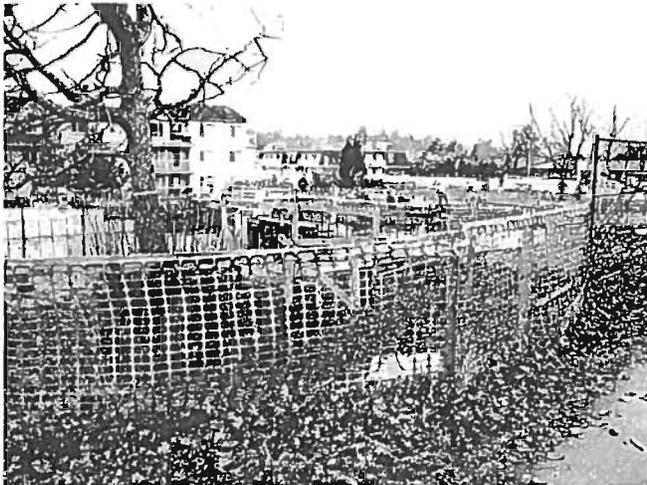
PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

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

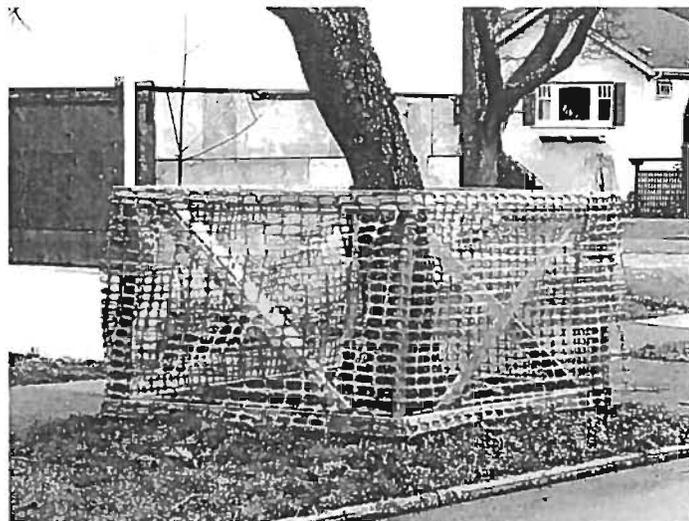
Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

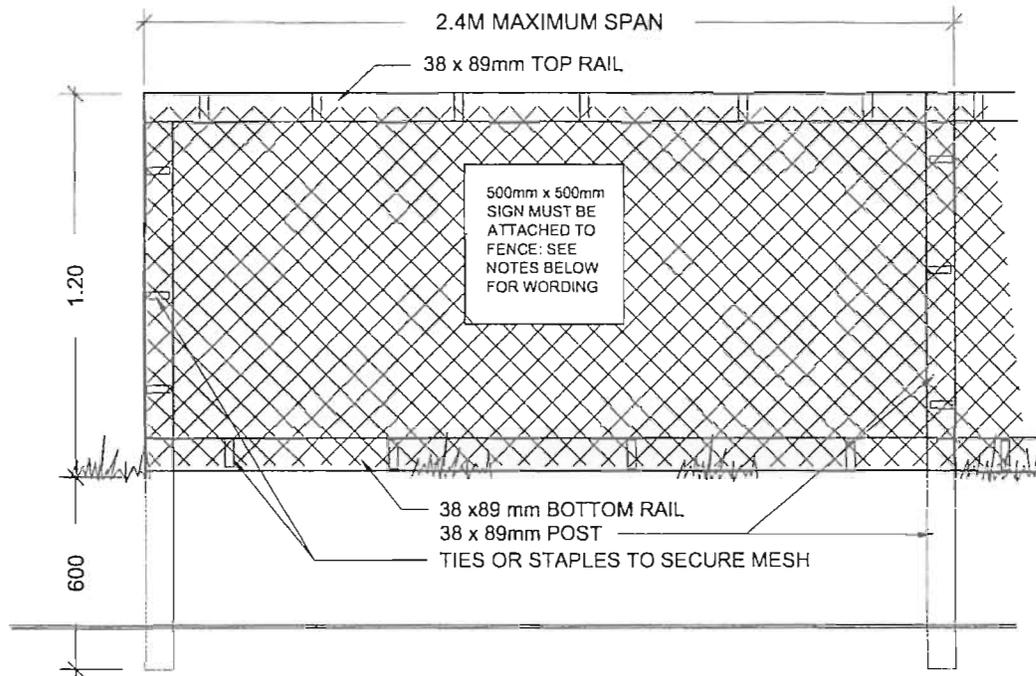
Specifications:

- 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**

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

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



ENGINEERING
Development

Memo

To: Planning Department
From: Jagtar Bains
Date: September 22, 2015
Subject: Servicing Requirements for the Proposed Development- REVISED

**PROJECT: TO AMEND DPR2008-00010 TO CONSTRUCT A SECOND DWELLING UNIT
CREATING A DUPLEX FOR COUNCIL AMENDMENT**

**SITE ADDRESS: 3514 RICHMOND RD
PID: 003-808-475
LEGAL: LOT B SECTION 36 VICTORIA LAND DISTRICT PLAN 18904
DEV. SERVICING FILE: SVS01814
PROJECT NO: PRJ2008-00134**

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

Jagtar Bains
DEVELOPMENT COORDINATOR

cc: David Sparanese, MANAGER OF TRANSPORTATION & DEVELOPMENT

General Information on Development Servicing

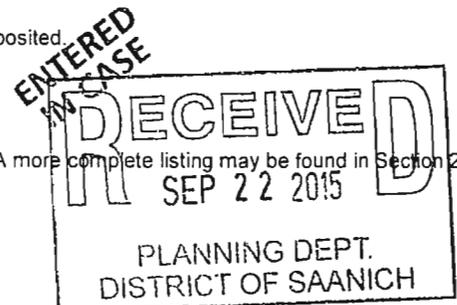
Servicing requirements are stated at this time for the applicant's information. The requirements must be met prior to building permit issuance, including consolidation or subdivision, payments and/or deposits.

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).



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 II WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, OIL/GRIT SEPARATOR OR GRASS SWALE AND SEDIMENT BASIN. FOR FURTHER DETAILS, REFER TO SECTION 3.5.16, STORM WATER MANAGEMENT AND EROSION CONTROL OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW.
2. A SUBSEQUENT DRAIN CONNECTION WILL BE REQUIRED FOR PROPOSED UNIT FROM THE EXISTING MAIN LOCATED AT THE REAR OF 3385 AND 3391 VETERAN STREET.

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.

Road

1. THERE ARE NO ROAD REQUIREMENTS.

Sewer

1. THE EXISTING SEWER CONNECTION IS TO BE PROVIDED WITH AN INSPECTION CHAMBER.
2. A SUBSEQUENT SEWER CONNECTION IS TO BE INSTALLED TO SERVE THE PROPOSED SOUTHERN UNIT FROM THE EXISTING 150 MM MAIN COMPLETE WITH A MANHOLE NEAR THE SOUTHERN PROPERTY LINE. THIS WORK IS TO BE COMPLETED UNDER THE SUPERVISION OF AN ARBORIST IN ACCORDANCE WITH THE RECOMMENDATIONS OF REPORT PREPARED BY GYE + ASSOCIATES, DATED SEPT. 8, 2015.

Water

1. SEPARATE 19 MM WATER SERVICE IS REQUIRED FOR THE PROPOSED UNIT FROM THE EXISTING MAIN ON RICHMOND ROAD.

SUSTAINABILITY STATEMENT

June 16, 2014

Parcel Address:	3514 Richmond Road, Victoria, BC, V8P 4P8
Proposed Development:	Single Family Dwelling to a Side by Side Duplex
Applicant:	Gordana Kolar, Owner
Contact Person	Gordana Kolar or Pierre Boudreau Tel: 250.370.1319 Cell: 250.213.8194

ENVIRONMENTAL INDICATORS

Ecological Protection and Restoration

The property is one of the largest forested lots in the neighbourhood. Due to the small footprint of the proposed building envelope most trees will be saved thus preserving the existing urban forest (only 10.39% lot coverage). The mature landscaping will not be altered and will be preserved.

Green Design and Construction

Water Run Off

The driveway will be left as is. All run off will be captured and fed through on site drainage pits. The drainage will be designed for a Type 2 watershed area.

Foundation

The car port is currently supported by a large suspended slab and foundation. The slab and foundation will be used as support and a lower level for the proposed structure, thus eliminating the impact of a large excavation on the surrounding mature trees and vegetation. Very little area is being added to the lot coverage.

Construction

We are committed to build this project in compliance with the Built Green - Gold Standard.

The carport roof/deck is the only existing structure that will be demolished and materials will be re-used on site where possible.

Location and Density

Good increase in density infill that supports the regional growth strategy of increasing density within the urban containment boundary. The minimal footprint on the site adds an additional residence and increases the tax base.

Location is close to all amenities and is situated on the bus route. The property itself has adequate on-site parking of 4 stalls.

Energy

Natural gas will be provided to the site. Gas will be used for the potable hot water and for a hydronic in-floor radiant heating system. All heaters and boilers will be high efficiency.

The latest high efficiency appliances, low flow shower heads, low flow toilets, engineered bamboo flooring, recyclable quartz countertops, energy star windows in addition to numerous other energy saving requirements noted in the Gold Standard.

Design

The new building design is sympathetic to the existing house (Wagg and Hambleton 1960's Victoria Modernism) and fits with the character of the neighbourhood. The proposed structure is unimposing on any site lines except for possibly 2016 Richmond Road. Because of this, these neighbours have gone to great lengths to discredit, delay and block this development. No variances are needed for this development.



September 8, 2015

District of Saanich, Parks Division
Attention: Brent Ritson, Parks Referral Coordinator

Dear Brent:

Re: 3514 Richmond Rd

Please find below our Tree Preservation Report and Drawing in support of Development Permit Amendment 00786 to build a second dwelling unit. The District requires an arborist report documenting the anticipated impacts to trees on the site that are protected by Saanich's Tree Protection Bylaw:

The project should be supported by a tree preservation plan that will, at a minimum, identify work & materials storage areas and locations where temporary tree protection fence is to be erected and maintained. The arborist shall also consult with the applicant's landscape designer to ensure the landscaping will not be a detriment to the trees. (July 22, 2013 memo from Ron Carter, Parks Referral Coordinator, to Shari Holmes-Saltzman, Planner.)

Since this memo was drafted by Mr. Carter, Gye and Associates have worked with the home owner and your office to address many of the items in the memo, including the perimeter drain, landscaping and restoration of the back yard. One issue remains outstanding, which is the potential tree impacts associated with a 4" sewer connection requirement for the new dwelling to Municipal Sewer Main Line, located on an easement along the south boundary of the Bourdreaux property. The second sewer service must pass beneath (or close aboard) two 65cm dbh Douglas Firs, growing at the foot of the panhandle driveway and to the south of the garage.

For this reason, the owner is proposing an alternate approach in which the new dwelling is connected to the existing 4" sewer line that currently services the existing house. This option is most efficient: it minimizes the amount of excavation and trenching required and there is no impact on the protected trees on site. (See Appendix 1.)

If this option is not supported, then a new service must be trenched and tunneled from the proposed utility room in the basement of the new dwelling southward beneath the first-order lateral roots of the two large firs to the sewer main at an invert of 260.30. (See Appendix 2.) Clearly, the tree impacts will be greater with this option.

To attempt to mitigate these options, we recommend the following tree protection measures.

- o Assess the internal condition of the base of each tree to ensure they are sound, free of decay and all other respects good candidates for retention.
- o Remove dead stump (#14) and grind the stump as deep as possible without damaging the roots of the adjacent trees (#15 and 28).



Urban Forests by Design





- Using a combination of manual and hydraulic or pneumatic methods, excavate a trench to the prescribed depth on the north side of the tree #15. The estimated depth of the trench and tunnel will be 0.5 to 0.6 meters.
- Gently excavate a trench from the Municipal Sewer Line north until structural roots from Tree #28 are encountered.
- Manually tunnel under the roots of tree #15 and 28 to connect the two trenches.
- Cleanly prune all woody roots that need to be removed.
- Exposed large woody roots to be retained should be wrapped in a cover of filter cloth to protect them from abrasion during the installation of the new service.
- All digging, pipe installation and cover should be completed expeditiously to minimize dessication of exposed root habitat.
- The newly installed service and exposed roots should be inspected prior to backfilling. Backfilling should be supervised by the project arborist.
- The subject trees should be monitored periodically (and additionally after any intense storm events) for a period of not less than two years for signs of distress or instability.

A variety of considerations must go into the selection of one of the two servicing options presented above. From a tree preservation perspective, the first option (connecting with the existing house service) would be most forgiving.

CERTIFICATION:

This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.

Consulting Arborist:

Lucian Serban B.Sc. Forestry

ISA Certified Arborist & Municipal Specialist PN-7558AM

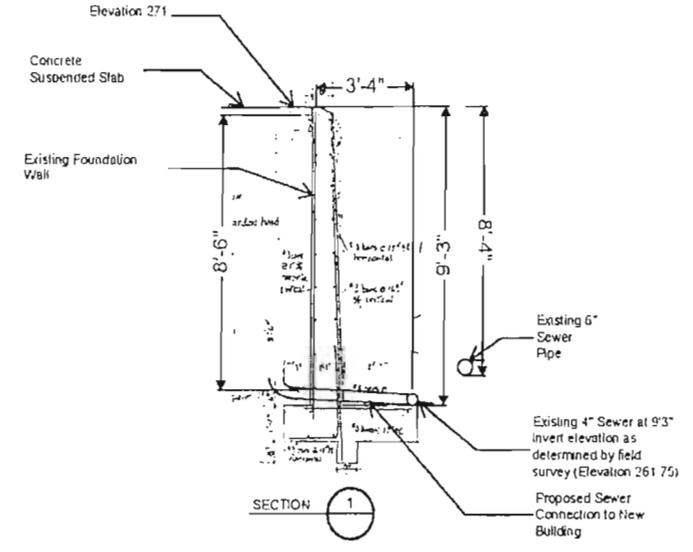
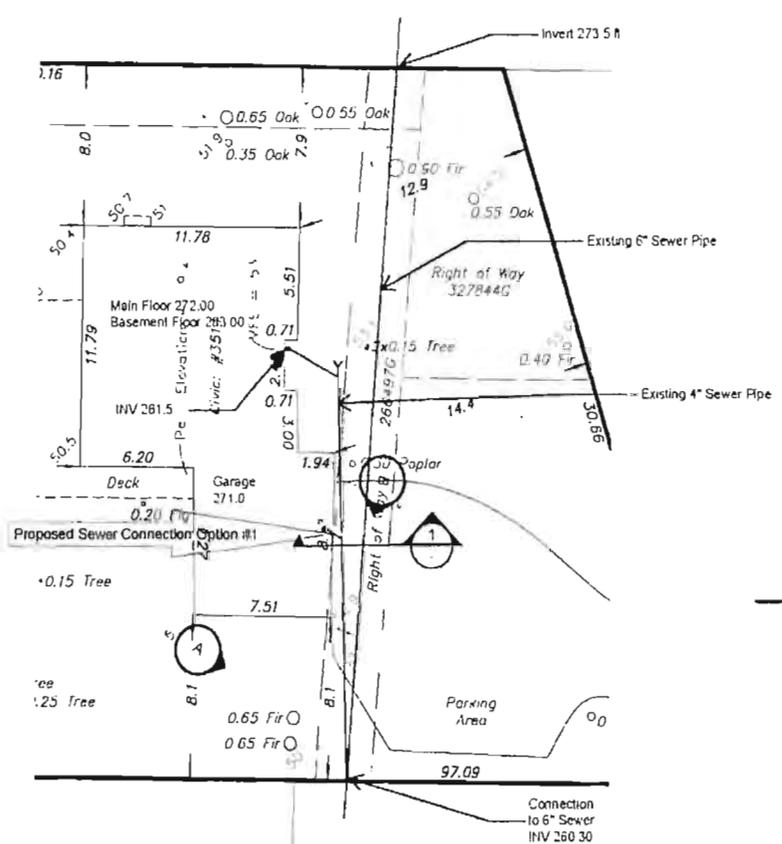
ISA Tree Risk Assessment Qualified

On behalf of Gye and Associates, Urban Forestry Consultants Ltd.

Reviewed by

Jeremy Gye – Senior Consultant

On Behalf of Gye and Associates, Urban Forestry Consultants Ltd.



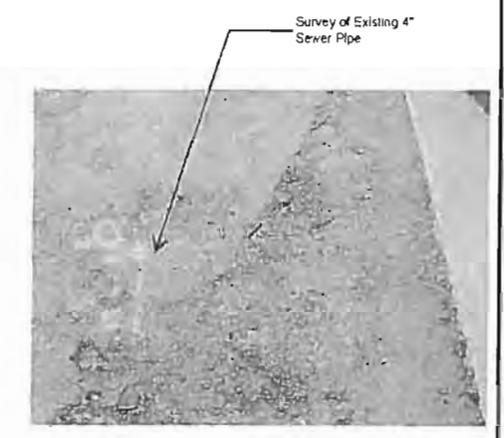
Proposed Sewer Connection



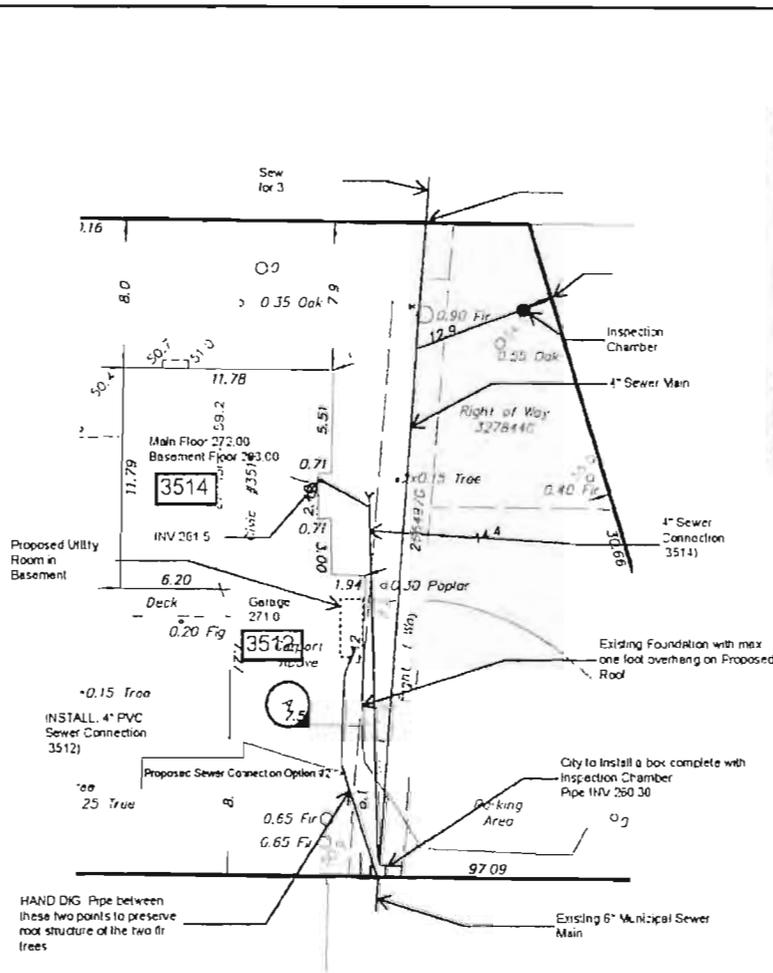
VIEW A



VIEW B



Project: 3514 RICHMOND RD Project No: _____
 Subject: SEWER CONNECTION VARIANCE APPLICATION Date: APRIL 29, 2013
 Designer: PIERRE BOUDREAU Sheet: 1 of 1
 Updated: May 21, 2015

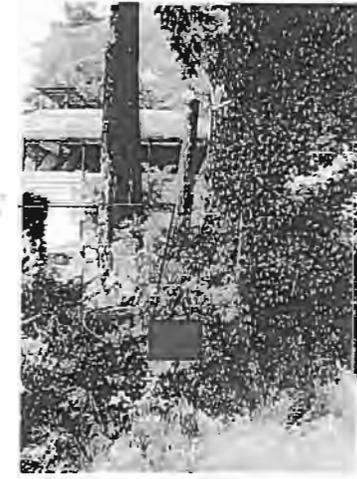


Partial Plan of 3514
Richmond



VIEW A

Clearance Barriers around this location



INSTALL 4" Sewer Connection (Hand Dig)
Combination of air excavation, manual digging and tunnelling under the structural roots of tree #15 and 28.

ALL EQUIPMENT IS EXISTING UNLESS NOTED OTHERWISE



Existing Stairs Removed and Upgraded

Project: <u>DPA00786 : 3514 RICHMOND RD</u>	Date: <u>June 20, 2013</u>
Subject: <u>PROPOSED SEWER CONNECTION</u>	Sheet: <u>1</u> of <u>1</u>
Designer: <u>PETER BOUDREAU</u>	Updated: <u>May 21, 2015</u>

Planning - Re: Saanich Referral

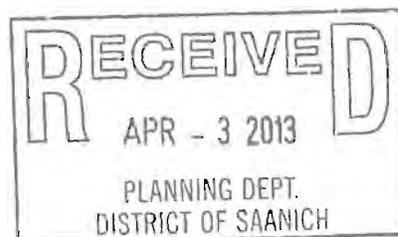
From: Caleb Horn [REDACTED]
To: <planning@saanich.ca>
Date: 4/3/2013 12:24 AM
Subject: Re: Saanich Referral
Attachments: P_COMMUNITY ASSN LETTER.DOC; REFERRAL.DOC

Hello,
I would like to indicate that at this time, the Camosun Community Association has no objections to the proposed DPA at 3514 Richmond. We have notified 18 neighbouring residences of the proposal and have received no opposition.
Thank you

On 18 January 2013 08:23, Planning Planning <Planning.Mun_Hall.Saanich@saanich.ca> wrote:
DPA00786
3514 Richmond Road
Please see attached

--
Caleb Horn
[REDACTED]

ENTERED
IN CASE



1416-04
xref: 2860-30 Shelbourne



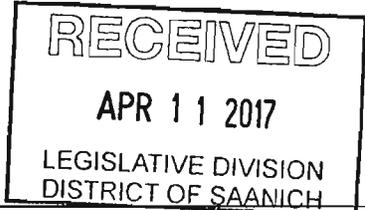
The Corporation of the District of Saanich

Mayor
Councillors
Administrator
Com. Assoc.
Applicant

Council
Administrator
Media

Supplemental Report

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: April 6, 2017
Subject: Development Permit Application
File: DPR00647 • 3959 Shelbourne Street



RECOMMENDATION

1. That Development Permit DPR2008-00023 (DPR00384) and subsequent amendments DPA00705 and DPA00739 be cancelled and that Development Permit DPR00647 be approved.
2. That covenant CA1339318 currently on Title, along with its subsequent modification CA2045076 be discharged.
3. That ratification of the Development Permit be withheld pending registration of a covenant securing the construction to a LEED Silver or equivalent energy efficient standard.

PURPOSE

The purpose of this report is to outline a revised Development Permit for the subject property, and seek Council's direction.

DISCUSSION

Background

The applicant proposes to construct a new two storey commercial building for a bank use. A Form and Character Development Permit is required. The applicant is also requesting variances for setbacks, landscaping, parking, and signage.

At the February 20, 2017 Committee of the Whole meeting Council received a staff report outlining the initial development proposal. At that time Council resolved not to approve the requested variances. Council also expressed concerns about how the proposed development was incongruent with the vision outlined in the Shelbourne Valley Action Plan.

The applicant has subsequently made a number of revisions to the proposal as outlined below:

- Siting of the building has moved northward adjacent to Teakwood Road and been rotated so that the main vestibule entrance would face Shelbourne Street;
- Exterior stone cladding is proposed for the lower level and a portion of the upper level, with the clay brick maintained as upper level cladding, and red metal wall panels as accents;
- Wood timber supports have been added to the canopy;
- A landscaping strip has been added along the northern and western property lines;

CW
2

- The proposed landscaping and public transit amenity have been redesigned; and
- Vehicle access would remain off Teakwood Road with parking moved to the southern portion of the lot.



Figure 1: Rendering of Revised Proposal (Looking southeast)



Figure 2: Rendering of Revised Proposal (Looking northeast)



Figure 3: Revised Site Plan

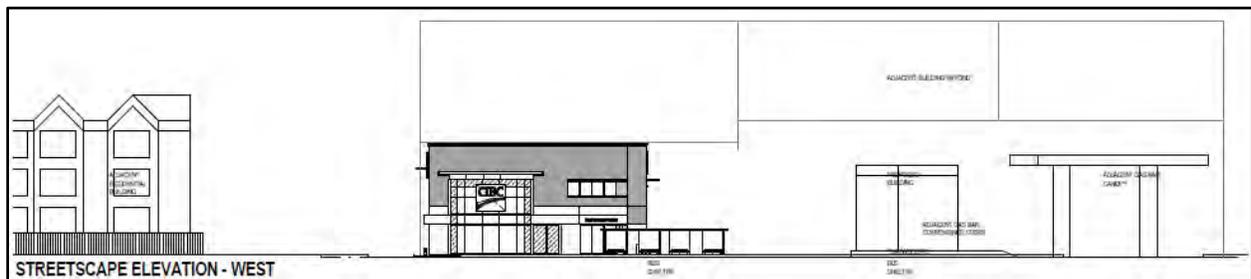


Figure 4: Streetscape with Adjacent Development



Figure 5: Revised Elevations

Variations

The revised proposal requires variations for setbacks, landscaping, parking, and signage as outlined below.

Setbacks

The requested setbacks requested for the revised proposal are 1.5 m from the lot line abutting Shelbourne Street (3.75 m required) and 0.7 m from the lot line abutting Teakwood Road (3.75 m required).

The applicants have agreed to dedicate 2.38 m along their Shelbourne Street frontage. If this land was not dedicated, the proposed siting would comply with the required setback. The revised proposal would provide more open space between the building face and road edge to function for a public transit amenity and is supportable.

The proposed setback to Teakwood Road is 0.7 m. The adjacent development at Tuscany Village was approved with a 0 m setback to the north. Therefore, the proposed siting of the CIBC bank building would generally align with the adjacent developments. The setback area would be used to plant landscaping adjacent to the building face. The proposed development and adjacent Tuscany Village would be the only two buildings constructed on the south side of Teakwood Road. Having them in alignment would help frame the outdoor space along Teakwood Road, encouraging traffic calming and reinforcing its function primarily as a pedestrian connection with limited number of vehicle access points. Given the above, the variance is supportable.

Landscaping

The variance is requested to provide a landscape area having a minimum depth of 0.7 m (1.75 m required) along the northern property line which abuts a street opposite an RA (Apartment) Zone. Although the revised proposal would provide landscaping along the north

property line where none was previously shown, a variance to the depth of the landscaping bed is requested. The curb edge of the road is approximately 0.5 m offset from the property line, so the landscaped area would present as having a total depth of 1.2 m.

A variance to reduce the number of on-site trees is requested to permit a property zoned C (Commercial) to provide one on-site tree per 490 m² of the gross lot area (one per 115 m² required) and that 0% of the on-site trees are to be located within that portion of the lot devoted to parking, (50%) required. All proposed trees for the development are sited close to Shelbourne Street, with hedges, shrubs, and ground covers used on-site. Given the relatively small commercial site, that landscaping is focused toward Shelbourne Street where it will be of most benefit to the public realm, and the addition of more trees in the parking area on this small site would further reduce the amount of parking, the variance can be supported.

Parking

The revised proposal has resulted in a loss of two parking stalls such that the requested variance is to permit the minimum number of off-street parking spaces provided to be 18 (49 required). A nineteenth parking space shown in the southwest corner would be marked as “no parking” so that it could function to allow vehicles to turn around should all parking spaces be occupied. With the revised proposal all proposed parking spaces would meet the dimensions for standard sized vehicles and one parking space would be designated as an EV charging space.

The applicant has stated that as part of their lease agreement, the owner of the property would provide 15 underground parking spaces for CIBC staff to use at the adjacent Tuscan Village, which they also own. The property owners have stated that the underground parking spaces at Tuscan Village are consistently underutilized and that a shared parking arrangement would not impact their operations on this site. Given existing lease conditions with key Tuscan Village client(s), a formal agreement to secure the shared parking in perpetuity is not possible. That being said, the single user of the proposed building is in a very good position to oversee and manage the parking of its staff, should this shared parking agreement ever cease to exist. In addition, the bank has a vested interest in ensuring its clients can easily find onsite parking.

Customer parking at banks typically has a high turnover rate. Finding parking on a one-use, stand-alone property, such as this one is generally not a problem. As more people do their banking online the number of in-person visits is also changing. As staff parking has been addressed through an offsite sharing agreement, concern over parking demands not being met on site is minimal.

The site location is also well serviced by alternative modes of travel, and as major “Centres” evolve to become higher density walkable neighbourhoods, travel by walking and cycling would become increasingly more attractive than travel by automobile. Both Shelbourne Street and McKenzie Avenue are key transit corridors. Given the above-noted reasons, the parking variance can be supported.

A variance is requested to permit a commercially zoned property not to provide an off-street loading space (one required). The Zoning Bylaw specifies the number of required loading spaces based on floor area, and the loading spaces are of a dimension suitable for commercial vehicles. The proposal requires one loading space but given the nature of the business it would not be utilized and therefore, the variance can be supported.

Signage

The variance requested for signage has not changed with the revised proposal. The Sign Bylaw permits one sign per building face, however two signs are proposed for each elevation. Each building face has one larger CIBC logo sign (approximately 2.7 m x 2.5 m), as well as the name "CIBC Banking Centre" on a red metal panel above full height windows. As a single-occupant building no additional business signage on the building would be permitted without Council's approval. The proposed signage in comparison with other financial institutions and commercial operations in Saanich is not excessive, and as such, the variance can be supported.

CONSULTATION**Advisory Design Panel**

The revised proposal was considered by the Advisory Design Panel (ADP) at their April 5, 2017 meeting. The ADP noted that the revisions have improved the proposal and they recommended approval.

CONCLUSION

The applicant proposes to construct a new two storey commercial building for a bank use. A Form and Character Development Permit is required. The applicant is also requesting variances for setbacks, landscaping, parking, and signage.

The applicant has responded to concerns raised at the February 20, 2017 Committee of the Whole meeting through a number of revisions to the proposal primarily focusing on the design. Accommodating improvements to public transit and pedestrian mobility infrastructure remained a key consideration in the site design.

The proposed land use/building design, in conjunction with the small site, are driving the need for the requested variances. It is unlikely that the subject site would be developed in the foreseeable future without the need for some variance(s). For the reasons outlined in the body of this report, staff can support each of the individual variances, and as such recommend the application in its entirety be approved.

Prepared by Andrea Pickard
Andrea Pickard
Planner

Reviewed by Jarret Matanowitsch
Jarret Matanowitsch
Manager of Current Planning

Approved by Sharon Hvozdzanski
Sharon Hvozdzanski
Director of Planning

APK/sd
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Attachment

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

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.

Paul Thorkelsson
Paul Thorkelsson, Administrator

DISTRICT OF SAANICH

NO. DPR00647
 CANCELS: DPR2008-00023 (DPR00384) and
 Subsequent amendments DPA00705 and DPA00739

DEVELOPMENT PERMIT

TO: **First Capital (3959 Shelbourne Street) Corporation Inc. No. BC0975240**
Mount Royal Village Suite 400, 1550 8th Street SW
Calgary AB T2R 1K1

(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 A, Section 57, Victoria District Plan EPP61288
3959 Shelbourne Street

(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 817.4 a) i) to permit a building to be sited 1.5 m from the lot line abutting Shelbourne Street to the west (3.75 m required),
 - (b) By varying the provisions of Zoning Bylaw 2003, Section 817.4 a) i) to permit a building to be sited 0.7 m from the lot line abutting Teakwood Road to the north (3.75 m required),
 - (c) By varying the provisions of Zoning Bylaw 2003, Section 6.5 a) to permit a property zoned C (commercial) to provide a landscape area having a minimum depth of 0.7 m (1.75 m required) along a property line abutting a street that is opposite an RA (Apartment) Zone,
 - (d) By varying the provisions of Zoning Bylaw 2003, Section 6.5 c) to permit a property zoned C (commercial) to provide 1 on-site tree per 490 m² of the gross lot area (1 per 115 m² required) and that 0% of the on-site trees are to be located within that portion of the lot devoted to parking, (50%) required.
 - (e) By varying the provisions of Zoning Bylaw 2003, Section 7.3 a) to permit the minimum number of off-street parking spaces provided to be 18 (49 required),
 - (f) By varying the provisions of Zoning Bylaw 2003, Section 8.3 to permit a property zoned commercial not to provide an off-street loading space (one required),

- (g) By varying the provisions of Sign Bylaw 2006, No. 8789, Section 12 a) ii) to permit two signs (fascia sign, canopy sign or wall sign) per business per building face (1 per building face permitted), and
 - (h) By requiring the buildings and lands to be constructed and developed in accordance with the building and landscaping plans prepared by Stantec Architecture Ltd., date stamped received April 6, 2017, 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 \$389,400 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 & C-L).
- (c) All landscaping must be served by an automatic underground irrigation system.
- (d) The owner must obtain from the contractor a minimum one-year warranty on landscaping works, and the warranty must be transferable to subsequent owners of the property within the warranty period. The warranty must include provision for a further one-year warranty on materials planted to replace failed plant materials.
- (e) Any protective fencing of trees or covenant areas must be constructed, installed and signed according to the specifications in Appendix X.
- (f) No site activity shall take place prior to the installation of any required tree or covenant fencing and the posting of "WARNING – Habitat Protection Area" signs. The applicant must submit to the Planning Department a photograph(s) showing the installed fencing and signs. Damage to, or moving of, any protective fencing will result in an immediate stop work order and constitute a \$1,000 penalty.
- (g) The landscaping requirements of this Permit shall be completed within four months of the date of issuance of the Certificate of Occupancy for the development, in default of which the Municipality may enter upon the lands, through its employees or agents, and complete, correct or repair the landscaping works at the cost of the Owner and may apply the security, interest at the rate payable by the Municipality for prepaid taxes.

- (h) In the event that any tree identified for retention is destroyed, removed or fatally injured, a replacement tree shall be planted in the same location by the Owner in accordance with the replacement guidelines as specified within the Saanich Tree and Vegetation Retention, Relocation and Replacement Guidelines. The replacement tree shall be planted within 30 days of notice from the Municipality in default of which the Municipality may enter upon the lands and carry out the works and may apply the security provided herein in payment of the cost of the works. For the purpose of this section, existing trees identified for retention and new trees planted in accordance with the landscape plan attached to and forming part of this permit shall be deemed to be "trees to be retained".
- 7. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Current Planning.
- 8. Notwithstanding the provisions of Section 7 of this Permit the following changes will be permitted and not require an amendment to this Permit:
 - (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.
 - (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with the Director of Planning, or Manager of Current Planning in her absence.
 - (c) Where items noted under Section 8(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.
 - (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the landscape plans forming part of this Permit.
- 9. The terms and conditions contained in this Permit shall 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

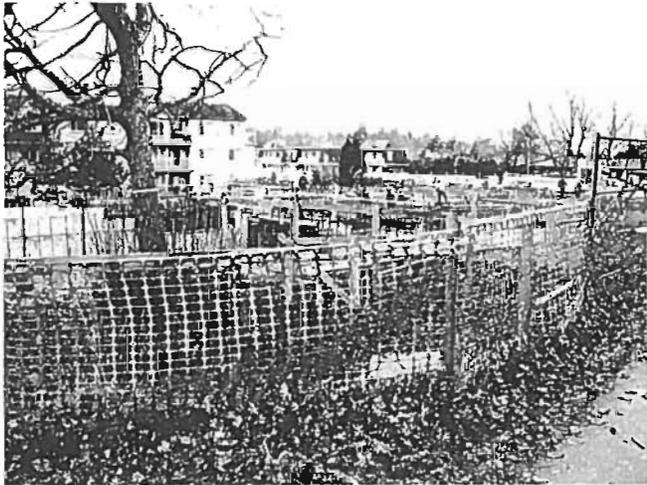
PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

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

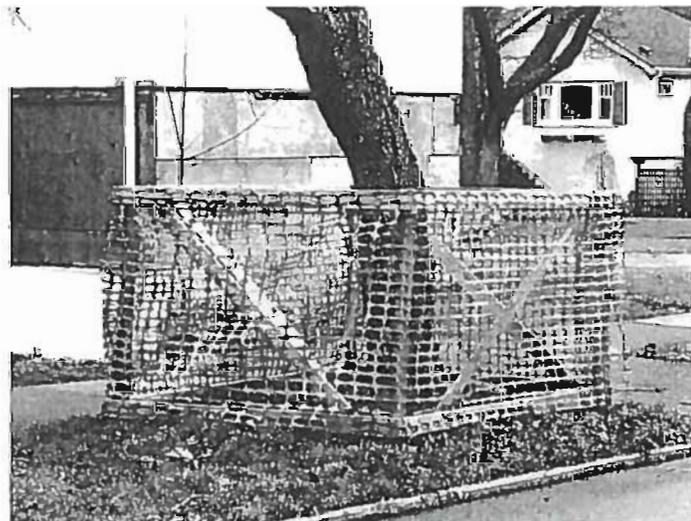
Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

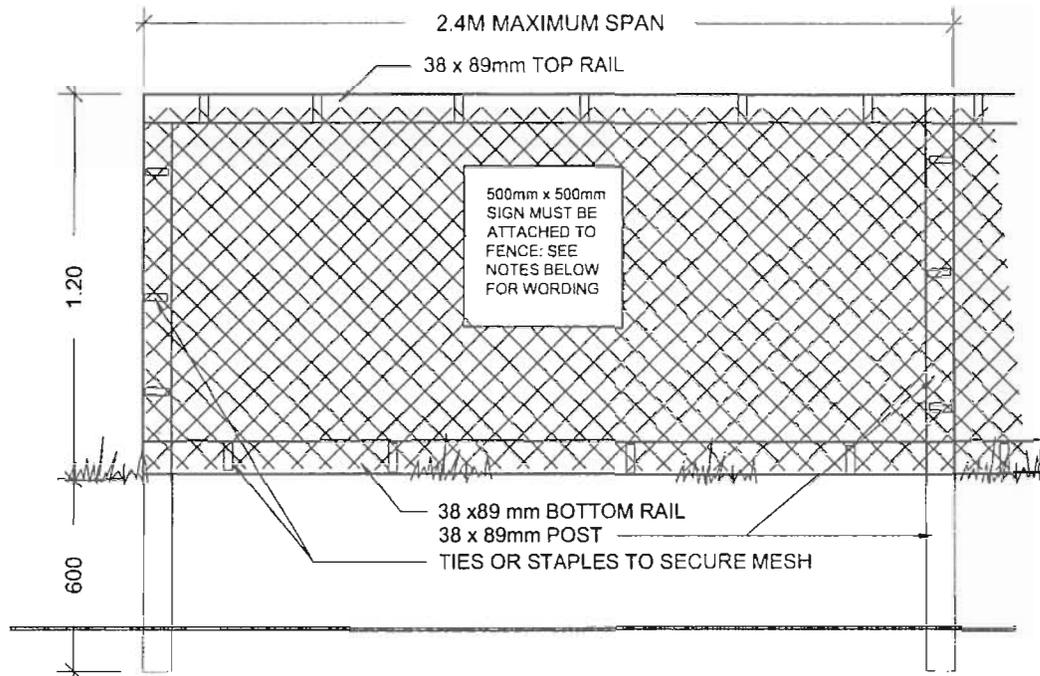
Specifications:

- 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

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

1410-04
Report –
Planning

xref: 2860-30
Shelbourne
Street

3959 SHELBOURNE STREET – DEVELOPMENT PERMIT

Report of the Director of Planning dated January 23, 2017 recommending that Council approve new Development Permit DPR00647; discharge the previous Development Permit DPR2008-00023 (DPR00384) and subsequent amendments DPA00705 and DPA00739 and associated covenant CA1339318 and modification CA2045076; and that ratification of the Development Permit be withheld pending registration of a covenant securing the construction to a LEED Silver or equivalent energy efficient standard for a proposed new two-storey commercial building for a bank. A Form and Character Development Permit is required and variances are requested for setback, parking, landscaping and signage.

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

- Planning staff have discussions with every applicant about the benefits of the Silver or Gold energy efficiency standard.
- The existing Development Permit for the site allowed a mixed retail and commercial use in a four storey building with underground parking.
- This applicant, however, has chosen to proceed with a two storey building.

APPLICANT:

R. Huizinga, First Capital Realty, Calgary, Alta., stated:

- First Capital Realty owns this site as well as the Tuscan Village property and the McKenzie Professional Centre nearby.
- A mixed use building was considered for the site; it was not feasible without the addition of the adjacent gas station property, which is not available.
- The current Canadian Imperial Bank of Commerce (CIBC) lease at Shelbourne Plaza will not be renewed; this site was then selected for a new bank building.
- The site has presented challenges as CIBC does not wish to alter the consistent image of their banks and the property must also accommodate a busy bus stop.
- They have committed to a LEED Silver standard but will aim for Gold, although they cannot guarantee that level at this time.

R. Roy, Stantec Architecture, Calgary, Alta, stated:

- Stantec is the architect for CIBC across Canada; they do not design the buildings which follow a CIBC prototype of one or two storeys, but manage the development process including siting, landscaping, parking, etc.
- Consultation with BC Transit has resulted in an improved bus stop and pedestrian area.
- After review by the Saanich Advisory Design Panel, improvements to the brick building were made which include an additional entrance door and enlarged windows.
- First Capital Realty strives for LEED certification of all their projects; Stantec builds sustainable buildings.

PUBLIC INPUT:

D. Gunn, Gordon Head Residents' Association, stated:

- The applicant consulted with the community regarding this project.
- The Association remains concerned that this development goes against the policies of the Official Community Plan (OCP) and the Shelbourne Valley Action Plan (SVAP); it is a stock bank building with a blank wall facing Shelbourne Street which will be a dead area after office hours.
- This site could become a gateway to the Saanich community.

L. Layne, San Lorenzo Avenue, stated:

- The site is compact and parking takes up too much space.
- The pedestrian plaza appears to be a token gesture.
- OCP policies support higher density and a mixed use with apartments would be preferable.

APPLICANT'S RESPONSE:

R. Huizinga stated:

- Upgrading the proposed Electric Vehicle Charging station to Level 3 makes sense; however, they cannot make that commitment at this time.

COUNCIL DELIBERATIONS:

Councillor Wergeland stated:

- He recalls that the Canadian Tire Corporation modified the design of their stock building in order to conform to the appearance of the Broadmead Plaza and the store has been a success; CIBC could consider this option.
- The design of the proposed building seems cold and not what the SVAP envisions for the location.

Councillor Brice stated:

- This location will be part of the future Shelbourne Valley town centre.
- The proposed bank building is not supportable as presented.

In response to questions from the Council, the Director of Planning and the Chief Administrative Officer stated:

- Council is considering the form and character of the proposed commercial building and its required variances.
- There is no obligation, or intention, on the part of the existing permit holder to build according to the existing Development Permit attached to the site; it will expire over time.

Councillor Derman stated:

- He has concerns regarding form and character and the variances required for this project.
- Parking may not be workable.

Motion:

MOVED by Councillor Plant and Seconded by Councillor Haynes:

- 1) That Development Permit DPR2008-00023 (DPR00384) and subsequent amendments DPA00705 and DPA00739 be cancelled and that Development Permit DPR00647 be approved;**
- 2) That covenant CA1339318 currently on title, along with its subsequent modification CA2045076, be discharged; and**
- 3) That ratification of the Development Permit be withheld pending registration of a covenant securing the construction to a LEED Silver or equivalent energy efficient standard."**

Councillor Plant stated:

- The form and character of the building and the variances proposed are acceptable although perhaps not ideal for the site; however, it is important that this vacant land be put to a use.

Councillor Murdock stated:

- A more ambitious and creative development on this site would be preferable.
- He will not support the application due to the design.

Councillor Derman:

- He has design and parking concerns.

Councillor Brice stated:

- Although she will not support the application, she encourages the CIBC to pursue the development of this site, working with Saanich to come up with a design which will work as a focal point.
- The form and character proposed for this project do not represent what has been envisioned in local plans.

Councillor Sanders:

- She looks forward to a new CIBC building on this site which has been vacant for several years.
- Keeping in mind the flexibility shown by Canadian Tire at the Broadmead Village Shopping Centre, CIBC might consider reviewing their design.

Councillor Wergeland stated:

- He would appreciate a more exciting proposal from the applicant.

Councillor Haynes;

- He can no longer support the proposed form and character of the building and anticipates there could be more opportunities for CIBC at this site.

Mayor Atwell stated:

- Council must ensure the community's best future aligned with the goals of the OCP.
- The gas station will eventually move from the adjacent site.

Councillor Brownoff stated:

- She cannot support the motion due to the form and character.
- Enhancements can be made to stock designs as has been demonstrated on other sites in Saanich.
- The CIBC must recognize that the proposed building does not fit.

**The Motion was then Put and DEFEATED
with Mayor Atwell, Councillors Brice, Brownoff, Derman, Haynes, Murdock,
Sanders and Wergeland OPPOSED**

MOVED by Councillor Derman and Seconded by Councillor Brice: "That none of the requested variances associated with the proposed Development Permit DPR00647 (3959 Shelbourne Street) be supported."

CARRIED

Planning - Re: 3959 Shelbourne - Referral

From: Chris Skelton [REDACTED]
To: Andrea Pickard <Andrea.Pickard@saanich.ca>
Date: 4/14/2017 12:58 PM
Subject: Re: 3959 Shelbourne - Referral
CC: "Planning.Mun_Hall.Saanich@saanich.ca" <Planning.Mun_Hall.Saanich@saanic...>

Hello Andrea, the Gordon Head Residents' Association has no objections to this project.

Chris Poirier-Skelton, President
Gordon Head Residents' Association

On Mar 22, 2017, at 8:10 AM, Andrea Pickard <Andrea.Pickard@saanich.ca> wrote:

Hi Chris,

Thanks for your email and yes, a response on the 14th would work. Please be aware however that the applicants are anxious to get back on a Council agenda as soon as possible due to time requirements for the CIBC. They are hoping to be on the April 24th Council agenda but there is no certainty at this time if that will be possible. Just be aware that the revised proposal should not take as long as a new application to get back in front of Council, if the GHRA does want to submit comments I suggest you do so fairly quickly after your meeting to ensure your correspondence gets into the Council agenda package.

Regards,
andrea

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
www.saanich.ca

This e-mail and any attachments are for the sole use of the intended recipient and must not be distributed or disclosed to anyone else. The content of this e-mail and any attachments may be confidential, privileged and/or subject to the Freedom of Information and Protection of Privacy Act. If you have received this message in error, please delete it and contact the sender.

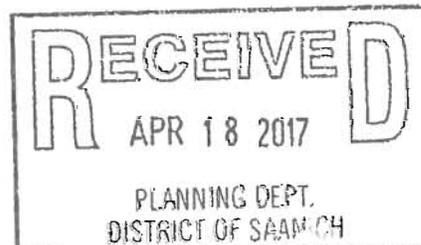
Please consider the environment before printing this e-mail

>>> Chris V Skelton [REDACTED] 3/21/2017 3:54 PM >>>

The Gordon Head Residents' Association will be meeting on April 13th. Would it be possible for an extension to April 14th. This will give the Board time to discuss the request. Thank you

Chris Poirier-Skelton, President
Gordon Head Residents' Association

ENTERED
IN CASE



Sent from Chris Poirier-Skelton

On Mar 21, 2017, at 8:58 AM, Planning Planning <Planning.Mun_Hall.Saanich@saanich.ca> wrote:

March 21, 2017

Dear Gordon Head Residents Association:

Re: Application for Development:

Applicant: Stantec Consulting
Site Address: 3959 Shelbourne Street
Legal: Lot K, Block 2, Section 57, Victoria District, Plan 901a
 Except Plan 49121, Dd C22006.
Folder No.: DPR00647
Description: To construct a new two storey CIBC branch building. Variances requested.

The District of Saanich has received an application for a site within your Community Association area. The Planning Department is referring the proposed plans and relevant information to your Community Association for review and comment. Please note that any requested variances may be subject to change based on the Planners detailed review of the file.

In a written letter or email to planning@saanich.ca, please provide your comments to the Planning Department indicating if your Community Association:

- Has no objection to the project
- Generally has no objection with suggested changes or concerns
- Does not support the project (please provide reason).

We would appreciate receiving your comments by April 7, 2017 so that they can be included in the package that is forwarded to Council. If you cannot meet this time frame, please email or call our office to indicate if and when you might be able to respond to the referral.

If you require further information about the proposed development please contact ANDREA PICKARD Local Area Planner at [250-475-5494](tel:250-475-5494) extension 3425.

It is suggested that you periodically check our website, www.saanich.ca *Active Planning Applications* as any revised site plans for this application will be posted there.

<COMMUNITY ASSN LETTER_2.pdf>

<LOCATION MAP.pdf>

<PLANS_MAR 20 2017.pdf>

<REVISED SUBMISSIONREFERRAL.DOCX>

1410-04
X ref: 2870-30



The Corporation of the District of Saanich

Mayor
Councillors
Administrators
Com. Assoc
Applicant

Council
Administration
Media

Report

To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: December 19, 2016
Subject: Subdivision, Rezoning, Development Permit Amendment; Development Variance Permit; and Environmental Development Permit Applications
File: SUB00730; REZ00546; DPA00812; DVP00358; DPR00583/DPE00583
955 & 961 Portage Road

PROJECT DETAILS

Project Proposal: The applicant proposes to amend existing Development Permits DPR2008-00008 and DPR90-0033 and rezone two parcels from A-1 (Rural) Zone to RS-12 (Single Family Dwelling) Zone in order to subdivide to create four additional lots for a total of six bare land strata lots for single family dwelling use. An Environmental Development Permit application and an Official Community Plan Amendment application also form part of the application package. Variances for lot width and setbacks are also requested.

Address: 955 & 961 Portage Road

Legal Description: Lot 5, Section 79, Victoria District, Plan 890, Except Part in Plan 3836 RW and Plan 776RW
Lot 6, Section 79, Victoria District, Plan 890, Except Parts in Plans 3836 RW, Plan 50827 and Plan 776RW

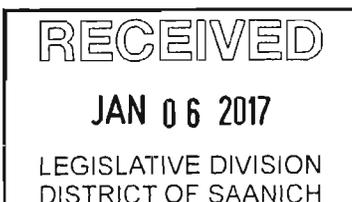
Owner: Ian Sutherland and Brian Guy

Applicant: Artificer Development Corporation (Ian Sutherland)

Parcel Size: 8,892 m²

Existing Use of Parcel: Single Family Dwelling

Existing Use of Adjacent Parcels:
North: A-1 (Rural) Zone • Trans-Canada Highway and Galloping Goose Trail
P-1 (Assembly) Zone • Ecole Marigold Elementary and Spectrum Community Schools
South: P-1 (Assembly) Zone • Portage Inlet and Colquitz River
East: RT-3 (Attached Housing) Zone
P-4N (Natural Park) Zone • Colquitz Park
West: A-1 (Rural) Zone



Current Zoning:	A-1 (Rural) Zone
Minimum Lot Size:	2.0 ha
Proposed Zoning:	RS-12, Single Family Dwelling Zone
Proposed Minimum Lot Size:	930 m ²
Local Area Plan:	Tillicum
LAP Designation:	General Residential
Community Assn Referral:	Gorge Tillicum Community Association (GTCA) and Portage Inlet Sanctuary Colquitz Estuary Society (PISCES) – Referrals sent July 7, 2014 • Letter from GTCA received December 8, 2014 providing general comment. Letter from PISCES received July 24, 2014 indicating no support for the project. In addition, responses were received from Gorge Waterway Action Society (GWAS) indicating that it is not opposed to the proposal and from Gorge Waterway Initiative (GWI) indicating that members could not reach a consensus about the proposal.

PROPOSAL

The applicant proposes to amend existing Development Permits DPR2008-00008 and DPR90-0033 and rezone two parcels from A-1 (Rural) Zone to RS-12 (Single Family Dwelling) Zone in order to subdivide to create four additional lots for a total of six bare land strata lots for single family dwelling use. Some areas of the site that contain remnants of native trees, including along the shoreline adjacent to Colquitz River estuary, would be preserved in their natural state through registration of a suitable covenant. An Environmental Development Permit Application and an Official Community Plan Amendment Application form part of the application package. Variances for lot width and setbacks are also requested (see Figure 1).

PLANNING POLICY

Official Community Plan (2008)

- 4.2.1.1 “Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact; Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainably; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.”
- 4.2.1.2 “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.”
- 4.2.4.3 “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 4 storeys); and
- mixed-use (commercial/residential) (up to 4 storeys).”

4.2.1.14 “Encourage the use of ‘green technologies’ in the design of all new buildings.”



Figure 1: Proposed Bare Land Strata Subdivision

Tillicum Local Area Plan (2000)

The Tillicum Local Area Plan Structure Map identifies the residential area adjacent to Colquitz Creek/Portage Inlet for “General Residential” use. The Local Area Plan policies applicable to this proposal are as follows:

- 6.1 “Protect and enhance indigenous vegetation, wildlife habitat, and riparian environments as much as possible when considering applications for changes in land use.”
- 6.2 “Preserve indigenous trees, shrubs, plants, and rock outcroppings as much as possible Within parks, boulevards, unconstructed road rights-of-way, and other public lands.”
- 6.3 “When possible, negotiate a minimum 3.0 m protective easement along the riparian boundaries of properties which abut Portage Inlet and Colquitz River to retain or restore the shoreline areas to a natural state.”
- 6.4 “Use development permit legislation to:
 - a) establish new development permit areas for riparian areas of the Colquitz River and Gorge Waterway foreshore to protect environmentally sensitive areas;
 - b) amend the Portage Road Development Permit area to include all parcels fronting Portage Inlet;
 - c) amend the 15 m building setback in the Portage Road Development Permit Area only after consultation with affected property owners and Residents’ Association;
 - d) propose riparian setbacks in development permit areas that take into account existing building locations and developments; and
 - e) consider restricting future redevelopment to existing building footprints.”
- 7.2 “Minimize the impact to the environment on the Portage Inlet by:
 - a) Retaining A-1 zoning along the north shore of Portage Inlet...”
- 8.9 “Continue to work with the Ministry of Transportation and Highways and the Provincial Capital Commission to implement the policies of the Scenic Access Corridor Study with particular attention to mitigating noise and visual disturbance along Portage Road.”

Portage Road Development Permit Area

The property is also located within the Portage Road Development Permit Area. Relevant guidelines pertain to preserving wooded areas and native vegetation, minimizing the amount of impervious cover, and maintaining a minimum 15 m setback for buildings and structures from the marine high water mark.

DISCUSSION

Neighbourhood Context

The 8,892 m² waterfront site is located within the Urban Containment Boundary and Sewer Service Area on the south side of Portage Road. It comprises two A-1 (Rural) zoned parcels each containing a single family dwelling.

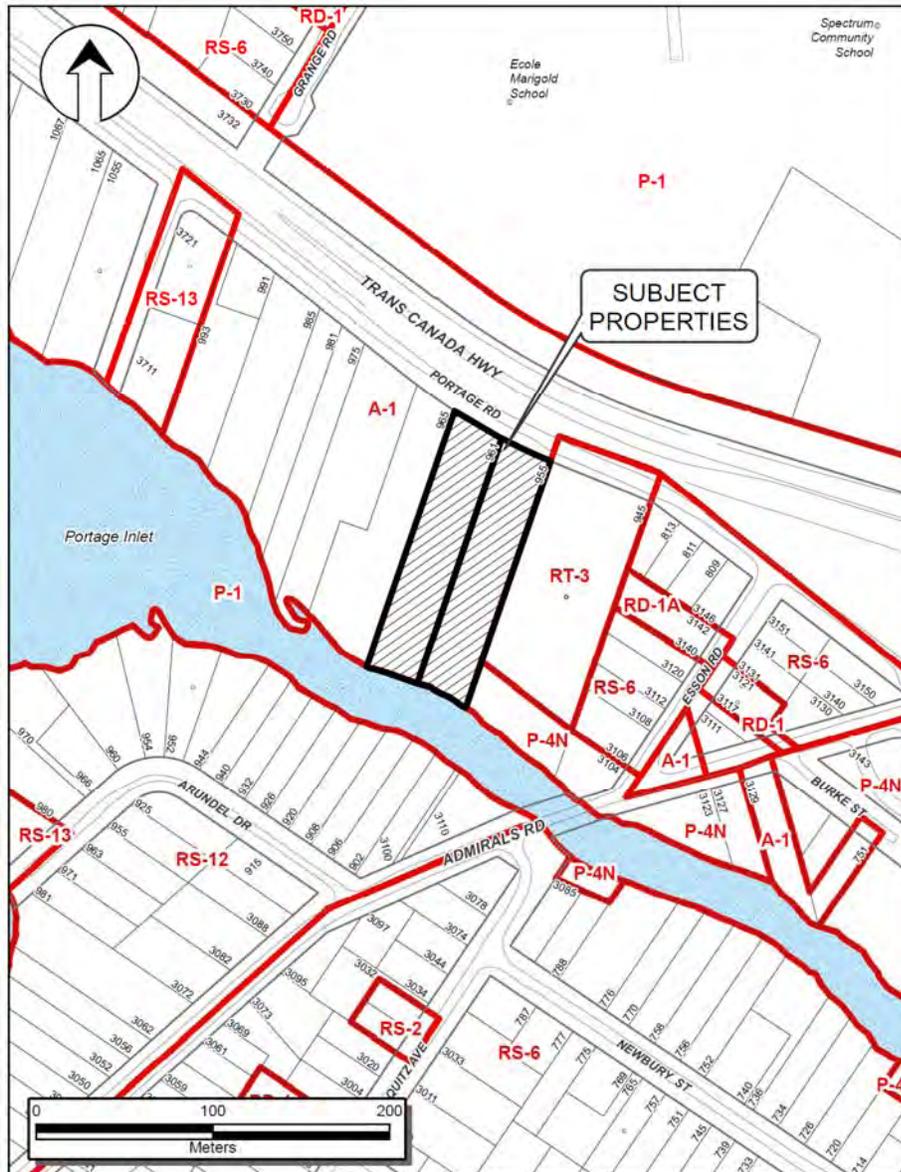


Figure 2: Context Map

Surrounding land use is attached housing to the east, single family dwellings on relatively large lots to the west, Portage Inlet/Colquitz River estuary to the south, and two public schools and a private school to the north across Portage Road and Trans-Canada Highway. Portage Inlet is part of the federally designated Victoria Harbour Migratory Bird Sanctuary.

Land Use

The Official Community Plan directs the majority of future residential densification to areas in and around “Centres” and “Villages”, but also provides consideration for “limited infill” within neighbourhoods. Residential infill projects where variances or rezoning is requested are reviewed on a case-by-case basis with consideration given to impacts on surrounding neighbours and consistency with Saanich’s land use policy.

The proposed subdivision would be consistent with Official Community Plan policies aimed at keeping urban settlement compact and encouraging new development to locate within the Urban Containment Boundary. The site is located inside the Urban Containment Boundary within 1.2 km walking distance of Tillicum Centre and 250 m walking distance of three schools and Cuthbert Holmes Park. The proposal, however, would not comply with Tillicum Local Area Plan policy 7.2(a) to maintain the A-1 zoning along the north side of Portage Inlet.

The A-1 Zoned lots along the north side of Portage Inlet and Colquitz River range in area from 472 m² to 4,983 m². The average lot area is 2,018 m². One-third of the lots are 2,000 m² or larger. Subdivision to establish a pattern of relatively deep, narrow lots along the north side of Portage Inlet and Colquitz River west of Admirals Road occurred in the early 1900s. Subdivision to create the waterfront lots along Clarence Avenue (now Bute Street) occurred in 1912. The Skeena Place subdivision occurred in 1948 (see Figure 3). The RS-6 zoned lots west of Esson Road were created by subdivision in 1940. In 1998, a parcel on Portage Road at Grange Road was rezoned from A-1 to RS-13 and subdivided to allow separate ownership of two existing dwellings on the property. In addition, a number of subdivisions have occurred to adjust the boundaries between existing lots. In these cases, no new lots were created.

Early Tillicum Local Area Plans acknowledged the A-1 zoning and low density semi-rural character of the area along the north side of Colquitz River and Portage Inlet which was within the Urban Containment Boundary but mostly outside the Sewer Enterprise Boundary. The 1984 Tillicum Local Area Plan states:

“In terms of Plan policies it is recommended that riparian properties along the Gorge and Portage Inlet remain low density in order to retain the important elements of openness and natural amenity”.

The 1984 Local Area Plan contained the following policies relevant to the Portage Road Area:

- 2.2 “Consider the inclusion of properties along Portage Road on Portage Inlet into the Sewer Enterprise when existing systems present health problems or upon presentation of a petition.”
- 5.1.1 “Maintain single-family, low profile land uses in the upland areas adjacent to Portage Inlet.”
- 5.1.3 “Consider townhouses on Portage Road when adequate sewer facilities are available and provided all off-street parking is screened from the road and existing streetscapes in terms of landscaping and vegetation are maintained.”

Policy 5.1.3 was intended to facilitate the development of the Capital Regional District Housing Corporation owned townhouses at 945 Portage Road. Following completion of the townhouses, the Local Area Plan was amended in 1989 to remove policy 5.1.3 on the basis that it was considered to be an anomaly.

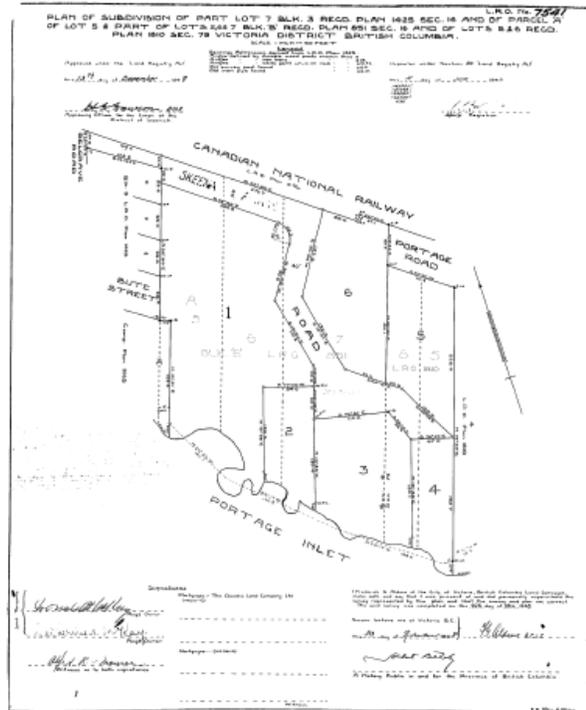
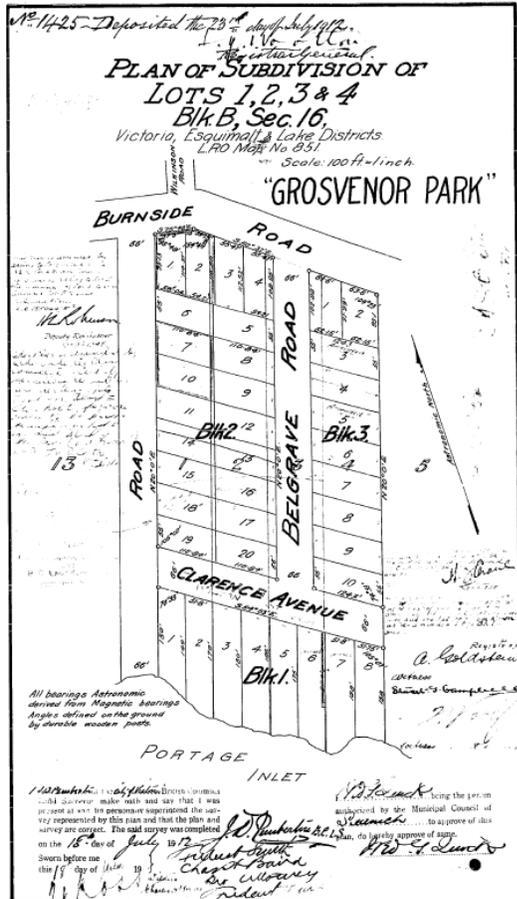


Figure 3: Early Subdivision Plans

The 1993 Tillicum Local Area Plan refers to the area around Portage Inlet as Sub Area 1. It states:

“This area includes the residential areas surrounding Portage Inlet. Lots in the area are characteristically larger which is reflected in the A-1 (2.0 ha minimum lot size) zoning along Portage Road and the RS-12 (930 m² minimum lot size) zoning in the Murray Drive, Arundel Avenue and Glenwood Avenue areas. The presence of, and proximity of this area to Portage Inlet Nature Sanctuary emphasizes the need to consider environmental issues such as impacts on nesting/wintering habitats, vegetation. Generally, policies that are aimed at maintaining lower densities will address many of the aesthetic and environmental concerns.”

The 1993 Local Area Plan contained the following policies relevant to Sub Area 1:

- 2.1.1 “Maintain single family land use based on 930 m² lot sizes and consider duplex proposals based Official Community Plan policies 6(a) and 6(b).”

In 2000, during the review of the Tillicum Local Area Plan some residents, including members of PISCES, expressed concern that subdivision pressure could occur along the north side of Portage Inlet and Colquitz River estuary if residents successfully petitioned for inclusion of the area within the Sewer Enterprise Boundary. To address this concern, the Local Area Plan contains the following policy:

- 7.2 “Minimize the impact to the environment on the Portage Inlet by:
- a) Retaining A-1 zoning along the north shore of Portage Inlet.
 - b) Maintaining single family dwelling zoning and standard lot sizes of 930 m² along Portage Inlet south of the Colquitz River.
 - c) Maintaining a minimum lot size for panhandle lots of 1300 m² along Portage Inlet south of Colquitz River.”

The applicant has argued that Tillicum Local Area Plan policy 7.2(a) is not applicable because the policy refers specifically to properties along the north side of Portage Inlet. His property is located on the north side of Colquitz River estuary. While technically this is true, staff have noted that the term “Portage Inlet” is used generically in the Local Area Plan to refer to the area of Portage Inlet/Colquitz River estuary west of Admirals Bridge. Staff stand by the interpretation that policy 7.2(a) is intended to apply to all of the A-1 zoned lands fronting on Colquitz River and Portage Inlet.

In 2006, Council resolved to extend the Sewer Enterprise Boundary to include the property located at 961 Portage Road. The other property at 955 Portage Road was already within the Sewer Boundary. At the time, Council made clear that inclusion of 961 Portage Road within the Sewer Enterprise Boundary (now Sewer Service Area) was intended only to address a health concern caused by an existing malfunctioning sewer disposal system on the site. Further subdivision or other more intensive development was not supported.

Based on staff’s interpretation, the applicant has submitted an application to amend Tillicum Local Area Plan policy 7.2(a) to facilitate the subdivision. Policies to retain the A-1 zoning and semi-rural character of properties along the north shore of Colquitz River and Portage Inlet are long-standing. On this basis, Planning does not support the current application.

Should Council wish to support development on the subject parcels, beyond what is anticipated by existing policy, staff would recommend that one additional residential lot be permitted, for each of the subject parcels. This would allow for some level of additional development on these parcels, but in a form more in keeping with the intent of the existing policy. An example of a subdivision where one additional lot was created fronting Portage Road can be seen in Figure 2: Context Map of this report (see 991 and 993 Portage Road).

Building and Site Design

The applicant proposes to rezone the site from zone district A-1 (Rural) to zone district RS-12 (Single Family Dwelling) and to subdivide under the bare land strata regulations of the “Strata Properties Act” to create four additional lots for a total of six bare land strata lots for single family dwelling use. The lots which would be accessed from Portage Road via a 6.6 m wide private road, mostly built over existing driveways, would range in area from 790 m² to 3,051 m². The average lot area would be 1,340 m² which would comply with the minimum lot area requirement of 930 m² for the RS-12 Zone.

In order that the form and character and size of new single family dwellings on the site would be consistent with the character of existing housing along Portage Road, the applicant proposes to register a Statutory Building Scheme with Design Guidelines and to limit the maximum non-basement floor area for a single family dwelling to 290 m² which is the maximum permitted for the RS-8 (Single Family Dwelling) Zone. This is a reduction of 210 m² from the maximum

500 m² non-basement floor area permitted for the RS-12 Zone. In addition, the building scheme would include guidelines to encourage that new buildings would be designed to BUILT GREEN®

Gold or equivalent environmental and sustainability standard and are constructed with conduit to be solar ready. Figures 4 to 7 illustrate the form and character of the proposed new dwellings to be constructed on the site. Two existing dwellings would be retained on proposed strata lots D and F. New dwellings of the size and type proposed would generally be consistent with the character of existing houses along Portage Road. Should Council approve the development, suitable covenants for dwelling size, location, and design, BUILT GREEN® level and solar readiness should be secured prior to Final Reading.



Figure 4: Proposed New Residence on Strata Lot A



Figure 5: Proposed New Residence on Strata Lot B



Figure 6: Proposed New Residence on Strata Lot C



Figure 7: Proposed New Residence on Strata Lot E

Tillicum Local Area Plan 2000 policy 8.9 encourages that view corridors to Portage Inlet from the Trans-Canada Highway, which is designated as a scenic access corridor into the Capital City, should be maintained. In this case, development on the site would generally not be seen from the Trans-Canada Highway due to the topography which slopes down to Portage Inlet and an existing headlight attenuation fence along the south side of the highway. The most visible feature of the site is the dense tree cover.

Variations

Subdivision Bylaw variations are requested for strata lots E and F. The proposed lots would have depths of 26.24 m and 20.28 m respectively. The minimum lot depth required is 27.5 m. The requested variations are a result of the proposed strata roads irregular alignment, which was chosen to minimize potential tree impacts. In addition, Zoning Bylaw siting variations are requested for strata lots A, B, C, and E to reduce the required rear yard setback from 10.5 m to 7.5 m. Siting variations are also requested for strata lot F to reduce the rear yard setback for the existing house from 10.5 m to 5.3 m, the front yard setback for the existing house from 7.5 m to 5.4 m and the front yard setback for a proposed garage from 7.5 m to 6.0 m. The requested rear yard variation would allow a porch on the existing house to be retained. All other requested siting variations are a result of the applicant's efforts to retain the trees. None of the requested variations would have a significant impact on the adjacent dwellings or the streetscape. For these reasons, the requested variations can be supported.

Environment

The site drops in elevation ± 16 m from north to south. In 2008, a tree inventory and condition survey were undertaken for the site by Talbot Mackenzie & Associates, Consulting Arborists. In 2012, the arborists updated the study and also undertook a Windthrow Study for the site. The site contains a total of 281 trees, 55 of which are bylaw protected. The bylaw protected trees are mostly Douglas-firs and Garry oaks, with other tree species scattered among them in small numbers. Other species include Big Leaf maple, Grand fir, Scouler's willow, Arbutus, Pacific yew, and Western red cedar. The project arborists noted that trees on the site are exhibiting indicators of health stress and decline due to infection by root disease. Twenty-five trees were removed from the site in 2012. The trees remaining on the site are relatively well structured with deep root systems. Typically, trees with these characteristics are not a high risk of windthrow or trunk failure during high wind conditions. The tree health, however, will likely continue to decline and should be monitored in future years for any change in health and structure.

An assessment of native and invasive vegetation was undertaken for the site in 2006 and updated in 2014, by Hans Roemer, PhD, Plant Ecologist. The 2006 assessment concluded that the lower shrub and the herbaceous vegetation are highly disturbed and invaded by non-native plants. Armenian blackberry and ivy covers much of the forest floor and has grown up the trees. Very little is left of the native forest floor plants. Since 2006, an old building was removed from the site and a new house was constructed closer to Colquitz River. While this development resulted in removal of some of the original, highly disturbed vegetation, the details of native and invasive vegetation described in the 2006 report have not changed.

In addition to the above noted reports, ENKON Environmental was engaged by the applicant to provide an environmental overview assessment of the site prior to development. The August 24, 2014 report notes that no rare plant communities or sensitive ecosystems as identified by the Sensitive Ecosystems Inventory (ESI) were observed during EKON's survey. Saanich's ESI

identifies the marine backshore as an environmentally sensitive area. The marine backshore is a critical environment that supports many rare species that rely on the specialized habitats found on the coast. The report provides recommendations that, if implemented, would protect the aquatic resources from the impacts of stormwater and erosion and subsequent sedimentation. It also provides recommendations to replant native species in the proposed natural state covenant areas. As replanting works do not form part of a natural state covenant agreement, if the development proceeds, the commitment to replant these covenant areas should be secured through the subdivision approval process.

Of the 55 bylaw protected trees, a total of 23 trees are proposed for removal to accommodate buildings, driveways, and servicing. Of these, 11 trees are rated poor for either health or structure. The applicant proposes to plant 46 replacement trees in accordance with Saanich's Urban Forest Strategy. None of the trees proposed for removal are within the bylaw protected backshore conservation zone. In addition to the bylaw protected backshore, the applicant proposes to designate natural state covenant areas to protect the native plant remnants. Approximately 23% of the site would be preserved in its natural state. In addition, the applicant is committed to continue efforts to remove blackberry and English ivy infestations, which have been ongoing since 2008.

Saanich Parks reviewed the tree related information and proposed natural state covenant areas. They noted that the proposed covenant areas did not appear to have considered the root zones of the trees and as a result, additional tree loss could be expected. In response, the applicant proposes tree covenant areas in addition to the proposed natural state covenant areas. Parks recommends that replacement Garry oaks should be planted in the covenant areas away from utility conflicts. As required by Schedule 1 of the Subdivision Bylaw one tree would be planted on the boulevard fronting this development. If the development proceeds, suitable covenants for tree retention, protection, and replacement can also be addressed by the Approving Officer as part of the subdivision review process.

The backshore portion of the site is within the Environmental Development Permit Area (EDPA). The applicant has submitted an Environmental Development Permit Application for consideration by the Manager of Environmental Services. If the application is approved and a natural state covenant is registered to protect the backshore and other areas of the site, the EDPA application would be cancelled as covenant lands are exempt from the EDPA process.

Development Servicing

The Development Servicing Requirements for this development require that Portage Road fronting the subdivision must be improved to 8.5 m residential road standards complete with concrete curb, gutter, and sidewalk.

The site is within the Sewer Service Area. A suitably designed sanitary sewer system must be installed to service the proposed lots from the existing municipal system traversing this subdivision.

Stormwater management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of the Subdivision Bylaw. The site is within a Type 1 watershed area which requires stormwater storage, construction of a treatment train, and sediment basin.

The applicant has stated that impervious surfaces would increase from 15.9% based on the existing condition to 16.9%. Permeable paving would be used throughout the development to minimize impervious area and encourage groundwater recharge. A combination of permeable paving, rain gardens, and engineered proprietary filtration systems would be utilized to treat runoff from on-site and from the municipal road fronting this site and neighbouring properties. A rain garden type treatment area is proposed on the boulevard to treat road runoff before it reaches the municipal storm drain system.

Development Permit Considerations

The site is within the Portage Road Development Permit Area which was created for the protection of the natural environment, its eco-systems and biological diversity. Development Permits DPR2008-0008 and DPR90-0033 regulate the current development on the site.

The guidelines support protecting the natural habitat and vegetation adjacent to Portage Inlet/Colquitz River estuary, maintaining the integrity of the shoreline, and minimizing impact on the receiving aquatic environment by reducing impervious cover. Guideline 3 states that, "A 25 m wide strip of land adjacent to Colquitz River and extending west of Admirals Bridge for approximately 250 m should remain undisturbed either through acquisition by the Municipality, or by securing easements".

The current development proposal would address these guidelines through the provision of natural state and tree protection covenants including a natural state covenant to protect the Portage Inlet/Colquitz River backshore, provision of stormwater management in accordance with Saanich requirements, and provision of replacement trees.

Saanich Parks has stated that while there is already some park west of the Admirals Bridge, the rest of the interests can be protected using the more recently adopted Environmental Development Permit Area (EDPA) Guidelines. Parks has no long term plans for park/trail development. For these reasons, the Development Permit Amendment application can be supported.

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 considerations related to mitigation and adaptation:

- The proposal is an in-fill project located within the Urban Containment Boundary and Sewer Service Area that is able to use existing roads and infrastructure to service the development. Nevertheless, rezoning to RS-12 to permit the subdivision would not comply with Tillicum Local Area Plan policies to retain the A-1 zoning and semi-rural character of properties along the north shore of Colquitz River and Portage Inlet.
- The proposal is located within 1.2 km of the Tillicum major “Centre” where a broad range of commercial and personal services are provided, employment opportunities exist, and where future residential and commercial growth is to be focused per the Official Community Plan. The site is also located within 250 m walking/cycling distance of Cuthbert Holmes Park and three schools. As a rough measure, in general a walking distance between 400 - 800 m is considered optimal in encouraging an average person to walk to a service or access public transit, instead of driving to their destination, although health, weather, and the purpose of the trip all play a role in a person choosing a particular travel mode;
- The site is convenient to the Pat Bay and Trans-Canada highways, as well as the Galloping Goose Regional trail, providing quick access to other areas in the Region;
- Bus #50 (Downtown) provides public transit service along Trans-Canada Highway at 10-15 minute intervals with direct connections to downtown Victoria. The nearest bus stop is 250 m walking distance from the site;
- Portage Road fronting the subdivision would be improved to 8.5 m residential road standards complete with concrete curb, gutter, and sidewalk.
- Neighbourhood walkability and access to transit would be enhanced as a result of proposed sidewalk construction. Sidewalk and cycling infrastructure are typical for a low density neighbourhood in Saanich. Obviously, improvements still need to be made to further support and encourage walking and cycling locally and in the Region;
- Parking would be provided in excess of the Zoning Bylaw requirement. Nine visitor parking spaces would be available along one side of the common access road. In addition, on-street parking for three vehicles would be available on the south side of Portage Road fronting the site;
- The applicant has stated that proposed new dwellings would target BUILT GREEN® Gold, Energuide 82 or equivalent energy and environmental performance standard and would be constructed to be solar ready. This commitment would be secured by covenant; and
- The proposed development includes sufficient area for backyard gardening.

Sustainability

Environmental Integrity

This section includes the specific features of a proposal and how it impacts the natural environment. Considerations include: 1) Land disturbance; 2) Nature conservation; and 3) Protecting water resources. The proposed development includes considerations related to the natural environment, such as:

- The proposal is a compact, infill development at the edge of an already urbanized area. Extending urban development further along Portage Road could negatively impact on

environmentally sensitive areas and the semi-rural character of residential properties adjacent to Portage Inlet;

- There are 281 trees on the site. Twenty-three trees would be removed to facilitate the development. Trees removed would be replaced at a 2:1 ratio with native species. No trees proposed for removal are within the bylaw protected backshore conservation zone;
- The applicant proposes to designate natural state and tree covenant areas to protect the native trees and plant remnants. Replanting of native species in the natural state covenant areas is also proposed;
- Stormwater management would be provided in accordance with the requirements of Schedule H "Engineering Specifications" of the Subdivision Bylaw. This development is within a Type 1 watershed area which requires stormwater storage, construction of wetland or treatment train, and sediment basin;
- Impervious surfaces would increase marginally from 15.9% to 16.9%. Permeable paving surfaces would be used throughout the development to minimize the amount of impervious area and encourage groundwater recharge;
- Where possible, existing structures on the site would be retained and rehabilitated. Structures proposed for removal from the site would be de-constructed. Materials with high recycled content would be used in new construction;
- Naturescaping would be encouraged to minimize the need for irrigation and provide wildlife habitat; and
- On-going efforts to control invasive plants such as English ivy and Blackberry would continue allowing native plants to re-establish.

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 considerations related to social well-being, such as:

- In order that the form and character and size of new single family dwellings on the site would be consistent with the character of existing housing along Portage Road, the applicant proposes to register a Statutory Building Scheme with design guidelines and to limit the maximum non-basement floor area for a single family dwelling to 290 m² which is the maximum permitted for the RS-8 (Single Family Dwelling) Zone. This commitment would be secured by covenant prior to Final Reading;
- The residential design incorporates outdoor areas that are suitable for active and passive activity;
- Secondary suites and accommodation for family members would be permitted in the single family dwellings. These housing options provide for alternative forms of rental accommodation and supportive housing for immediate family members. Suites also work to make a home purchased by young couples/families, and home retention by aging seniors, relatively more affordable; and
- A range of outdoor community and recreation opportunities are available within a 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 features related to economic vibrancy, such as:

- The development would provide temporary construction related employment in the short-term;
- During the construction phase the applicant would rely on local building suppliers and tradesmen for the development to help support the local economy;
- The development would site additional residential units within the commercial catchment/employment area for the businesses and services located within the Uptown and Tillicum major "Centres"; and
- Home based businesses would be permissible in this development.

COMMUNITY CONTRIBUTION

The applicant has not offered community contributions beyond the commitments made respecting environmental protection and enhancement and the service upgrades required by the Engineering Department as a condition of the subdivision.

CONSULTATION

Community Association

The applicant has stated that meetings were held with the Gorge Tillicum Community Association (GTCA) and a GTCA facilitated open house was held September 11, 2014. Fourteen residents attended the open house. Most of these residents lived in the Portage Inlet area.

A letter was received December 8, 2014 from the Gorge Tillicum Community Association providing general comment. The letter noted that the majority of residents that attended the open house expressed opposition to the proposed development. Concerns related to precedent, number of lots, lot size, traffic, on-street parking, environment, and wildlife. While GTCA has not taken a position for, or against, the development, it noted that the development is designed to protect the marine backshore and that other areas of native trees and other vegetation would be retained and enhanced. The development would provide an opportunity to consider a new zone that better reflects the existing lot sizes and future expectations for the area in relation to environmental sustainability.

Gorge Waterway Action Society (GWAS), Gorge Waterway Initiative (GWI) and Portage Inlet Sanctuary Colquitz Estuary Society (PISCES)

The applicant has stated that in addition to meetings with GTCA and the community open house, presentations were made to GWAS, GWI and PISCES. In a letter received July 9, 2015, Gorge Waterway Action Society stated that they do not oppose the application to rezone the subject properties to RS-12. Gorge Waterway Initiative did not reach a consensus about the proposal. Members were encouraged to submit individual responses to Saanich. In a letter received August 13, 2014, Portage Inlet Sanctuary Colquitz Estuary Society stated that they oppose the application to rezone the subject properties to RS-12 and support the retention of the current A-1 zoning along Portage Inlet.

Ministry of Transportation and Infrastructure (MoTI)

A referral was sent to Ministry of Transportation and Infrastructure because the proposed subdivision abuts Trans-Canada Highway which has been designated a Controlled Access Highway. MoTI granted Preliminary Layout Approval for a six lot subdivision subject to

submission of the final subdivision plan for approval from the Designated Highway Official and confirmation from Saanich that the proposed natural areas covenant has been accepted and will be registered on title.

OPTIONS

Based on the information provided, the following options are available to Council:

- Option 1: Approve the Rezoning, Development Permit Amendment and Development Variance Permit Applications to provide for subdivision to accommodate four additional lots for a total of six lots for single family dwelling use. Staff recommend that Tillicum Local Area Plan Policy 7.2(a) should also be amended to require retention of the A-1 zoning outside the Sewer Service Area along the north shore of Colquitz River estuary and Portage Inlet.
- Option 2: Do not support the application.
- Option 3: Postpone further consideration of the application in order that the applicant can consider amending his proposal to accommodate two additional lots for a total of four lots for single family dwelling use.

SUMMARY

The applicant proposes to amend existing Development Permits on the site and rezone two parcels from A-1 (Rural) Zone to RS-12 (Single Family Dwelling) Zone in order to subdivide to create four additional lots for a total of six bare land strata lots for single family dwelling use. Variances for lot width and setbacks are also requested. The proposed subdivision would be consistent with Official Community Plan policies aimed at keeping urban settlement compact and encouraging new development to locate within the Urban Containment Boundary. The proposal, however, would not comply with Tillicum Local Area Plan policy 7.2(a) to maintain the A-1 zoning along the north side of Portage Inlet. An application to amend the Tillicum Local Area Plan forms part of the application.

Based on the local area plan policy, Planning does not support the current application. Should Council wish to support development on the subject parcels, beyond what is anticipated by existing policy, staff would recommend that one additional residential lot be permitted, for each of the subject parcels. This would allow for some level of additional development on these parcels, but in a form more in keeping with the intent of the existing policy. An example of a subdivision where one additional lot was created fronting Portage Road can be seen in Figure 2: Context Map of this report (see 991 and 993 Portage Road).

If Council approves the rezoning application and the subdivision proceeds, the applicant proposes to register a Statutory Building Scheme with Design Guidelines and to limit the maximum non-basement floor area for a single family dwelling to 290 m² which is the maximum permitted for the RS-8 (Single Family Dwelling) Zone. In addition, the building scheme would include guidelines to encourage that new buildings would be designed to BUILT GREEN® Gold or equivalent environmental and sustainability standard. The applicant has also committed to construct any new dwellings to be solar ready.

The site contains a total of 281 trees, 55 of which are bylaw protected. A total of 23 trees are proposed for removal to accommodate buildings, driveways, and servicing. Of these, 11 trees are rated poor for either health or structure. The applicant proposes to plant 46 replacement trees in accordance with Saanich's Urban Forest Strategy, to replant proposed natural state covenant areas with native vegetation, and to continue efforts to remove invasive species from the site. In addition, the applicant proposes to designate natural state covenant areas to protect areas with native plant remnants and vegetation within the marine backshore. Tree protection covenant areas are also proposed.

Variances are requested for lot depth and siting. None of the requested variances would have a significant impact on the adjacent dwellings or the streetscape. For these reasons, the requested variances can be supported.

If the application proceeds, the following items would be secured by covenant prior to Final Reading:

- Construction of any new houses on the site to a minimum BUILT GREEN® Gold or equivalent environmental and sustainability standard;
- Construction of any new houses on the site to be solar ready;
- Registration of a Building Scheme; and
- Suitable covenants for dwelling size, location, and design.

The following items would be considered by the Approving Officer as part of the subdivision review process:

- Suitable natural state covenants to protect the marine backshore and remnant native vegetation and to require replanting of native vegetation in the proposed natural state covenant areas; and
- Suitable covenants for tree retention, protection, and replacement.

RECOMMENDATION

That Council:

1. Not support the application to amend the Tillicum Local Area Plan policy 7.2(a).
2. Not support the application to rezone from A-1 (Rural) Zone to RS-12 (Single Family Dwelling) Zone.

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

1. That the application to amend the Official Community Plan (Tillicum Local Area Plan policy 7.2(a)) be approved.
2. That the application to rezone from the A-1 (Rural) Zone to the RS-12 (Single Family Dwelling) Zone be approved.
3. That Amended Development Permit DPA00812 be approved.
4. That Development Variance Permit DVP00358 be approved.
5. That Final Reading of the Official Community Plan Amendment Bylaw and the Zoning Amendment Bylaw and ratification of the Amended Development Permit and Development Variance Permit be withheld pending registration of a covenant to secure the following:
 - Construction of any new houses on the site to a minimum BUILT GREEN® Gold or equivalent environmental and sustainability standard;
 - Construction of any new houses on the site to be solar ready;
 - Registration of a Building Scheme; and
 - That dwelling size, location, and design conform to the conceptual building elevations received February 3, 2015.

Report prepared by:



Neil Findlow, Senior Planner

Report prepared and reviewed by:



Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:



Sharon Hvozdzanski, Director of Planning

NDF/ads

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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



DISTRICT OF SAANICH

DPA00812
AMENDS DPR2008-00008 and DPR90-0033

AMENDMENT TO DEVELOPMENT PERMIT

To:

Ian Graeme Sutherland
1715 Government Street
Victoria BC V8W 1Z4

Brian Guy
961 Portage Road
Victoria BC V8Z 1K9

(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 5, Section 79, Victoria District, Plan 890 Except Part
In Plan 3836 RW and Plan 776RW
and
Lot 6, Section 79, Victoria District, Plan 890, Except Parts
In Plans 3836 RW, Plan 50827 and Plan 776RW

955 & 961 Portage Road**

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By supplementing the provisions of the Zoning Bylaw 2003, to require the buildings and lands to be constructed and developed in accordance with the tentative plan of subdivision prepared by Richard J. Wey & Associates, Land Surveying Inc. received on June 30, 2014; the Landscape Concept Plan prepared by 4☆Site Landscape Architecture and Site Planning received April 2, 2015; Portage Lane Design Guidelines and Schedule of Restrictions prepared by Artificer Development Corporation, received January 23, 2015; and the Proposed New Dwelling Setbacks and Lot Data prepared by City Engineering Incorporated and received February 3, 2015 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) Any protective fencing of trees or covenant areas must be constructed, installed and signed according to the specifications in Appendix X.
 - (b) 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.
 - (c) 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 their 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 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.
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.

COPY

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.

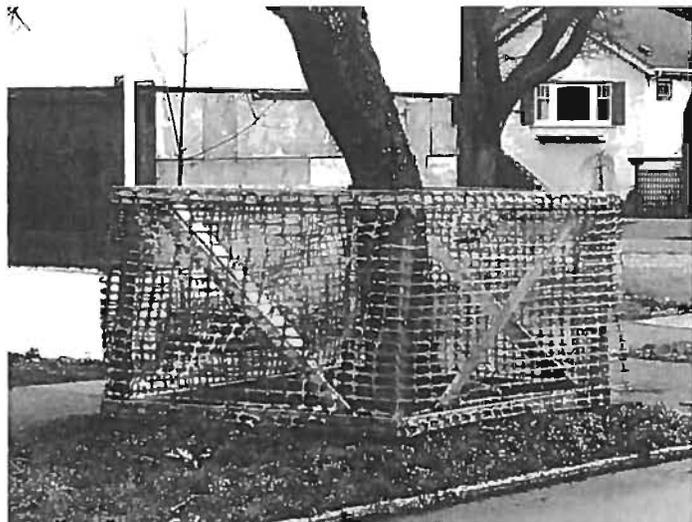
Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

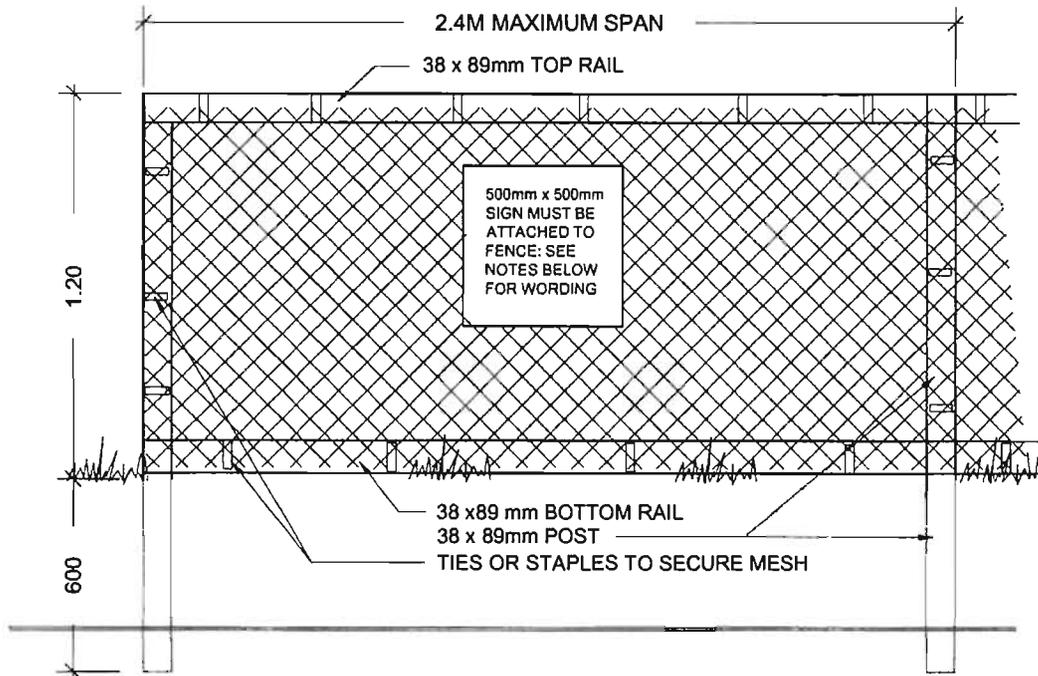
Specifications:

- 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.

COPY

DISTRICT OF SAANICH

DVP00358

DEVELOPMENT VARIANCE PERMIT

To:

**Ian Graeme Sutherland
1715 Government Street
Victoria BC V8W 1Z4**

**Brian Guy
961 Portage Road
Victoria BC V8Z 1K9**

the owner of lands known and described as:

**Lot 5, Section 79, Victoria District, Plan 890 Except Part
In Plan 3836 RW and Plan 776RW
and
Lot 6, Section 79, Victoria District, Plan 890, Except Parts
In Plans 3836 RW, Plan 50827 and Plan 776RW**

955 & 961 Portage Road

(herein called "the lands")

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by the Permit.
2. This Development Variance Permit applies to the lands.
3. The owner has submitted to the Approving Officer a tentative plan of subdivision to subdivide the lands into a total of six lots as shown on the plan of subdivision prepared by Richard J. Wey & Associates, Land Surveying Inc. received on June 30, 2014, a copy of which is attached hereto.

(herein called "the subdivision")

4. The Development Variance Permit varies the provisions of the Zoning Bylaw 2003, No. 8200 and Subdivision Bylaw 1995, No. 7452 as follows:
 - (a) by varying the minimum depth provided by Section 5.0(b) of the Subdivision Bylaw 1995, No. 7452 in respect to proposed Strata Lots E and F of the subdivision from 27.5 m to 26.24 m for proposed Strata Lot E and 20.28 m for proposed Strata Lot F.
 - (b) by varying the rear yard setback provided by Section 250.4(a)(ii) of Schedule 250 attached to the Zoning Bylaw, 2003, No. 8200, in respect to proposed Strata Lots A, B, C, and E of the subdivision from 10.5 m to 7.5 m and in respect to proposed Strata Lot F of the subdivision from 10.5 m to 5.3 m.
 - (c) by varying the front yard setback provided by Section 250.4(a)(i) of Schedule 250 attached to the Zoning Bylaw, 2003, No. 8200, in respect to proposed Strata Lot F of the subdivision from 7.5 m to 6.0 m.

COPY

- (d) by varying the front yard setback provided by Section 250.5(a)(i) of Schedule 250 attached to the Zoning Bylaw, 2003, No. 8200, in respect to a garage on proposed Strata Lot F of the subdivision from 7.5 m to 6.0 m.

5. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____

ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk

ZH | ✓
LG |

Memo

To: Subdivision Office
From: Jagtar Bains – Development Coordinator
Date: July 23, 2014
Subject: Servicing Requirements for Development

PROJECT: TO REZONE FROM A-1 TO RS-12 TO SUBDIVIDE TWO EXISTING LOTS TO CREATE SIX LOTS IN TOTAL. VARIANCES, ENVIRONMENTAL DEVELOPMENT

SITE ADDRESS: 955 PORTAGE RD

PID: 008-246-327

LEGAL: LOT 5 SECTION 79 VICTORIA LAND DISTRICT PLAN 890 EXCEPT PART DEV. SERVICING FILE: SVS01906

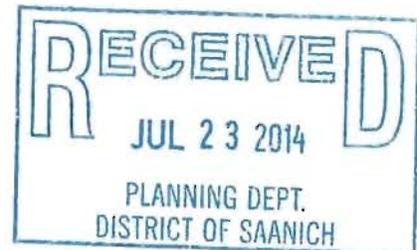
PROJECT NO: PRJ2008-00107

The intent of this application is to create four additional lots for single family use. Some of the more apparent Development Servicing requirements are as listed on the following pages(s).



Jagtar Bains
DEVELOPMENT COORDINATOR

cc: Von Bishop, MANAGER OF DEVELOPMENT
Adrienne Pollard, MANAGER OF ENVIRONMENTAL SERVICES



**ENTERED
IN CASE**

Development Servicing Requirement

Development File: SVS01906
Civic Address: 961 PORTAGE RD
Page: 1

Date: Jul 23, 2014

Drain

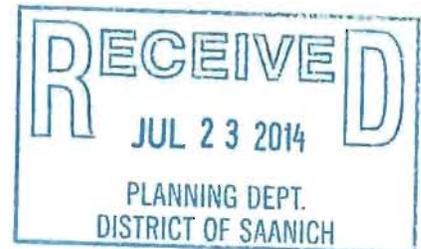
1. A SUITABLY DESIGNED STORM DRAIN SYSTEM MUST BE INSTALLED TO SERVICE THE PROPOSED LOTS FROM THE EXISTING MUNICIPAL SYSTEM TRAVERSING THIS SUBDIVISION.
2. STORM WATER MANAGEMENT MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. THIS SUBDIVISION 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.

Gen

1. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.
2. ALL EXISTING NON-COMFORMING BUILDINGS MUST BE REMOVED PRIOR TO SUBDIVISION APPROVAL.
3. THE EXISTING HOUSES MUST BE CONNECTED OR RECONNECTED TO SEWER, WATER, STORM DRAIN AND UNDERGROUND WIRING.
4. NEW DRIVEWAYS AND PARKING AREAS CAPABLE OF PARKING 2 CARS ON SITE ARE REQUIRED FOR THE EXISTING HOUSES.

Hydro/tel

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



Road

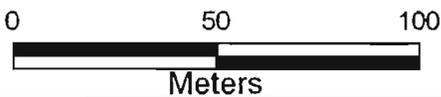
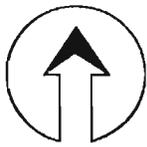
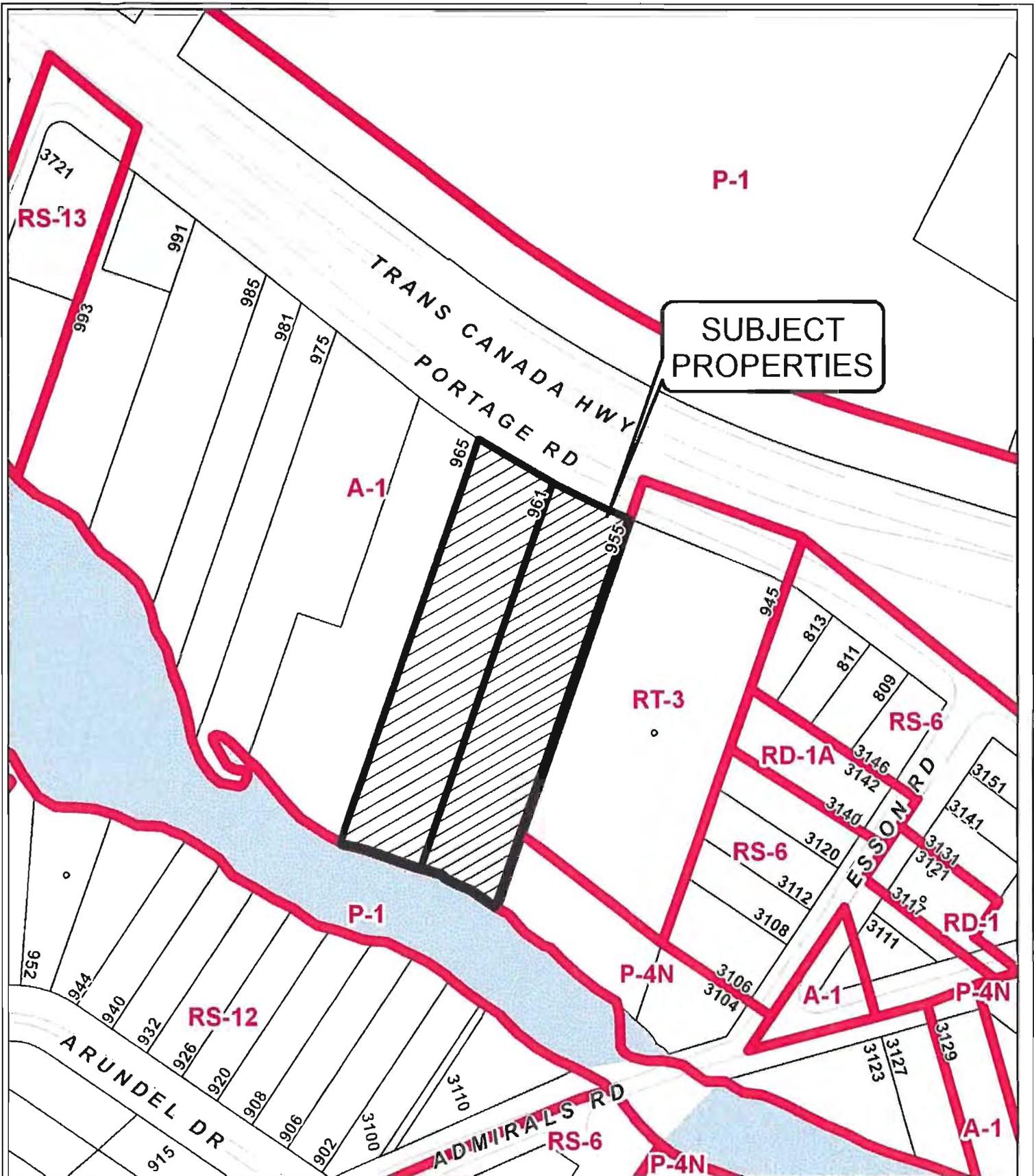
1. PORTAGE ROAD, FRONTING THIS SUBDIVISION, MUST BE IMPROVED TO 8.5 M RESIDENTIAL ROAD STANDARDS COMPLETE WITH CONCRETE CURB, GUTTER AND SIDEWALK.
2. STREET LIGHTING IS REQUIRED ON PORTAGE ROAD AND ON THE PROPOSED COMMON ACCESS ROAD..
3. THE PROPOSED COMMON ROAD MUST BE CONSTRUCTED TO A MINIMUM WIDTH OF 6.0 M COMPLETE WITH CONCRETE CURB AND GUTTER. "NO PARKING" SIGN WILL BE REQUIRED ON ONE SIDE.

Sewer

1. A SUITABLY DESIGNED SANITARY SEWER SYSTEM MUST BE INSTALLED TO SERVICE THE PROPOSED LOTS FROM THE EXISTING MUNICIPAL SYSTEM TRAVERSING THIS SUBDIVISION.

Water

1. A PRIVATE FIRE HYDRANT WILL BE REQUIRED ON THE COMMON ROAD WITHIN 90 M OF PROPOSED STRATA LOT D.
2. THE EXISTING 37 MM WATER SERVICE IS TO BE USED BY THIS SUBDIVISION IF IT IS DETERMINED TO BE SUFFICIENT IN FLOW. CALCULATIONS WILL BE REQUIRED AS PER AWWA MANUAL M22.
3. THE EXISTING WATER SERVICE AT 961 PORTAGE ROAD MUST BE REMOVED.
4. INSTALLATION OF PRIVATE WATER METER IS RECOMMENDED FOR EACH PROPOSED STRATA LOT.



District of Saanich
Planning Dept.
 Date: APRIL 28, 2014

SUSTAINABILITY STATEMENT

Parcel Address: 955 and 961 Portage Road
Victoria, BC

Proposed Development: Rezone A-1 to RS-12 and Subdivision

Applicant: Artificer Development Corp.
1715 Government Street
Victoria, BC V8w 1Z4

Contact Person: Ian Sutherland
Pres. Artificer Development Corp.
Tel: 250-386-5503
E-mail: iangsutherland@gmail.com

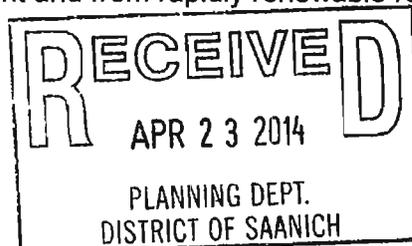
ENVIRONMENTAL INDICATORS

Ecological Protection and Restoration

- No development activity will take place within the Backshore ESA and its buffer area.
- Groupings of Native Plant remnants have been identified by the consultant and 23% of the site will be preserved in its natural state providing both wildlife habitat and corridors for wildlife movement.
- There are 281 trees on the site. Twenty three will be removed to facilitate the development. Trees removed will be replaced at a 2:1 ratio with native species enhancing the urban forest.
- Ongoing efforts to control Invasive plants such as English Ivy and Blackberry will continue allowing native plants to re-establish.

Green Design and Construction

- Permeable paving surfaces will be utilized throughout the development to minimize impermeable area and encourage groundwater recharge.
- A Rain garden type treatment area is proposed on the boulevard to treat road runoff before it reaches the municipal Storm Drain system.
- All runoff from the site will be treated by the combination of permeable surfaces, rain gardens and/or propriety filtration systems designed by Professional Engineers to improve the quality of storm water to be discharged to the Municipal Storm Drain system.
- Naturescaping will be encourage to minimize the need for irrigation and provide wildlife habitat.
- Housing is proposed to be certified Built Green™ Gold Building or equivalent.
- Retain and rehabilitate existing structures onsite or De-construction and salvage of re-useable materials from existing building.
- Recycling of demolition and construction waste (target >75% diverted from landfill).
- Specify materials with high recycled content and from rapidly renewable resources, e.g. insulation, cabinet material.



SOCIAL INDICATORS

Community Consultation

The Applicant has met with The Gorge Tillicum Community Association Land Use Committee and Executive members of Portage Inlet Sanctuary Colquitz Estuary Society (PIECES) onsite and has fully presented the application. Feedback has been integrated with final design. Neighbouring property owners have met onsite and application amended to mitigate concerns. The applicant is undertaking a full neighbourhood canvas of properties within 100m of the site.

Location and Density

- The application balances the need for density and the preservation of trees native species and wildlife habitat in a practical and functional fashion.
- Provides density immediately adjacent to existing schools and transportation links with net improvements to the environment.
- Provides density with little impact on existing infrastructure.

Community Character and Liveability

- Implementation of a statutory building scheme will provide high quality architectural design and exterior finishes
- Preserves existing heritage house on the property in place.
- Allows for various types of live-work opportunities
- Provides a mix of housing types and sizes with some opportunity for secondary accommodation.
- Proposed road improvements along Portage Road promotes a pedestrian friendly and safer streetscape.
- Cuthbert Holmes Park and the Galloping Goose regional trail are immediately adjacent to the application providing excellent access.
- Elementary and High Schools a short walk from adjacent Highway 1 pedestrian overpass.
- Provides for Boulevard enhancements such as raingarden water treatment and boulevard tree plantings

Transportation

- Public Transit stop immediately adjacent to site on Highway 1 with direct connection to downtown Victoria and UVIC.
- Elementary and Secondary schools 100 meter walk from site
- Tillicum Mall Shopping Centre 1 km walk through Cuthbert Holmes Park

ECONOMIC INDICATORS

Employment

- Local trades will receive the majority of the approximately \$3 million of capital expenditure on the project.

Diversification and Enhancement

- Tax base will be expanded by an approximate \$3 million increase in property assessments.
- Residents will support local businesses

Efficient Infrastructure and Operational Cost Savings

- Project requires no expansion of existing infrastructure as all works and services owned and operated by the municipality exist.
- Proposed housing to be Green Built Gold or equivalent which will provide long term cost savings for energy and water usage.

DEVELOPMENT PERMIT APPLICATION STORMWATER MANAGEMENT STATEMENT

Parcel Address: 955-961 Portage Road

Applicant: Artificer Development Corp.

Date: April 15, 2014

Contact Person: Ian Sutherland

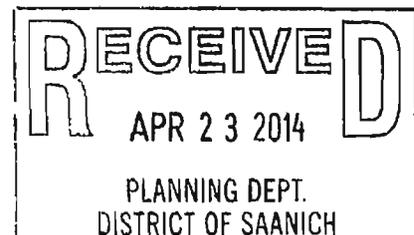
Telephone: 250-386-5503

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

1. The Engineering Specifications detailed in Section 3.5.16 of Schedule "H" of the Subdivision Bylaw, 7452; and
2. The intent of the Development Permit guidelines:
 - a) Development Permit Areas #1, 2, 3, 6, through 15, 17, 18, 20, 21, 22, 23
 - The total impervious cover of the site should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas.
 - Storm water runoff controls should replicate the natural runoff regime. The controls could include on-site infiltration, storage in ponds or constructed wetlands, sand filtration and creative road/curb configurations.
 - b) Development Permit Area #27

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

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



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

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

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

a) This proposal results in an increase in impervious surface area of approximately 100 m2

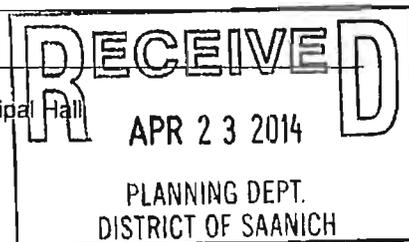
b) Impervious surfaces will cover 16.9% of the site compared to 15.9% at present.

c) Hard surface will be minimized by utilizing permeable pavers for most paving applications
Runoff from other hard surfaces such as sidewalks and patios will be channelled into landscape areas or rain gardens.

d) A combination of permeable paving, rain gardens and engineered propriety filtration systems will be designed by the engineer to treat both runoff from onsite and runoff from the municipal road (Portage Road) fronting this site and neighbouring properties.

e) We feel the guidelines can be met by utilizing good Hydrological Engineering practice

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





Talbot Mackenzie & Associates

Consulting Arborists

November 28, 2014

Ian Sutherland
1715 Government Street
Victoria, BC V8W 1Z4

Re: Covenant areas 955 Portage Road

During our November 26, 2014 site visit, at your request, we inspected two trees, arbutus #873 and Douglas-fir #963, that are proposed to be included in tree protection covenants. At the time of our site visit we observed that:

Arbutus #873

- Has been infected with a canker disease.
- The sparse foliage that remains on the tree is wilted indicating that the tree is functionally dead.

Douglas-fir #963

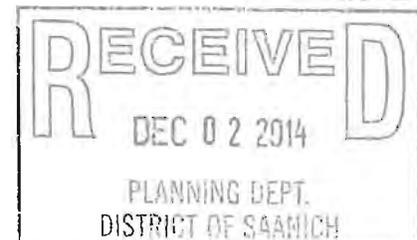
- Will stand away from the other trees on the property and will become exposed once the proposed lots are cleared.
- Has a large critical rooting area that will be impacted by the lot construction.
- Does not have a reasonable expectation of survival due to the anticipated impacts.

In our opinion, we would not recommend including arbutus #873 or Douglas-fir #963 in the proposed covenant areas.

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

Yours truly,
Talbot Mackenzie & Associates

Tom Talbot & Graham Mackenzie
ISA Certified & Consulting Arborists



Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

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

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treehel¹⁰⁷@telus.net

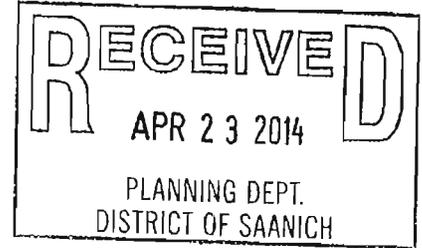


Talbot Mackenzie & Associates

Consulting Arborists

October 18, 2012

Ian Sutherland
1715 Government Street
Victoria, BC V8W 1Z4



Re: Windthrow Study 955 Portage Road

Assignment: Provide arborist services to assess the increased windthrow potential within the remnant forested area at 955 Portage Road and the adjacent property, related to site clearing work to create a building footprint on this property.

Overview: We inspected the health and structural characteristics of the tree resource on this property during site visits in April of 2008. We also identified and advised as to which trees would require removal to create a suitable area for the house footprint and driveway access. All the trees identified for removal were exhibiting indicators of health stress and decline symptoms. The decline symptoms could be related to infection by root disease pathogens or recent and historical changes in the environment within and surrounding the forest. Similar growth characteristics were observed throughout the adjacent forested and riparian areas. Subsequent to our 2008 site visit, in June of 2012, approximately 25 trees were removed from within the building and driveway footprints.

Findings: During our most recent October 01, 2012 site visit, we reviewed the health and structural characteristics of the forested and riparian areas and inspected the recently cleared building site.

The trees that remain on the site and grow in the surrounding properties are relatively well structured. Most have moderately good trunk taper, thin canopies and a medium live crown to trunk ratio. Judging by the stumps that were removed from the site, the trees have root systems that are relatively deep. Trees with these growth characteristics have grown on a site with some wind exposure and typically are not at a high risk of windthrow or trunk failure during high wind conditions. Many of the trees are exhibiting indicators of health stress and decline symptoms; however, as there were no fruiting bodies of wood decay or root disease pathogens observed, no soil cracking, heaving or root plate lifting, and no history of root failure on this site, this decline is most likely related to historical changes in the surrounding environmental conditions.

.../2

The subject site is not highly exposed, and the main forested areas are located on a lower plateau where the trees around the building footprint and riparian areas are protected by groups of trees that grow on the surrounding areas at a higher elevation. The site clearing removed a section of trees that grew between two forested groves and created a pocket between these groves but did not result in a newly exposed leading forest edge. The prevailing and predominant wind direction is parallel to the face of the forest groves where the trees were removed.

The riparian areas within Colquitz Park experienced little, if any, increase in exposure as a result of the lot clearing as this clearing was on the north and northwest side of the park where the retained forest still provides this riparian area with protection and shelter from the winds that come from this direction. There also was no increase in exposure to the park trees from the south, south east or from the east resulting from the recent tree removal.

Summary: It is our opinion that the removal of trees in the limited area of the building footprint will not result in a significant change in the wind patterns or wind velocity within the adjacent riparian and forested areas. There may be a slight increase of wind infiltration within the groves, however, given the structure of the trees within the forested areas there is unlikely to be an increase in windthrow related to this clearing. In our opinion, the risk of windthrow was low to moderate prior to the lot clearing and remains low to moderate following these activities.

Future windthrow within these areas will more likely be related to the existing health condition of the trees and an increased risk of failure if their health continues to decline. For that reason, we recommend cyclically monitoring the trees in future years for any change in their health and structure and during high wind conditions for any indicators of root plate instability.

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

Yours truly,

Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks.

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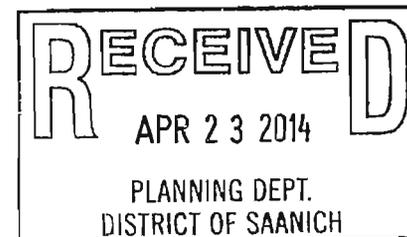
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Box 48153
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treeh109@telus.net

TREE RESOURCE
955 Portage Road

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>PRZ</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
101	18	3.2	2	Garry oak	5.0	Fair	Good	Good	Young tree on boulevard, some epicormic growth.
102	8, 11, 12	N/A	3	English hawthorne	4.0	Fair/poor	Fair/poor	Moderate	Multiple stems, asymmetric form.
103	26	4.7	3	Garry oak	7.0	Good	Good	Good	May be on neighbour's property, trunk lean, young tree.
104	50	9.0	5	Garry oak	10.0	Fair	Fair	Good	Ivy covered, epicormic growth, may be on neighbouring property.
105	43	N/A	6	Douglas-fir	7.0	Fair	Fair	Poor	Ivy covered, may be on neighbour's property.
106	18	3.2	2	Garry oak	3.0	Fair	Fair	Good	Ivy covered, may be on neighbour's property.
107	43	7.7	4	Garry oak	7.0	Good	Fair	Good	Ivy covered, may be on neighbour's property.
108	27	N/A	3	willow	7.0	Fair	Poor	Moderate	Broken limbs in crown, may be on neighbouring property.
109	9	1.6	1	Garry oak		Fair	Fair	Good	Young tree, may be on neighbouring property.
110	33	5.9	3	Garry oak	7.0	Good	Fair	Good	Some girdling from wire on trunk, ivy covered.
111	27	N/A	3	Norway maple	6.0	Good	Fair	Moderate	Ornamental tree, some ivy.

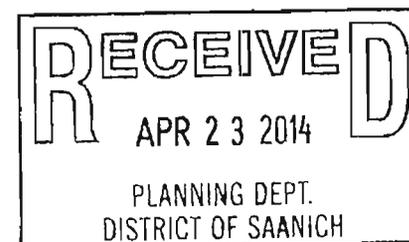
Prepared by:
Talbot Mackenzie & Associates
 ISA Certified, and Consulting Arborists
 Phone: (250) 479-8733
 Fax: (250) 479-7050
 email: Treehelp@telus.net



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112	up to 12 cm	N/A	N/A	Plum	7.0	Poor	Poor	Moderate	Group of wild plum stems.
113	15\12	N/A		English hawthorne	4.0	Fair	Fair	Moderate	Ivy covered.
114	20	N/A	2	Apple	5.0	Poor	Poor	Moderate	Previously uprooted.
115	46	N/A	7	Douglas-fir	9.0	Poor	Poor	Poor	Ivy covered, previously topped.
116	22/10/1 0	N/A	4	Plum	9.0	Fair	Fair	Moderate	Multiple stems.
117	50	N/A	8	Douglas-fir	10.0	Fair	Fair	Poor	Ivy covered, possibly topped.
118	40	N/A	6	Douglas-fir	7.0	Fair	Fair	Poor	High crown, epicormic growth.
119	30	N/A	4	Hawthorne	7.0	Fair	Fair	Moderate	
120	16	N/A	2	Big Leaf maple	5.0	Fair/poor	Fair	Moderate	Asymmetric form, suppressed.
121	21	N/A	3	Big Leaf maple	5.0	Fair/poor	Fair	Moderate	Deadwood, suppressed.
122	10	1.8	1	Garry oak	4.0	Good	Fair	Good	Young tree.

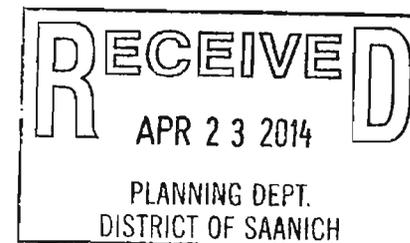
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123	27	N/A	3	Big Leaf maple	5.0	Fair	Fair	Moderate	Young tree.
124	18	N/A	2	Big Leaf maple	5.0	Fair/good	Good	Moderate	Young tree.
125	39	N/A	5	Willow	5.0	Fair	Fair	Moderate	Ivy up main trunk.
126	31	5.6	3	Garry oak	7.0	Fair	Fair	Good	Ivy covered, epicormic growth, asymmetric form.
127	17	3.1	2	Garry oak	4.0	Fair	Fair	Good	Suppressed.
128	18	3.2	2	Garry oak	5.0	Fair/poor	Fair	Good	Epicormic growth, small tree.
129	16	2.9	2	Garry oak	5.0	Fair	Fair	Good	Deflected top.
130	20	3.6	2	Garry oak	6.0	Good	Good	Good	Small broken limb.
131	13	2.3	2	Garry oak	4.0	Poor	Fair	Good	Epicormic growth, health stress.
132	9	1.6	1	Garry oak	2.0	Poor	Fair	Good	Epicormic growth, health stress.
133	12	2.2	1	Garry oak	12.0	Fair	Fair	Good	Sparse foliage.

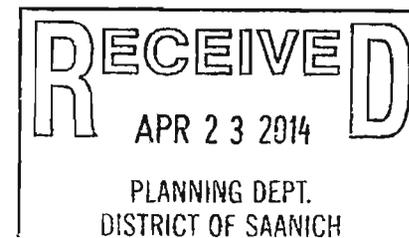
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134	15	2.7	2	Garry oak	15.0	Good	Good	Good	Basal wound on trunk. 9 cm oak tree beside.
135	26	4.7	3	Garry oak	9.0	Good	Good	Good	Ivy on trunk.
136	14	2.5	1	Garry oak	4.0	Fair	Fair	Good	Sparse foliage.
137	11	2.0	1	Garry oak	2.0	Fair/poor	Fair	Good	Epicormic growth.
138	11	2.0	1	Garry oak	5.0	Poor	Poor	Good	Prostrate form, dead top.
139	9	1.6	1	Garry oak	3.0	Fair/poor	Fair	Good	Dead top, epicormic growth.
140	9	1.6	1	Garry oak	4.0	Fair	Fair	Good	Young tree.
141	8	1.4	1	Garry oak	8.0	Fair	Fair	Good	Young tree.
142	15	2.7	2	Garry oak	5.0	Fair	Fair	Good	Young tree.
143	14	2.5	1	Garry oak	4.0	Fair	Fair	Good	Suppressed.
144	23	4.1	2	Garry oak	7.0	Fair	Fair	Good	Young tree.

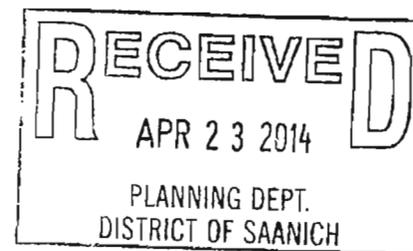
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145	7	1.3	1	Garry oak	3.0	Good	Good	Good	Young tree.
146	15	2.7	2	Arbutus	5.0	Fair	Fair	Poor	Dead top.
147	4 x 9	N/A	4	Native willow	7.0	Poor	Poor	Good	Multiple stems, dead stems.
148	3 x 3	N/A	2	Plum	12.0	Fair	Poor	Moderate	Multiple stemmed plum, ivy covered.
149	2x 5, 2x10	N/A	6	Plum	12.0	Fair	Fair	Moderate	Multiple stemmed plum.
150	8, 11, 4, 24	N/A	4	Robinia	8.0	Fair	Fair	Good	Multiple stems.
151	4 x 24	N/A	7	English hawthorne	10.0	Fair	Fair	Good	Municipal tree.
152	18	3.2	2	Garry oak	5.0	Fair	Fair	Good	May be neighbour's tree.
153	25	N/A	4	Douglas-fir	7.0	Fair	Fair	Poor	Ivy covered, young tree.
154	19	N/A	2	Robinia	8.0	Fair	Fair	Good	Deadwood.
155	24	N/A	2	Robinia	8.0	Fair	Fair	Good	Deadwood.

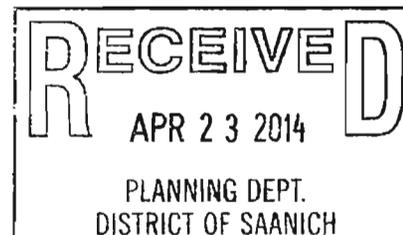
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TREE RESOURCE
955 Portage Road

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
156	14	2.5	1	Garry oak	5.0	Fair	Fair	Good	Epicormic growth.
157	28	N/A	4	Douglas-fir	6.0	Fair/poor	Fair	Poor	High crown, may be neighbour's tree.
158	20	N/A	3	Douglas-fir	6.0	Fair	Fair	Poor	High crown.
159	18	3.2	3	Arbutus	7.0	Good	Fair	Poor	Leans into fir.
160	30	N/A	5	Douglas-fir	7.0	Fair/good	Fair	Poor	Young tree.
161	47	N/A	7	Douglas-fir	6.0	Fair	Fair	Poor	High crown, sparse foliage.
162	14	2.5	1	Garry oak	4.0	Fair	Fair	Good	Suppressed by adjacent fir.
163	2 x 11	N/A	2	Big Leaf maple	6.0	Good	Fair	Moderate	Two stems.
164	51	N/A	8	Douglas-fir	8.0	Fair	Fair	Poor	High crown.
165	19,9	N/A	3	Bif Leaf maple	5.0	Fair	Fair	Moderate	
166	16	N/A	2	Douglas-fir	4.0	Fair	Fair	Poor	Deflected top.

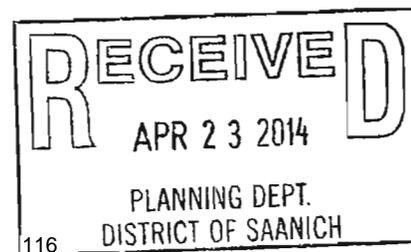
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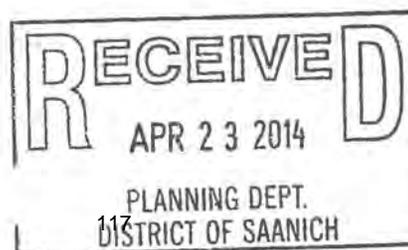
Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
167	19	N/A	3	Douglas-fir	4.0	Fair	Fair	Poor	Deflected trunk.
168	24	N/A	4	Douglas-fir	6.0	Fair	Poor	Poor	Previously topped.
169	15	N/A	2	Big Leaf maple	5.0	Good	Fair	Moderate	Deflected trunk, young tree.
170	13	N/A	2	Douglas-fir	5.0	Good	Fair	Poor	One sided, young tree.
171	15	N/A	2	Grand fir	6.0	Good	Good	Poor	Young tree.
172	13	N/A	2	Big Leaf maple	4.0	Fair	Fair	Moderate	Deflected trunk.
173	23	N/A	3	Douglas-fir	4.0	Fair	Fair	Poor	Deflected top, ivy covered.
174	24	N/A	3	Big Leaf maple	6.0	Fair	Fair	Moderate	Young tree.
175	31	5.6	5	Arbutus	7.0	Good	Fair	Poor	Close to house.
176	11	2.0	2	Arbutus	4.0	Good	Good	Poor	
177	35	N/A	5	Douglas-fir	6.0	Fair	Fair/poor	Poor	High crown.

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178	15	N/A	2	Big Leaf maple	5.0	Fair	Fair	Moderate	Suppressed.
179	15	N/A	2	Big Leaf maple	7.0	Good	Fair	Moderate	Young tree.
180	11	2.0	1	Pacific yew	5.0	Fair	Fair	Moderate	Understory tree.
181	14	N/A	2	Big Leaf maple	6.0	Good	Fair	Moderate	
182	20	N/A	2	Big Leaf maple	6.0	Fair	Fair	Moderate	Young tree.
183	19	N/A	2	Big Leaf maple	6.0	Fair	Fair	Moderate	Young tree.
184	14	N/A	2	Big Leaf maple	4.0	Good	Fair	Moderate	Stem removed recently.
185	20	N/A	2	Big Leaf maple	7.0	Good	Good	Moderate	Two stems removed recently.
186	12/14	4.0	3	Pacific yew	5.0	Poor	Poor	Moderate	Almost dead.
187	15/25	N/A	4	Willow	8.0	Fair	Fair	Moderate	Multiple stems.
188	19	N/A	3	Grand fir	5.0	Fair	Fair	Poor	Young tree.

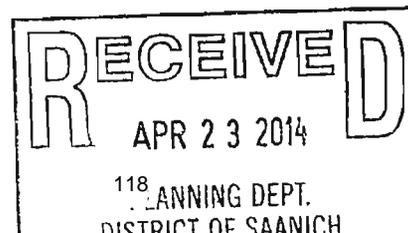
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189	32	N/A	5	Douglas-fir	6.0	Fair	Fair	Poor	Suppressed.
851	42	7.6	4	Garry oak	11.0	Good	Good	Good	Some deadwood.
852	39	7.0	4	Garry oak	12.0	Good	Good	Good	One sided, ivy on trunk, deadwood.
853	56	10.1	6	Garry oak	13.0	Good	Good	Good	Ivy covered, large deadwood.
854	40	7.2	4	Garry oak	10.0	Good	Fair	Good	Ivy covered.
855	20, 25	7.0	6	Arbutus	7.0	Good	Fair	Poor	25 cm stem girdled by wire.
856	17	3.1	2	Garry oak	5.0	Poor	Fair	Good	Declining health, small tree, ivy covered.
857	37	6.7	4	Garry oak	11.0	Fair	Fair	Good	Epicormic growth, possible wire in trunk.
858	61	11.0	9	Douglas-fir	13.0	Fair	Poor	Poor	Multiple tops.
859	33	5.9	3	Garry oak	8.0	Fair/good	Fair	Good	Ivy covered, asymmetric form.
860	22	4.0	2	Garry oak	7.0	Fair	Fair	Good	Some deadwood, epicormic growth.

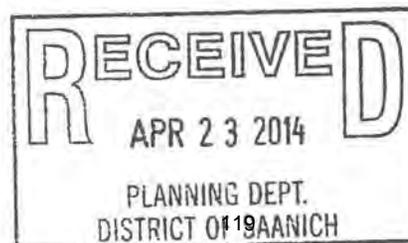
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861	43	7.7	6	Douglas-fir	6.0	Fair	Fair	Poor	Epicormic growth.
862	18	3.2	2	Garry oak	5.0	Fair	Fair	Good	High crown.
864	21	3.8	2	Garry oak	5.0	Fair/poor	Fair	Good	Epicormic growth.
865	20	3.6	2	Garry oak	6.0	Good	Good	Good	Some epicormic growth.
866	49	8.8	5	Garry oak	14.0	Fair/good	Fair	Good	Asymmetric form, large deadwood, some end-weight.
867	23	4.1	2	Garry oak	4.0	Fair/poor	Fair/poor	Good	Ivy covered, epicormic growth.
868	32	5.8	4	Douglas-fir	6.0	Fair	Fair	Poor	Surface rooted. Low live crown ration.
869	31	5.6	3	Garry oak	9.0	Fair	Fair	Good	Epicormic growth, ivy covered.
870	24	4.3	2	Garry oak	6.0	Fair/poor	Fair	Good	Epicormic growth.
871	44	7.9	4	Garry oak	10.0	Fair/poor	Fair	Good	Epicormic growth, active union.
872	30	5.4	3	Garry oak	9.0	Good	Fair	Good	Co-dominant at 9 metres.

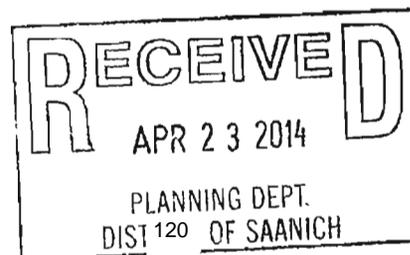
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873	26	4.7	4	Arbutus	6.0	Fair	Fair	Poor	Dead top.
874	49	N/A	7	Douglas-fir	7.0	Good	Good	Poor	Some deadwood.
876	16	2.9	2	Garry oak	4.0	Fair/poor	Fair	Good	Epicormic growth, small tree.
877	43	7.7	4	Garry oak	6.0	Poor	Poor	Good	Previously topped, decay in main stem.
880	16	2.9	2	Garry oak	5.0	Good	Good	Good	Ivy covered, young tree.
881	34	N/A	5	Douglas-fir	7.0	Good	Good	Poor	Young tree.
882	28	N/A	4	Douglas-fir	5.0	Fair	Fair	Poor	Sparse foliage, young tree, ivy covered.
883	46	N/A	7	Douglas-fir	7.0	Fair	Fair	Poor	Deflected top, epicormic growth, ivy covered.
885	50	N/A	8	Douglas-fir	8.0	Fair	Fair	Poor	Deflected top.
886	42	N/A	6	Douglas-fir	7.0	Fair	Poor	Poor	Previously topped.
888	43	N/A	6	Douglas-fir	7.0	Fair	Fair/poor	Poor	High crown.

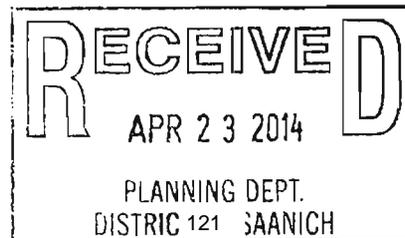
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890	31	3.1	3	Garry oak	7.0	Fair/good	Fair	Good	May have been topped.
891	46	N/A	7	Douglas-fir	8.0	Fair	Poor	Poor	High crown.
892	48	N/A	7	Douglas-fir	7.0	Fair	Fair/poor	Poor	High crown.
893	25	N/A	4	Douglas-fir	4.0	Fair	Fair/poor	Poor	High crown.
894	32	N/A	5	Douglas-fir	4.0	Fair	Fair/poor	Poor	High crown.
895	45	N/A	7	Douglas-fir	4.0	Fair	Fair/poor	Poor	High crown.
896	22	4.0	2	Garry oak	8.0	Good	Fair	Good	Leaning, small deadwood.
899	44	N/A	7	Douglas-fir	6.0	Fair	Fair	Poor	Epicormic growth, sparse.
900	35	6.3	5	Arbutus	8.0	Good	Good	Poor	Asymmetric form.
901	28	5.0	4	Arbutus	6.0	Fair/poor	Fair	Poor	Canker, dead top.
902	15	N/A	2	Douglas-fir	3.0	Fair	Fair	Poor	Deflected top, suppressed.

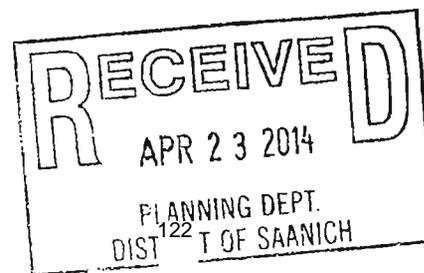
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903	18	N/A	3	Douglas-fir	4.0	Fair	Fair	Poor	Young tree.
904	31	N/A	5	Douglas-fir	7.0	Fair	Fair	Poor	Epicormic growth.
906	45	4.5	7	Garry oak	7.0	Fair/poor	Fair/poor	Good	On shoreline.
907	24	N/A	4	Douglas-fir	4.0	Fair/poor	Fair	Poor	Suppressed.
908	18	N/A	3	Douglas-fir	4.0	Fair	Fair	Poor	Small tree on shoreline.
909	76	13.7	11	Douglas-fir	9.0	Fair/poor	Poor	Poor	Co-dominant tops.
910	30	N/A	4	Native hawthorne	9.0	Fair	Fair	Moderate	Failed stem.
911	27	N/A	4	Douglas-fir	6.0	Fair	Fair	Poor	Suppressed.
912	31	N/A	5	Douglas-fir	8.0	Fair	Fair	Poor	High crown.
913	33	N/A	5	Douglas-fir	4.0	Fair/poor	Fair	Poor	High crown.
914	50	N/A	8	Douglas-fir	5.0	Fair	Fair	Poor	Deflected trunk

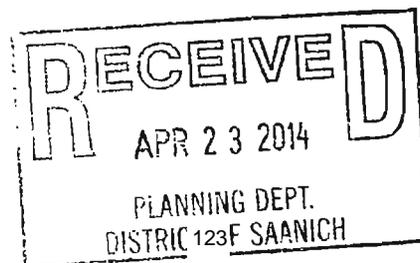
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916	34	N/A	4	Western Red cedar	7.0	Fair/poor	Fair	Moderate	Dead top.
917	65	11.7	10	Douglas-fir	10.0	Fair	Fair	Poor	Some epicormic growth.
918	58	N/A	9	Douglas-fir	10.0	Fair/poor	Fair	Poor	Sparse foliage in upper canopy.
919	29	N/A	4	Douglas-fir	5.0	Fair	Fair/poor	Poor	Deflected top.
920	48	N/A	7	Douglas-fir	8.0	Fair/good	Fair	Poor	Sweep in trunk.
923	18	3.2	2	Pacific yew	7.0	Good	Good	Moderate	Understory tree.
924	37	N/A	6	Grand fir	6.0	Poor	Fair	Poor	Dead top.
929	22	N/A	3	Douglas-fir	5.0	Fair/poor	Fair	Poor	High crown, sparse foliage.
930	59	N/A	9	Douglas-fir	7.0	Poor	Fair	Poor	Epicormic growth, stressed, pitching from trunk.
931	23	N/A	3	Douglas-fir	4.0	Poor	Fair	Poor	Sparse foliage.
932	62	11.2	9	Douglas-fir	6.0	Fair	Fair	Poor	Epicormic growth.

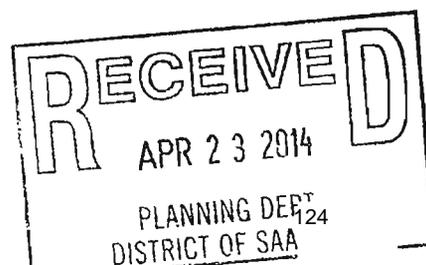
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934	33	N/A	5	Douglas-fir	4.0	Fair/poor	Fair	Poor	High crown.
935	26/27	N/A	5	Big Leaf maple	12.0	Good	Fair	Moderate	Co-dominant.
937	46	N/A	7	Douglas-fir	6.0	Fair/poor	Fair	Poor	Epicormic growth.
938	45	N/A	7	Douglas-fir	5.0	Fair/poor	Fair/poor	Poor	High crown, sparse foliage.
939	83	14.9	12	Douglas-fir	12.0	Fair	Fair	Poor	Sparse foliage.
943	42	N/A	6	Douglas-fir	5.0	Fair	Fair	Poor	Deflected top.
944	31	N/A	5	Douglas-fir	6.0	Fair	Fair	Poor	Suppressed by adjacent fir.
945	79	14.2	12	Douglas-fir	10.0	Poor	Fair	Poor	High crown, sparse foliage.
947	62	11.2	9	Douglas-fir	8.0	Fair/poor	Fair	Poor	Epicormic growth, sparse foliage.
948	46	N/A	7	Douglas-fir	6.0	Fair/poor	Fair	Poor	Epicormic growth, high crown, trunk wound.
951	47	N/A	7	Douglas-fir	6.0	Fair/poor	Fair	Poor	Epicormic growth.

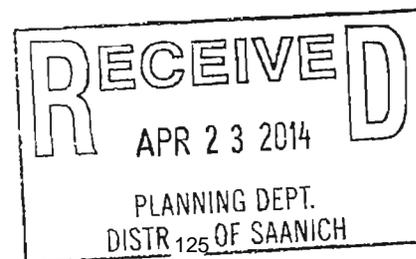
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952	43	N/A	6	Douglas-fir	7.0	Fair/poor	Fair	Poor	Epicormic growth.
953	21/45	10.0	9	Arbutus	14.0	Good	Fair	Poor	Co-dominant, some decay in smaller stem, some end-weight.
955	36	N/A	5	Douglas-fir	4.0	Poor	Poor	Poor	Epicormic growth, weak.
960	50	N/A	8	Douglas-fir	7.0	Fair/poor	Fair	Poor	Epicormic growth.
961	46	N/A	7	Douglas-fir	6.0	Fair	Fair	Poor	High crown.
962	51	N/A	8	Douglas-fir	6.0	Fair	Fair	Poor	Epicormic growth, high crown.
963	56	N/A	8	Douglas-fir	11.0	Fair	Fair	Poor	High crown.
964	57	N/A	9	Douglas-fir	6.0	Fair	Fair	Poor	Epicormic growth, stunted top.
965	42	N/A	6	Douglas-fir	5.0	Fair/poor	Fair	Poor	Epicormic growth.
981	38	N/A	6	Douglas-fir	6.0	Fair	Fair/poor	Poor	High crown, epicormic growth.
983	52	N/A	8	Douglas-fir	7.0	Fair/poor	Fair	Poor	Epicormic growth, deflected top.

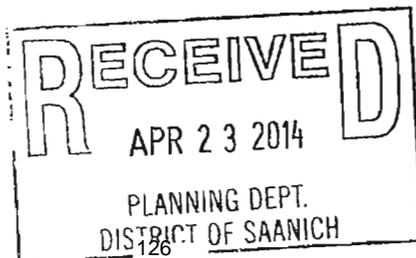
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985	47	N/A	7	Douglas-fir	7.0	Fair	Fair	Poor	Stunted top, one-sided.
990	24	N/A	4	Douglas-fir	5.0	Fair	Fair	Poor	Deflected top.
992	37	N/A	6	Douglas-fir	6.0	Fair/poor	Fair	Poor	High crown, epicormic growth.
994	50	N/A	8	Douglas-fir	8.0	Fair	Fair	Poor	High crown, epicormic growth.
995	37	N/A	6	Douglas-fir	8.0	Fair	Fair	Poor	High crown, epicormic growth.
996	37, 39	N/A	7	Big Leaf maple	20.0	Fair/poor	Fair/poor	Moderate	Large deadwood, sloughing bark, woodpecker damage.
997	57	N/A	9	Douglas-fir	10.0	Fair	Fair	Poor	Large deadwood, high crown.
998	52	N/A	8	Douglas-fir	9.0	Fair/poor	Fair	Poor	High crown, sparse foliage, epicormic growth.
999	44, 54	15.0	12	Douglas-fir	12.0	Fair	Fair	Poor	Co-dominant, epicormic growth.
1000	25, 54	12.4	8	Garry oak	12.0	Fair/good	Fair	Good	Co-cominant, broken limbs in crown.
no tag 1	35	6.3	4	Garry oak	8.0	Good	Good	Good	

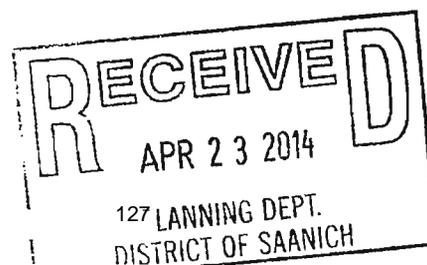
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no tag 10	30	5.4	3	Garry oak	7.0	Fair/good	Fair	Good	Neighbour's tree.
no tag 11	21	N/A	3	Douglas-fir	5.0	Fair	Fair	Poor	High crown. Neighbour's tree.
no tag 12	21	N/A	3	Leylandii	6.0	Good	Good	Moderate	Neighbour's tree.
no tag 13	10	N/A	2	Leylandii	5.0	Good	Good	Moderate	Neighbour's tree.
no tag 14	40	N/A	6	Douglas-fir	9.0	Fair	Fair	Poor	Surface roots, neighbour's tree.
no tag 15	34	N/A	4	Big Leaf maple	8.0	Good	Fair	Moderate	Neighbour's tree.
no tag 16	33	N/A	4	Leylandii	4.0	Fair/poor	Poor	Moderate	Neighbour's tree, topped.
no tag 17	47	N/A	7	Douglas-fir	7.0	Fair	Fair	Poor	Asymmetric form, epicormic growth, neighbour's tree.
no tag 2	25	4.5	3	Garry oak	5.0	Fair	Fair	Good	
no tag 3	48	N/A	7	Douglas-fir	10.0	Fair	Fair	Poor	
no tag 4	20	3.6	2	Garry oak	5.0	Good	Good	Good	Neighbour's tree.

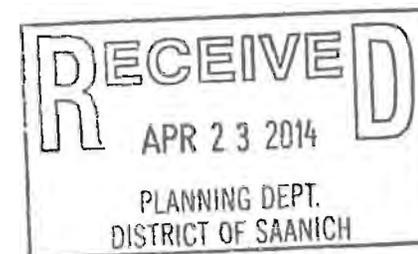
Prepared by:
Talbot Mackenzie & Associates
 ISA Certified, and Consulting Arborists
 Phone: (250) 479-8733
 Fax: (250) 479-7050
 email: Treehelp@telus.net



TREE RESOURCE
955 Portage Road

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>PRZ</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
no tag 5	45	N/A	7	Douglas-fir	7.0	Poor	Poor	Poor	Declining health.
no tag 6	20 ,30	N/A	6	Douglas-fir	6.0	Fair	Fair	Poor	Co-dominant
no tag 7	18	N/A	6	Douglas-fir	6.0	Poor	Fair	Poor	Sparse, high crown.
no tag 8	multiple stems	N/A	4	Black hawthorne	7.0	Fair	Fair	Moderate	Neighbour's tree.
no tag 9	multiple stems	N/A	5	Willow	9.0	Fair	Fair	Moderate	Neighbour's tree.

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Assessment of Ecological Features on 995 and 961 Portage Road, District of Saanich

By Hans L. Roemer, PhD, Plant Ecologist, March 17, 2014

This report is an update for a previous report by the same author. The earlier report was prepared on April 21, 2006, for the same two side-by-side lots and titled "Assessment of native and invasive vegetation at 961 Portage Rd., Saanich

An update was required as the following major changes were made to the property between 2006 and the present: An old building in poor condition was removed from the northern part of 955 Portage Road. A driveway to the lower part of the property was constructed and a new residence was built closer to the banks of Colquitz River on the same property. This has resulted in the removal of some of the original, albeit highly disturbed, vegetation of this property.

Details of native and invasive vegetation described in the previous report have not changed and the reader is referred to that report.

The overall conclusion of the 2006 report was that the lower shrub and the herbaceous vegetation was highly disturbed and invaded by non-native plants and that rare or otherwise conservation-worthy members of this vegetation stratum were not found. The following quote from the 2006 report remains valid:

"The native tree and shrub cover are the main vegetation assets of the property. Associated lesser vegetation has largely been lost and the remnants are insignificant".

In the meantime a very detailed tree assessment has been prepared by arborists Talbot Mackenzie & Associates ("Tree Resource 955 Portage Road"). Subsequently a "961/955 Portage Road – Tree Condition Plan" (map form) and a report titled "Windthrow Study 955 Portage Road" were produced by the same arborists. A preliminary submission for subdivision of 995 Portage Road has been prepared by the property owner.

Comments in the present assessment are based on the scaled map of this preliminary submission [Topographic Site Plan of Lots 5 and 6, Section 79, Lake District, Plan 890. Prepared by Richard J. Wey & Associates, Land Surveying Inc.] This map shows the numbered location of all trees on the property. All tree-related comments are thus readily verifiable by referring to the associated tree data base.

The present assessment also refers to four "covenant areas" proposed by the property owner (shaded on the map) and to other features outlined and/or named and readily identifiable on the map.

General

If executed as outlined on this map, the four covenant areas, an area designated as "Future Lot" and a no-building zone along the Colquitz River will be the major areas that will retain portions of the original tree and shrub cover. The covenant areas, while

necessarily small, are well chosen to preserve a representative mix of this vegetation. Inadvertently or intentionally, they would result in a bias towards conservation of the Garry oak trees, a bias that is in keeping with regional conservation preferences. It appears that the covenant areas focus on the minimum tree preservation of or near the newly proposed lots. However, it is expected that there are also other trees for which there are no removal plans, such as the well-appointed tree groups surrounding the old residence (Lot F).

In the following it is deemed most practical to base an assessment on the covenant areas, as these are already outlined on a scaled map.

Covenant area along Portage Road (Lot A)

This is a very narrow sliver of land. However it contains three oak trees (one on Saanich property) and associated shrub vegetation. A very slight modification to fully include tree #852 would be desirable. This area has a typical mix of native shrub species, as follows (in order of abundance):

Snowberry, Nootka rose, Indian plum, saskatoon.

Covenant area south of Lot E

This area is well chosen to preserve several Garry oak and two Arbutus trees. Extending the boundary only two metres to the south would add two additional oak trees, one of them the largest of this stand. Native shrubs include mainly snowberry and red-osier dogwood.

Covenant area south of Lot F

Another functional set-aside occupied mainly by Douglas-firs and big-leaf maples. Native shrubs are snowberry, saskatoon, ocean spray and red-osier dogwood.

Future Lot

This is an area for which no immediate plans for disposition appear to exist. The tree canopy in this area is composed of relatively slender and tall Douglas-firs. Several of these had to be removed due to root rot problems and associated blow-down in the past. The arborists' "Windthrow Study" was made subsequent to tree removals for the Lot D building footprint and addresses mainly the potential effect of these removals on surrounding treed areas. It appears to identify an ongoing 'historical' trend of tree decline in the lower parts of the property in general and classifies the risk of windthrow as 'low to moderate' (2012 status). However, at the same time it recommends 'cyclically monitoring the trees in future years'.

Based on this and my field observations, it is my opinion that tree safety rather than ecological considerations must carry more weight in deciding on tree removals, should this lot be developed in the future. Native shrubs in this area are scattered ocean spray, salal (only in northern part) and snowberry.

Covenant area west of Lot C

This area would protect a group of Douglas-firs. These firs are located on better-drained ground and believed to be more stable than those on Lot G. Native shrubs are snowberry, ocean spray, Nootka rose, saskatoon and tall Oregon-grape.

A possible additional covenant area

A group of many small to medium-sized Garry oak trees exists near the southwest corner of Lot A. This group is now located to the west of the existing driveway. Plans call for relocating the driveway to the west side of this group. It would be desirable to protect the majority of these trees and a fifth covenant could be created on the area outlined on the attached map. At least two of the four Douglas-firs could be included into this fifth covenant area. Native shrubs in this area are red-osier dogwood, snowberry, Nootka rose and Saskatoon. A seepage/poor drainage problem affects this area at present and is reflected in the somewhat stunted shape of the trees. The driveway relocation would probably require drainage improvements and this would also benefit the trees in the area.

No-building zone along Colquitz River

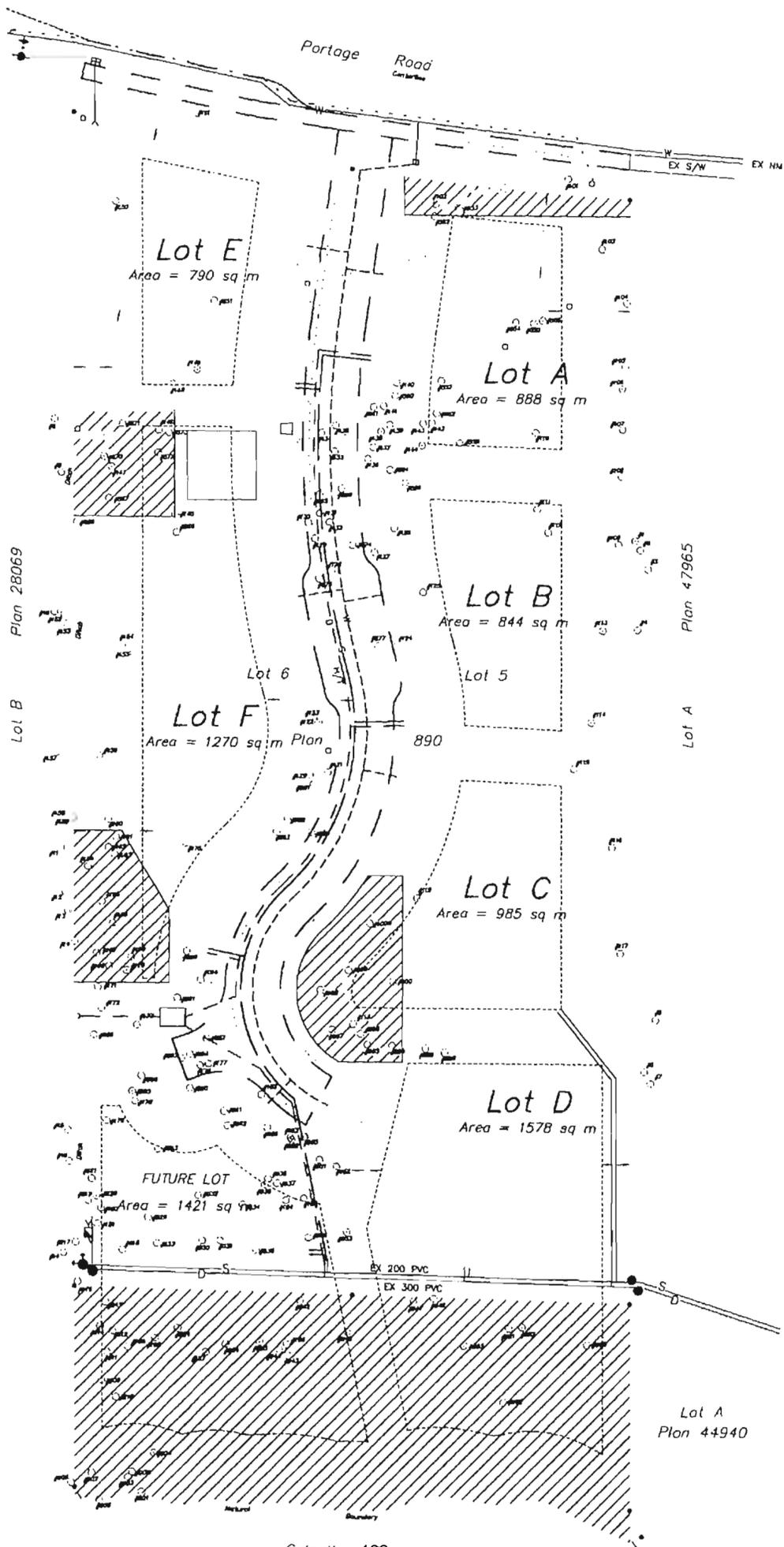
Little needs to be said about this area as protection is prescribed by zoning. It contains scattered conifers, mainly Douglas-firs, particularly in its western part. The central and southeastern portions appear to be too poorly drained for Douglas-firs and are dominated by moisture-loving shrubs, particularly red-osier dogwood. Snowberry and salal patches are scattered in this area as well.

Invasives

Invasive shrubs are present in all areas described above. The most widespread problem is a dense ground cover of ivy. European hawthorn and leather-leaf daphne are scattered. Non-native blackberries are found in most of these areas as younger individuals, but have already become an unmanageable problem in the eastern and central parts of the no-building zone along Colquitz River. Restoration efforts would be extremely labour-intensive, with doubtful long-term results. However, two kinds of actions should be considered at a minimum, removal of new blackberry infestations and preventing ivy to generate fruit/seed by removing the climbing parts.

Summary and Recommendations

Despite extensive ground-level disturbance of the native vegetation, there is still a relatively high diversity of native trees and shrubs on the property. In order to preserve a representative mix of this vegetation, it is recommended that the tentative 'covenant' areas be accepted and implemented, with small modifications as suggested.



Lot B
Plan 28069

Lot A
Plan 47965

Curb

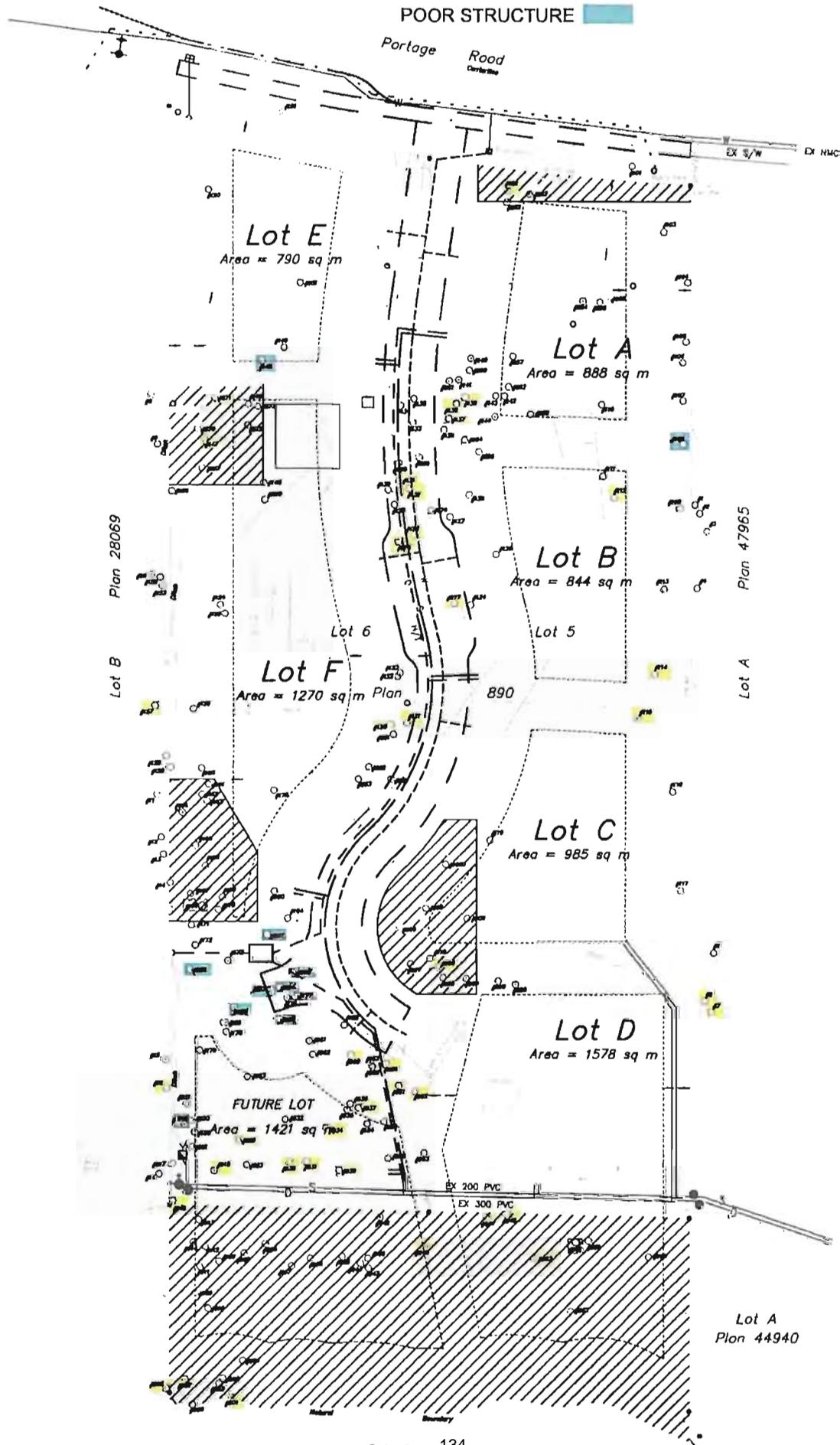
Portage Road
Centerline



961/955 PORTAGE ROAD-TREE CONDITION PLAN

POOR HEALTH 

POOR STRUCTURE 



Assessment of native and invasive vegetation at 961 Portage Rd., Saanich

Hans L. Roemer, PhD, Plant Ecologist
April 21, 2006

General Description

The property extends from Portage Road to the banks of Colquitz River near its mouth into Portage Inlet and consists of two side-by-side parcels, together 200 feet wide and 450 feet long. The land slopes gently to the southwest from Portage Road down to the river banks. Two residences and some small outbuildings are located on the upper two thirds of the property. This assessment focuses on the undeveloped lower two thirds of the property, below the buildings.

Tree Cover

The majority of the property is covered by a tall stand of about 75 Douglas-firs (*Pseudotsuga menziesii*), with other tree species scattered among them in smaller numbers. A substantial portion of the Douglas-fir cover paralleling the SE boundary was affected by root rot and has been felled, but not removed, affording an opportunity to determine the age of the trees by ring counts. On this basis, the remaining 75 firs were determined to be between 100 and 140 years old. Growth of these trees was initially rapid, but then very slow for the last 80-100 years. Two older Douglas-firs, estimated to be 200 to 250 years old, are located in the south-central portion of the property, but don't exceed the general tree canopy in height.

Other native tree species, in order of decreasing abundance, are the following:

Bigleaf maple (*Acer macrophyllum*), mostly young trees, up to 50 years old

Grand fir (*Abies grandis*), few large and several small specimens

Scouler's willow (*Salix scouleriana*), small trees

Arbutus (*Arbutus menziesii*), larger specimen in south-central portion, scattered small trees

Garry oak (*Quercus garryana*), one tall specimen S of larger residence, several smaller trees along river bank.¹

Yew (*Taxus brevifolia*), about 5 small trees

Crabapple (*Malus fusca*), one mature specimen near river

Cascara (*Rhamnus purshiana*), few small specimens

Western redcedar (*Thuja plicata*), one small specimen

Native shrubs

The following native shrubs remain (in order of abundance):

Salal (*Gaultheria shallon*) main native cover under conifers

Snowberry (*Symphoricarpos albus*) equally common and scattered throughout, openings

Saskatoon (*Amelanchier alnifolia*) scattered

Indian plum (*Oemleria cerasiformis*) scattered in moist places and openings

Nootka rose (*Rosa nutkana*) as above

Red-osier dogwood (*Cornus stolonifera*) in moist places

Ocean spirea (*Holodiscus discolor*) in drier parts



¹ On both sides of the main driveway, on the Portage Rd. side of the large residence, are groups of small to medium-size Garry oaks. However, their understory vegetation is largely destroyed by past activities such as vehicle parking, equipment and material storage, and occupied by traffic areas and small outbuildings.

Hardhack (*Spiraea douglasii*) in low, wet places near river
Trailing blackberry (*Rubus ursinus*) scattered
Tall Oregon-grape (*Mahonia aquifolium*) scattered
Trumpet honeysuckle (*Lonicera ciliosa*)
Dull Oregon-grape (*Mahonia nervosa*) a few only, under conifers



View to the SW, down along the tree removal area. Note blackberries on the right. Blackberries have been cut in the tree removal area. Weed vegetation without native plants in the foreground.

Introduced shrubs

There are a large number of planted foreign trees and shrubs around the buildings and former garden areas which need not to be discussed here. However, the following shrubs have established themselves over the entire property and have become invasive:

Armenian blackberry (*Rubus armeniacus*) has invaded at least one third of the area below the buildings and all the way down to the river banks. A large area of blackberries along the SE boundary has been cut, revealing that little to no other vegetation had survived underneath. The blackberries can be expected to grow back within a year.

Ivy (*Hedera x helix*) is densely covering the forest floor and has grown up most tree trunks reaching up to about 60 feet on the taller trees. It has choked out much of the original vegetation of the forest floor. It is the upright, climbing portions of ivy plants that flower and produce fruit which is consumed by birds and forms the source of new ivy infestations elsewhere.

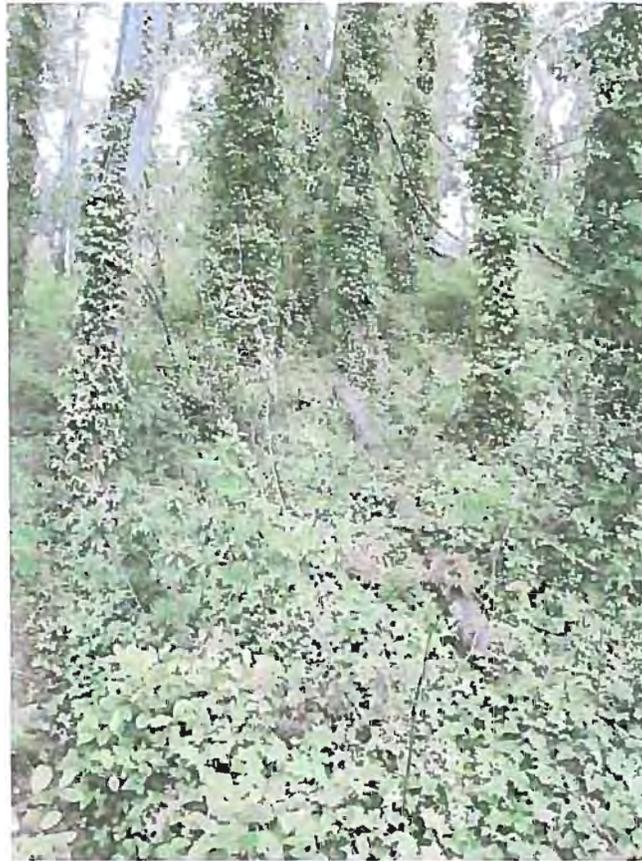
Leather-leaf daphne (*Daphne laureola*) is scattered throughout the property.

Holly (*Ilex aquifolium*) is present, but as yet not abundant.

European hawthorn (*Crataegus monogyna*) is present in small numbers.

Russian laurel (*Prunus laurocerasus*) has started to seed into the forested area.

Daphne, holly, European hawthorn and Russian laurel all have the potential to become a problem equal to that already presented by blackberries and ivy.



View of the forested portion. Ivy covers most of the ground and envelops virtually all tree trunks to a considerable height.

Native Forbs and Grasses

Very little is left of the native forest floor plants, primarily due to the dense cover of ivy. Scattered specimens of bracken fern (*Pteridium aquilinum*), sword fern (*Polystichum munitum*), Alaska onion-grass (*Melica subulata*), Pacific sanicle (*Sanicula crassicaulis*), trail finder (*Adenocaulon bicolor*), Dewey's sedge (*Carex deweyana*) and white fawn lily (*Erythronium oregonum*) were found. These remnants are expected to become even more scarce or disappear altogether as the ivy and blackberry cover continues to close in.

Weedy and invasive foreign forbs and grasses

The following species, listed in order of greater to lesser invasiveness, were mostly observed in the cleared eastern portions of the property and along trails:

Large periwinkle (*Vinca major*), hedge bindweed (*Convolvulus sepium*), herb Robert (*Geranium robertianum*), creeping buttercup (*Ranunculus repens*), curled dock (*Rumex crispus*), orchard grass (*Dactylis glomerata*) and other European grasses, field thistle (*Cirsium arvense*), Russian thistle (*Cirsium vulgare*), English bluebell (*Endymion non-scripta*), dandelion (*Taraxacum vulgare*).

Summary

It is estimated that the plants mentioned under the preceding headings constitute 95% of the total plant inventory of the property. No rare or endangered plants as defined by the provincial and/or federal agencies (CDC, COSEWIC) were found and none are expected. As well, no rare plant communities are present. The conifer stand, now degraded by heavy ivy infestation, has originated from a common, average species combination found frequently in the region. While a considerable number of young Garry oaks are present, mainly near Portage Road, virtually nothing of the valued species combination normally associated with the Garry oak ecosystem is still present.

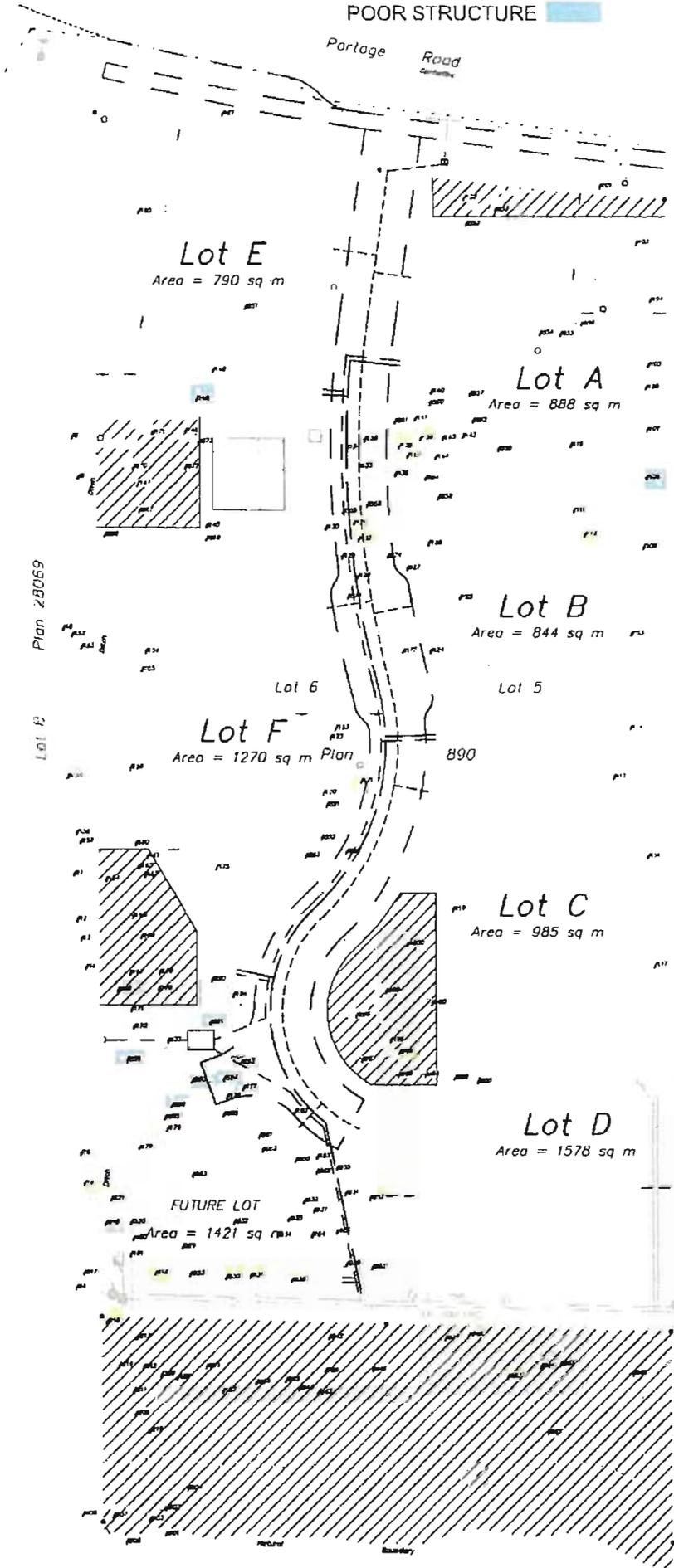
Attempts to restore the forested parts of the property would require very major investments of time and manpower. Even then, it is likely that removal of the main problem species, ivy and blackberry, would lead to considerable soil disturbance which would in turn allow secondary invasions of foreign species. In addition, there is existing soil disturbance under the tree canopy by a variety of ditches and test holes which, when freed of ivy, would also contribute to the available habitat for other invasives.

The native tree and shrub cover are the main vegetation assets of the property. Associated lesser vegetation has largely been lost and the remnants are insignificant.

961/955 PORTAGE ROAD-TREE CONDITION PLAN

POOR HEALTH

POOR STRUCTURE



Plan 28069

Lot 12

Plan 47965

Lot 13

RECEIVED
APR 23 2014
PLANNING DEPT.
DISTRICT OF SAANICH

Lot A
Plan 44940



ENKON
ENVIRONMENTAL

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Victoria, B.C. Canada V8Z 3L4
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August 29, 2014

Our file No.: 1673-001

Artificer Development Corp.

1715 Government Street
Victoria BC V8W 1Z4
Duncan, B.C.
V9L 1N8

Attention: Mr. Ian Sutherland

Dear Mr. Sutherland,

**RE: 955 PORTAGE ROAD, DISTRICT OF SAANICH –
ENVIRONMENTAL OVERVIEW ASSESSMENT**

BACKGROUND

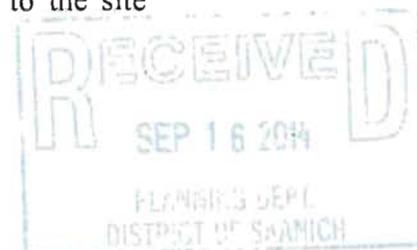
The owner of the 0.765 ha property located at 955 and 961 Portage Road in the District of Saanich (Figure 1) is proposing to subdivide the properties into six parcels for the purpose of residential development (four future residences). The property is bounded on the east and west by residences, on the south by Colquitz Creek and on the north by Portage Road. The current site layout consists of one residence at located at 961 Portage Road (Lot F) and a residence and garage at located at 955 Portage Road (Lot D) (Figure 2). Due to a Backshore Environmentally Sensitive Area (ESA) located at the south end of these properties and the close proximity of Colquitz Creek the property owner has requested an environmental overview assessment of the site prior to development.

METHODS

Office Study

A review of all secondary information regarding the occurrence of sensitive ecosystems, rare plants or rare plants communities, rare animals or nests protected under Section 34(b) of the B.C. Wildlife Act was completed prior to the site assessment. The following websites were accessed:

**ENTERED
IN CASE**



- Mapped Known Locations of Species and Ecological Communities at Risk <http://www.env.gov.bc.ca/atrisk/ims.htm>
- Sensitive Ecosystems Inventory <http://www.env.gov.bc.ca/sei/>
- Wildlife Tree Stewardship Atlas http://cmnbc.ca/atlas_gallery/wildlife-tree-stewardship
- CRD Regional Community Atlas, Harbours Atlas <http://viewer.crdatlas.ca/public#/Home>

In addition, ENKON reviewed previous studies that had been completed on the property including:

- *“Assessment of Ecological Features on 995 and 961 Portage Rd., District of Saanich”* (Hans Roemer, March 2014)
- *“Assessment of Native and Invasive Vegetation at 961 Portage Rd., Saanich”* (Hans Roemer, April 2006)
- *“Windthrow Study 955 Portage Road”* (Talbot McKenzie Associates, October 20120)
- *“961/955 Portage Road – Tree Condition Plan”* (Talbot McKenzie Associates, October 20120)

Field Survey

ENKON completed a site survey of the property on August 25, 2014. The focus of the field survey inventory was to determine the potential presence of rare and endangered plant communities, confirm the location of environmentally sensitive areas and identify high value wildlife habitat.

The field assessment consisted of a plant inventory and incidental observations of birds, small and large mammals as well as herpetiles. Animal sign was also recorded including occurrence of scat, dens, trails, lay-down areas and browse. The site was also examined for the presence of wildlife trees and nest trees.

The field study focused on the proposed development areas, but also examined the proposed conservation areas.

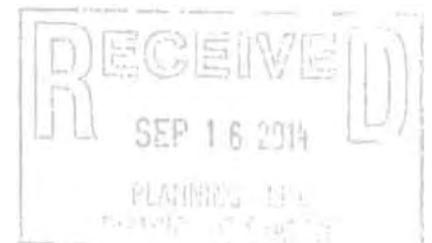
ENVIRONMENTAL SETTING

The Project Area is located in the Georgia Puget Basin Ecoregion within the South Gulf Islands Ecoregion. This Project Area lies within the Coastal Douglas-fir Moist Maritime (CDFmm) Biogeoclimatic Subzone. Douglas-fir as well as grand fir and western redcedar dominate forests on zonal sites within the CDFmm. Salal, Oregon-grape, oceanspray and Oregon-beaked moss dominate the understorey. Less prominent species include baldhip rose, snowberry, western trumpet honeysuckle, vanilla leaf and electrified cattail moss. The presence of Garry oak, arbutus and numerous members of the lily family characterize these drier sites.

The subject property consists primarily of developed and disturbed land with pockets of mixed coniferous/deciduous forest as well as ornamental trees and shrubs. The residence located at 961 Portage Road is positioned in the center of the property; a small shed is located in the northwest part of the parcel. A recently constructed home and associated garage are located in the south part of 955 Portage Road. As well, a small shed is located in the northwest corner of the property.

Vegetation in the four proposed lots is as follows:

- **Lot A** – Mixture of manicured lawn and shrub/tree consisting of Garry oak and Douglas-fir with an understorey of native shrubs including oceanspray, red-osier dogwood, English hawthorn, Saskatoon, Nootka rose, tall Oregon-grape and invasive species (English ivy, spurge laurel and holly). The two conservation areas consist primarily of Garry oak; heavy ivy growth is present in “A-1”.
- **Lot B** – Mostly manicured lawn, with some shrubs and trees on the west and east sides including domestic apple, Himalayan blackberry, English hawthorn, Nootka rose, common snowberry, English ivy, tall Oregon-grape, Indian-plum
- **Lot C** – Mostly manicured lawn, with trees and shrubs on the west and east sides including Douglas-fir, Pacific crabapple, Nootka rose, Himalayan blackberry, oceanspray, tall Oregon-grape and English ivy. The proposed conservation area (located in the southwest corner) consists of dry mixed woodland comprised of Douglas-fir, Garry oak, arbutus and bigleaf maple).



- **Lot E** – Mostly manicured lawn, with laurel hedge, English hawthorn and laurel at north end and Garry oak towards south end

A list of the plant species observed during the survey is presented in Table 1. Six Protected Natural State Covenant Areas (PNSCA) are proposed as part of the subdivision plan (Figure 3):

- **Area A-1** – Located at the north end of Lot A (85 m²)
- **Area A-2** – Located in the southwest corner of Lot A (75 m²)
- **Area C** – Located in the southwest corner of Lot C (185 m²)
- **Area D** – Located along the south boundary of Lot D and encompassing the entire waterfront (1500 m²)
- **Area F-1** – Located in the northwest corner of Lot F (130 m²)
- **Area F-2** – Located in southwest corner of Lot F (150 m²)

This Covenant Areas will total 2125 m² which represents 23.6% of the total lot area.

As part of the development 31 trees will need to be removed in order to build the homes, associated driveways and the community property access route. Details on these trees are provided in Table 2. In order to compensate for the loss of these trees the District of Saanich's tree replacement criteria, which requires a 2:1 replacement ratio, were used to calculate how many trees need to be planted.

During the plant surveys conducted by Hans Roemer in April 2006 and March 2014 no rare plant species were observed on the property. As well, no rare plants were observed during ENKON's August 2014 survey and there is no documentation of rare plants occurring on the property in the Ministry of Environment database. The Conservation Data Centre's "Known Occurrences" atlas does indicate the occurrence of Geyer's onion (*Allium geyeri*) (blue-listed) in Portage Inlet but suitable habitat for this species (moist meadows, banks and rock outcrops) is not present on the subject property (Appendix II).

No rare plant communities were observed during ENKON's survey, nor are there any records for this property.

No sensitive ecosystems as identified by the Sensitive Ecosystems Inventory (SEI) classification were observed on the site, nor were there any records of sensitive ecosystems occurring on site. The District of Saanich identifies the Marine Backshore as an environmentally sensitive area (ESA). The marine backshore (the Gorge, Portage Inlet and the outer marine coast) is a critical

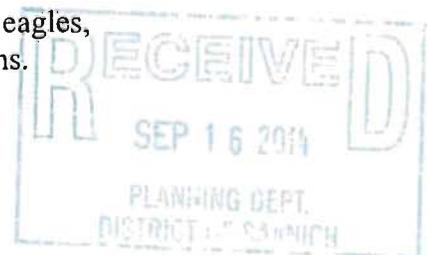
environment that supports many rare species that rely on the specialized habitats found on the coast. Native vegetation cover promotes stable and biologically diverse areas that extend ecological support into the marine environment and as such should be protected. A Marine Backshore ESA is located at the south end of 955 and 961 Portage Road (Appendix III). Unit G30-NUD, identified as Gorge unit 30 is described as:

- undeveloped, may include native and non-native vegetation
- many wildlife trees present
- Cooper's hawk observed
- large woody debris (LWD) present
- forest birds observed
- bank unstable in places
- 50% Garry oak cover
- intertidal grasses present

Two Marine Feature Keys are also identified in the vicinity of the subject property. MFK #390 is described as two mature Douglas-firs; MFK #425 is described as wildlife trees.

Wildlife species (or sign) observed on site include black-tailed deer, river otter, Anna's hummingbird, grey squirrel, American robin, Cassin's vireo, chestnut-backed chickadee, Bewick's wren, bushtit, American goldfinch, northern flicker, red-breasted nuthatch, spotted towhee, Canada goose and downy woodpecker. The area on the property with the highest value wildlife habitat was the Colquitz Creek backshore area which is where the otter sign and most bird sightings occurred. Two wildlife trees were observed during the survey; both trees consisted of small diameter dead Douglas-firs which had extensive excavations and evidence of cavity nesting. One wildlife tree is located in the Lot A-1 proposed conservation area and the other is located in the Backshore ESA (Lot D).

There were no nests identified on site that would require protection under Section 34(b) of the Wildlife Act and there were no records of these nests occurring on the subject property. Section 34(b) of the BC Wildlife Act extends year-round protection to a select group of birds' nests that include those of bald eagles, ospreys, great blue herons, burrowing owls, gyrfalcons and peregrine falcons.



During the review of the mapped known occurrences of species at risk the database indicates that there are eight masked occurrences in the general area. The zones for these occurrences overlap the subject property. As such, ENKON contacted the Ministry of Environment Conservation Data Centre (CDC) to acquire this confidential information. The CDC data indicates that these occurrences do not occur on the site and would not be affected by the proposed development.

PROPOSED DEVELOPMENT

Artificer Development Corp. is planning to develop a six lot subdivision at 955 and 961 Portage Road. Currently the property consists of one residence at each address. The proposed develop will result in one additional home being built at 961 Portage Road (to the north of the existing home) and three additional homes at 955 Portage Road (to the north of the existing home). A common property access route is proposed to be constructed along the property boundary between 955 and 961 Portage Road which will provide access to all lots. Currently Lot D is equipped with a rain garden (see Figure IV); Lots A, B, C and E will be constructed with rain gardens to manage roof stormwater; the existing home on Lot F will also be equipped with a rain garden. Stormwater originating from the common property access route will be managed by the installation of permeable pavement. All lots will be connected to municipal sewers and water.

RECOMMENDATIONS

The subject property consists primarily of developed lands. The most significant habitat present on the site are firstly, the remnant patches of mixed dry woodland scattered around the property, and, secondly, the Marine Backshore ESA located at the south end of the property. The development plan proposes to protect the majority of the first and all of the second under natural state covenants. To compensate for the loss of trees on the site the tree replacement plan proposes a 2:1 ratio. Tree species to be planted includes Douglas-fir, shore pine, arbutus and Garry oak.

The development plan is proposing the retention of approximately 24% of the site as greenspace. There are no plans to increase the number of waterfront lots on the property or to encroach into the Backshore ESA. Numerous properties that border Colquitz Creek and Portage Inlet have docks, retaining walls and manicured lawn at the highwater mark.

The proposed development plan at 955/961 Portage Road will ensure the protection of the associated Marine Backshore ESA and the five other PNSCAs and will protect the aquatic resources from the impacts of stormwater and erosion and subsequent sedimentation if the following recommendations are followed.

Tree Removal

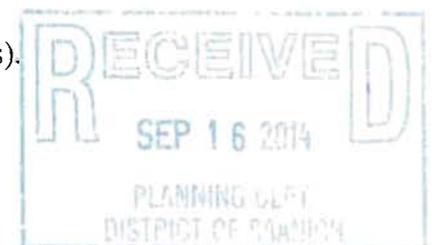
If there are plans to remove trees during the bird breeding season (May 1 to August 15) trees should be checked for active nests in order to comply with Section 34 of the B.C. Wildlife Act which states:

A person commits an offence if the person, except as provided by regulation, possesses, takes, injures, molests or destroys (a) a bird or its egg, (b) the nest of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, or (c) the nest of a bird not referred to in paragraph (b) when the nest is occupied by a bird or its egg.

Protection of Trees and Environmentally Sensitive Areas

All trees and environmentally sensitive areas that are to be retained will be protected from mechanical damage to the trunk and root system. This protection can be achieved through:

- Marking trees or snow fencing areas that are to be protected during the construction phase of the project;
- Install 'Tree Protection' or 'Environmentally Sensitive Areas' signs;
- Take all measures necessary to prevent the activities such as storage of materials or equipment, stockpiling of soil or excavated materials, burning, excavation or trenching, or cutting of roots or branches within the tree protection areas;
- Restrict vehicle traffic to designated access routes and travel lanes to avoid soil compaction and vegetation disturbances;
- Avoid alterations to existing hydrological patterns to minimize impact on vegetation;
- Control the spread of invasive plant species; and,
- Prevent wildlife disturbance (especially nesting or breeding areas).



Sediment and Erosion Control

In order to ensure that sediment laden water does not exit the property a sediment and erosion control plan should be put in place. The following guidelines should be followed:

- To the extent possible, site clearing and grading will be scheduled for the dry weather period (summer), when the potential for surface runoff to erode exposed soils is lowest. As much as possible, the clearing and grading operations should be staged to avoid having large areas of disturbed soil present at any time, and particularly during the winter;
- To the extent possible, site clearing will immediately precede construction to minimize the amount of time that disturbed soils are exposed to weathering. Clearing will be limited to the minimum area necessary for construction;
- If any soil or other erodible material is to be stockpiled for more than seven days, it will be covered with polyethylene sheeting that is anchored securely to prevent displacement by wind.
- Where necessary, sedimentation ponds and silt fencing will be used to retain sediments on the construction site. The design engineers will determine the appropriate sizes and locations of settling ponds;
- The sediment control structures will be installed as the first construction activity. All sediment control structures will be inspected regularly, and repaired/maintained as necessary;
- Ditches and/or berms will be installed as necessary to direct surface runoff away from disturbed areas. The ditches will be designed to prevent erosion due to high water velocities through the use of check dams (sandbags), filter fabric, rock rip-rap or polyethylene lining. Apart from these necessary diversions, the natural drainage patterns will be maintained;
- Sediment and erosion control materials will be stockpiled on site for use in any emergency situation that may arise. Stockpiled materials will include filter cloth, hay bales, rip-rap, grass seed, drain rock, culverts, matting polyethylene, used tires, and,
- As soon as practical after construction, any remaining disturbed soils will be revegetated using an appropriate grass seed mixture. Seeding will be conducted before the end of the growing season to allow establishment of germination/roots.

Stormwater Management Plan

The following are the primary objectives of a stormwater management plan:

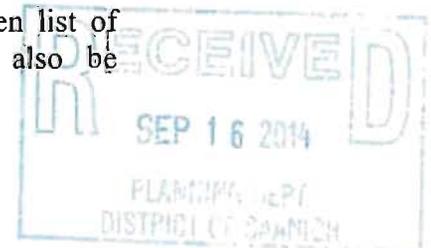
- Infiltrate or convey runoff through the development to a secure outlet with minimal impacts to people and properties;
- Contribute to the protection of water-related resources;
- Balance the needs of economic development and environmental sustainability.

Infiltration-based source controls functions are proposed to manage stormwater on the site. Roof leaders from the homes will be directed to rain gardens. Rain gardens will be equipped with an overflow mechanism (cistern) in the event of an extreme rainfall event. The overflow pipe will be connected to existing stormwater infrastructure located at the south end of the property which will eventually discharge into Colquitz Creek near the Admirals Road bridge. The common property access route which will be the primary access to all six homes from Portage Road as well as the individual driveways will be constructed of permeable material to reduce run-off. Bioswales will be constructed adjacent to the road and driveways which will be planted with phytoremediative plant species including mannagrass (*Glyceria* sp.), rushes (*Juncus* sp.), sedges (*Carex* sp.) and bulrush (*Scirpus* sp.). These plants will not only filter Stormwater but will uptake contaminants. These features will mitigate the urbanization impacts of both water balance and quality and will ensure that water exiting the site into Colquitz Creek will meet the B.C. Approved Water Quality Guidelines for the Protection of Aquatic Life. Through reduction in surface runoff volume, these controls also contribute to flood and erosion control.

Spill Prevention Plan

The spill prevention plan consists of the following elements:

- Activities that carry a risk of materials' spills should take place within a bermed staging area. These activities include mixing concrete or other materials, any vehicle fuelling, and other maintenance of equipment that is done on site;
- Spill clean-up and disposal equipment should be kept on site. Medical Safety Data Sheets (MSDS) for any hazardous substances, a list of emergency contact names and telephone numbers, and a written list of emergency response and spill-reporting procedures should also be retained;



- Mobile construction equipment should be fuelled, lubricated and serviced only at these approved locations;
- If a spill does occur, it should immediately be reported to the environmental monitor and to the Provincial Emergency Program (1-800-663-3456). Written notification should follow within two weeks of the verbal report;
- If a spill does occur, site personnel should immediately take steps to stop the discharge (if possible). As quickly as possible, they should contain the spill, clean up the affected area and dispose of waste materials at an approved disposal site;
- All hydraulic systems, fuel systems and lubricating systems should be in good repair;
- Equipment should be inspected before commencing work. Equipment with fuel or fluid leaks should not be permitted to work within or above any watercourse. Any equipment that develops a leak should immediately be removed from the watercourse and repaired; and,
- Equipment should use only biodegradable hydraulic fluid.

The Spill Prevention Plan will be operationalized and put into effect by the Environmental Monitor, who will be responsible for ensuring that the contractor is familiar with the plan, and that all elements of the plan are appropriately put into effect.

Environmental Monitoring

The environmental monitor (monitor) will be responsible for ensuring compliance with these guidelines and the authorization from the District of Saanich. They will follow and enforce the approved sediment erosion control plans and other relevant legislation, and for putting the Spill Prevention Plan into effect. The monitoring guidelines will be in place prior to any works proceeding.

Meetings and Communication

The monitor will meet with the general contractor for the site to establish appropriate lines of communication. The monitor should also meet with the site contractor during any site inspection. The monitor will also meet with subcontractors, environmental agency representatives, key stakeholders and other engineering staff associated with the project where required.

Monitoring Prior to and During Site Clearing

The monitor will be responsible for the following activities prior to and during site clearing:

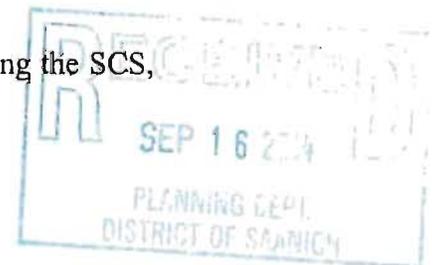
- Examining construction areas prior to commencement of work to identify sensitive areas where adverse effects may occur to ensure that they are adequately delineated;
- Ensuring that contractors are aware of environmentally sensitive areas in advance of construction activities and assisting in the development or modification of appropriate mitigative measures, if necessary;
- Marking environmentally sensitive areas and identify these areas to the construction foreman and/or crew;
- Reviewing vehicle access points to the site and the sediment control structures at these points prior to the start of clearing;
- Providing information and advice to project staff and contractors about construction matters related to environmental issues;
- Preparing site inspection field notes, and routinely taking photographs (and where necessary video) to record conditions;
- Acting as a liaison with the environmental agencies; and,
- Reviewing the sediment control structures proposed during construction.

Drainage and Sediment Control

The environmental monitor will review the proposed sedimentation control plan proposed for the site with the site contractor prior to construction activities. The monitor will be on site during construction of the sediment control system (SCS). It is understood that the General Contractor will be responsible for ensuring that the SCS is maintained and working adequately to control all discharges from the site. Their responsibilities will include inspection and maintenance of the SCS.

During construction, the responsibility of the monitor will be to:

- Examine the adequacy of the sedimentation and control works in reaching acceptable sediment levels as recommended by DFO/MoE guidelines (ie. total suspended solids and turbidity) discharged from the site;
- Make recommendations to the General Contractor on improving the SCS, if required;



- Instruct the construction foreman as to the site requirements and design specifications on sediment control structures and complete an inspection of such structures on a routine basis, particularly during periods of inclement weather;
- Review placement of sand, gravel and materials (eg. hydroseed and mulch) specified to control erosion in exposed areas;
- Require that works be stopped in the event of malfunctions of the sediment control system or contravention of discharges limits;
- Ensure that runoff is diverted from cleared areas by use of swales or low berms and that runoff is routed to the appropriate sedimentation control structures. In environmentally sensitive or problem areas, the monitor will need to oversee the installation and maintenance of sediment control structures;
- Review stockpiling methods for excavated materials to ensure that they are placed in an appropriate locations and stored properly (eg. covered with tarps); and,
- Recommend mitigation measures and ensure expeditious implementation of these if activities are found to have the potential for environmental impact or poor water quality runoff.

Control of Deleterious Substances on the Development Site

The monitor will review housekeeping practices on site (e.g. daily cleanup, use of disposal bins) and ensure proper use, storage and disposal of deleterious substances and associated containers. This necessitates that the monitor be aware of all such substances used on site. Any spillage of fuels, lubricants or hydraulic oils events should be immediately reviewed by the monitor to determine if additional remedial measures are required and, if necessary, implemented expeditiously. The monitor will operationalize the Spill Prevention Plan and will ensure that an inventory of all hazardous materials is maintained.

Frequency of Site Inspections

Initially, the monitor will visit the site daily. Once all the environmental management measures are in place and these measures have demonstrated effective site control, the frequency of monitoring will be decreased to once per week. This frequency will increase during heavy rainfall events.

Reporting

Mr. Ian Sutherland
August 29, 2014
Page 13



The monitor will need to provide environmental monitoring summary reports which will be submitted to the Municipality of Saanich.

The monitor will also complete an environmental completion report at the end of the construction phase, which will outline the major construction activities in relation to environmental issues, significant concerns encountered during the project and mitigation measures used to deal with those concerns.

If you have any questions or require further information please do not hesitate to give me a call at (250) 480-7103 extension 400.

Yours truly,

A handwritten signature in black ink that reads "Susan Blundell".

Susan Blundell, M.Sc., R.P.Bio.
Manager of Environmental Services

- Attachments:
- Table 1 - Vegetation present on site
 - Table 2 - Proposed Tree Losses
 - Figure 1 - Site Location
 - Figure 2 - Site Layout Plan
 - Figure 3 - Proposed PNSCAs
 - Figure 4 - Rain Garden Design Detail
 - Appendix I - Photoplates
 - Appendix II - Conservation Data Centre information
 - Appendix III - District of Saanich ESA Map #8



Table 1: Vegetation Species Observed at 955/961 Portage Road

Trees	
arbutus	<i>Arbutus menziesii</i>
bigleaf maple	<i>Acer macrophyllum</i>
casacara	<i>Rhamnus purshiana</i>
Douglas-fir	<i>Pseudotsuga menziesii</i>
Garry oak	<i>Quercus garryana</i>
grand fir	<i>Abies grandis</i>
red alder	<i>Alnus rubra</i>
western redcedar	<i>Thuja plicata</i>
Shrubs	
common snowberry	<i>Symphoricarpos albus</i>
dull Oregon-grape	<i>Mahonia nervosa</i>
English ivy	<i>Hedera helix*</i>
European hawthorn	<i>Crataegus monogyna*</i>
hardhack	<i>Spiraea douglasii</i>
Himalayan blackberry	<i>Rubus discolor*</i>
Holly	<i>Ilex aquifolium*</i>
Indian-plum	<i>Oemleria cerasiformis</i>
Nootka rose	<i>Rosa nutkana</i>
oceanspray	<i>Ilolodiscus discolor</i>
pacific crabapple	<i>Malus fusca</i>
red-osier dogwood	<i>Cornus stolonifera</i>
Russian laurel	<i>Prunus laurocerasus*</i>
salal	<i>Gaultheria shallon</i>
Saskatoon	<i>Amelanchier alnifolia</i>
Scotch broom	<i>Cytisus scoparius*</i>
Scouler's Willow	<i>Salix scouleriana</i>
spurge laurel	<i>Daphne laureola*</i>
tall Oregon-grape	<i>Mahonia aquifolium</i>
western yew	<i>Taxus brevifolia</i>
Herbs	
Alaska oniongrass	<i>Melica subulata</i>
blue wildrye	<i>Elymus glaucus</i>
bracken fern	<i>Pteridium aquilinum</i>
common velvet grass	<i>Holcus lanatus*</i>
creeping buttercup	<i>Ranunculus repens</i>
curled dock	<i>Rumex crispus*</i>
dandelion	<i>Taraxacum vulgare*</i>
Dewey's sedge	<i>Carex deweyana</i>
English bluebell	<i>Endymion non-scripta*</i>
field thistle	<i>Cirsium arvense*</i>
hedge bindweed	<i>Convolvulus sepium*</i>
herb Robert	<i>Geranium robertianum*</i>
large periwinkle	<i>Vinca major*</i>
orchard grass	<i>Dactylis glomerata*</i>
Pacific sanicle	<i>Sanicula crassicaulis</i>
pathfinder	<i>Adenocaulon bicolor</i>
Russian thistle	<i>Cirsium vulgare*</i>
sword fern	<i>Polystichum munitum</i>
trailing blackberry	<i>Rubus ursinus</i>
western trumpet honeysuckle	<i>Lonicera ciliosa</i>
white fawn lily	<i>Erythronium oregonum</i>

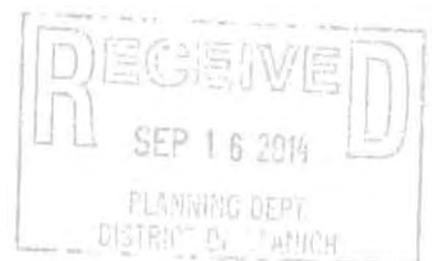
* indicates introduced species

Table 2: Proposed Native Tree Removal

Parcel	Tree ID #	Species	Condition Health/Structure	Diameter at Breast Height (DBH) (cm)	Tree Replacement as per District of Saanich Criteria
Lot A	110	Garry oak	good/fair	33	2
	854	Garry oak	good/fair	40	2
	855	Arbutus	good/fair	20/25	2
	856	Garry oak	poor/fair	17	2
	857	Garry oak	fair/fair	37	2
	858	Douglas-fir	fair/poor	61	2
Lot B	126	Garry oak	fair/fair	31	2
	127	Garry oak	fair/fair	17	2
Lot E	851	Garry oak	good/good	42	2
Road	128	Garry oak	fair/poor	18	2
	129	Garry oak	fair/fair	16	2
	130	Garry oak	good/good	20	2
	131	Garry oak	poor/fair	13	2
	132	Garry oak	poor/fair	9	2
	133	Garry oak	fair/fair	12	2
	134	Garry oak	good/good	15	2
	135	Garry oak	good/good	26	2
	136	Garry oak	fair/fair	14	2
	176	Arbutus	good/good	11	2
	177	Douglas-fir	fair/fair-poor	35	2
	182	Bigleaf maple	fair/fair	20	2
	865	Garry oak	good/good	20	2
	868	Douglas-fir	fair/fair	32	2
	874	Douglas-fir	good/good	49	2
	876	Garry oak	fair-poor/fair	16	2
	877	Garry oak	poor/poor	43	2
	880	Garry oak	good/good	16	2
	888	Douglas-fir	fair/fair-poor	43	2
	892	Douglas-fir	fair/fair-poor	48	2
893	Douglas-fir	fair/fair-poor	25	2	
894	Douglas-fir	fair/fair-poor	32	2	

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Total	Garry oak	20
	Douglas-fir	8
	Arbutus	2
	Bigleaf maple	1
		<u>31</u>





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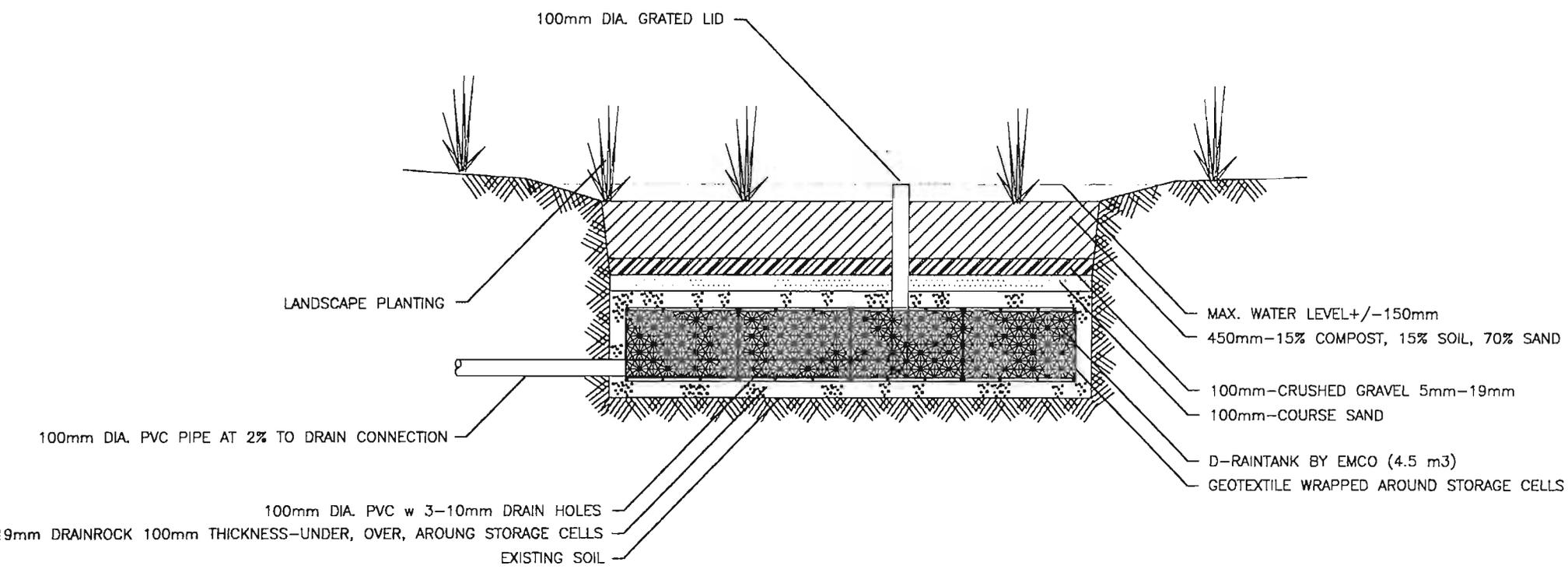
Printed Fri, Aug 27, 2014

Figure 1: Project Location

Regional Community Atlas

Capital Regional District
[gis.crd.bc.ca](http://www.crd.bc.ca)
<http://www.crd.bc.ca>





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 PROJECT: 14-000000-04

Figure 4: RAIN GARDEN TREATMENT/DETENTION – DETAIL

NTS

Appendix I: Photoplates



Plate 1: Looking north in Lot E



Plate 2: Looking south in Lot E



Plate 3: Looking south in Lot A (along existing driveway)



Plate 4: Look 158south in Lot B



Plate 5: Looking north in Lot C

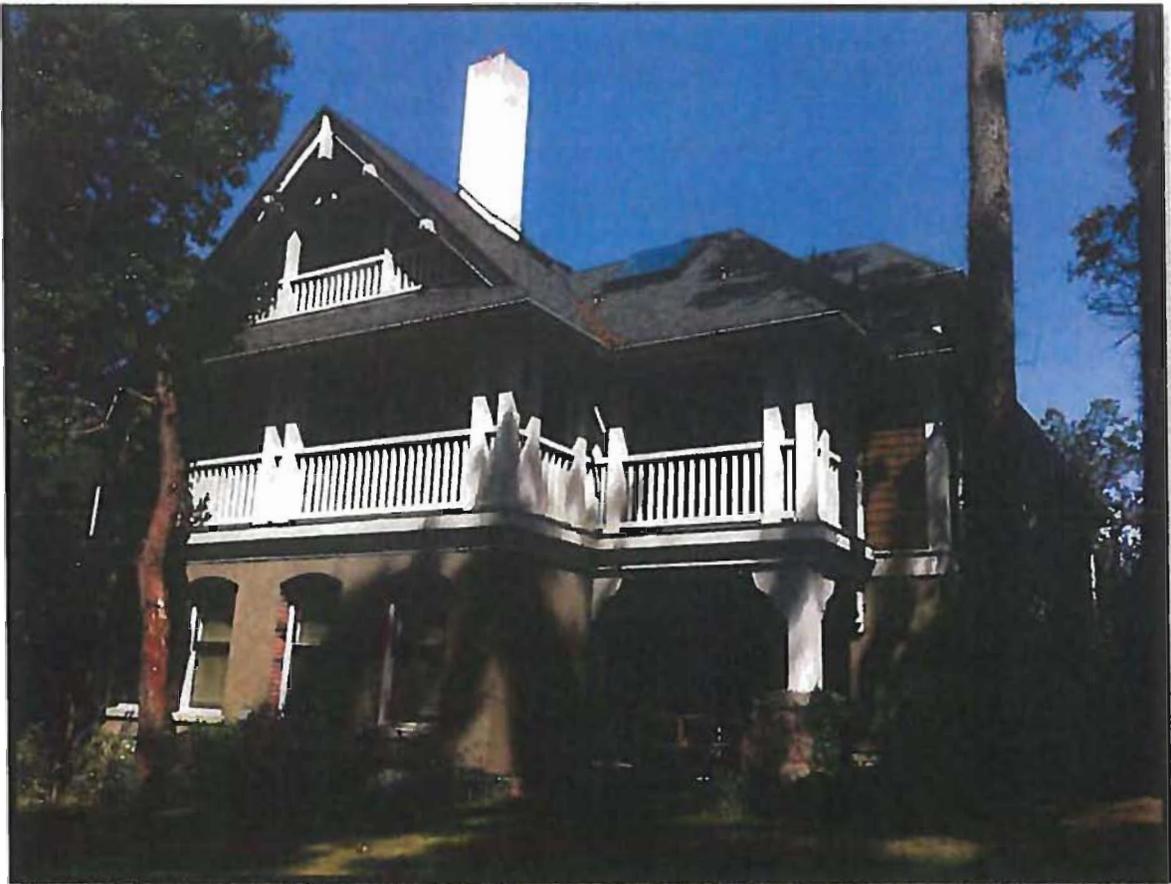


Plate 6: Existing¹⁵⁹ house on Lot F

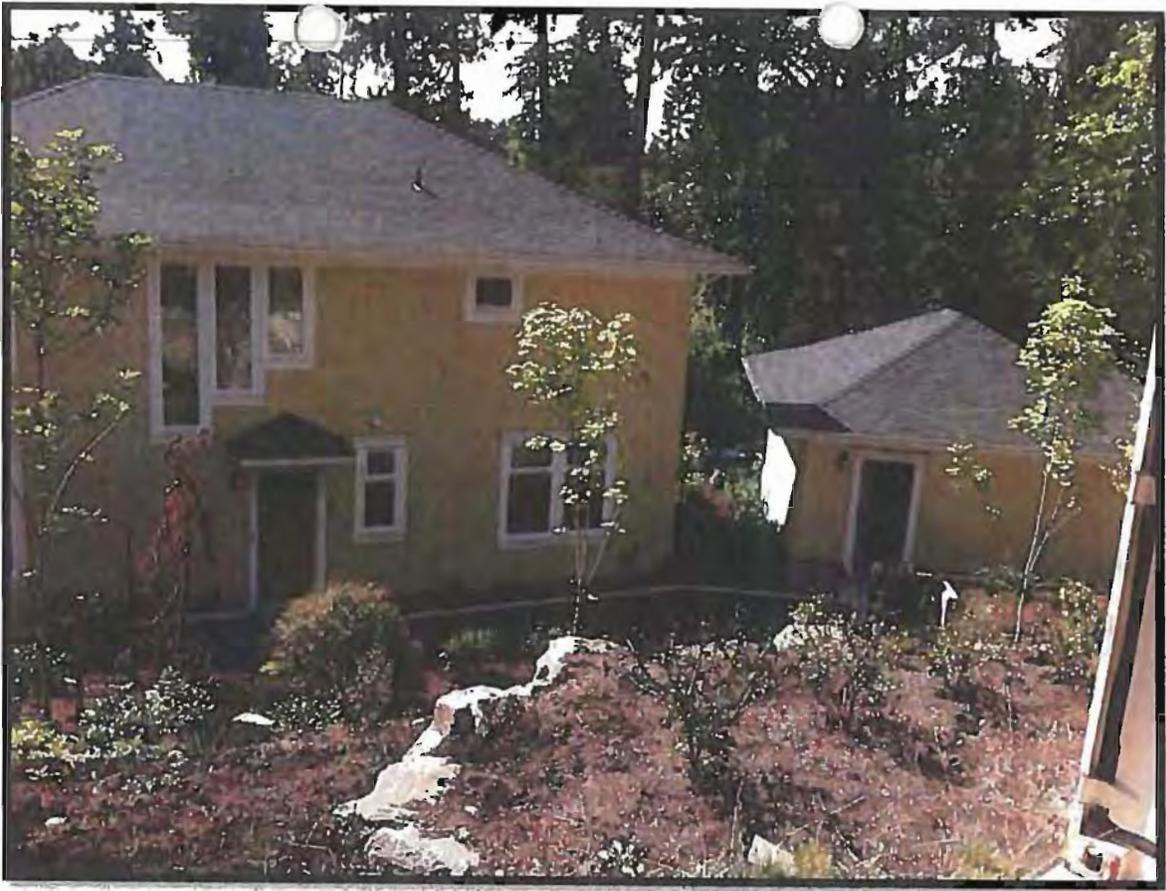


Plate 7: Existing house on Lot D



Plate 8: Rai 160 Jen in Lot D

SEP 16 2014
PLANNING DEPT



Plate 9: Protected Natural State Covenant Area (PNSCA) "C"

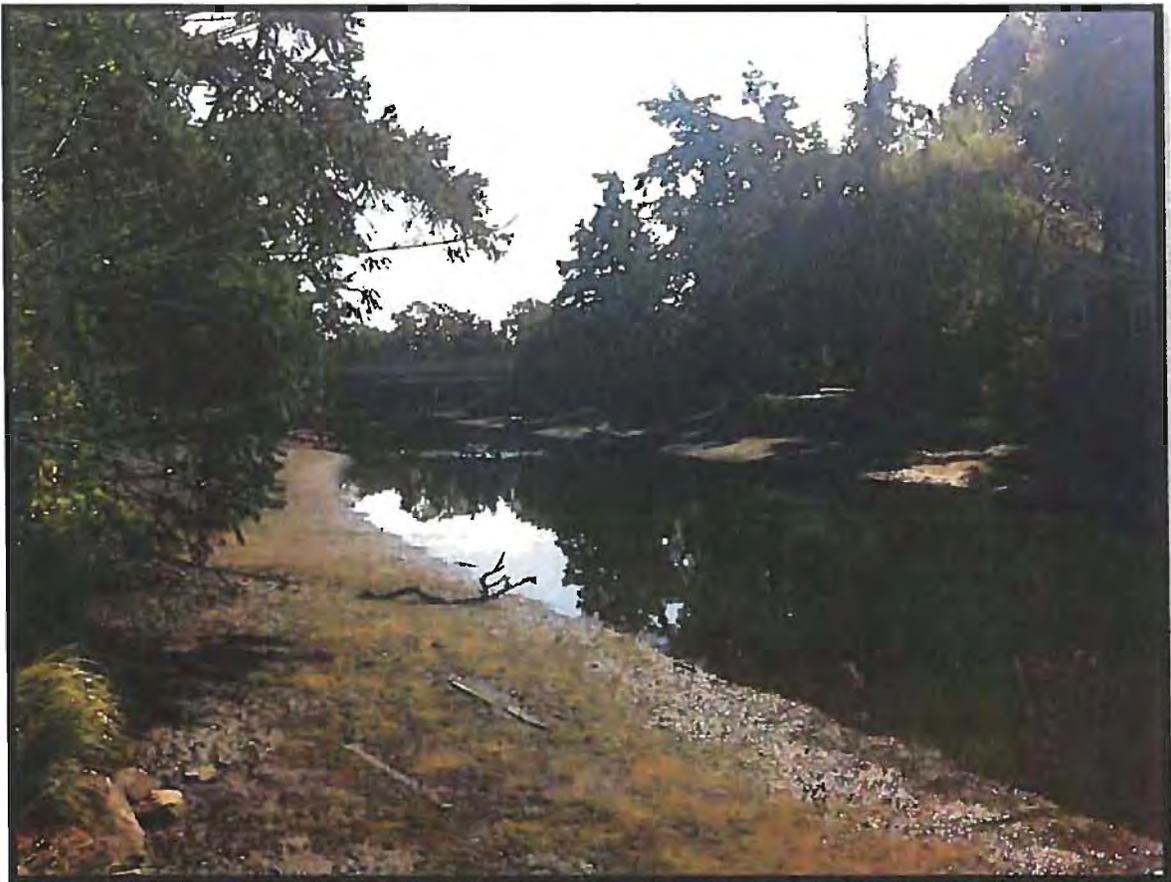


Plate 10: Colquhoun Creek shoreline



Plate 11: Wildlife tree in PNSCA "A-1"

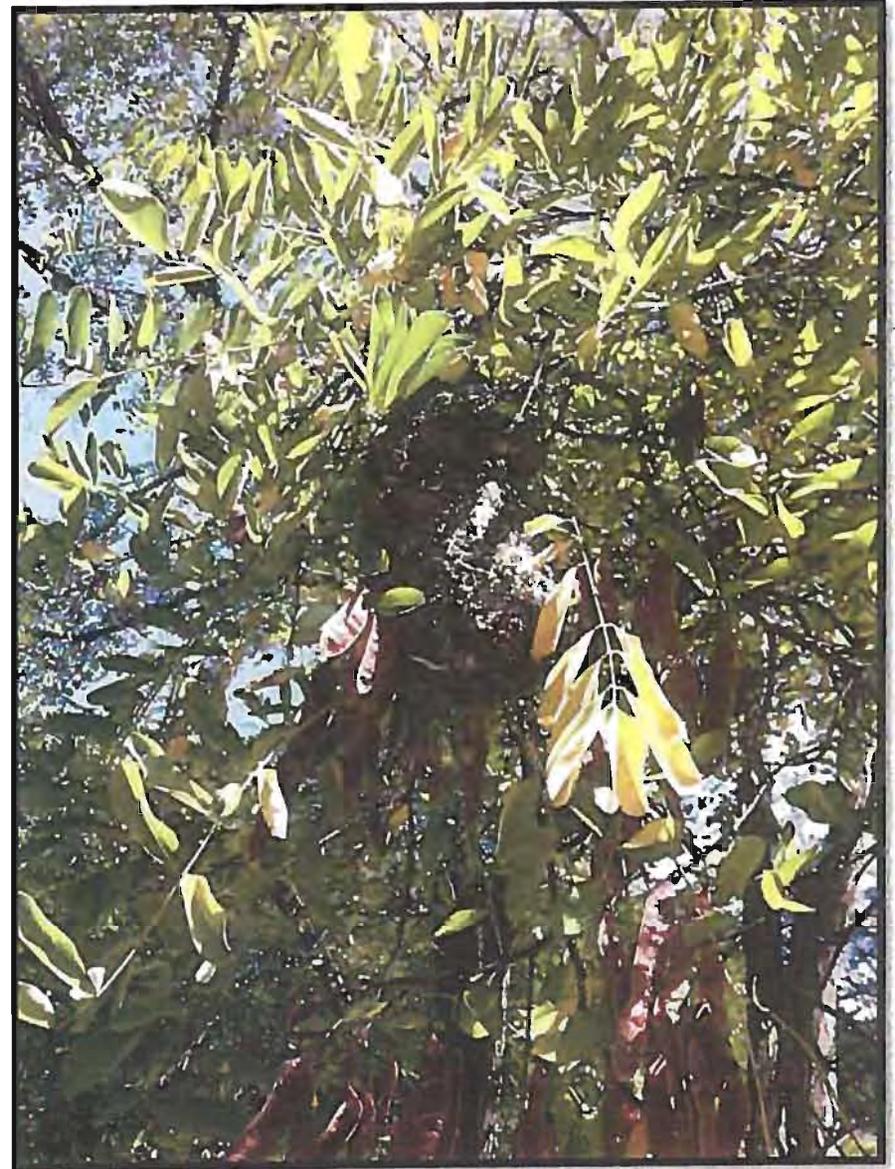
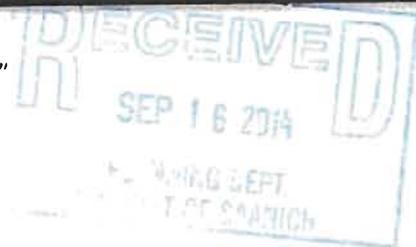


Plate 12: Bushtit nest in acacia tree at north end of Lot E

Appendix II - Conservation Data Centre Information

Endangered Species and Ecosystems - Historical Non-sensitive Occurrences - Conservation Data Centre

BC_LIST: Red
CONDITION: Extirpated.
COSEWIC: E (APR 2009)
DATA_SENS: N
DIRECTIONS: On rocky bank between water and highway.
EL_TYPE: Vascular Plant
EL_TYPE_CD: PLANT
ENG_NAME: Deltoid Balsamroot
ENG_NAME_F: deltoide balsamroot
EST_RA: Low
FEATURE_CODE: FF84660210
FIRST_OBS: 1976
GLOB_RANK: G5
HABITAT: TERRESTRIAL: Grassland/Herbaceous
LAND_CONT: Site destroyed in 1997 when highway was widened.
LAST_OBS: 1976-05-15
OCCR_AREA_SP_ID: 3007468
OCCR_DATA: 1997: Highway widening obliterated this site (T.C. Brayshaw, pers. comm.).
 1976-05-15: Growing on rocky bank between water and Highway 1 (T.C. Brayshaw, pers. comm.).

OCCR_ID: 2881
OCCR_SIZE: Extirpated.
PROV_RANK: S1
RANK: X
RANK_COM: Presumed extirpated. The site was destroyed in 1997 when the highway was widened.

RANK_DATE: 1997-05-01
RANK_DESC: Extirpated
REFERENCES: Brayshaw, T.C. Personal communication. Royal B.C. Museum.
 COSEWIC. 2008t. COSEWIC assessment and update status report on Deltoid Balsamroot *Balsamorhiza deltoidea* in Canada. Comm. on the Status of Endangered Wildl. in Can. Ottawa. In press.
 Royal British Columbia Museum. 675 Belleville Street, Victoria, BC. V8V 1X4.

SARA_SCHED: 1
SCI_NAME: *Balsamorhiza deltoidea*
SCI_NAME_F: *Balsamorhiza deltoidea*
SHAPE_ID: 7000
SURV_SITE: PORTAGE INLET, NORTH END
TAX_CLASS: dicots
VEG_ZONE: Lowland
VERS_DATE: Jun 17, 2009
#SHAPE#: [Geometry]
VERS_AUTHOR: Penny, J.L. and S. Hartwell
ECOSECTIONS: SGI
MIN_ELEV_METERS: 5
ADDITIONAL_INV_NEEDED_IND: N
SPECIMEN_DESC: Brayshaw, T.C. (SN). 1976. #87178. PMV.
AREA: 184262.0402595
LEN: 4098.94630701337
BC_LIST: Blue
CONDITION: Questionable; population has not been verified since a collection in 1959.
CON_EXTENT: N
DATA_SENS: N
DIRECTIONS: Cliff by sea.
EL_TYPE: Vascular Plant
EL_TYPE_CD: PLANT
ENG_NAME: Geyer's Onion

ENG_NAME_F: Geyer's onion
EST_RA: Unknown
FEATURE_CODE: FF84660210
FIRST_OBS: 1959-05-22
GEN_DESC: Large, convoluted inlet at the head of Gorge Waterway; much of the rocky shoreline is now under residential development.
GLOB_RANK: G4G5T3T5
HABITAT: MARINE; COASTAL BLUFFS
LAST_OBS: 1959-05-22
OCCR_AREA_SP_ID: 3008167
OCCR_DATA: 1959-05-22: Cliff by sea, collected (Holm).
OCCR_ID: 708
PROV_RANK: S2S3
RANK: H
RANK_COM: A thorough survey of the rocky portions of the shoreline of Portage Inlet during the April to June time period is necessary to assess whether this population is still extant.
RANK_DATE: 1959-05-22
RANK_DESC: Historical
REFERENCES: University of British Columbia. Dep. Bot., Dep. Zool., Biol. Sci. Bldg., 6270 Univ. Blvd., Vancouver, BC.
SCI_NAME: *Allium geyeri* var. *tenerum*
SCI_NAME_F: *Allium geyeri* var. *tenerum*
SHAPE_ID: 8184
SURV_SITE: PORTAGE INLET
TAX_CLASS: monocots
VEG_ZONE: Lowland
VERS_DATE: Oct 8, 2003
#SHAPE#: [Geometry]
VERS_AUTHOR: PENNY, J. L.
CON_EXTENT_DESC: Confident full extent of EO is NOT known
ECOSECTIONS: SGI
MIN_ELEV_METERS: 1
ADDITIONAL_INV_NEEDED_IND: Y
ADDITIONAL_INV_NEEDED_COM: A thorough survey of the rocky portions of the shoreline of Portage Inlet during the April to June time period is necessary to assess whether this population is still extant.
SPECIMEN_DESC: HOLM. L. 1959. ACC. NO. 079241. UBC.
AREA: 811749.363593
LEN: 14392.0808014338





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Printed Wed, Sep 10, 2014

Potential Distribution of Geyer's Onion

Regional Community Atlas

Capital Regional District
 gis@crd.bc.ca
<http://www.crd.bc.ca>





Appendix III: District 166 of Saanich ESA Atlas



The Corporation of the District of Saanich
770 Vernon Avenue
Victoria, British Columbia V8X2W7
Canada

Your File #: SUB00730
eDAS File #: 2014-03722
Date: Sep/02/2014

Re: Proposed Subdivision of Lot 5, Section 79, Victoria District, Plan VIP890, except part in plans 3836RW & 776RW & Lot 6, Section 79, Victoria District, Plan VIP890, Except parts in plans 3836RW, VIP50827 & 776RW - 955 Portage Road & 961 Portage Road, Saanich

Your proposal for a 6 lot Municipal subdivision has received preliminary layout approval, subject to the following condition(s):

- 1. As the proposed subdivision abuts the Highway 1 dedication, which has been designated as a Controlled Access Highway, the final plan requires approval from the Designated Highway Official. The requirement for this approval is found in Section 80 of the Land Title Act.
2. Submission of final plans to the Provincial Approving Officer for signature only after District of Saanich requirements have been completed.
3. The Ministry of Transportation and Infrastructure file number (2014-03722) is to be notated on the final plan.
4. This subdivision approval in no way constitutes approval for public access to Trans Canada Highway 1.
5. Written confirmation from the City of Saanich that the proposed natural areas covenant has been accepted and will be registered on title upon the registration of subdivision.
6. Recent State of Title is to be submitted along with final paperwork.
7. Surveyor to ensure that all constructed roads are within a publicly dedicated road allowance (with the exception of any internal strata roads)

Local District Address
Saanich Area Office
240-4460 Chatterton Way
Victoria, BC V8X 5J2
Canada
Phone: (250) 952-4515 Fax: (250) 952-4508

8. The most recent Electronic Filing System Guidelines (formally known as the Table of Concordance) are to be used for the preparation, submission and filing of all documents.

9. An increase in the drainage flow from the property to the Ministry's drainage facilities is not permitted.

Note: If you have questions or concerns about the conditions laid out in the PLA/PLNA, please contact the District Development Technician. If you still have questions or concerns after speaking with the District Development Technician, you may contact the Provincial Approving Officer directly.

It is important to provide, in writing, any new information or changes that you wish to be considered during the reconsideration process.

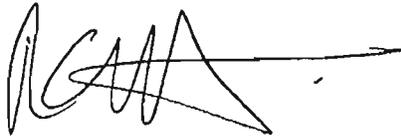
The approval granted is only for the general layout of the subdivision and is valid for one year from the date of this letter. However, if at any time there is a change in legislation or regulations this preliminary layout approval is subject to review and may be cancelled.

Submission of Final Plans (Survey Plan Certification and Application to Deposit) may be forwarded to this office for final approval at the convenience of the applicant when all above conditions have been met.

If you have any questions please feel free to call Ryan Evanoff at (250) 952-4495.

Please quote file number **2014-03722** when contacting this office.

Signed on behalf of Provincial Approving Officer by

A handwritten signature in black ink, appearing to read 'R. Evanoff', with a long horizontal stroke extending to the right.

Ryan Evanoff
Development Approvals Technician – Saanich Area Office

Council - Please do not rezone the property from A-1 to RS-12

From: "Steve Dube" [REDACTED]
To: <Council@saanich.ca>, <Mayor@saanich.ca>
Date: 4/19/2017 6:10 PM
Subject: Please do not rezone the property from A-1 to RS-12
CC: <Piscesbc1999@gmail.com>

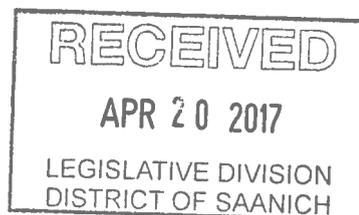
Dear Mayor Atwell,

I am in support of the Saanich Planner to NOT rezone the property from A-1 to RS-12 and by so doing protect the rural nature of our neighbourhood.

Thank you,

Regards,

Steve Dubé
[REDACTED] Esson Road
Victoria, BC [REDACTED]
[REDACTED]



Council - Rezoning property

From: "Gloria Boyd" [redacted]
To: <Council@saanich.ca>, <Mayor@saanich.ca>
Date: 4/19/2017 12:02 PM
Subject: Rezoning property
CC: [redacted]



Dear Mayor Atwell.

I am in support of the Saanich Planner to NOT rezone the property from A-1 to RS-12 (to protect the rural nature of our neighborhood).

Thank you
Gloria Boyd
[redacted] Esson Road
Victoria B.C. [redacted]
[redacted]

170 POSTED

COPY TO _____

INFORMATION

REPLY TO WRITER

COPY RESPONSE TO LEGISLATIVE DIVISION

REPORT FOR _____

ACKNOWLEDGED: _____

2870-30

Council

Portage Rd.

From: "Nathalie" [redacted]
To: <Council@saanich.ca>, <Mayor@saanich.ca>
Date: 4/19/2017 7:35 AM
CC: <Piscesbc1999@gmail.com>

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REPORT	<input type="checkbox"/>
FOR	
ACKNOWLEDGED:	

Dear Mayor Atwell,

I am in support of the Saanich Planner to NOT rezone the property from A-1 to RS-12 and by so doing protect the rural nature of our neighborhood.

Thank you,
Nathalie Dube
[redacted] Esson Road
Victoria, BC
[redacted]

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 LEGISLATIVE DIVISION
 DISTRICT OF SAANICH

2870-30 Portage

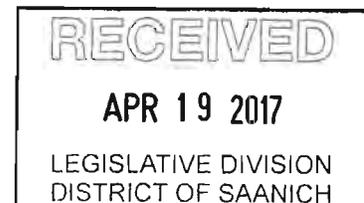
HAROLD
STANLEY
CONSULTING



Ian Sutherland
c/o Artificer Development Corporation
1715 Government Street
Victoria BC
V8W 1Z4

April 18, 2017

RE: REZ-00646 SUB-00730 955/961 Portage Road



Dear Mr. Sutherland;

I have reviewed your application for the rezoning and subdivision of your properties at 955/961 Portage Road in the District of Saanich and find that it complies with all relevant land use legislation. This includes the District of Saanich Official Community Plan (2008), to which all municipal land use policies and decisions must adhere, the Tillicum Local Area Plan (2000), and the CRD Regional Growth Strategy (2003).

The application complies with the OCP and the Regional Growth Strategy by keeping urban development compact and increasing residential density in close proximity to schools (there are 3 schools within 250 m of the property) and services (Tillicum Mall is within 1000 m of the property). In addition the proposed development is within the District's Urban Containment Boundary and Sewage Enterprise Boundary and in close proximity to cycling and walking infrastructure (The Galloping Goose) and transit at Admiral's and McKenzie.

The subject properties front onto the north shore of the Colquitz River, however the Planning report for this application contends that the properties are on Portage Inlet and therefore subject to Tillicum LAP policy 7.2 a) which calls for retaining A-1 zoning "along the north shore of Portage Inlet". The report concedes, however, that while the location of the subject properties being on the Colquitz River and **not** the Inlet is "technically true", the term "Portage Inlet" is used "generically in the LAP to refer to the area of Portage Inlet/Colquitz River estuary to the west of Admiral's Bridge". No map or description exists in the LAP to support this contention. The Planning report also calls for the retention of the "semi-rural character along the north shore of the Colquitz River and Portage Inlet", a description not found in either the LAP or OCP. The current LAP refers to the area adjacent to the river and inlet as "General Residential" not "semi-rural".

Good planning and development relies on policies and descriptions that are clearly defined and irrefutable as to their meaning and intent. To base a planning decision on anything less undermines the trust and certainty required by developers when making development decisions, and of the community and Council when reviewing and deliberating the merits of a development proposal.

The Planning report admits that by “keeping urban settlement compact and encouraging new development to locate within the Urban Containment Boundary” the proposed RS-12 zoning is more “consistent” with the OCP than the current A-1 zoning. Policy 2.1.1 of the 1993 Tillicum LAP called for “single family land use based on 930 sq. m. lot sizes” (the minimum permitted lot size under RS-12 zoning) for Sub Area 1, the area around the inlet and along the river which includes the subject properties. Not only would this encourage more compact development and discourage sprawl, but is also more in keeping with lots on the south shore of the inlet and river, the majority of which are zoned RS-12.

The rationale for keeping the A-1 zoning is, according to the Planning report, to address concerns that “subdivision pressure could occur along the north side of the Portage Inlet and Colquitz River”. In many respects, however, the RS-12 zone provides greater aesthetic and environmental protection than the A-1 zone. For example, under the RS-12 zone only residential uses are permitted whereas agricultural uses are permitted under the A-1 zone.

The subject properties are within the Sewer Enterprise Boundary and the development will therefore be connected to the municipal sewer system. This provides greater assurance that waste water from the development will not enter the river and inlet versus the septic systems used by A-1 zoned properties to the west. The proposal also adheres to the Portage Road Development Permit Area and will use covenants to protect environmentally sensitive portions of the property.

The Planning report states that the variances proposed for this development are supportable as “none of the requested variances would have a significant impact on the adjacent dwellings or the streetscape”. The applicant has provided elevations of the proposed housing, which will be covenanted to the properties as a condition of subdivision approval, showing that their form, character and size will be consistent with housing on the A-1 zoned properties to the west. The proposed development also provides a more pleasing transition of density from the adjacent town house development to the east and the lower density A-1 single family housing to the west. Construction would be done according to Built Green Gold or equivalent standards which will enhance the development's environmental and energy sustainability.

The acceptance of the variances by Planning, and the environmental and aesthetic standards by which the development would be built, is indicative of the negligible impact the development will have on neighboring properties and the natural environment.

In conclusion I believe this proposal to be supportable based on its compliance with the OCP and other land use legislation. The proposal is also aesthetically compatible with existing development and environmentally responsible given it's context relative to the natural and man made environment.

Sincerely



Harold Stanlcy
M. Env. Design
Planning Consultant

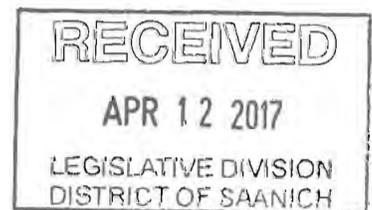
2870-30 Portage.

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Sarah Litzenberger - Re: 955/961 Portage Road - Rezoning and Development Permit Application

From: David [REDACTED]
To: Sarah Litzenberger <Sarah.Litzenberger@saanich.ca>
Date: 4/11/2017 5:41 PM
Subject: Re: 955/961 Portage Road - Rezoning and Development Permit Application

Thank you Sarah for advising the application hearing date April 24.
 I plan to attend and in Support of your department's recommendation.
 The report of your senior planner was well researched and addressed many concerns about approving this development and what could follow.
 There is already Highways Interchange chaos and traffic safety issues in this environmentally sensitive buffer area between Portage Inlet.
 David Farmer



2870-30 Portage

955 & 961 Portage Road Proposals

To: The Mayor & Members of Saanich Council

April 8, 2017

My name is Henry Kamphof and my address is [REDACTED] Glen Vale Rd Esquimalt. I have lived on the Gorge Waterway since 1998. Now retired, I previously served as the Senior Manager Housing Secretariat of the CRD until June 2015. I also had the pleasure of serving on the Gorge Waterway Action Society since 1997 and served as President up to just two months ago.

The purpose of this note is to indicate my very strong support of Mr. Ian Sutherland's application to redevelop 955 & 961 Portage Rd. as proposed. It is truly puzzling that this application is encountering such critical analysis given that the Capital Region Housing Corporation, which I managed some years ago, received approval to develop 20 family townhouse units on the next door neighboring property, over 20 years ago.

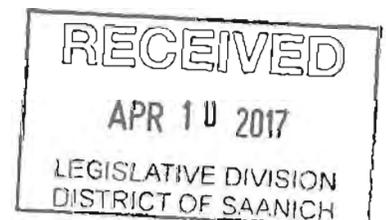
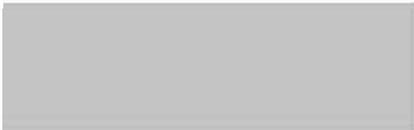
With the construction of the major interchange there has been a loss of a number of units. Some of the strong principles of community planning and affordable sustainable housing is to build such housing near major transportation routes. The subject property is within the appropriate distance of required community amenities to support additional housing. As a continued proponent of densification within urban containment boundaries, this type of housing or higher density housing should be strongly encouraged.

It is also pleasing to see that this housing proposal gives careful consideration to the environmental sensitivity features of the Gorge Waterway.

Therefore please consider this letter as my strong support to give approval allowing this proposal to proceed into development.

Yours truly,

Henry Kamphof



Council - No 955 and 961 Portage Road Rezoning

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From: Norman Bruce [REDACTED]
To: <mayor@saanich.ca>
Date: 2/2/2017 10:32 AM
Subject: No 955 and 961 Portage Road Rezoning
CC: <council@saanich.ca>

Dear Sirs/ Madams,

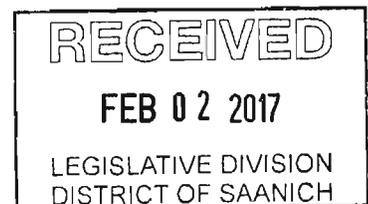
We would like to express our strong opposition to rezoning 955/961 Portage Rd from A-1 to RS-12. As residents of this area who HAVE to drive and cycle along Portage Road to enter and leave our area, we know that having more cars coming, going and parking at that property will increase the danger on a street that has no sidewalks on either side. We also walk along Portage Road a LOT and do not want to see the danger increased, especially at night when cars will be parking on Portage Road above these properties.

Please take into account the safety and other concerns of local residents when making your decision on Monday evening.

Yours Truly,

Norman and Julie Bruce
 [REDACTED] Skeena Place

From: Sarah Litzenberger <Sarah.Litzenberger@saanich.ca>
Sent: January 26, 2017 8:56 AM
To: Clerksec@saanich.ca
Subject: 955 and 961 Portage Road - Rezoning Application



This email is to advise that the report from the Director of Planning dated September 29, 2016 for **955 and 961 Portage Road** will be considered by Saanich Council at a Committee of the Whole meeting to be held on **MONDAY, February 6, 2017**, in Council Chambers, Saanich Municipal Hall, 770 Vernon Avenue, commencing at **7:00 p.m.**

A copy of the report is available on the Saanich website at: www.saanich.ca under Local Government/Development Applications/Active Development Applications/Tillicum

You are invited to attend the meeting and make representation to Council on the matter if you so choose. Correspondence may be submitted for inclusion in the meeting agenda to the address noted below, or by email to clerksec@saanich.ca and should be received no later than **12:00 p.m. (noon)** on the day of the meeting. All correspondence submitted to the District of Saanich in response to this Notice will form part of the public record and will be published in a meeting agenda.

If you have any questions with respect to the contents of the report, please contact the Planning Department at [250-475-5471](tel:250-475-5471). If you have any questions with respect to meeting procedures, please contact the Legislative Services Division at [250-475-1775](tel:250-475-1775) or by email to

clerksec@saanich.ca .

Regards,
Sarah Litzenberger
Legislative Division
District of Saanich
2nd Floor - 770 Vernon Avenue
Victoria, BC V8X 2W7

2870-30 Portage

From: CAROLINE haywood [redacted]
To: <Council@saanich.ca>
Date: 2/1/2017 11:12 PM
Subject: Rezoning application for 955/961 Portage Rd

I would like to agree that council not support the application to amend the Tillicum Area plan policy 7.2(a)
And that council NOT support the application to rezone from A-1 (Rural) zone to RS 12(single family dwelling)zone.

Caroline Haywood
[redacted] Bute st

[redacted]

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 DISTRICT OF SAANICH

Clerksec - RE: Application for Subdivision at 955/961 Portage Road

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From: "Dianne Webster" [redacted]
To: <clerksec@saanich.ca>, <planning@saanich.ca>, <mayor@saanich.ca>, <counc...
Date: 1/31/2017 9:09 PM
Subject: RE: Application for Subdivision at 955/961 Portage Road.

I am writing to support the planning division in opposing the application for the rezoning change to a more dense zoning (RS-12) for the properties at 955/961 Portage Road.

I do not feel there would be any benefit to the environment or neighbourhood to approve a rezoning of these properties from A-1 to RS-12 and to increase density or change land usage along Portage Road on the north side of Portage inlet.

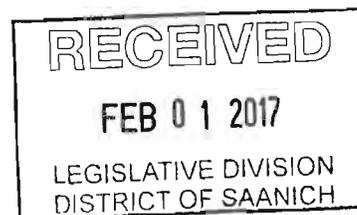
Portage Inlet is a regional amenity, an important asset to the community and an important wildlife refuge. The uniqueness is an area that continues to be treed and provides a buffer from the Trans Canada Highway and the Federally Designated Migratory Bird Sanctuary. For the most part properties surrounding Portage Inlet are single family homes on large lots. My understanding is that this rezoning application has requested below minimum lot sizes be approved.

The Official Community Plan and Local Area Plan from 2008 continues to recognize the uniqueness and importance of this neighbourhood by retaining the A-1 zoning and lot sizes for Portage Inlet/Colquitz Creek area. The current Local Area Plan Policy 7.2 (a) states: "Minimize the impact to the environment on the Portage Inlet by: (a) Retaining A-1 zoning along the north shore of Portage Inlet", (b) maintaining single family dwelling zoning and standard lot sizes of 903 m2 along Portage Inlet south of the Colquitz River and (c) maintaining a minimum lot size for panhandles lots of 1300 m2 along Portage Inlet south of the Colquitz River".

I request that Saanich Staff, Mayor and Council support local area residents by retaining the A-1 zoning of the properties at 955/961 Portage Road in accordance with and in support of the current Environmental Development permit Area (EDPA) and Local Area Plan (LAP).

Retention of the A-1 zoning on the north side of Portage Inlet (Portage Road) will help to maintain and protect the environmental buffer needed for the Federally Designated Migratory Bird Sanctuary and regional amenity.

Dianne Webster
 [redacted] Bute Street



Sarah Litzenberger - RE: Subdivision Rezoning Application 955/961 Portage Road, Saanich

From: David [redacted]
To: <mayor@saanich.ca>, <council@saanich.ca>, <clerksec@saanich.ca>, Sarah L...
Date: 1/31/2017 5:02 PM
Subject: RE: Subdivision Rezoning Application 955/961 Portage Road, Saanich

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ACKNOWLEDGED:	

Dear Mayor and Council

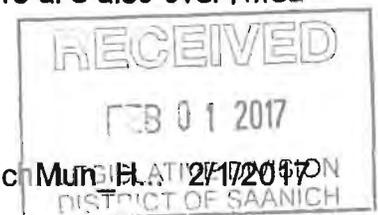
I am writing this letter in support of the recommendation of Saanich Planning Department to Not Approve the amending of the Tillicum Area Plan and against the proposed A-1 to RS-12 rezoning application for further subdivision of the properties at 955/961 Portage Road in Saanich.

There is a special need for environmental protection and green space barriers between Portage Inlet/Colquitz Creek, the busy Trans Canada Highway and the new Mckenzie/Admirals Interchange. Further construction, roads and parking issues pose a significant detriment to nesting birds and fish habitat while diminishing the quality of life for the local neighborhoods and all Saanich residents.

Changing the Saanich LAP and zoning for the Portage Road properties along the Colquitz and Portage Inlet from A-1 rural to RS-12 higher density residential could quickly lead to several adjoining multiple property subdivisions applications. Approving a change of land use application would seem in contradiction to the mission statement of Saanich Council's commitment to protecting and preserving Saanich's remaining natural environment, parks green space and wildlife sanctuary areas for enjoyment by our future generations.

During the 20+ years I have lived in this area, the developer Mr Sutherland, has removed more than 50 mature trees while clear cutting most of these without consideration of the native birds and plants relying on their habitat protection. At a GTCA community resident meeting in 2015 the developer claimed that these trees were unhealthy and he would be replanting others to substitute. To my knowledge they were not unhealthy trees and in 20 years he has never replaced a single mature tree that he previously removed. I do not add further comment on the developer's proposed site plan as these comments would be redundant to those of the Planning Department.

Portage Road is a very narrow 1-1/2 lanes and the local traffic is already at risk as there are no sidewalks and the school children walk down the road unable to hear the oncoming vehicles approaching. There is inadequate area parking for current residents and guests without adding 30+ additional cars and parking spaces. Nearby streets are also overfilled with vehicles.



With the new TCH Interchange, nearby Esson Road now bears all the incoming and outgoing traffic from our local area and this is very narrow steep road particularly dangerous for school children and cyclists during the icy winter months.

I hope that Council members find my comments relevant to this submission and choose to support the Saanich Planning Department's recommendations for maintaining the current Local Area Plan affecting this area while maintaining current zoning requirements.

Sincerely

David Farmer

[REDACTED] Bute Street
Victoria [REDACTED]

[REDACTED]

Web

ClerkSec - Application for Subdivision at 955/961 Portage Road.

From: "Dianne Webster" [redacted]
To: <mayor@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.deraman@saanich.ca>, <fred.haynes@saanich.ca>, <dean.murdock@saanich.ca>, <colin.plant@saanich.ca>, <vicki.sanders@saanich.ca>, <leif.wergeland@saanich.ca>
Date: 12/2/2015 2:40 PM
Subject: Application for Subdivision at 955/961 Portage Road.

I am writing to oppose the application for the rezoning change to a more dense zoning (RS-12) for the properties at 955/961 Portage Road.

I do not feel there would be any benefit to the environment or neighbourhood to approve a rezoning of these properties from A-1 to RS-12 and to increase density or change land usage along Portage Road on the north side of Portage inlet.

Portage Inlet is a regional amenity, an important asset to the community and an important wildlife refuge. The uniqueness is an area that continues to be treed and provides a buffer from the Trans Canada Highway and the Federally Designated Migratory Bird Sanctuary. For the most part properties surrounding Portage Inlet are single family homes on large lots. My understanding is that this rezoning application has requested below minimum lot sizes be approved.

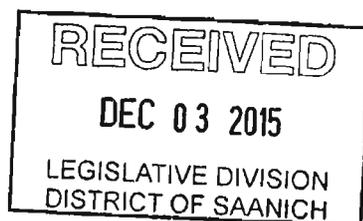
The Official Community Plan and Local Area Plan from 2008 continues to recognize the uniqueness and importance of this neighbourhood by retaining the A-1 zoning and lot sizes for Portage Inlet/Colquitz Creek area. The current Local Area Plan Policy 7.2 (a) states: "Minimize the impact to the environment on the Portage Inlet by: (a) Retaining A-1 zoning along the north shore of Portage Inlet", (b) maintaining single family dwelling zoning and standard lot sizes of 903 m2 along Portage Inlet south of the Colquitz River and (c) maintaining a minimum lot size for panhandles lots of 1300 m2 along Portage Inlet south of the Colquitz River".

I request that Saanich Staff, Mayor and Council support local area residents by retaining the A-1 zoning of the properties at 955/961 Portage Road in accordance with and in support of the current Environmental Development permit Area (EDPA) and Local Area Plan (LAP).

Retention of the A-1 zoning on the north side of Portage Inlet (Portage Road) will help to maintain and protect the environmental buffer needed for the Federally Designated Migratory Bird Sanctuary and regional amenity.

Additionally with the upcoming work that will be taking place at the nearby intersection of Mackenzie/Admirals Road and the trans Canada Highway I feel the traffic congestion would be completely unacceptable for residents along Portage Road.

Dianne Webster
Eleanor Webster
[redacted] Bute Street



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✓-Reg.

ClerkSec - rescind a letter opposing development at Portage

From: Caren Cameron [redacted]
To: <clerksec@saanich.ca>
Date: 7/8/2015 8:43 AM
Subject: rescind a letter opposing development at Portage
CC: Ian Sutherland <iangsutherland@gmail.com>
Attachments: final draft for Saanich

Please distribute the following letter (see attached) to Mayor and Council and to Planning.

Thank you very much.

If you have any questions please do not hesitate to contact me.

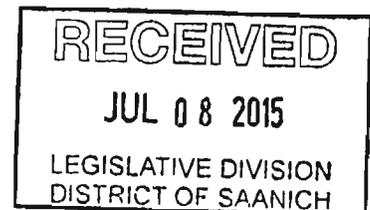
Caren Cameron

Secretary Director

Gorge Waterway Action Society



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June 30, 2015

Re: Application for Subdivision at 955/961 Portage Road

In December of 2014 Gorge Waterway Action Society wrote a letter to Saanich Mayor and Council, signed by all Board members, opposing the application at 955/961 Portage Road. In March of 2015, the developer, Ian Sutherland, asked to speak at a GWAS Board meeting. Directors took the time to meet with him.

Mr. Sutherland provided detailed information about his development and showed photos of homes that currently exist in the area. Discussion continued over several meetings and questions and responses were exchanged online. Given the information provided, GWAS Directors (although it was not unanimous) no longer oppose the application for a Subdivision at 955/961 Portage Road. We rescind our previous letter.

In doing research related to the Portage Road application GWAS Directors are left with new questions, not for the developer, but for the municipality. For example, 'In what ways is the Victoria Harbour Migratory Bird Sanctuary currently being protected by Saanich?' 'In what ways does the A-1 zoning provide protection/ not provide protection?' and 'What new zoning and policy statements need to be considered?' It is our intent to take these questions to the Gorge Waterway Initiative for discussion.

Thank you for the opportunity to offer input on this important issue. We will continue to follow its progress along with any other new developments that have the potential to negatively impact the Gorge Waterway and Portage Inlet.

Sincerely,

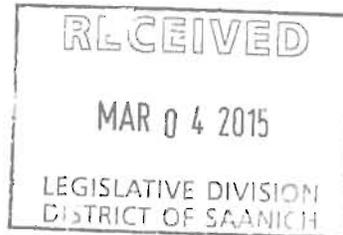
GWAS Directors

Council - RE: Rezoning development application 955 and 961 Portage Road Folder # SUB00730 REZ00546 DVP00358 -

From: David [redacted]
To: <Sharon.hvozdanski@Saanich.ca>
Date: 3/4/2015 12:49 AM
Subject: RE: Rezoning development application 955 and 961 Portage Road Folder # SUB00730 REZ00546 DVP00358 -
CC: <mayor@saanich.ca>, <council@saanich.ca>

March 1, 2015

Ms. Sharon Hvozdanski
Director of Planning
Municipal District of Saanich
770 Vernon Ave
Victoria, BC, V8X 2W7



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Re: Rezoning development application - 955 and 961 Portage Road Folder # SUB00730 REZ00546 DVP00358

Dear Director of Planning,

I was prompted to write this letter to you and the Saanich Planning Department regarding a letter you received (dated December 5, 2014) from Rob Wickson of the GTCA Gorge Tillicum Community Association with his consideration comments about the above mentioned rezoning and subdivision application by Artificer Developments for their property on Portage Road.

Last week, the general membership of the GTCA received a copy of Mr Wickson's letter to you. His letter erred with critical information regarding the outcome of the GTCA public meeting and the history of the local area zoning and development restrictions for this property. In addition, he downplayed the neighboring community support for maintaining Saanich's current LAP and opposition to the developer's rezoning request from A-1 to RS-12. As there were only 2 GTCA Land Committee members present at the arranged meeting, I suggest that the opinions expressed in Mr Wickson's letter are largely his own and not those of the broader GTCA membership.

I am a member of the GTCA and was in attendance at the September 11, 2014 specially convened public meeting of the GTCA Land Committee held at Pearkes Arena. The meeting was organized by Rob Wickson for Mr Sutherland the developer and was advertised by letter to 20 local residents living nearest to his proposed development.

This meeting was well attended by 15 local residents plus several others, but by only 2, out of 9 members of the GTCA Land Committee - Rob Wickson chairman and Wendy Farwell, who also acted as recording secretary. The local residents and most others who did attend were definitely not in favour of the developer's plans for changing the current Saanich area zoning plan for these Portage Road properties and did not support the developer's proposed subdivision development of these environmentally sensitive and designated EDPA areas along the shorelines of the Colquitz Estuary and Portage Inlet.

Mr Wickson's reference to commending the developer for seeking support from the GWI Gorge Waterway Initiative, is misleading and indicates the developer was successful at the GWI meeting in gaining support for his rezoning and development ... According to GWI representatives in attendance

and this can be verified with Jody Watson chairperson, the GWI committee offered no positive support to the developer at their meeting and many unanswered concerns were raised by their association representatives.

Mr Wickson's letter indicated the significant opposition to the developer's rezoning and subdivision plan presented at the GTCA arranged meeting. The opinions and comments of the audience included:

- The current A-1 zoning is intended to prevent such a development
- Opposition to changing the current Saanich Local Area plan and zoning for the area from A-1 rural to RS-12 residential, and opposing the developers plan for additional variances to further reduce his lot sizes and set backs as required by RS -12 zoning
- Developing the Portage Rd properties would result in the loss of the irreplaceable natural habitat, mature trees and greenspace within the environmentally sensitive areas of Colquitz Creek and Portage Inlet;
- These properties are the only treed buffer between Portage Inlet and the nearby Trans Canada Highway. The developer admits that he has already cut down 20+ mature trees and to date has not replaced them as required by Saanich.
- Concern for the wildlife sanctuary and federally protected shoreline with the environmental damage to the Estuary and Inlet from water runoff and pollutants from dozens of automobiles, lawnmowers, car washing
- The lack of adequate parking for the expected 20+ resident and tenant vehicles plus their guests;
- Traffic dangers created with the additional vehicles accessing onto a narrow Portage Rd with a school walkway/drop off overpass nearby.

According to the Saanich Planning Department, the current LAP and the A-1 zoning governing these properties along Portage Rd & Portage Inlet has been in effect since before 1984.

Mr Wickson's letter incorrectly states the developer, Mr Sutherland a resident of Oak Bay, purchased and once resided on 1 property before the current Saanich LAP and A-1 zoning designation went into effect. He did not. Mr Sutherland publicly stated at the GTCA meeting that he was aware when he purchased these 2 properties that the Saanich LAP specifically designated retaining A-1 zoning for the properties along Portage Road. Mr Sutherland is not an innocent victim of Saanich zoning as Mr Wickson seems to suggest. His neighbours said at the meeting his plan was always to sub divide and profit from selling these properties as lots and he had approached them about also buying their properties.

Changing the Saanich LAP and zoning for the Portage Road properties along the Colquitz and Portage Inlet from A-1 rural to RS-12 higher density residential could quickly lead to several adjoining multiple property subdivisions applications. This could be a great loss for the local residents and Saanich community also for a multitude of birds and mammals who share this peaceful area. Approving this change of land use application would be in contradiction to the position statement of Saanich Council's commitment to protecting and preserving Saanich's remaining natural environment, greenspace and wildlife sanctuary areas for enjoyment by our future generations.

I hope you find this information to be relevant when you are reviewing the submissions regarding this application for rezoning and subdivision development of these properties.

Sincerely
David Farmer

[REDACTED] Bute Street
Victoria, B.C. [REDACTED]

cc. Saanich Mayor and Council

2870 30 Portage

✓	ACKNOWLEDGED
✓	CLERKS
	REPLIED



GORGETILlicum

Community Association

P.O. Box 44152
Victoria, B.C., V9A 2A0

2014
POST TO *CP* POSTED 12/09/14 00730
COPY TO *2014 copy to: S.H.*
INFORMATION
REPLY TO WRITER
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT
ACKNOWLEDGED

RECEIVED
DEC 08 2014
PLANNING DEPT.
DISTRICT OF SAANICH

RECEIVED
DEC 08 2014
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

**ENTERED
IN CASE**

December 5, 2014

Ms. Sharon Hvodanski
Director of Planning
Municipal District of Saanich
770 Vernon Ave
Victoria, BC, V8X 2W7

Re: Folder # SUB00730 REZ00546 DVP00358 - 955 and 961 Portage Road

In response for your request for comments dated July 7, 2014 on the development proposal referenced above, the Gorge Tillicum Community Association is prepared to offer the following for consideration.

We should note that while this letter is beyond the deadline set as 30 days after we received your request, the request was received with a very short timeline during the height of the vacation season. Further, it was immediately clear that there were concerns about various aspects of the proposal and more time would be needed to consult with the community. We therefore contacted both Mr. Chuck Bell, the planner assigned to this project, and the proponent, Mr. Ian Sutherland to let them know we would not be able to meet that deadline.

Late last year, Mr. Sutherland contacted the GTCA asking for a meeting to discuss a proposal he was developing for 955 and 961 Portage Road. He also provided us with some notes about the property. We understood there was no particular time line for when Mr. Sutherland would be prepared to submit his detailed application to Saanich Planning. A few months passed and during the spring Mr. Sutherland indicated that he was moving along with his proposal and offered have us to tour the site with him. Members of the GTCA Land Use Committee did tour the property where we were given a chance to ask questions and view specific elements of his proposal including the interior of the newest house that was recently built on the property.

We next were engaged in this file June 26, 2014 when we received your memo to Mayor and Council regarding the Environmental and Social Review for this proposal. It was this memo that pointed to specific issues related to the proposal. Of note, the Tillicum Local Area Plan (LAP) 7.2 states "Minimize the impact to the environment on the Portage Inlet by maintaining the A-1 zoning along the north shore of Portage Inlet." The memo also made clear that the Saanich Parks department was not interested in acquiring waterfront portions of the property so a natural state covenant would be recommended.

On July 7, 2014 we received a request for comments for this project from the planning department. This request brought out comments from members of the community, particularly members of the Portage Inlet Sanctuary Colquitz Estuary Society (PISCES). These comments suggested that Artificer Developments needed to meet with members of the community in order hear and address their

concerns. On our suggestion, Mr. Sutherland arranged for a public meeting on September 11, 2014 which was attended by 14 property owners mostly from Portage Road or close by (Arundel or Grange).

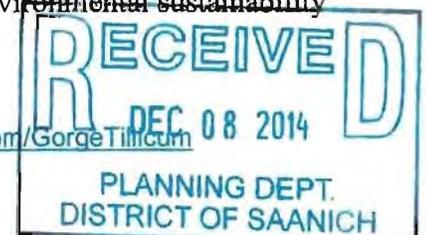
It is this meeting where significant opposition to this project was raised. Following Mr. Sutherland's presentation specific points that were raised included the following:

1. The current zoning of A-1 is intended to prevent such development.
2. Increased density was considered as too much and is not welcomed by some neighbours along Portage Road.
3. There was some concern about increased traffic and possible parking along Portage Road. Further discussion identified school traffic on Esson was an issue which is not related to this property.
4. The Sutherlands do not currently live on the property. Mr. Sutherland indicated that he had lived on the property in the past and intended to live there again in the future.
5. Those opposed to this proposal felt that if approved this project would lead to others attempting to bring sewer lines to their properties and seek rezoning for further development.
6. There was concern not only for the number of trees that would need to be removed but the trees that have previously been removed to accommodate the newer house on the 955 property. Mr. Sutherland indicated that many of the trees slated for removal were not healthy and he intended to plant about 46 trees as replacements.
7. There was significant concern for the wildlife bird sanctuary along the Colquitz River Estuary from some of the other residents along Portage Road.

The GTCA acted as facilitator for this meeting and indicated at that time that it is not our practice to support one viewpoint over another in these matters. In that regard we note that as of this date we are aware of two letters against this project and two in support.

The GTCA Land Use Committee has also considered the proposal in relation to the goals of our community. Our first consideration is to review how such a project might impact the environment. In this case Mr. Sutherland has presented his plans to keep a 25 metre riparian zone between the buildings and the water. This is significantly better than many of the properties along Portage Road. Further Mr. Sutherland has indicated he will build rain gardens into the project in such a way that rain water from Portage Road will be pass through natural habitat instead of underground pipes.

The question of zoning for this property is an interesting one. The blanket zone of A-1, agriculture seems out of place for all of the properties along Portage Road. This zoning has been part of the Local Area Plan since before the current community association came to be and we understand that the intention is as protection of environmental concerns. On the other hand the local area plan also supports redevelopment of large lots within the sewer containment boundary. Therefore this property falls into both categories. We further understand that Mr. Sutherland obtained ownership of the properties before the A-1 zoning was put in place and he paid for the extension of the sewer because his septic fields were not up to standards. Therefore, he has requested a change in zoning to fit with his development intentions for the property. Ultimately this is a decision for Council, but we would note that it may also be appropriate to create a zoning for the properties along Portage Road that reflects the current land use along with future expectations in relation to environmental sustainability and this application provides an opportunity for such a discussion.



In particular, the question should be how does this proposal impact the environment? We note that in the proposal there will be a large buffer zone with undisturbed native habitat and rain gardens throughout the property. Any trees removed will be replaced with two as required by Saanich and we note the property is not considered within the federal bird sanctuary boundaries, according to Saanich's GIS mapping application.

The layout of the lots with four along the lot nearest the townhouse development next door and two lots at 961 Portage shows sensitivity to density concerns. The GTCA Land Use Committee noted that an alternative could have been a proposal for more townhomes for both lots. Should we examine how sustainable growth does occur we could look at historical examples from communities like Oak Bay, the Fairfield/Cook Street neighbourhood or even Gorge Tillicum. All of these communities have slowly grown through increased densities, one smaller development at a time, often infilling larger lots. This trend has been a significant contributor to how our neighbourhood has grown since the days when most of lots were created in the 1920's, many with larger sizes than typical 50 by 100 foot lots.

The GTCA is also interested in the designs of the units. In particular we are sensitive to form and character and would expect these new homes will reflect the character of the neighbourhood. In addition, we are interested in what kind of efforts will be made to keep the environmental footprint of these new units to the highest standard. Such things as LED lighting throughout and in floor heating, shared geo-thermal and solar hot water and at least installed wiring for solar voltaic should all be part of this project along with consideration for passive solar designs. As these new units are likely to be around for another 100 years it make sense to build with an eye to the future.

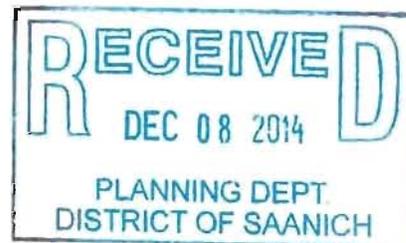
As we work through the process of this development application, the GTCA is interested in the concerns and viewpoints of everyone in the community. The integrity of any proposal has a foundation in the ability for the community to be involved. Even before this proposal was submitted to the Saanich Planning Department, the GTCA was made aware that it would be coming. We appreciate that Mr. Sutherland took the time for additional community consultation not only with concerned immediate neighbours but the Gorge Waterway Initiative (GWI).

The GTCA has a membership of approximately of 300. We appreciate investments in our community and thank those that consider our neighbourhood for their projects.

Sincerely,



Robert Wickson
President,
Gorge Tillicum Community Association.





DECISIONS AND ACTIONS

Steering Committee
 Wednesday, 17 September 2014

Victoria Canoe and Kayak Club

Present: Julian Anderson, Sara Stallard, Yogi Carolsfeld, Vicki Blogg, George Blogg, Dorothy Chambers, Don Monroe, Craig Elder, Kitty Lloyd, Jody Watson, Tricia Demacedo, Rick Daykin, Sean (PIPS), Patty MacDonald, Alia Johnson

Guests: Presenters: Ian Sutherland (with Susan Blundell, Wendy Bowkett), Adam Steele
 Community: John King, Frank White, Jim Rowl (sp?), Joyce Rowl, maybe 2 others
 UVic students: David Norwell, Laura Larsen

DECISIONS				
1	GWI will write to four municipalities requesting to be included in the review process for rezoning and development permit applications on the Gorge Waterway and Portage Inlet			
Next Meeting: 19 November 2014				
ACTIONS			ACTION BY	DUE
1	Name tag for Alia Johnson, CoV Senior Parks Planner		Kitty	Nov
2	Write a letter to four municipalities requesting GWI be consulted as part of review process for development permit process		Kitty/All	Nov
INFORMATION				

Presentation: Rezoning and subdivision application at 955/961 Portage Rd – Ian Sutherland

- Described how project aligns with GWI objectives of protecting shoreline
- EnKon Environmental Consulting (Susan Blundell) – conducted environmental assessment of the property, located 100 m west of Admirals Bridge
- Adjacent land uses: mix of lot sizes, mostly ¼ acre
- In Saanich's urban containment and sewer enterprise area
- Proposing 6 lots with an average size 1/3 acre
- Existing 2 homes will remain onsite, additional 4 proposed
- Nothing will be disturbed between houses and water, therefore no Environmentally Sensitive Area development permit needed
- Low impact development (LID) techniques will be used throughout
- Reduction of roof and pavement areas from what would be allowed under the proposed RS-12 zoning (3,100 ft² house footprints)

Decisions and Actions – GWI Steering Committee**17 Sept 2014****Page 2**

- Currently the rainwater from road runs through a ditch along the west side of property, then into a collector that runs parallel to shore and discharges near the Admirals Bridge. This would be replaced by stormwater retention features.
- Waterfront area would remain untouched
- Consulted with local plant expert Hans Roemer, there are mostly non-native plants onsite
- Significant trees and native vegetation were identified by Roemer, these areas will be covenanted, approximately 23% of property to remain in a natural state
- Tillicum Local Area Plan of the Saanich OCP is an old document, LAP policy states that properties in this area should remain zoned Rural A-1 to protect waterfront by retaining upland natural areas. Sutherland points out that stormwater management practices have improved since that was written and with proposed rainwater management techniques, run-off from the property would be reduced and quality improved.

Questions:

Did Roemer give suggestions about removal of invasive plants? Yes: west side of property – lots of ivy, blackberry, Daphne that will be removed. Sutherland has made a commitment to remove invasives from covenanted areas, probably a crew of landscapers would come in and clear these out.

Do you live there? No, but has lived there about 5 years of the 26 years that he's owned the property

What was the outcome of last meeting [community meeting organized by Gorge Tillicum Community Association, Sept. 11]? PISCES members are not supportive, but he has canvassed others in the neighbourhood and many wrote letters of support to Saanich for the proposal. Comment from community member who attended that meeting: predominant view there was not favourable

Will you build the houses, then sell? Depends on the market, may build some, sell some as lots

How many trees have and will come down? Twenty were removed to build new house, 31 to come down for this proposal. Douglas firs on property are in decline, most have root rot.

Have new trees been planted on the property over the years? Twelve or 15 over the years. For this project 46 native trees will be planted at beginning, then as individual lots get built, trees will be replaced at 2:1 ratio, either on site or in a Saanich Park. Road is main area where trees will be removed, these will be replaced first.

What does neighbour think? Prefers it not to be developed

What LID features for houses? Rain gardens, bioswales with detention chamber, existing house has one which works well.

What is the nature of covenants? Natural state covenants, those areas will remain untouched except to remove invasive plants; Saanich has a template of what can occur in covenanted areas.

Who will monitor the covenants? Sutherland will as long as he is there. Saanich would hold the covenant, they would be required to act on any complaint from a neighbour, etc. There are organizations that do this type of monitoring (ie 3rd party covenant) but many are too short of funds to

Decisions and Actions – GWI Steering Committee
17 Sept 2014

Page 3

monitor those properly over the long term. Sutherland has established covenants on other properties that are working well.

Suggestion was made to post notices explaining what a covenant is about so that the public will recognize why an area might not look manicured.

After subdivision Sutherland will continue to own heritage house in centre of property, so he will be a member of the building scheme. Building scheme is a covenant in which all lot owners are members, and each is able to enforce the terms of the scheme. Landscaping will be done with native species as much as possible, this would be outlined in the building scheme.

Does the shoreline have invasive plants? Some but not as bad as upland area. Comes down to how much you want to disturb the area in order to enhance it. Need to be careful about what is removed, it's a steep shore along there, erosion could be a problem.

How does the ditch that runs down west side of property enter Portage Inlet? Through a silt trap, then through an outfall at the bridge; if this proposal goes ahead there will be a rain garden in the boulevard at the top.

Timeline? Won't go to council before late spring, doesn't want to do any road building in winter

What about planting western white pine? Used to be all over the south island, but blister rust affected it. Now there are resistant strains that would be good to replant in this area.

Discussion and Comments:

- No problem with the plan, but concerned about ripple effect of cutting trees for areas nearby
- PISCES: not in favour of changing the zoning, as per letter submitted to Saanich in August. Changing rural A-1 to RS-12 should be looked at carefully. With existing zoning and Tillicum Local Area Plan policies, Saanich has long recognized the area as an environmentally sensitive amenity; migratory bird sanctuary, buffer and rural nature of area maintained, this zoning change is considerable; gateway to sensitive riparian area, would set a precedent to further rezoning and loss of habitat; trees and a lot of habitat have been removed and replaced with grassed areas; consider why should we encourage zoning change, motivation is profit, and changes won't benefit the property. Major concern is that this could set a precedent for other properties on this street.
- Developer said all the right words, but is it window dressing? Not certain what the eventual density will actually be; best to think in a conservative way
- This is a big change from rural to a much denser zoning
- It would set a precedent for changing the LAP policy
- Two issues: zoning change and the fact that we weren't consulted
- We are on the stakeholders' list now after discussions with Saanich planning staff
- Neighbours are very concerned about this change; feeling is that current zoning should be retained until someone can prove that RS-12 is going to be an improvement over existing A-1

Decision: No general consensus that GWI should submit a coordinated response to Saanich, individuals or member groups can send a letter independently as desired.

Decisions and Actions – GWI Steering Committee
17 Sept 2014

Page 4

ACTION: GWI will write a letter to all four municipalities on the waterway stating that we would like to be consulted about rezoning and development proposals on the waterway

Presentation: City of Victoria Stormwater Utility – Adam Steele, Stormwater Management Specialist

- CoV stormwater system is one of the oldest in Canada, 60% was installed prior to 1920. Currently there are 243 km of mains.
- First attempt to establish a stormwater utility was in 2001, but there was insufficient support at that time. The current effort was started in 2007, and starting in 2016 payment for stormwater services will be transferred from property taxes to the new utility.
- Desire to change from grey to green infrastructure, and will include all properties
- Benefits:
 - reduced flooding from overflowing stormwater system as more rainwater infiltrates the ground onsite rather than being conveyed straight to underground pipes.
 - Cleaner beaches and creeks (Bowker, Cecelia) as stormwater will be less contaminated, and less chance of infrastructure being overwhelmed in storm events and mixing with sanitary sewer system
- Model being used will be revenue neutral; 80% of funding for stormwater maintenance will move from property taxes to a utility bill, 20% will remain on property taxes
- Fees will be based on 4 factors:
 - Impervious Area factor: building footprint on property plus 3% (driveways, sheds, etc)
 - Street Cleaning factor: dependent on street frontage of property
 - Intensity Code (commercial activity has higher intensity code than single family residential)
 - Codes of Practise factor: automotive industries or businesses with more than 10 parking spaces
- Rainwater Incentive Program: quality over quantity, system of credits (ongoing reduction to stormwater bill) and rebates (one-time payment for projects like installing a rain garden)
- **Credits** must be approved prior to work being done, then accepted when inspection is complete. This will be followed by random inspections to ensure that the installation is still there and functioning properly.
- Case studies were done to help inform the final program details, these will be publicly available soon
- **Rebates** only available to low density residential properties that are not part of a business. These are likely to be 5 – 50% rebates up to a maximum amount.
- There will be a phase-in period for permissive tax-exempt properties and schools, and possible grants available from the tax revenue this generates.
- Adapting the program as they work through the details, public input welcome

Learn more about the program here:

<http://www.victoria.ca/EN/main/departments/engineering/stormwater.html>

Anchored boats:

- Public hearing Aug 28 regarding the proposed Gorge Waterway Park Zoning, passed 3rd reading by CoV council

Decisions and Actions – GWI Steering Committee
17 Sept 2014

Page 5

- GTCA has heard concerns about boats moving further up the Gorge if that bylaw is passed
- Yogi – some of the boats are starting to anchor in Esquimalt Harbour again. He did a dive in the area off Banfield Park in late August, and saw no eelgrass where the boats are anchored, and no sign of anchors dragging; pea gravel throughout the area (under the mud), not sure what the source of that is. No piles of wood debris on the sea floor, although that's what he expected due to years of log storage there. If the area is going to be a park, maybe should consider planting eelgrass where boats are now.
- GWI coordinated response included recommendation that CoV work with other municipalities to establish a regional approach

CRD Harbour Program update - Jody

- Planning to repeat the inventory done for the Harbours Atlas in 1999/2000; underwater and shoreline surveys; relatively expensive project, could maybe get a supplementary budget (one time);
- Working on a grant application to National Wildlife Conservation Fund that targets wetlands including tidal lagoons and marshes; look at vegetation analysis, shoreline trees, eelgrass, other sensitive habitats; big part of the grant fund is for restoration and enhancement of wetlands; grant application will include seasonal bird surveys; this grant is not applicable for federal lands (Victoria and Esquimalt harbours are federal);
- Wants to talk with municipalities about restoring road ends abutting Portage and Gorge Waterway; inventory first and assessment of potential of ecosystem shift for wetlands in tidal areas due to sea level rise; identify areas where conservation covenants with waterfront homeowners could be established; eelgrass planting could be part of the proposal; Selkirk and Railyards area could be good candidates for enhancement too.
- Yogi: sedimentation is not well understood, that's likely what wiped out the oyster replanting effort; sedimentation is not part of most monitoring programs but is a significant factor in the Gorge; Sean (PIPS) has lived on Gorge many decades, when he was young there was always 6 -8ft of water at low tide; this summer he saw a fellow walk across the Gorge and only got wet up to his thighs.
- Ed Lyons wrote a series of reports on geomorphology of Portage Inlet and the Gorge for a local newsletter in the past, could request these from him. He recently offered a box of old survey reports to Dorothy (possibly UVic student reports from the 1960s).

Point Ellice Update:

- Work party 21 Sept, going to measure the last cleared area to calculate how many native plants to order for the final replanting
- Onsite work will be completed by end of October, final summary report to be submitted to Heritage Branch by end of December.

Suggestion by Yogi that the forested area behind the Nature House could be next restoration project for GWI

Partner Updates

VCKC – annual cleanup of Cowichan River if there's enough water in it; there's always lots of stuff to clean up; club has lots of courses underway

Decisions and Actions – GWI Steering Committee**17 Sept 2014****Page 6**

BGCA – Invasive plant removal continues regularly in Cecelia Ravine, giant sewer mains there are being inspected

Esquimalt - Wayfinding signage in several parks, lots of festivals, Sculpture Splash this weekend, open house for tree bylaw and animal control bylaw coming up. Question: what about the failing seawall on the Esquimalt shore (Rhoda Lane)? Municipality will rebuild with concrete cylinders as it is now.

WFT - New students now after the summer; no funding for Nature House, will soon look for people to sit on a steering committee for the NH

PISCES- View Royal is in negotiation to purchase Portage Linear Park from Pacific Capital Commission even though it's in Saanich

GWAS - summer hiatus

Victoria - New representative on GWI is Alia Johnson, senior parks planner; she's been on the job 3 weeks

GTCA - Gorge Park Gardens are under construction; Gorge Park cleanup next weekend

Swan Cr - Six riffles added to creek, boulders and rocks now in place

FoCH – Fall work parties will start up soon; students from UVic, David and Laura, attended meeting, there are about 10 students interested in restoration, would like to do work in the Colquitz with salmon; fisheries window is closed now for the spawning season

PIPS – no report

Saanich - New website focused on stormwater management will be live in next few weeks, it will include a virtual tour of some of Saanich properties with innovative rainwater management

Meeting Adjourned: 9:40pm

Portage

SUB00730

Planning - Support for proposed development at 955 & 961 Portage Road

RE200546

From: Ed Lyons <[redacted]>
 To: <planning@saanich.ca>, <mayor@saanich.ca>, <council@saanich.ca>, Paul Ge...
 Date: 9/12/2014 6:38 PM
 Subject: Support for proposed development at 955 & 961 Portage Road

2014 SO

POST TO	CAEN.	POSTED	9/15
COPY TO			
INFORMATION	<input checked="" type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED			

ENTERED
ADMIN CASE

Dear Sirs & Mesdames,

I sent an email dated 26 July 2014 recommending rejection of the above development proposal. I no longer support that email. Please erase that from the files on public input.

Since then, we've learned more details and attended the proponent's presentation hosted by the Gorge Tillicum Community Association Thursday night (11 Sept). We now support the proposal.

The project appears to exceed the environmental management of the site even with the four new lots included. The proposed capture and treatment of stormwater from Portage Road, now running into Colquitz Creek, is a big improvement. We assume that the lots will have the modern stormwater runoff management measures. This is altogether a higher quality than all but a few existing lots on Portage Road. Mr. Sutherland has made appropriate allocations for addition tree plantings.

The increased housing density lies mainly on the 955 Portage lot adjacent to the CRD Housing complex and that seems to be a decent segue to more isolated lots to the west. The one proposed new lot on 961 Portage is at the top of the existing lot and does not appear from Saanich GIS airphotos to impinge on the lot to the west.

Some people go on excessively about traffic and on-street parking. In our experience living on Portage Road since 1991 has shown no actual ongoing street parking issues, aside from the school kids drop off at Esson Rd and Portage junction (another issue...) and occasional guests for occasional functions at various houses. Only a few cars from the CRD complex occasionally park along Portage Road. With 22 units there, that should serve as the long-term test for actual parking issues: none. We also like the provision for sidewalks.

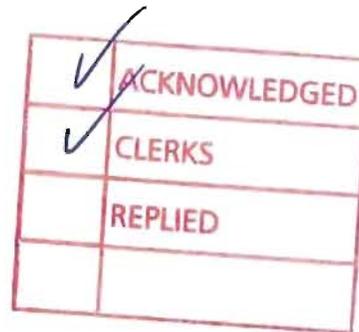
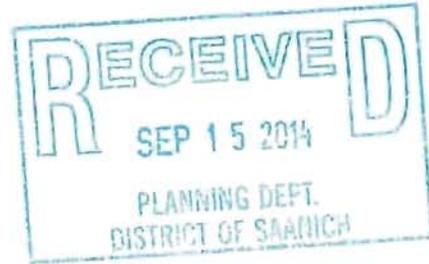
The opportunity for expansion of the sewer enterprise district westward appears to be minimal due to the few lots at the lower elevation and flatter grades before the bedrock rises abruptly several lots west of 961, as well as the requirement of sequential requests for inclusion. Thus, the opportunity for subdivision is likely low.

A review of the existing sizes of lots all along Portage Road shows many lots smaller than the proposed RS-12 standards. Many are older ones with small set-backs from the shore and some remain on antique, unmonitored septic systems. The RA-1 zoning is a nice planning basket but doesn't reflect the situation on the ground. Thus we do not feel that the proposed rezoning changes, applied where appropriate with respect to municipal services, violates any sense that the Portage Road ambience and environmental health would be compromised significantly. We're sure that Saanich will see that the proponent includes the build size footprint limitations, etc. in the titles of the new lots. The land

to house ratio is better than 65%.

We support Mr. Sutherland's proposal at this stage of evaluation.

Regards,
Edward Lyons
Elsa Hernandez-Lyons
[Redacted] Portage Road



Portage Inlet Sanctuary

Victoria, B.C.



Colquitz Estuary Society

pisces1999@msn.com

August 10, 2014

Mr Ian Sutherland
Artificer Development Corporation
1715 Government Street,
Victoria V8W 1Z4

✓	ACKNOWLEDGED
✓	CLERKS
	REPLIED

Dear Mr. Sutherland

The PISCES executive convened a special meeting on July 21, to discuss your company's application to Saanich for rezoning and subdivision of 955/61 Portage Road.

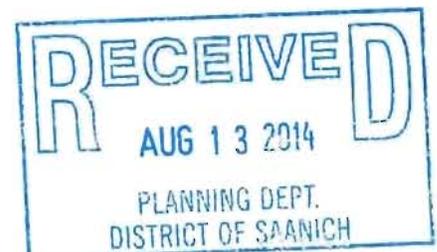
It was the unanimous decision of the directors to support the retention of the current A-1 zoning along Portage Road and we would not support any rezoning to a more dense zoning (RS-12) for the properties of 955/961 Portage Road.

As we are unanimously opposed to this rezoning, the executive does not feel it necessary at this time to further discuss your proposed subdivision variances, lot sizes, set backs, tree removals, water run offs, roads, parking issues, etc. Discussions with our membership of local area residents also support retaining the A-1 zoning status and the current Saanich Local Area Plan guidelines.

Saanich has recognized Portage Inlet as a regional amenity, an important asset to the community and as a wildlife refuge. Portage Road (on the north side of Portage Inlet) has always been A-1 zoned.

The uniqueness is an area that continues to be treed and provide a buffer between the Trans Canada Hwy (TCH) and the Federally Designated Bird Sanctuary (Portage Inlet). Over the years Saanich has recognized the unique jewel they have in Portage Inlet being home to native birds (Great Blue Herons), migratory birds, wildlife, native trees (Garry Oaks and Arbutus), and its beauty given the proximity to the city and busy Trans-Canada Highway. The larger lot sizes and less density of residential occupation add considerable support to the preservation and protection of the Colquitz Creek and Portage Inlet sanctuaries.

ENTERED
1 199 SE



Saanich through the Official Community Plan (OCP) and Local Area Plan (LAP) has continued to recognize the uniqueness and importance of this neighbourhood by retaining the A-1 zoning (along Portage Road).

We find no benefit to the environment or neighbourhood to approve a rezoning of these properties from A-1 to RS-12 and we see no reason to deviate from the LAP policy 7.2 (a) which states:

“Minimize the impact to the environment on the Portage Inlet by: (a) Retaining A-1 zoning along the north shore of Portage Inlet”, (b) maintaining single family dwelling zoning and standard lot sizes of 903 m2 along Portage Inlet south of the Colquitz River and (c) maintaining a minimum lot size for panhandles lots of 1300 m2 along Portage Inlet south of the Colquitz River”.

We support Saanich's vision for this area, to continue with the "status quo" and not to increase density or change current land usage for this property.

Sincerely

George Blogg
President
PISCES

Planning - FW: Rezoning and subdivision Application for 955/961 Portage Rd

From: "Ian Sutherland" [redacted]
To: "Bruce Hacking" <Bruce.Hacking@saanich.ca>, "Chuck Bell" <Chuck.Bell...>
Date: 8/12/2014 2:24 PM
Subject: FW: Rezoning and subdivision Application for 955/961 Portage Rd
Attachments: PISCES Letter to Mr. Sutherland.doc

Hi Chuck and Bruce,
This is the response I received after several requests to meet with the full PISCES executive and address their concerns. The only meeting that took place was with George Blogg and his wife last December where he raised only parking and build quality issues as concerns. I have some concerns that a "Community Association" after one preliminary meeting is rebuffing attempts to address concerns directly and feel you should be copied on the response I have received.
Regards
Ian Sutherland

From: PISCES SOCIETY [piscses1999@msn.com]
Sent: Sunday, August 10, 2014 10:25 PM
To: Ian Sutherland
Subject: Rezoning and subdivision Application for 955/961 Portage Rd

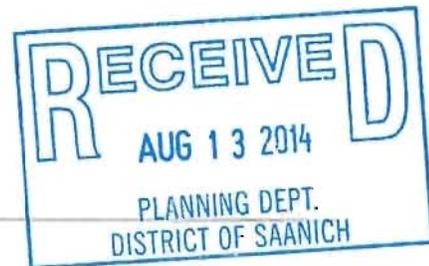
Dear Mr. Sutherland

In follow up of your writing to PISCES Director, Mr. Frank White attached is a letter advising the decision of a PISCES Special Executive meeting at which time the Executive reviewed your application submission to Saanich Planning and the site visit information and e-mails you provided regarding your subdivision application.

George Blogg, President
Portage Inlet Sanctuary Colquitz Estuary (PISCES) Society
[redacted], Victoria, BC, [redacted]
Email: piscses1999@msn.com

This e-mail and any attachments are for the use of the intended recipient only and must not be distributed, disclosed, used or copied by or to anyone else. This e-mail and any attachments may be confidential, privileged and/or subject to the Freedom of Information and Protection of Privacy Act. If you receive this message in error, please delete all copies and contact the sender.
Thank you.

<input checked="" type="checkbox"/>	ACKNOWLEDGED
<input checked="" type="checkbox"/>	CLERKS
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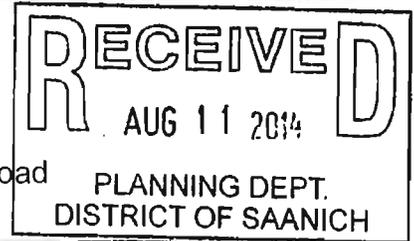
No virus found in this message.
Checked by AVG - www.avg.com
Version: 2013.0.3485 / Virus Database: 3955/7994 - Release Date: 08/06/14

**ENTERED
IN CASE**

5/11
-G
-B

Planning - Rezoning application and Subdivision at 955/61 Portage Road

From: [Redacted]
To: <mayor@saanich.ca>
Date: 8/8/2014 2:39 PM
Subject: Rezoning application and Subdivision at 955/61 Portage Road
CC: <planning@saanich.ca>, <council@saanich.ca>



Dear Mayor Leonard

**ENTERED
IN CASE**

I have recently become aware of a developer's application to Saanich Planning for rezoning from A-1 to A-12 and further subdivision at 955/61 Portage Road. I understand that concerned residents have been asked to contribute their comments to Saanich Planning, Saanich Councillors and to yourself regarding this application.

I have both a personal and professional comment to make that are not supportive of changing the zoning nor approving further subdivision of this property.
I am also one of the largest property owners in this area around Portage Inlet and I am quite familiar with the property in question.

The developer of this property acquired it knowing it was zoned A-1, but in 2008 was able to convince Saanich Planning to provide variances and easements to allow him to construct several homes next to the EDPA area. In the process many Garry oak trees and native tree species were cut down and also blasting of rocks to provide roads and view lots. This was not beneficial to the quality of life of this Saanich neighbourhood and was damaging to the Sanctuary status of the Colquitz River and Portage Inlet. At the time these variances were generally opposed by the local residents and neighbourhood association. A survey of local area residents regarding this current application would also find significant opposition.

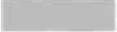
This area is the only treed buffer between the Trans Canada Highway and the Federally designated bird and waterway sanctuaries of Colquitz River, Portage Inlet and the Gorge. The larger properties in this area contribute to liveable ambience of Saanich. They are important to the health and protection of not only the native trees, but also the peaceful existence of native birds and as one of the largest Vancouver Island spawning grounds for herring, oysters and salmon. Since 1984 Saanich has protected this area through the Official Community Plan, and the Local Area Plan has continued to recognize the uniqueness and importance of this neighbourhood by retaining the A-1 zoning along Portage Road.

I will not here address the proposed subdivision and the obvious inadequacies of lot sizes and set backs, other than to say that there is already insufficient parking for vehicles in the current neighbourhood. Portage Road has no parking allowed and the road is only 1 1/2 lanes wide with restricted visibility near the school walkway overpass. Subdivisions are never just single family homes. They become filled with additional rental suites and other attachments including many more vehicles and guests than originally planned and approved for.

I hope that you will receive my comments favourably of **not supporting** the application for change of zoning and further subdivision for this property.

Sincerely yours

David Farmer

 Bute Street
Saanich 



cc. Saanich Councillors
Saanich Planning Department

Portage

From: George and Vicki Blogg [redacted]
To: ✓ "planning@saanich.ca" <planning@saanich.ca>, "mayor@saanich.ca" <mayor@saanich.ca>, "council@saanich.ca" <council@saanich.ca>
Date: 8/6/2014 11:22 PM
Subject: Rezoning Application 955/961 Portage Road to RS12

POST TO	Gen.	POSTED	2014 08.08 80.
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INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input checked="" type="checkbox"/>		
REPORT	<input type="checkbox"/>	RESPONSE TO LEGISLATIVE DIVISION	
FOR			
ACKNOWLEDGED:	D.M. ✓		

To Liz Gudavicius, Mayor Leonard and Councillors

I have considerable knowledge of this area as I grew up in the Gorge/Portage Inlet area in the mid Nineteen Fifties attending Craigflower, Colquitz and Esquimalt High Schools. My wife and I have owned our current residence since the late Eighties and appreciate the semi rural neighbourhood we have along the North Side of Portage and Colquitz River. We live here because of the unique and special quality this neighbourhood provides.

In the late eighties several developers purchased properties along Portage Road as they were inexpensive (likely due to the A-1 zoning) when there was talk about extending the sewer enterprise area. These developers have been absent land owners renting their properties with I suspect the anticipation they will someday be able to profit by subdividing and selling their properties.

I have sixty years of knowledge of this area have seen it evolve into a neighbourhood where the current residents are from all across Canada and have made a conscious decision to live here because of the unique environmental attributes it has. These full time residents have invested considerable time and money into rebuilding, replacing and restoring homes to make them energy efficient homes all while adhering to the single family A-1 zoning. Portage area residents appreciate the natural habitat, birds both local and migratory and rural feel our neighbourhood has to offer.

This is a very special area which is recognized in the Local Area Plan. If lost it will never be regained, as they are not making more green space. We all benefit from the trees, nature and birds that use and inhabit this neighbourhood. Where else can you live next to a Federal Bird Sanctuary, a large urban green space Park and be 5 minutes from downtown. This neighbourhood is worth protecting and preserving.

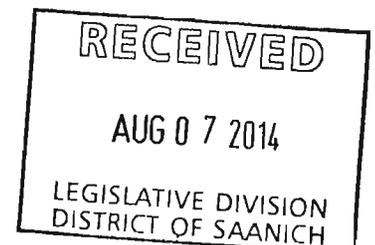
As a local resident I am involved in the community being President of PISCES a society formed for the protection and safety of the Portage Inlet and the Colquitz Estuary, I am also a Area coordinator with the Block Watch Program for the Gorge and Tillicum Areas. I worked for the creation of Cuthbert Holmes Park and the creation of the Portage Inlet Linear Park. This is a neighbourhood where neighbours still know and talk to each other and are united in supporting their quality of life.

These large green space lots provide for neighbourhood synergy and are vital for maintaining the rural quality and in supporting the Bird Sanctuary and Colquitz Water Shed.

It is easy to understand the profit benefit motivation of developers but there is no benefit to the neighbourhood and the environment to permit the loss of green space by rezoning these lots. These lots currently each have a single house on them and should remain as such in keeping with the current zoning.

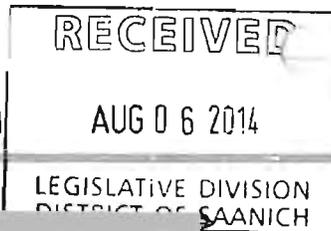
I ask Saanich Staff , Mayor and Council members to support our Local Area Plan and retain the A-1 zoning for 955/961 Portage Road.

George Blogg
[redacted] Skeena Place
Victoria, BC



Portage

Council - Rezoning of 955/961 Portage Road



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COPY TO	STV	08:08	
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	[Signature]		

From: George and Vicki Blogg
To: ✓planning@saanich.ca" <planning@saanich.ca>, "mayor@saanich.ca" <mayor@saanich.ca>, "council@saanich.ca" <council@saanich.ca>
Date: 8/5/2014 1:38 PM
Subject: Rezoning of 955/961 Portage Road

To Liz Gudavicius, Mayor Leonard and Councillors

I am writing concerning the application for subdivision at 955/961 Portage Road and the request to rezone the properties from the current A-1 zoning to RS12.

My husband and I have been a resident at the address below for [redacted] years. Over the years I have come to truly appreciate the uniqueness of the area surrounding Portage Inlet. One of the things that make it unique is the Inlet is a Federally Designated Migratory Bird Sanctuary. A place that sees many species of birds over the seasons. It is also home to Otters, the Great Blue Heron, Swans, and other small animals. The properties along Portage Road are for the most part very large and long properties These properties are well treed and provide an amazing buffer for Portage Inlet from the very busy and noisy Trans Canada Highway.

I have reviewed the Tillicum Local Area Plans (LAP) over the last 26 years (back to 1988). The policies which dealt with the properties along Portage Road have always supported "low profile" land use in the Upland areas adjacent to the Portage Inlet. In essence the 1988 LAP indicated development should remain low-scale and low density given Portage Inlet is a regional amenity and wild life refuge. This was further supported by Saanich in the LAP amendments of 2000 and 2008 Policy 7.2 which states "Minimize the impact to the environment on the Portage Inlet by retaining A-1 zoning along the north shore of Portage Inlet" and "maintaining the single family lots size 930 m2 and panhandle lots at 1300 m2 on the south side of Portage Inlet".

Saanich has, by these policies, acknowledged there is a need to protect Portage Inlet from environmental changes that may have impact on it. In order to do this Saanich has continued to support the need to retain the current A-1 zoning of the properties along Portage Road and not to increase the zoning and lots sizes of properties on the south side of the Inlet also. Portage Inlet and the Colquitz River are "tidal" and are connected.

I see no benefit (to the environment or the neighbourhood) resulting from a rezoning change from A-1 to RS-12 (a change of LAP Policy). As an executive member of PISCES I have viewed the subdivision proposal submitted by Mr. Sutherland. Mr. Sutherland no doubt builds nice houses and will have plans and drawings that show how nice the subdivision will look.

From my perspective, as a local area resident, the issue that needs to be discussed here is "why are we considering the rezoning of A-1 property to RS-12 properties". Discussing the "layout" already assumes rezoning should take place. What first needs to be answered and addressed is - "what benefit does the rezoning bring to the environment and neighbourhood" that would cause or lead Saanich to believe there is a need to change the Local Area Plan (LAP) policy 7.2.

I am sure much thought went into the policy when written as it is very "specific". It does not say "consider" when happens, and it even makes a distinction between the south and north side of the Inlet regarding density (less density on the north side). I do not think this happened by accident, but rather by careful consideration by Saanich Staff and Council when developing and amending the Local Area Plan for Tillicum and this area specifically.

I support Saanich's current Policy 7.2 and ask you (Mayor, Council and Saanich staff) also support this policy by not allowing this rezoning change from A-1 to RS-12.

Vicki Blogg
Skeena Place
Victoria, B.C.

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Portage

✓ sheets

Council - Application for subdivision at 955/961 Portage Road

From: [Redacted]
 To: <planning@saanich.ca>, <mayor@saanich.ca>, <council@saanich.ca>
 Date: 8/5/2014 1:29 PM
 Subject: Application for subdivision at 955/961 Portage Road

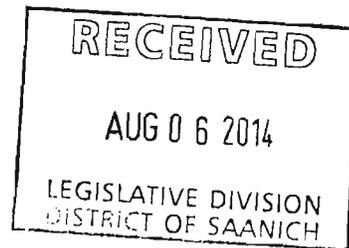
Dear Sirs

Based on the nature of Portage Inlet as a unique area, and a Federally-designated migratory bird sanctuary, we would urge Saanich Planning, Mayor Leonard and Council to retain the A-1 zoning along Portage Road.
 As residents in the area since 1991 we appreciate the official community plan and local area plan, which recognise the importance of this neighbourhood.

Respectfully,

Ken & Linda McNaughton
 [Redacted] Grange Road

POST TO	<i>Ken</i>	POSTED	<i>2014 8.8.14</i>
COPY TO	<input checked="" type="checkbox"/>		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR	<i>blm</i>		
ACKNOWLEDGED	<i>blm</i>		



Council - Subdivision Application 955/961 Portage Road

From: Steve Hodges [redacted]
To: ✓<Planning@saanich.ca>, <mayor@saanich.ca>, <council@saanich.ca>
Date: 7/31/2014 5:50 PM
Subject: Subdivision Application 955/961 Portage Road

I'm concerned about the prospect of housing replacing the natural woodlands. I support retention of the A-1 zoning on the north side of Portage inlet and below the trans Canada Highway. Maintaining the A-1 zoning will protect the environmental buffer needed for the Federally Designated Bird Sanctuary.
I'm a local resident at [redacted] Skeena Place.

As a separate issue, I recommend that a line of trees and shrubs be planted right beside the highway, all the way along from the top of Esson Street to the end of Portage Road and further along besides the park that runs all the way to St Giles Street at it's other end. The trees will create a noise barrier for all the residents and park user. They will also improve the sight lines for motorists along Portage Road who have to drive home with lights of oncoming traffic on Canad Highway shining in their eyes. The small section that has been planted with young trees is definitely improving the safety issue. Let's get it all done!

Thank you

Steve Hodges

POST TO <i>Cien.</i>	POSTED <i>2014 08.05</i>
COPY TO <i>SH (recd)</i>	
INFORMATION	<input checked="" type="checkbox"/>
REPLY TO WRITER	<input type="checkbox"/>
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FOR _____	
ACKNOWLEDGED: <i>Sl. m</i>	

RECEIVED

AUG 01 2014

LEGISLATIVE DIVISION
DISTRICT OF SAANICH

Planning - Fw: Rezoning/subdivision application at 955/961 Portage Road

From: "Dorothy Chambers" [REDACTED]
To: <Planning.Mun_Hall.Saanich@saanich.ca>
Date: 8/1/2014 12:39 PM
Subject: Fw: Rezoning/subdivision application at 955/961 Portage Road

BH ✓
 CB ✓
 LG ✓

ACKNOWLEDGED	
CLERKS	
REPLIED	YES LIZ AUG 5/14

Hello, I got three "out of office" notices when I sent this to the planning department.

Dear Liz, Bruce, Chuck and Neil.

I am a steward of the Colquitz River, the estuary and Cuthbert Holmes Park. I have fought hard for issues in this area for 25 years now, and have volunteered at the Coho salmon education counting fence since 2006. This program has educated a great number of people to learn about and care for this amazing watershed and migratory bird sanctuary.

I also have been part of many stewardship groups with concerns for that area, Portage Inlet and the Gorge waterway. In the past, there was fierce opposition to the plan to rezone waterfront parkland, in the estuary, to put in community gardens in a natural park.

This is a unique and fragile neighbourhood bordering three watersheds, the Colquitz River, Portage Inlet and the Gorge.

You state in your email that various inside and outside agencies were advised about the proposal to rezone A1 Colquitz River estuary property for subdivision. Although the Gorge Tillicum Community Association have been meeting with the developer since the spring on several occasions, the community membership were not advised, and nor was the Gorge Waterway Initiative. We are huge stakeholders in the waterways and all four core municipalities and many stewardship/conservation groups and the CRD make up this committee. None were advised of this proposal for subdividing estuary property.

Last week, six very concerned neighbours contacted me, knowing my extensive involvement with the Colquitz River. Suddenly, there was ten days left for stakeholders to make comments on the proposal by August 7. The details were shared with me by concerned area residents who had been informed by the PISCES group on Portage Inlet.

The Gorge Waterway Initiative met just recently. Had we been sent the proposal a long time ago, we could have discussed the plans, and collectively made our comments, with the municipal, CRD and stewardship reps there.

I would like to ask that my name be included on your email send outs for development proposals in this community. I have just spoken with Kitty Lloyd, CRD, Gorge Waterway Initiative Coordinator, Parks and Environmental Services Dept. klloyd@crd.bc.ca. She is also requesting that she, and the Harbours and Watershed Coordinator, Jody Watson, jwatson@crd.bc.ca be included on the emails for development proposals in this area.

I understand from a conversation with the GTCA president that there are difficulties advising the community of these issues. By notifying myself and the CRD, GWI directly, we will then be aware at the beginning of zoning/subdivision proposals as they are applied for, and can present broader opinions about any proposals. I was told that Saanich also has a hard time notifying residents, and I have suggested to the GTCA that these proposals be posted on their facebook page as they are received so the community at large can participate in the early stages.

We are also requesting a delay in this looming timeline of Aug.7 for comments regarding this rezoning and subdivision proposal in the Colquitz estuary. The GWI will discuss this matter at the next meeting of September 17 and make comments after that. Since none of these important stakeholders had any idea of this proposal, there needs to be time for our review.

Thank you,
Sincerely,
Dorothy Chambers
Colquitz River Steward

ENTERED
IN CASE

SUBCO-73C

ACKNOWLEDGED			
CLERKS			
REPLIED			

Portage Inlet Sanctuary



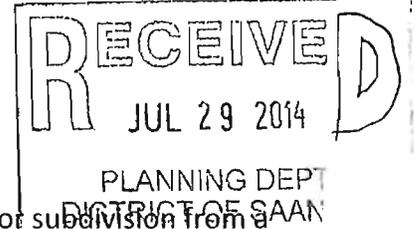
Colquitz Estuary Society

Victoria, B.C.

piscetes1999@msn.com

Dear PISCES Members/Local Area Residents

RE: Application for Subdivision at 955/961 Portage Road.



PISCES received notification from Saanich regarding an application for subdivision from a commercial developer so as to create 4 more building lots for a total of 6 on the above properties. This request requires recommendation from Saanich Planning/Environmental Staff and final approval from Mayor and Council to rezone these properties from A-1 to RS-12.

PISCES supports the retention of the current A-1 zoning along Portage Road and does not support the rezoning change to a more dense zoning (RS-12) for the properties at 955/961 Portage Road.

We find no benefit to the environment or neighbourhood to approve a rezoning of these properties from A-1 to RS-12. We support Saanich's vision for this area, to continue with the "status quo" and not to increase density or change land usage and retain the A-1 zoning along Portage Road (north side of Portage inlet).

Over the years Saanich has recognized Portage Inlet as a regional amenity, an important asset to the community and as a wildlife refuge. The properties north of Portage Inlet/Colquitz River are zoned A-1 (except for one). The uniqueness is an area that continues to be treed and provide a buffer from the Trans Canada Hwy (TCH) and the Federally Designated Bird Sanctuary (Portage Inlet). Saanich has recognized the unique jewel they have in Portage Inlet being home to native birds (Great Blue Herons), migratory birds, wildlife, native trees (Garry Oaks and Arbutus), and its beauty given the proximity to the city and busy TCH. For the most part properties surrounding Portage Inlet on the south side are single family homes on large lots.

Saanich through the Official Community Plan (OCP) and Local Area Plan (LAP) has continued to recognize the uniqueness and importance of this neighbourhood by retaining the A-1 zoning along Portage Road. The current Local Area Plan Policy 7.2 (a) states:

"Minimize the impact to the environment on the Portage Inlet by: (a) Retaining A-1 zoning along the north shore of Portage Inlet", (b) maintaining single family dwelling zoning and standard lot sizes of 903 m2 along Portage Inlet south of the Colquitz River and (c) maintaining a minimum lot size for panhandles lots of 1300 m2 along Portage Inlet south of the Colquitz River".

PISCES is requesting Saanich Staff, Mayor and Council support the local area residents in retaining the A-1 zoning of the properties at 955/961 Portage Road in accordance with and in support of the current Environmental Development permit Area (EDPA) and Local Area Plan (LAP). Portage Inlet is a Federally Designated Migratory Bird Sanctuary.

The 1984 Official Community Plan (OCP) and Local Area Plan (LAP) policy 5.1.1 stated due to the high amenity of this area "**Maintain single family, low profile land use in the upland area adjacent to the Portage Inlet**". (Area along Portage Road)

In 2000 Saanich sought to further confirm their intent for these properties by amending and removing the policy 5.1.2 "**Consider minor density increases, such as duplex conversions**" and policy 5.1.3. "**Consider townhouses on Portage Inlet when adequate sewers are available, provided all required off street parking is screened from the road and existing streetscapes and vegetation are maintained**" from the LAP. Saanich also re-affirmed the A-1 zoning be retained for Portage Road. This Policy was again confirmed in the OCP/LAP Report of 2008.

The property at 955 Portage Rd. was purchased by the current owner Mr. Ian Sutherland with the existing house being then rented. The septic system failed and in 1992 Mr. Sutherland was given approval to include his property at 955 in the sewer enterprise area. Mr. Sutherland later became part owner of 961 Portage Road (the property next to his at 955) and approval was given in 2006 to extend the sewer boundary to this property also.

In 2008/2009 a request was made to Saanich to build his new home at the bottom of his A-1 zoned property next to the EDPA area. An easement was requested to build his driveway to straddle both his properties (955/961). Reason given was the driveway on his property would be too steep and require blasting. September 19, 2008 PISCES wrote to Saanich Area Planner voicing our concerns regarding possible future development of the property to higher density. At no time along this process did Mr. Sutherland indicate to us or Saanich he would later wish to rezone this property for development. In 2009 Saanich gave approval for the driveway easement.

Supporting retention of the A-1 zoning on the north side of Portage Inlet (Portage Road) will help to maintain and protect the environmental buffer needed for the Federally Designated Migratory Bird Sanctuary and regional amenity.

Please email or write your support to retain the current A-1 zoning to Planning, Mayor and Council. In your submission please make reference to the Subdivision Application 955/961 Portage Road. Comments for the subdivision review process will be accepted until August 7, 2014 so please do not delay as your opinion will definitely be counted in these decisions. Comments can be sent to the following email addresses: planning@saanich.ca and mayor@saanich.ca and council@saanich.ca

Portage Inlet Sanctuary Colquitz Estuary (PISCES) Society

Portage

POST TO	Cen	Page 1 of 1
		POSTED
COPY TO	SH (recol)	2014-7-28
INFORMATION	<input type="checkbox"/>	
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REPORT	<input type="checkbox"/>	
FOR		
ACKNOWLEDGED	blmv	

Council - RE: Application for Subdivision at 955/961 Portage Road

From: "Dianne Webster" [redacted]
To: ✓ <planning@saanich.ca>, <mayor@saanich.ca>, <council@saanich.ca>
Date: 7/28/2014 11:24 AM
Subject: RE: Application for Subdivision at 955/961 Portage Road.

I am writing to oppose the application for the rezoning change to a more dense zoning (RS-12) for the properties at 955/961 Portage Road.

I do not feel there would be any benefit to the environment or neighbourhood to approve a rezoning of these properties from A-1 to RS-12 and to increase density or change land usage along Portage Road on the north side of Portage inlet.

Portage Inlet is a regional amenity, an important asset to the community and an important wildlife refuge. The uniqueness is an area that continues to be treed and provides a buffer from the Trans Canada Highway and the Federally Designated Migratory Bird Sanctuary. For the most part properties surrounding Portage Inlet are single family homes on large lots. My understanding is that this rezoning application has requested below minimum lot sizes be approved.

The Official Community Plan and Local Area Plan from 2008 continues to recognize the uniqueness and importance of this neighbourhood by retaining the A-1 zoning and lot sizes for Portage Inlet/Colquitz Creek area. The current Local Area Plan Policy 7.2 (a) states: "Minimize the impact to the environment on the Portage Inlet by: (a) Retaining A-1 zoning along the north shore of Portage Inlet", (b) maintaining single family dwelling zoning and standard lot sizes of 903 m2 along Portage Inlet south of the Colquitz River and (c) maintaining a minimum lot size for panhandles lots of 1300 m2 along Portage Inlet south of the Colquitz River".

I request that Saanich Staff, Mayor and Council support local area residents by retaining the A-1 zoning of the properties at 955/961 Portage Road in accordance with and in support of the current Environmental Development permit Area (EDPA) and Local Area Plan (LAP).

Retention of the A-1 zoning on the north side of Portage Inlet (Portage Road) will help to maintain and protect the environmental buffer needed for the Federally Designated Migratory Bird Sanctuary and regional amenity.

Dianne Webster

Eleanor Webster

[redacted] Bute Street



Portage

Council - Subdivision Application 955/961 Portage Road.

From: [Redacted]
To: <planning@saanich.ca>, <mayor@saanich.ca>, <council@saanich.ca>
Date: 7/25/2014 1:57 PM
Subject: Subdivision Application 955/961 Portage Road.
Attachments: Comments from White & Nanan re Project Proposal 955 & 961 Portage Rd.pdf

ATTN: Liz Gudavicius, Development Assistant
District of Saanich Planning Subdivision Services
770 Vernon Avenue, Victoria, B.C. V8X 2W7

c.c. Mayor Leonard and Saanich Councillors

Dear Ms Gudavicius,

POST TO	Gen.	POSTED
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INFORMATION	<input checked="" type="checkbox"/>	
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FOR		
ACKNOWLEDGED	d.m.	

We wish to register our concerns regarding the above noted application: a proposed subdivision adjacent to the Colquitz Estuary, to establish six very small lots for single family dwellings in an area that is already under ecological threat. For the development to proceed, the existing A1 zoning would have to be revised to RS-12, and even then the maps supplied with the application show the resulting lot areas to be significantly smaller than the lots located in the RS-12 zone along the south bank.

We strongly believe that this proposed rezoning is NOT in the best interests of this environmentally sensitive area, and that A-1 zoning must be maintained.

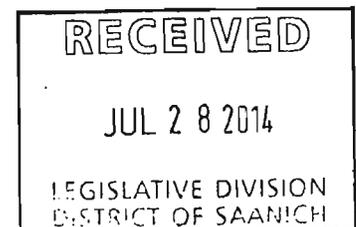
For review by specialist units in your Planning Department, and by Mayor Leonard and Councillors, we have written our submission primarily from the perspective of its potentially serious impact on the adjacent fragile environment an ecology, taking note of it being part of a federally designated bird sanctuary, and also as neighbours living in the immediate vicinity.

To put the proposal in perspective as we see it, such dense development is not consistent with the federal designation of Portage Inlet (defined as the area affected by tidal waters, including the estuary) as a bird sanctuary. Nor is it consistent with the purpose of the The Gorge Waterway Initiative (GWI): a collaborative, community-driven initiative concerned with protecting and enhancing the natural and cultural features of the Gorge Waterway, Portage Inlet and the surrounding watersheds. It would also greatly change the character of the area in other respects, including compounding an already difficult road and pedestrian safety environment on Portage Road itself.

Our views are laid out in detail in the attached PDF document: kindly acknowledge receipt, and please forward this to your relevant planning specialists.

Yours sincerely,
Franklin White MD, and Debra Nanan MPH

Resident Owners



Franklin White and Debra Nanan

Portage Road, Victoria BC,

July 25, 2014

Liz Gudavicius, Development Assistant
District of Saanich Planning Subdivision Services
770 Vernon Avenue, Victoria, B.C. V8X 2W7
planning@saanich.ca

c.c. Mayor Leonard mayor@saanich.ca
Saanich Councillors council@saanich.ca

**RE: Application for Subdivision 955/961 Portage Road.
Folder #SUB00730 REZ00546 DVP00358**

Our Comments on Project Proposal

As single family home-owners living in the immediate vicinity, we wish to register our objection to a proposal by Artificer Development Corp to subdivide two lots at 955 & 961 Portage Road, to establish six much smaller lots for single family dwelling use.

The properties 955 & 961 are alongside the fragile Colquitz River and Estuary area, a tidal zone which forms part of the federally designated bird sanctuary of Portage Inlet. It is without doubt that these ecological settings will suffer irreversibly should approval for subdivision be given. We make this statement based not only on knowledge gained through being supporters/members of the Canadian Wildlife Federation and Bird Studies Canada, but also as public health professionals with backgrounds in environmental issues. Also, our own interaction with Saanich Planning during our home renovation on Portage Road enhanced our awareness of this sensitive habitat.

In early 2013, we were dismayed when some 15-25 mature pine trees were removed from this location, only now (in mid-2014) proposed for subdivision. Numbers don't tell the whole story: these were magnificent specimens, and when stacked on the ground it looked more like a logging operation than property development for a single home. Saanich's new tree bylaws are intended to protect all trees of a certain size for various good reasons. These trees would have had even greater value given their location at an ecologically sensitive wildlife habitat and watershed. In our opinion, it is a sad commentary on the state of our collective responsibility for the environment, that this large scale action took place without any apparent community consultation (at least none that we are aware of).

Following this, major earth moving took place, including additional fill brought in by trucks, evidently in preparation for ongoing property development.

In retrospect, having only very recently (mid-July, 2014) been able to view the proposal as distributed by Saanich and shared by PISCES, these actions were obviously intended to facilitate redevelopment of properties 955 & 961 into the proposed densely built subdivision. Should the Municipality grant rezoning approval, there will be irreparable damage to local birdlife ecology, as well as significant run off from new structures that would have the potential to contribute to water quality and environmental damage along the adjacent and fragile Colquitz River and Estuary.

As residents in the immediate vicinity, we received no information about any of this from the Gorge Tillicum Community Association (GTCA). We assume that Saanich has requested their input, perhaps also this month. Of course GTCA serves a much larger community, the majority of whom are unaffected directly by this proposal, but many of whom will appreciate the environmental implications, if this is brought to their attention.

We wish to note that the developer, Mr Ian Sutherland, came to our home about 10 days ago to elicit our support, but at an inconvenient time when we could not give any quality time to review the proposal with him. Although we understand that he is the owner of the two properties in question, as actual residents of this area, we have never met him before. In our opinion, this attempt at consultation is too little, too late. We now understand that we have only until early August to register our concerns with Saanich.

However, as an additional comment on his plans, as distributed by Saanich, we see no adequate provision for vehicle parking in an area of Portage Road that is already very constricted, with constant risk to drivers and pedestrians, including hundreds of school children who traverse the area daily en route to the TCH footbridge.

In conclusion, it is our view that it would be pure folly to compound the ecological damage that has already taken place by Saanich now formally enabling the further destruction of this wildlife habitat, by approving this rezoning request. We generally have no problem with the desire for higher density which often includes redevelopment of surrounding land to accommodate this, but please - not in a bird sanctuary!

We therefore urge Saanich to uphold *existing Land Use provisions* for the area, thereby to maintain the A-1 zoning, and in turn continue to support this federally designated bird sanctuary that is nested within a relatively small number of larger lots whose owners choose to live here, abiding with the restrictions placed on us and cohabitating with enjoyment and care in this beautiful environment.

Thank you for taking the time to review our concerns.

Yours sincerely,

Franklin White MD

Debra Nanan MPH

B.M.✓

Planning - comment on subdivision application

955 Portage Road

From: "Vicki McNulty" [REDACTED]
To: <planning@saanich.ca>
Date: 7/24/2014 3:06 PM
Subject: comment on subdivision application

Re: File #SUB00730
REZ00846
DVP00358

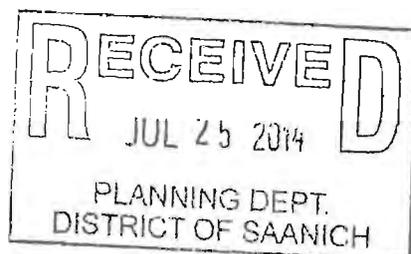
I received a letter from you on July 9th advising me of the above subdivision application. I have one comment and one request:

Comment: I deeply regret the notion of subdividing these lots and as a result continuing the destruction of the semi-rural nature of the street and area. It also significantly increases the density, yet again, on that end of Portage Road.

Request: No subdivision be approved until a full environmental impact is undertaken and shared with the neighbourhood. I refer specifically to the trees on the property, primarily the trees on the bank of the Colquitz River. The trees from Portage Inlet all along the river are well establish, add greatly to the ascetic value of the area and have a major role in maintaining the flow and safety of the river. For these reasons I would ask that significant environmental protections be put in place prior to any subdivision approvals.

Thank you.

Vicki McNulty
[REDACTED] Arundel Drive.



ENTERED
IN CASE

Portage Inlet Sanctuary



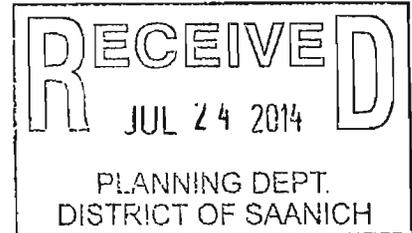
Colquitz Estuary Society

Victoria, B.C.

pisces1999@msn.com

pisces.shawwebspace.ca

July 24, 2014



Liz Gudavicius
Development Assistant
District of Saanich Planning Subdivision Services
770 Vernon Avenue
Victoria, B.C. V8X 2W7

Dear Liz Gudavicius

**RE: Application for Subdivision 955/961 Portage Road.
Folder #SUB00730 REZ00546 DVP00358**

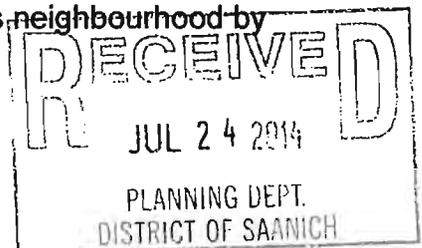
**ENTERED
IN CASE**

In response to your letter dated July 7, 2014 we (PISCES) support the retention of the current A-1 zoning along Portage Road and would not support any rezoning to a more dense zoning (RS-12) for the properties of 955/961 Portage Road.

Saanich has recognized Portage Inlet as a regional amenity, an important asset to the community and as a wildlife refuge. Portage Road (on the north side of Portage Inlet) has always been A-1 zoned.

The uniqueness is an area that continues to be treed and provide a buffer between the Trans Canada Hwy (TCH) and the Federally Designated Bird Sanctuary (Portage Inlet). Over the years Saanich has recognized the unique jewel they have in Portage Inlet being home to native birds (Great Blue Herons), migratory birds, wildlife, native trees (Garry Oaks and Arbutus), and its beauty given the proximity to the city and busy Trans-Canada Highway (TCH). For the most part properties surrounding Portage Inlet on the south side are single family homes on larger lots.

Saanich through the Official Community Plan (OCP) and Local Area Plan (LAP) has continued to recognize the uniqueness and importance of this neighbourhood by retaining the A-1 zoning (along Portage Road).



We find no benefit to the environment or neighbourhood to approve a rezoning of these properties from A-1 to RS-12 and we see no reason to deviate from the LAP policy 7.2 (a) which states:

"Minimize the impact to the environment on the Portage Inlet by: (a) Retaining A-1 zoning along the north shore of Portage Inlet", (b) maintaining single family dwelling zoning and standard lot sizes of 903 m2 along Portage Inlet south of the Colquitz River and (c) maintaining a minimum lot size for panhandles lots of 1300 m2 along Portage Inlet south of the Colquitz River".

We support Saanich's vision for this area, to continue with the "status quo" and not to increase density or change current land usage for the north side of Portage Inlet (Portage Road).

Therefore PISCES requests the District of Saanich Planning Services, Saanich Mayor and Council support the local concerned residents in retaining the A-1 zoning of the properties at 955/961 Portage Road in accordance with and in support of the Environmental Development Permit Area (EDPA) and current Local Area Plan (LAP) Policy 7.2 **by not approving this rezoning application request.**

We have attached additional background information providing the background history of the Saanich Local Area Plan encompassing this land and further details and reasons why we do not support this project and rezoning request.

Yours truly,

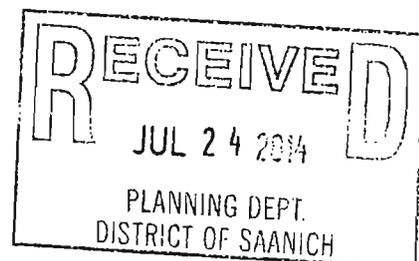

George Blong, President
Portage Inlet Sanctuary Colquitz Estuary (PISCES) Society


Email: pisces1999@msn.com

c.c. Mayor Leonard
Saanich Councillors

Attachments:

Saanich Local Area Plan background Information and 955/961 Portage Rd. property development history.



Background Information and History

The 1984 Official Community Plan (OCP) and Local Area Plan (LAP) policy 5.1.1 stated due to the high amenity of this area "**Maintain single family, low profile land use in the upland area adjacent to the Portage Inlet**".

In 1988 Saanich granted the rezoning of the property at 945 from A-1 to RT-3 to build a multifamily dwelling complex (CRD/social housing). A property which was already extensively cleared by the then property owner. This rezoning was approved by Saanich only after lengthy and vocal input from the neighbourhood voicing their disapproval of the rezoning change. We did not take this decision, this one time approval, to mean there should be a change for the rest of the properties on Portage Road, but rather as a need by Saanich to find sites for much needed multi-family social housing at that time.

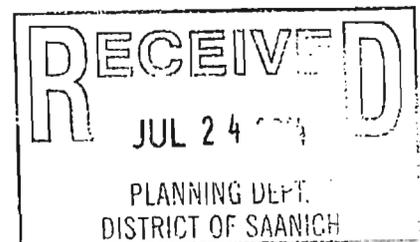
In 2000 Saanich sought to further confirm their intent for these properties by amending and removing the policy 5.1.2 "**Consider minor density increases, such as duplex conversions**" and policy 5.1.3. "**Consider townhouses on Portage Inlet when adequate sewers are available, provided all required off street parking is screened from the road and existing streetscapes and vegetation are maintained**" from the LAP. Saanich also re-affirmed the A-1 zoning be retained for Portage Road.

This Policy was again confirmed in the OCP/LAP Report of 2008. This tells us Saanich's vision for this area is to continue with the "status quo" and not to increase density or change land usage. Under the 2008 LAP Policy 7.2 Saanich continued to support the retaining of Portage Road as A-1 zoning to minimize the impact to the environment on the Portage inlet despite the approval of this ONE project at 945 Portage Rd. You might say the proposed subdivision is "just one more". Well we say it then becomes "death by a thousand cuts".

Property History 955/961 Portage Road.

It would be beneficial for Saanich Planning and Council to review the history of this property. When purchased by Mr. Ian Sutherland the existing house was then rented. The septic system failed and in 1992 Mr. Sutherland was given approval by Saanich to include his property at 955 in the sewer enterprise area extending from the 945 property. Mr. Sutherland later became part owner of 961 Portage Road, the property next to his at 955 and approval was given in 2006 to extend the sewer boundary to this property also.

In 2008/2009 a request was made to Saanich to build his new home at the bottom of his A-1 property next to the EDPA area. An easement was being requested to build his driveway to straddle both properties (955/961). Reason given was the driveway on his property would be too steep and require blasting.



In an email dated September 19, 2008 PISCES voiced the following concerns to the Saanich Area Planner regarding possible future development of the property to higher density.

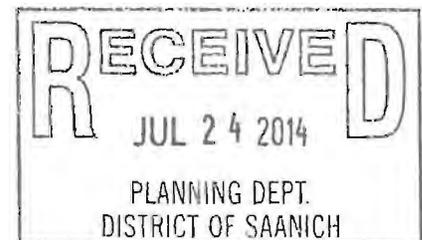
"Having walked the property there appears no reason why the driveway is not contained on the property of 955 Portage. Our executive expressed a concern that with the proposed placement of the driveway that there may be some later application to further strata or subdivide the 955 property".

In 2009 Saanich gave approval of the driveway easement (an easement he gave to himself having land ownership in 955 and 961).

At no time throughout this application process did Mr. Sutherland indicate he would apply to Saanich to rezone this property which would also have required an easement be approved to build additional houses. Rather this was to be "his home" and he wanted his home located at the bottom/rear of his property to avoid highway (TCH) noise. We understand this house did not become "owner occupied". It must be assumed that Mr. Sutherland as a developer knew the area zoning and usage restrictions when he purchased the property.

Portage Inlet Sanctuary Colquitz Estuary (PISCES) Society


Email: pisces1999@msn.com





June 5, 2014

Michael Roth
Environmental Planner
District of Saanich
770 Vernon Avenue
Victoria BC V8X 2W7

Dear Michael Roth,

Re: Environmental Development Permit application – 955 & 961 Portage Road

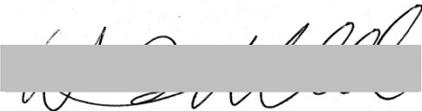
Thank you for your referral of the development permit application from Artificier Development Corp., regarding the environmental DPR EDPA required as part of rezoning and OCP amendment. The Gorge Tillicum Community Association has no objections to the environmental development permit application for this site.

We have met with Mr. Ian Sutherland on two occasions, walking through the development site with him and reviewing his plans. They have taken steps to ensure minimal or no adverse impact on the environment and, in fact, some of their proposals will likely provide benefit to the local environment (e.g. constructing a rain garden at the high end of the property closest to Portage Road, to capture and filter runoff from Portage Road and the Trans Canada highway before it runs into the Colquitz estuary).

Mr. Sutherland has engaged experts (Dr. Hans Roemer and arborists Talbot and Mackenzie to advise on the trees and plants on the site and is adhering to their recommendations.

We look forward to continued communication between our community association, Saanich Planning and Artificier Development Corp. as this project proceeds.

Sincerely,



Wendy Farwell
Chair, Land Use Committee

cc:

Planning - Application for Development 955/961 Portage Road WE also request that any

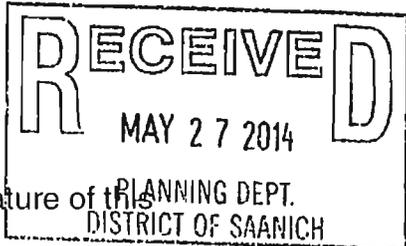
ACKNOWLEDGED
 CLERKS
 REPLIED

M.R.
B.N.

0483
 12/2/14
 110200546
 AB 073

From: PISCES SOCIETY <pisces1999@msn.com>
To: Frank Leonard <mayor@saanich.ca>, Council Saanich <council@saanich.ca>, ...
Date: 5/27/2014 10:42 AM
Subject: Application for Development 955/961 Portage Road WE also request that any

For the attention of : Mayor Leonard, Saanich Council, and Michael Roth (Environmental Planner)



For the following reasons we do not support this project.

1. Rezoning from A-1 to RS-12 will change the ambiance and rural nature of this neighbourhood to high density housing.
2. The rezoning will set a precedent for other large properties on the street.
3. We do not support the OCP amendment to provide variances for lot width and set backs.

This request for variance and rezoning by the developer is not acceptable to us as it will change the ambiance of the neighbourhood from rural to high density housing.

Seven (7) houses on this property is too dense. Without the variances he would likely have to build fewer homes. The current newly built house on the property resulted in the removal of a large number of trees and with the addition of 5 more houses, more trees are likely to be removed.

We have spoken to several persons including the neighbours to the west (Mary Alford and Callayna Jardey). Their properties are treed and rural as are the next 4 properties to the west. All are large lot single family homes.

We are very aware of the history of these two lots and Mr. Sutherlands involvement from his purchase of the old Chaplin property and then the purchase from his once business partner Hugh Peat's lot and house from Peat's estate.

We have seen the failed septic system request to connect to the Saanich sewer system and then later a request to build a house at the extreme south end of the lot. This application was to be for a personal residence and after much debate with Saanich permission was granted to strata the two lots and pennit Sutherland to use the old Peat lot to access the new house. Mr Sutherland commented at that time it was because of the grade of the lot the access on the second lot was necessary. We were sceptical and now we have this application before Saanich to place an additional 3 lots on Sutherland's lot and one more with a second lot later on the old Peat lot. We note Mr. Sutherland has not moved into this house and commented it is a spec house.

The two lots have had many trees removed and no apparent replanting, we suspect because

of this now pending application. The wooded properties to the West are home to deer, racoons, squirrels, rabbits and countless varieties of birds.

The neighbours purchased their properties and homes because of the rural zoning (A-1) and natural quality of life they currently enjoy. To approve such an extreme development would set a precedent which would destroy the character of the neighbourhood. The trees and natural growth are what makes this neighbourhood. The natural vegetation is not only home to wildlife but protects the neighborhood from the vision and noise of the Highway.

We do not see this application as a hardship case given the purchase price and considerable rental period by the developer. This is an attempt to maximize profit at the expense of the neighborhood and will likely set a precedent that will eventually destroy the natural ambience of our neighbourhood.

We understand from the May 12, 2014 letter from Michael Roth the application for development No. DPR - DPR00583- DPE00583 is only one document in the process. We have not been provided details of the "actual" variances (distances) requested, but would not support any request to vary from the RS-12 zoning requirement setbacks, as this will result in too much density and removal of green space.

The application states six (6) lots in total - it is actually seven (7) as the lot below F states "future lot".

We request the specific details of the variances for lot width and set backs.

We ask green space requirements required be designated on the subject properties and recorded by the municipality on the land title. This to also include improvements such as sidewalks and no on street parking.

We request your support in retaining the environmental sensitivity of our neighbourhood.

George Blogg, President
Portage Inlet Sanctuary Colquitz Estuary (PISCES) Society

Email: pisces1999@msn.com

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Thank you.

Planning - Fwd: Delivery Status Notification (Failure)

955 Portage Rd

From: Mary Rose Alford [redacted]
To: <planning.mun_hall.Saanich@Saanic.ca>
Date: 5/23/2014 9:57 AM
Subject: Fwd: Delivery Status Notification (Failure)

96300730

Begin forwarded message:

From: [redacted]
Date: May 22, 2014 3:43:35 PM PDT
To: [redacted]
Subject: Delivery Status Notification (Failure)

The following message to <PlanningDepartment> was undeliverable.
The reason for the problem:
5.1.1 - Bad destination email address 'invalid domain '': no dot found'
Reporting-MTA: dns; pd5ml3no.prod.shaw.ca

Final-Recipient: rfc822;PlanningDepartment
Action: failed
Status: 5.0.0 (permanent failure)
Diagnostic-Code: smtp; 5.1.1 - Bad destination email address 'invalid domain '': no dot found' (delivery attempts: 0)

From: Mary Rose Alford [redacted]
Date: May 22, 2014 3:43:32 PM PDT
To: FloaterIDSaanich.ca
Cc: Planning Department, Gerrit Matanowich
Subject: Fwd: The application to rezone 955 Portage Road'

ENTERED
IN CASE

Mr Ian Sutherland, the owner of the property listed as 955 Portage Road, has informed me that he intends to apply to Saanich Council to change the zoning of this property from A-1to RS-12. This change will allow him to build three or more houses on the land. I am opposing this application on several grounds.

In the last two years Mr Sutherland has already built a house on the land. I, Mr Sutherland's neighbour at [redacted] Portage Road, objected to the point on the property where he intended to build this house. I objected because there

RECEIVED
MAY 23 2014
PLANNING DEPT.
DISTRICT OF SAANICH

was already suitable position where a previous owner had had a house which had been demolished several years earlier. By building on that footprint, Mr. Sutherland would not have needed to cut down any of the beautiful mature firs, oaks and arbutus tree which flourished between a steep cliff and the river bank. Nor would he have needed to blast the rocky cliff to allow a driveway to access the house at the bottom of the cliff and 25 tree would still be standing.

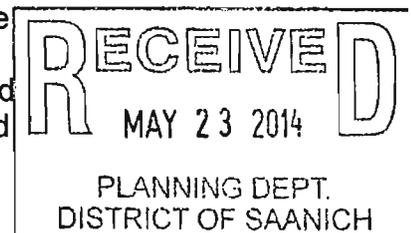
Mr Sutherland declared that he needed to build the new house closer to the river bank as he intended to make this house his home from which he would be able to enjoy the remaining trees and the Colquitz River.

Mr. Sutherland has not lived in the house. It contains no furniture and though a location for a heat pump exists he has not installed one yet because, as he said to us: "One does not put an expensive item like a heat pump into a "spec" house until the buyer request it."

Mr Sutherland, has now informed the PISCES "Portage Inlet and Colquitz River" organization that he is not only applying to Saanich Council for permission to build at least 4 more houses, each with two garages plus additional parking for one more car each and perhaps offices. These houses would be over and adjacent to the footprint of the demolished building.

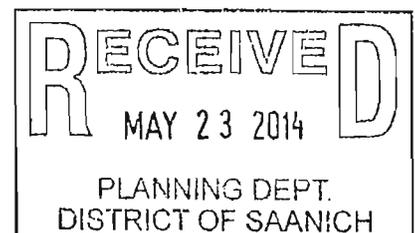
The people who live on Portage Road have chosen to live in a manifestly undeveloped green space comparatively close to town. Portage Road itself has only one section of concrete sidewalk fronting the subsidized housing complex and the road itself is not built to carry more traffic than it does now. In addition, Esson Road, though wider than Portage Road, is crowded with parked cars and at certain times of the day with children and parents accessing the pedestrian over- pass to the schools on Burnside Road. In the early morning and at school closing this road demands extreme vigilance on the part of drivers

When he assured me that the placement of the first house was to be his home and not the the first of several more house on the property, I was reassured that Mr Sutherland did not regard the property as only fit for development and making money.



Unfortunately Mr Sutherland's plans for this property will not only spoil the beauty and outlook of the property owners across the Colquitz River from his development, the run off from the cars parked and driven at the top of the hill no doubt on hard- top driveways, but also the health of the wild life on the river banks and the fish in the Colquitz River.

Yours truly
Mary Alford



Portage

Handwritten: # and File

Handwritten initials: JM, BH, CB, CB with checkmarks

Handwritten: 1 sheet

From: CALLAYNA JARDEY [redacted]
To: <council@saanich.ca>
CC: adriane pollard <adriane.pollard@saanich.ca>
Date: 5/20/2014 11:56 AM
Subject: Fwd: Rezoning Colquitz River and Portage Inlet

POST TO: Gen [redacted] POSTED: 2014 0521 80.
COPY TO: SH
INFORMATION: [checked]
REPLY TO WRITER: [unchecked]
COPY RESPONSE TO LEGISLATIVE DIVISION REPORT: [unchecked]
FOR: [redacted]
ACKNOWLEDGED: bl.m

From: Callayna Jardey [redacted]
Date: May 19, 2014 at 9:31:56 PM PDT
To: council@saanich
Cc: [redacted]
Subject: Rezoning Colquitz River and Portage Inlet

ENTERED IN CASE
(on May 20th already)

RECEIVED
MAY 20 2014
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

RECEIVED
MAY 21 2014
PLANNING DEPT.
DISTRICT OF SAANICH

Re: File :SUB00730
DPA00812
REZ00546
DVP00358
DPR00583

I am writing to voice my concern and objections to the proposed rezoning and proposed development at 955 Portage Rd. and 961 Portage Rd. The developer, Ian Sutherland, is applying to have the land rezoned from the current A-1 to RS-12, in order to build four to six additional houses. Mary Alford and myself, Callayna Jardey, are the owners of the two neighbouring properties, [redacted] Portage Rd.

During the past three years we have seen this once, lovely property lose over 25 mature trees in order to accommodate a driveway to a newly build home closer to the water. If this application is approved 25 more mature trees including several Garry Oaks will be lost. There was an existing home on this lot which was demolished a few years ago but the platform that the original house was built could have provided an excellent foundation for a new house. Mr. Sutherland chose rather to build his new house closer to the Colquitz River to do this he had to excavate a driveway and destroy 25 mature trees some of which were Garry Oaks. Although we were saddened by the loss of the trees the owner wished to have a home further away from the main road and closer to the river. However we have since discovered from Mr. Sutherland himself that he is not intending to live in the house but use it as a spec house. It seems that he never intended to live in the house as he is now applying to have the entire two properties rezoned to allow him to build six additional houses. We his neighbours feel that we have been deceived by Mr. Sutherland. His approach to the use of the land is that of a developer and not as a home owner who values the green space and the community vision of the environment of the Colquitz River and the Portage inlet. This corner of Saanich provides a contrast to the city in the lushness of the natural growth of Fir, Maple, Oak, various shrubs and in providing sheltered space for wildlife including protection for a variety of birds.

Mr. Sutherland is asking for variances to the allotted space between houses. If passed these homes will be crowded together with insufficient parking space and increased density in our neighbourhood. Portage Road does not support street parking. He has also suggested that some of these homes may have suites which again would increase density. One of the houses on his property already has three suites. The increase in the number of cars will lead to crowding on Portage Rd as well as to increasing the pollution

which is derived from having cars parked on a slope which leads to runoff to the Colquitz River.

Our concern is not only to the number of trees and shrubs that will be removed and, increase in density, but the precedent it will set for further development on Portage Rd. We currently have two properties, 2.2 acres, with the sewage line available to extend into our property. If Mr. Sutherland's application for development is approved, then you may rest assure that other property owners of Portage Rd will be asking for rezoning permits and the whole environmental health of this corner of Saanich will be destroyed.

We are not opposed to a reasonable request from Mr. Sutherland, that would not destroy the existing green space , increase density, and influence further development on Portage Rd. such as an additional house close to the existing footprint from the previous demolished house.

Thank you.
Callayna Jardey

2870-30 Portage

Council
Administrator
Media

Clerksec - 955/961 Portage Rd sub-division and rezoning application

POST TO	POSTED
TO	
SUBJECT	
SEND TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>
PRINT	<input type="checkbox"/>
FOR	
ACKNOWLEDGED:	

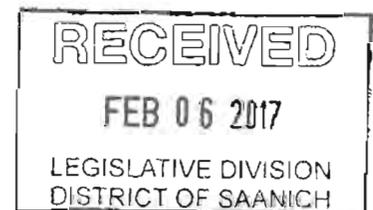
From: [Redacted]
To: <Mayor@saanich.ca>, <Council@saanich.ca>
Date: 2/4/2017 6:11 PM
Subject: 955/961 Portage Rd sub-division and rezoning application

Having read the entire report outlining the Saanich Planners' reasoning behind their recommendations not to support these applications, we would urge you to follow their recommendations.

As residents of the immediate neighbourhood for over 25 years, we do not wish to see any zoning changed from the current A-1 rural, which covers a large portion of this neighbourhood. As the planners note, the few zoning changes over past decades have added no additional lots or houses to the properties involved.

We are concerned that such applications, if approved, would provide encouragement to others in the immediate area to follow suit.

Respectfully,
 Kenneth & Linda McNaughton
 [Redacted] Grange Road



Portage Inlet Sanctuary



Colquitz Estuary Society

Skeena Place
[Redacted]

Victoria, B.C. [Redacted]
pisces1999@msn.com

Municipality of the District of Saanich
770 Vernon Ave.
Victoria, B.C.
V8X 2W7

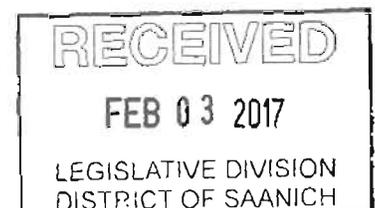
February 1, 2017

Mayor Richard Atwell and Council

Re: subdivision, rezoning development permit amendment development variance permit and EDPA permit applications for 955 and 961 Portage Road

PISCES members and the residents along the north side of Portage Inlet who are currently in the A-1 zoning have expressed their desire to retain the A-1 zoning as per the Local Area Plan. Concerns raised and support for the retention of the A-1 are:

- Many residents have chosen for quality of life issues to live on the North side of Portage Inlet because of the privacy and larger lots A-1 zoning as it provides elements of openness and natural amenity.
- The A-1 zoning provides a natural corridor between the Cuthbert Holmes Park and the Inlet and the Galloping Goose Trail.
- A-1 zoning is necessary to protect and preserve the natural year round habitat, home to otters, squirrels, raccoons, deer, etc.



- Support to retain the A-1 zoning is necessary as it provides habitat for birds by retaining trees, habitat for necessary for feeding and nesting birds. These birds include owls, humming birds, robins, woodpeckers and many more bird species.
- It is important to the Federal Migratory Bird Sanctuary to support not only the migratory but local year round birds and animals.
- The A-1 zoning is important to protect the watersheds, lands surrounding the Inlet and waterway as they act as a natural filter for waters flowing into the Inlet.
- A change to a lesser zoning would result in the loss of the semi rural nature of our neighbourhood as trees and habitat would be replaced with houses, pavement and more traffic.
- Amending the A-1 zoning will likely encourage other absentee developers to decide to apply for development for their profit at the expense of the safety and quality of life for residents. Development density brings with it further increase in traffic, lights, human activity, and loss of habitat.
- We congratulate Saanich Planners and Council having recognized the need for rural areas for environmentally sensitive locations like this unlike other municipalities which place development over the environment. This is evident by Saanich retaining the A-1 zoning since the 1900's and in subsequent Local Area Plans.

PISCES thanks the extensive work done by the Planning department.

PISCES supports the recommendations of :

Senior Planner, Neil Findlow
 Manager of Current Planning, Jarret Matanowitsch
 Director of Planning, Sharon Hvozdzanski
 Chief Administrative Officer, Paul Thorkeisson

RECOMMENDATION:

That Council:

- 1. Not support the application to amend the Tillicum Local Area Plan policy 7.2(a) not to support the application to rezone from A-1 (Rural) Zone to RS-12 (Single Family Dwelling) Zone.**
- 2. Not support the application to rezone from A-1 (Rural) Zone to RS-12 (Single Family Dwelling) Zone.**

Yours truly,



George Blogg, President
Portage Inlet Colquitz Estuary (PISCES) Society
Skeena Place
Victoria, B.C.

2870 - 30

February 03, 2017

Mayor Richard Atwell and Councillors
The Corporation of the District of Saanich
770 Vernon Avenue, Victoria B.C. V8X 2W7

Dear Mayor and Council:

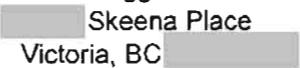
Re: Subdivision, Rezoning, Development Permit Amendment; Development Variance Permit and EDPA Permit Applications for 955/961 Portage Road

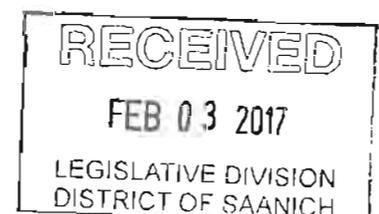
I would extend my support for the recommendations made by the Senior Planner, Neil Findlow; Manager of Current Planning, Jarret Matanowitsch; Director of Planning, Sharon Hvozdzanski and the CAO, Paul Thorkelsson as follows:

1. That Council not support the application to amend the Tillicum Area plan policy 7.2 (a).
2. That Council not support the application to rezone from A-1 (Rural) Zone to RS-12 (Single Family Dwelling) Zone.

The current A-1 zoning is a long standing and this zoning acts as a very important buffer between the Trans Canada Hwy (TCH) and the Federally Designated Bird sanctuary of Portage Inlet and helps maintain the environmentally sensitive nature of the area.

Thank You


Vicki Blogg

Victoria, BC



Municipality of the District of Saanich
770 Vernon Ave.
Victoria B.C. V8X 2W7

February 1, 2017

Mayor Richard Atwell and Council

Re: subdivision, rezoning development permit amendment development variance permit and EDPA permit applications for 955 and 961 Portage Road

I'm writing this letter as a resident of nearly 30 years in the A-1 zoning area on the north side of Portage Inlet.

The lands surrounding the Portage Inlet and including Cuthbert Holms Park are unique and very necessary for the health and continuance of the Federal Migratory Bird Sanctuary.

I, like many residents, have chosen to purchase homes and live around Portage Inlet because of the semi rural nature aspect of the neighbourhood. House prices are lower in part because of the A-1 zoning and its lack of ability to subdivide making homes here more affordable than in other waterfront areas of Saanich not A-1 zoned.

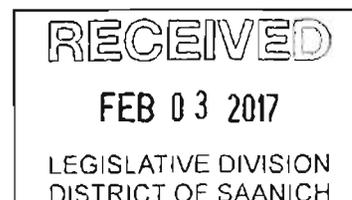
I, like a great many of the residents, appreciate this unique environmental and wildlife area and like me act as stewards speaking for the birds and wildlife that have no voice.

I appreciate and thank Saanich staff for recognizing the environmental importance and their continued support to residents in maintaining the A-1 zoning of the north side of the Inlet.

I am not going to comment on the development proposal as it is not about mitigating the impact of this development or whether the developer makes good looking or energy efficient houses, it is about maintaining the rural integrity of the neighbourhood.

I do not support changing the local Area Plan to accommodate Mr Sutherland's development application or the subsequent applications of other developers hoping to profit from rezoning A-1 land.

In addition to environmental concerns I have concerns this development brings and adds negatively by impacting traffic and safety concerns. More cars, more need for parking and more congestion. There is now only one road in and out (Esson) and it is narrow with a steep 12% grade and enters directly onto Admirals Road, a major road and truck route. This is already a very unsafe situation. I like my fellow residents, already have experienced a significant increase in traffic which resulted in the rezoning of 945 Portage to accommodate the social housing complex.



In the past 20 years, I have heard many stories from the developer but what I have had confirmed by this application that what we were telling council all along was correct, his intent when he purchased the Portage Road lots that it was always his goal to attempt to rezone and develop the lots regardless of the many times he told us he want to live on the property as a single residence. The records on file from previous applications for connecting to the sewer and location of the house and driveway for 955 show our expressed concern as to the applicant's real agenda.

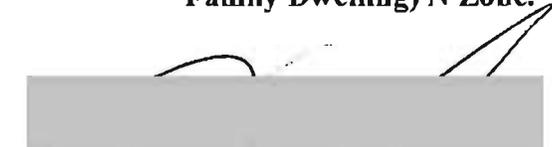
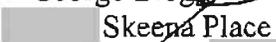
I like many of the local residents are not as profit motivated as the applicant but on the contrary recognize the need to protect and preserve the rural development of the lands along the north side of Portage Inlet for the benefit of the birds, animals and the water quality of the Inlet and future generations.

I look to the future and know we must value the quality of the environment and wildlife above the financial profit of developers. There is a place for development but this is not the place. Once trees and habit are lost it is a downward spiral for the habitat and residences quality of life.

In closing **I support the Recommendations of:**

Senior Planner, Neil Findlow
Manager of Current Planning Jarret Matanowitsch
Director of planning Sharon Hvozdanski
Chief Administrative Officer Paul Thorkeisson

1. **Not support the application to amend the Tillicum Local Area Plan policy 7.2(a)**
2. **Not support the application to rezone from A-1 (Rural) Zone to RS-12 (Single Family Dwelling) N Zone.**


George Blogg
 Skeena Place
Victoria, B.C. 