



AGENDA
 Special Council Meeting
 Council Chambers, Saanich Municipal Hall
 770 Vernon Avenue
TUESDAY, AUGUST 15, 2017 AT 7:00 PM

NOTICE OF PUBLIC HEARING AUGUST 15, 2017

A. PROPOSED REZONING FOR A RESIDENTIAL SUBDIVISION (1654 FELTHAM ROAD)

REPORTS:	
▪ Supplemental Report from the Director of Planning dated July 11, 2017	Pg. 1
▪ Report from the Director of Planning dated May 3, 2017	Pg. 4
Engineering Servicing Requirements	Pg. 21
Bylaw No. 9450	Pg. 25
MINUTES:	
▪ Excerpt from the Council Meeting of July 24, 2017	Pg. 26
▪ Excerpt from the Committee of the Whole meeting of June 12, 2017	Pg. 27
OTHER REPORTS:	
▪ Arborist Report dated May 26, 2016	Pg. 29
CORRESPONDENCE:	
▪ 1 Letter from the Gordon Head Residents' Association	Pg. 36
▪ 3 Letters from Residents	Pg. 38

B. PROPOSED REZONING FOR A RESIDENTIAL SUBDIVISION (4623 CORDOVA BAY ROAD)

REPORTS:	
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Engineering Servicing Requirements	Pg. 54
Bylaw No. 9452	Pg. 56
Building and Site Design Scheme	Pg. 57
MINUTES:	
▪ Excerpt from the Council meeting of July 24, 2017	Pg. 59
▪ Excerpt from the Committee of the Whole meeting of June 19, 2017	Pg. 60
OTHER REPORTS:	
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CORRESPONDENCE:	
▪ 1 Letter from the Cordova Bay Community Association	Pg. 69
▪ 2 Letters from Residents	Pg. 71

**C. & PROPOSED NEW PERSONAL CARE, OFFICE AND RESEARCH ZONE AND
D. PROPOSED REZONING FOR OFFICE AND RESEARCH USES (2474 ARBUTUS ROAD)**

REPORTS:	
▪ Report from the Director of Planning dated June 28, 2017	Pg. 73
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MINUTES:	
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OTHER REPORTS:	
▪ Sustainability Statement dated March 7, 2017	Pg. 100
▪ Stormwater Management Statement dated March 7, 2017	Pg. 102
▪ Parking Study Conclusions and Recommendations	Pg. 103
CORRESPONDENCE:	
▪ 1 Letter from the Cadboro Bay Residents Association	Pg. 104
▪ 1 Letter from a Resident	Pg. 105
▪ 1 Letter from UVic Childcare Alliance	Pg. 106

E. PROPOSED REZONING FOR A NATURAL PARK (574 WALTER AVENUE)

REPORTS:	
▪ Report from the Parks and Recreation dated January 29, 2016	Pg. 108
Bylaw No. 9451	Pg. 113
MINUTES:	
▪ Excerpt from the Council meeting of July 24, 2017	Pg. 114
▪ Excerpt from the Council meeting of April 11, 2016	Pg. 115
▪ Excerpt from the Committee of the Whole meeting of February 15, 2016	Pg. 116

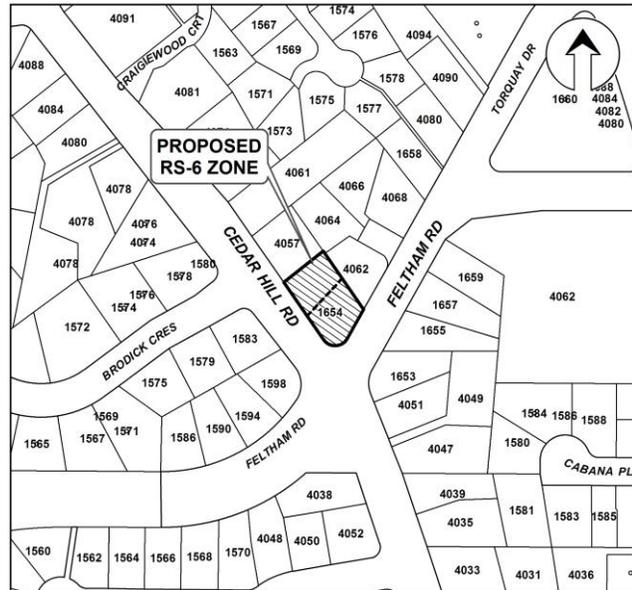
THE DISTRICT OF SAANICH

NOTICE OF PUBLIC HEARING ON ZONING BYLAWS

NOTICE IS HEREBY GIVEN that a SPECIAL COUNCIL MEETING for the purpose of a PUBLIC HEARING will be held in the SAANICH MUNICIPAL HALL COUNCIL CHAMBERS, 770 Vernon Avenue, Victoria, BC, V8X 2W7, on **TUESDAY, AUGUST 15, 2017 at 7:00 P.M.**, to allow the public to make verbal or written representation to Council with respect to the following proposed bylaws and permits.

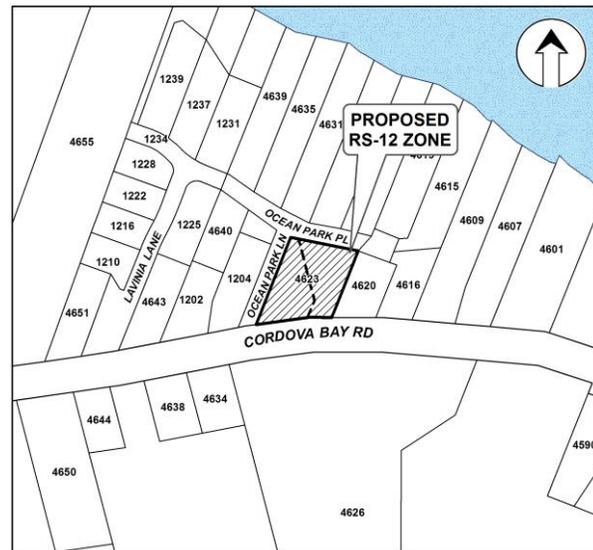
A. ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9450 PROPOSED REZONING FOR A RESIDENTIAL SUBDIVISION ON FELTHAM ROAD

The intent of this proposed bylaw is to rezone Lot 1, Section 55, Victoria District, Plan 21245 (**1654 FELTHAM ROAD**) from Zone RS-10 (Single Family Dwelling – Minimum Lot Size 780 m²) to Zone RS-6 (Single Family Dwelling – Minimum Lot Size 560 m²) for the purpose of subdivision in order to create one additional lot for a total of two lots for single family dwelling use. A **DEVELOPMENT VARIANCE PERMIT** will be considered to allow for variances to setbacks in order to retain the existing dwelling on proposed Lot A. A **COVENANT** will be considered to further regulate the use of the lands and buildings.



B. ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9452 PROPOSED REZONING FOR A RESIDENTIAL SUBDIVISION ON CORDOVA BAY ROAD

The intent of this proposed bylaw is to rezone Lot A, Section 25, Lake District, Plan 23346 (**4623 CORDOVA BAY ROAD**) from Zone RS-18 (Single Family Dwelling – Minimum Lot Size 2 ha) to Zone RS-12 (Single Family Dwelling – Minimum Lot Size 930 m²) for the purpose of subdivision in order to create one additional lot for a total of two lots for single family dwelling use. A **COVENANT** will be considered to further regulate the use of the lands and buildings.

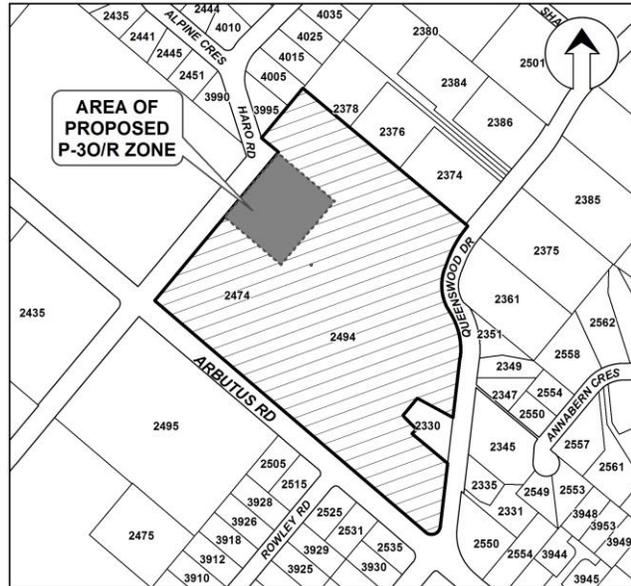


C.1 ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9453 PROPOSED NEW PERSONAL CARE, OFFICE AND RESEARCH ZONE

The intent of this proposed bylaw is to create a new P-30/R (Personal Care, Office, and Research) Zone with hospital, nursing home, accessory buildings and structures, community residential facility, congregate housing, office, research, daycare- adult and daycare- child as permitted uses. Regulations with respect to prohibited uses, density, and buildings and structures are unique to this proposed zone and interested persons are encouraged to obtain a copy of the bylaw.

C.2 ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9454
PROPOSED REZONING FOR OFFICE AND RESEARCH USES

The intent of this proposed bylaw is to rezone a portion of Lot 1, Section 44, Victoria District, Plan 15918 (**2474 ARBUTUS ROAD**) from Zone P-3 (Personal Care) to a new P-30/R (Personal Care, Office and Research) Zone to allow a former care facility building on the site to be repurposed to accommodate office and research uses of ocean and climate scientists. A **DEVELOPMENT VARIANCE PERMIT** will be considered to allow variances for the number and location of required parking spaces and to defer required road frontage improvements until a future land use and development plan is available for the entire Queenswood site.



D. ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9451
PROPOSED REZONING FOR NATURAL PARK ON WALTER AVENUE

The intent of this proposed bylaw is to rezone Lot 4, Block 4, Section 18A, Victoria District, Plan 1168 (**574 WALTER AVENUE**) from Zone RS-6 (Single Family Dwelling – Minimum lot size 560 m²) to Zone P-4N (Natural Park) in order to designate a natural park on the property.



The proposed bylaws, permits and relevant reports may be inspected or obtained from the Legislative Division between 8:30 a.m. and 4:30 p.m., from August 2, 2017 to August 15, 2017 inclusive, except for weekends and statutory holidays. The reports from the Director of Planning regarding the above applications are available on the Saanich website at www.saanich.ca under Local Government/Development Applications.

Correspondence may be submitted by mail or by e-mail and must be received no later than 4:00 p.m. on the day of the meeting. All correspondence submitted will form part of the public record and may be published in a meeting agenda.



The Corporation of the District of Saanich

Supplemental Report

To: Mayor and Council
From: Sharon Hvozdzanski, Director of Planning
Date: July 11, 2017
Subject: Subdivision, Rezoning, and Development Variance Permit Application
File: SUB00764; REZ00577; DVP00376 • 1654 Feltham Road

RECOMMENDATION

1. That the application to rezone from the RS-10 (Single Family Dwelling) Zone to the RS-6 (Single Family Dwelling) Zone be approved.
2. That Development Variance Permit DVP00376 be approved.
3. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Variance Permit be withheld pending payment of \$1275 for the planting of one Schedule I Boulevard tree.
4. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Variance Permit be withheld pending registration of a covenant to secure:
 - The new dwelling on proposed Lot B be constructed to a BUILT GREEN® Gold, or equivalent, energy efficiency standard;
 - The new dwelling include the installation of the necessary conduits to be solar ready for future installation of photovoltaic or solar hot water systems; and
 - The new dwelling on proposed Lot B be constructed substantially in compliance with the plans prepared by Ryan Hoyt Designs and Landscape Solutions, both date stamped June 30, 2017.

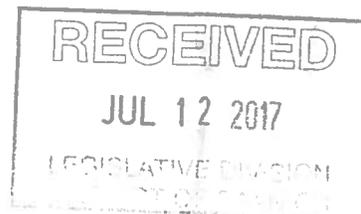
PURPOSE

The purpose of this report is to provide additional information to Council as requested. As discussed below, revised plans have been provided and recommendation #4 has been updated to reflect this.

DISCUSSION

Background

The applicant proposes to rezone from the RS-10 (Single Family Dwelling) Zone to the RS-6 (Single Family Dwelling) Zone to accommodate a subdivision to create one additional lot. A Development Variance Permit for setbacks is requested to allow the existing house to remain.



PH A

The development proposal was presented to Council at the June 12, 2017 Committee of the Whole meeting. At that time Council forwarded the application to a Public Hearing with a request for additional consideration of the access to the property, specifically if it could be configured so that vehicles could turn around and exit frontwards onto Cedar Hill Road.

There are no engineering concerns with respect to the proposed driveway.

Additional Information

The applicant has made revisions to ensure vehicles could turn around on the property. To accommodate this they revised the house plan so that the stairway into the suite is sited further back on the dwelling, allowing the exterior parking space to be pushed further into the lot providing more turning area at the front of the garage. To confirm the proposed configuration could work the turning radius was tested on the site plan (see Figure 1).

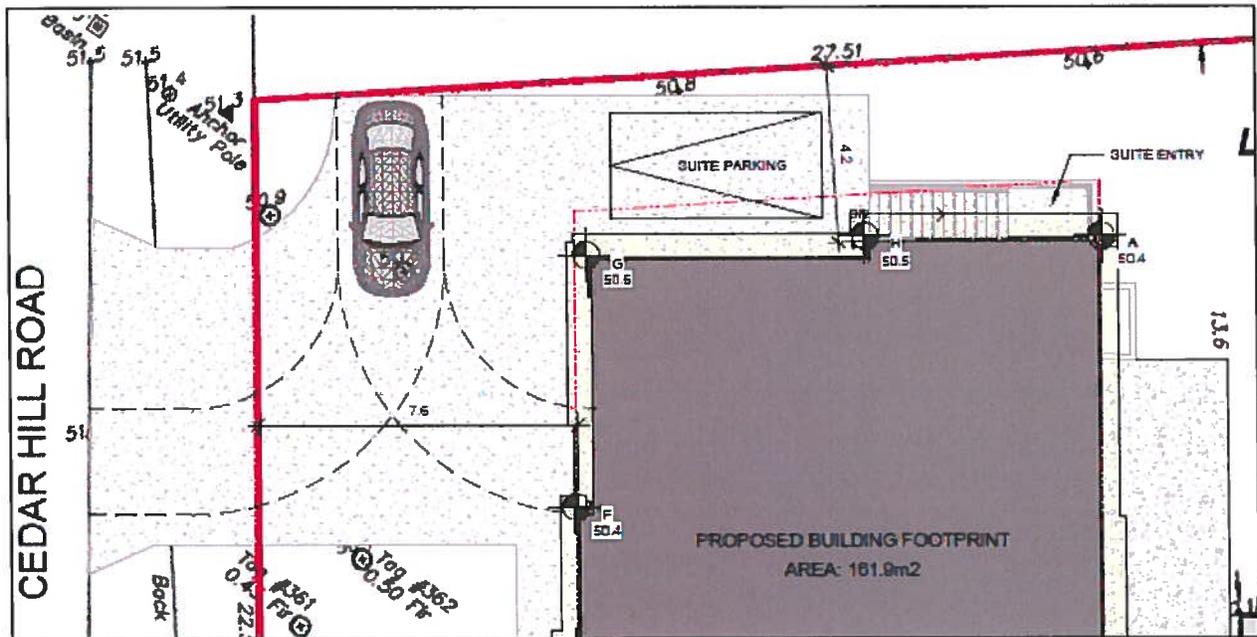


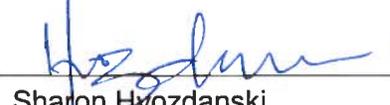
Figure 1: Vehicle Movement -Turning Radius (Provided by Ryan Hoyt Designs Inc.)

CONCLUSION

The applicant has revised the plans to address the concerns raised.

Prepared by 
Andrea Pickard
Planner

Reviewed by 
Jarret Matanowitsch
Manager of Current Planning

Approved by 
Sharon Hwozdanski
Director of Planning

APK/gv
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Attachments

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

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.

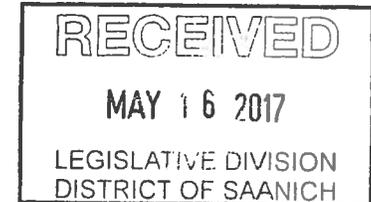

Paul Thorkelsson, Administrator



The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: May 3, 2017
Subject: Subdivision, Rezoning, and Development Variance Permit Application
File: SUB00764; REZ00577; DVP00376 • 1654 Feltham Road



RECOMMENDATION

1. That the application to rezone from the RS-10 (Single Family Dwelling) Zone to the RS-6 (Single Family Dwelling) Zone be approved.
2. That Development Variance Permit DVP00376 be approved.
3. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Variance Permit be withheld pending payment of \$1275 for the planting of one Schedule I Boulevard tree.
4. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Variance Permit be withheld pending registration of a covenant to secure:
 - The new dwelling on proposed Lot B be constructed to a BUILT GREEN® Gold, or equivalent, energy efficiency standard;
 - The new dwelling include the installation of the necessary conduits to be solar ready for future installation of photovoltaic or solar hot water systems; and
 - The new dwelling on proposed Lot B be constructed substantially in compliance with the plans prepared by Ryan Hoyt Designs date stamped August 29, 2016 and Landscape Solutions date stamped February 6, 2017.

PURPOSE

The purpose of this report is to seek direction from Council on the subject application. The application is for a Rezoning and Development Variance Permit for setbacks to accommodate a subdivision to create one additional lot. The applicant is Sam Ganong.

DISCUSSION

Neighbourhood Context

The subject property is located in the Gordon Head neighbourhood, on the northeast corner of the Feltham Road and Cedar Hill Road intersection. The site is within Feltham "Village", although it is located at the "Village" edge and surrounded by single family homes rather than

commercial or multi-family developments. The property is also within 1 km of the McKenzie Avenue and Shelbourne Street intersection located at the core of the University Major "Centre" where a broad range of commercial retail and services are available.

The property is located within a walking distance of 400 m to the Gordon Head Recreation Facility, 500 m to Lambrick Park Secondary School, and 900 m to Gordon Head Middle School. Adjacent to the Gordon Head Recreation Facility, Lambrick Park provides a range of sports facilities. The three contiguous parks of Bow Park, Feltham Park, and Brodrick Park provide a nature park and walking trails less than 200 m west of the property. An access point to Mount Douglas Park from Cedar Hill Road is within 1.5 km and provides access to an extensive park trail network.

Proposed Land Use

The 1,191 m² corner lot is currently developed with a single family dwelling that is oriented toward Feltham Road, which municipal records indicate was constructed in 1949. The proposal would create a second fee simple lot to the rear of the existing dwelling that would be oriented toward Cedar Hill Road. Variances are requested to allow the existing dwelling to be retained. The Official Community Plan supports a range of housing types within "Villages", including small lot single family dwellings.

The site is located at the northern end of the Shelbourne Valley Action Plan study area. The subject property and those adjacent to it along Feltham Road are identified as transitioning to multi-family development in the form of townhouses (see Figure 2). The lot is one of 10 properties on Feltham Road that are currently developed as single family dwellings that are designated for a townhouse land use in the Shelbourne Valley Action Plan. Properties on the west side of Cedar Hill Road remain designated for single family neighbourhood.

Site and Building Design

The subject property slopes down from the northwest corner on Cedar Hill Road to the southeast corner on Feltham Road by 3 m. The location of the existing dwelling, which is oriented toward Feltham Road, provides opportunity to create two similarly shaped, rectangular lots. One lot would maintain the existing dwelling, with the new lot proposed for an infill single family development oriented toward Cedar Hill Road. The existing dwelling has a floor area of approximately 195 m² and complies with the density provisions of the RS-6 (Single Family Dwelling) Zone, however variances are required for the front, rear, and combined front and rear setbacks in order to retain the dwelling.

The existing dwelling currently has a set of stairs to access a deck that would encroach into the setback to the interior side lot line. If the rezoning is approved the applicant would remove the offending stairs and construct new stairs in compliance with the Zoning Bylaw. This would be referred to the Approving Officer to require as a condition of subdivision.

The applicant has provided house plans for the new dwelling that they are willing to commit to by covenant. The proposed 279 m² two storey dwelling with basement incorporates a covered entryway, double car garage, and secondary suite (see Figure 5).

Variances to the front, rear, and combined front and rear setbacks are required to retain the existing dwelling. The requested variances are as follows:

- A front yard setback of 3.16 m (6.0 m required);
- A rear yard setback of 6.2 m (7.5 m required); and
- A combined front and rear yard setback of 9.3 m (15 m required).

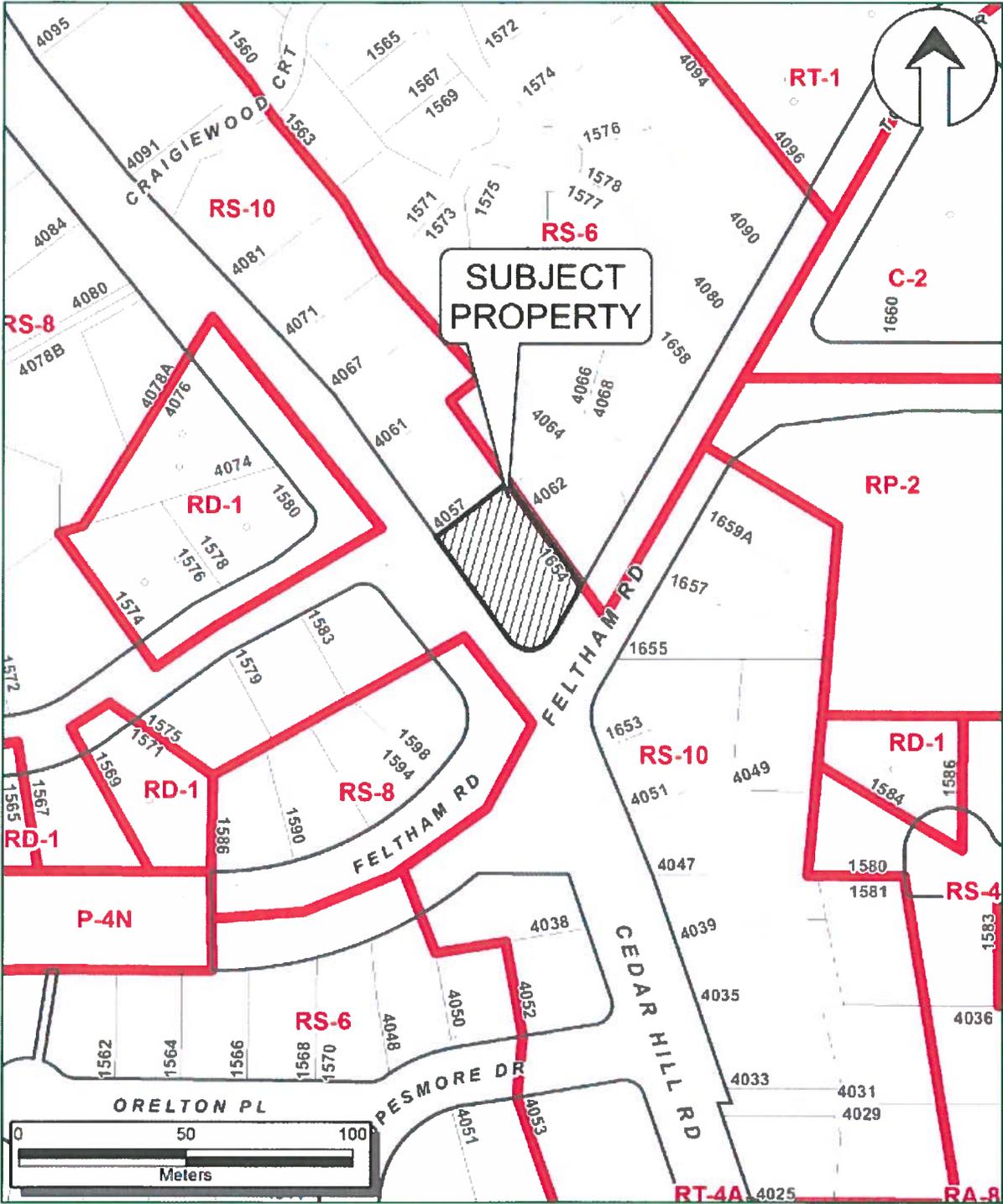


Figure 1: Neighbourhood Context

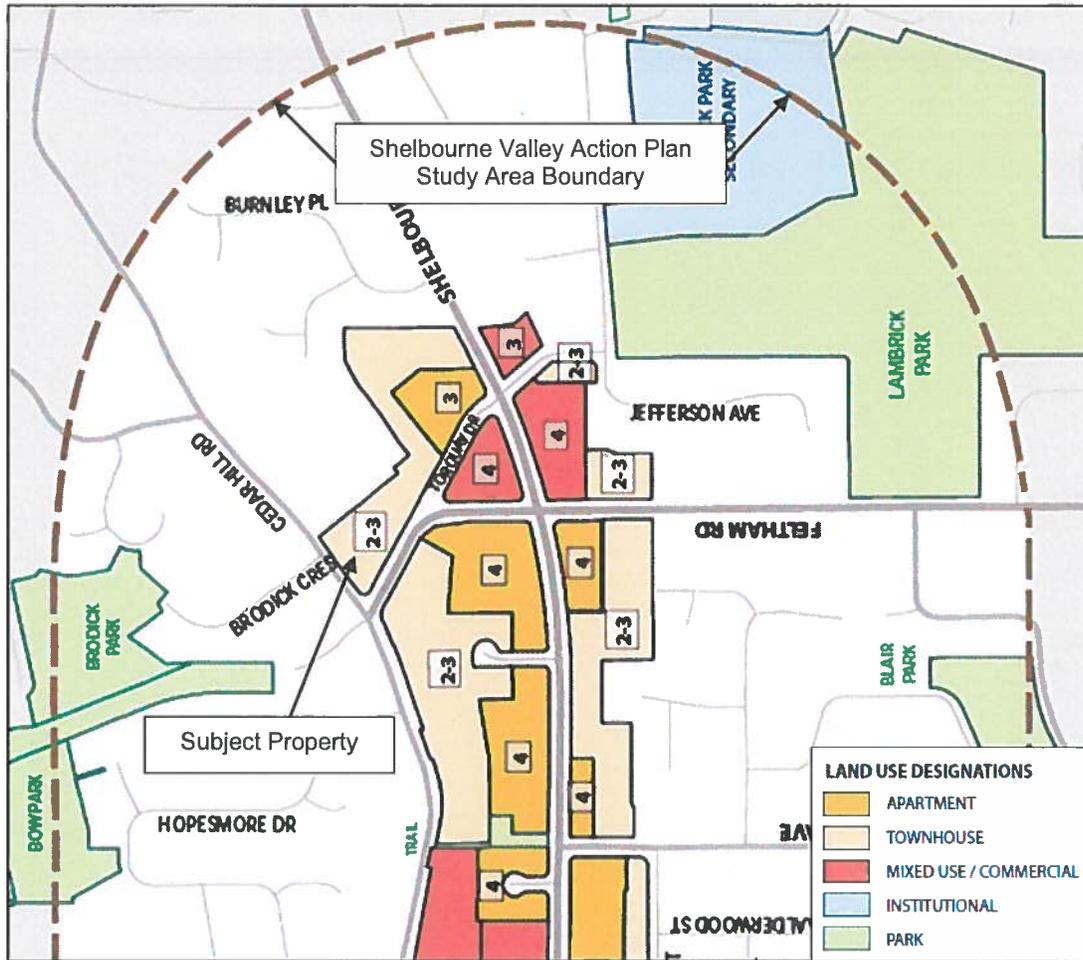


Figure 2: Property Location within Shelbourne Valley Action Plan Study Area

Consultation

The Gordon Head Residents' Association noted they generally have no objection to the proposal, however they recommend that the site layout accommodate a vehicle turnaround to avoid cars reversing onto Cedar Hill Road. The applicant advised staff that they considered revising the driveway to accommodate a turnaround, however that option would take up a significant amount of the front yard, thereby limiting the amount of green space. They followed up with the Gordon Head Residents' Association on the topic and have not revised the proposed layout.

In response to Saanich's notification process, three replies were received stating concerns with respect to traffic and parking. The comments relate to the existing situation with traffic speed and difficulty for pedestrians to cross Cedar Hill Road safely as the primary issues.

The Shelbourne Valley Action Plan identifies the intersection as a "Potential New Signal", however, currently no improvements for the intersection are anticipated in the near future as part of Engineering's Capital Projects. No road improvements along the property frontage are required for the proposal as road and sidewalks improvements have been completed by Saanich within the last five years.

The applicant has advised that prior to submitting their development proposal, they consulted with the immediate neighbours before designing the proposed dwelling. Once preliminary house designs were prepared, further consultation with the immediate neighbours was completed, as well as letters being sent to residents within a 100 m radius.

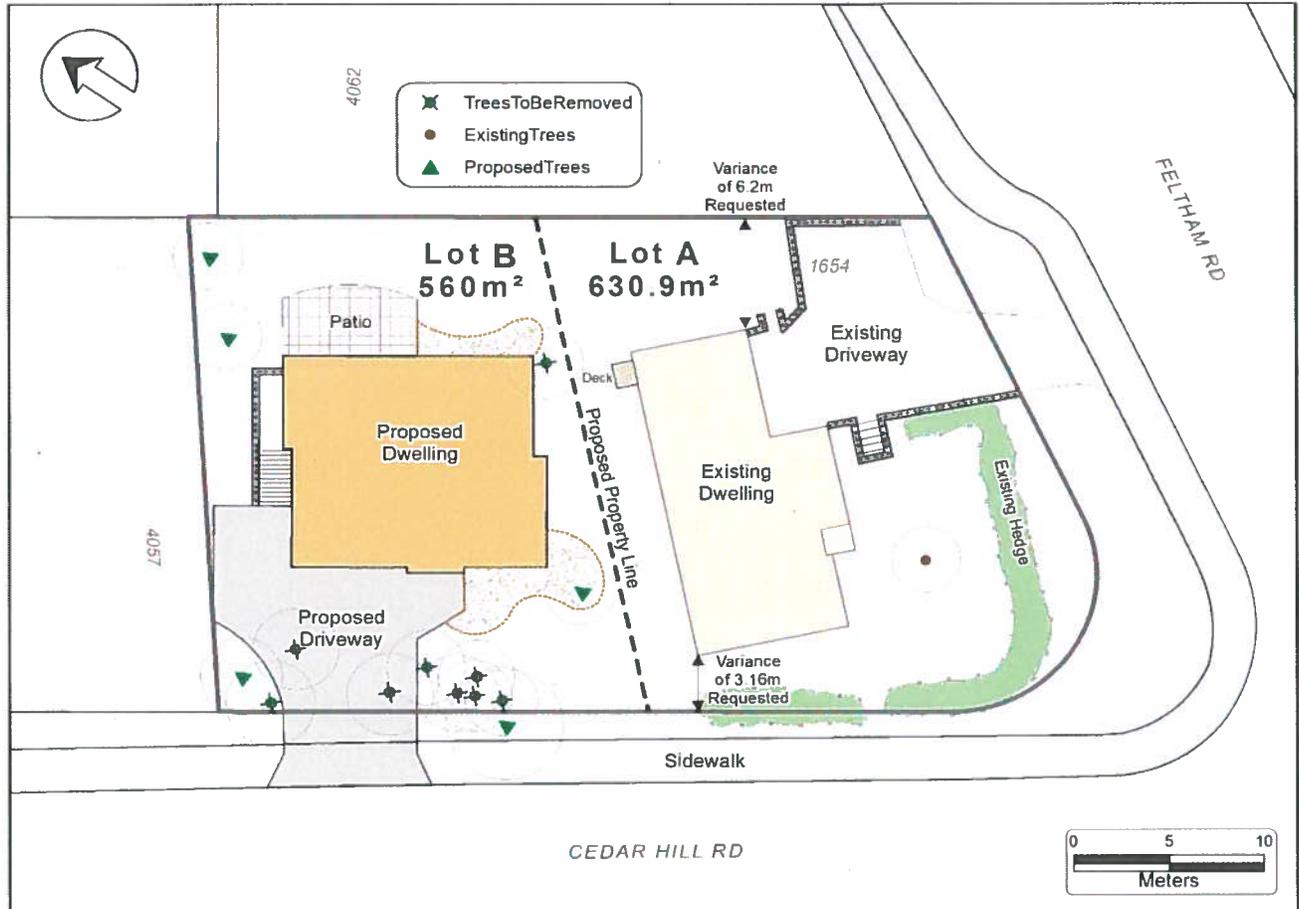


Figure 4: Proposed Subdivision

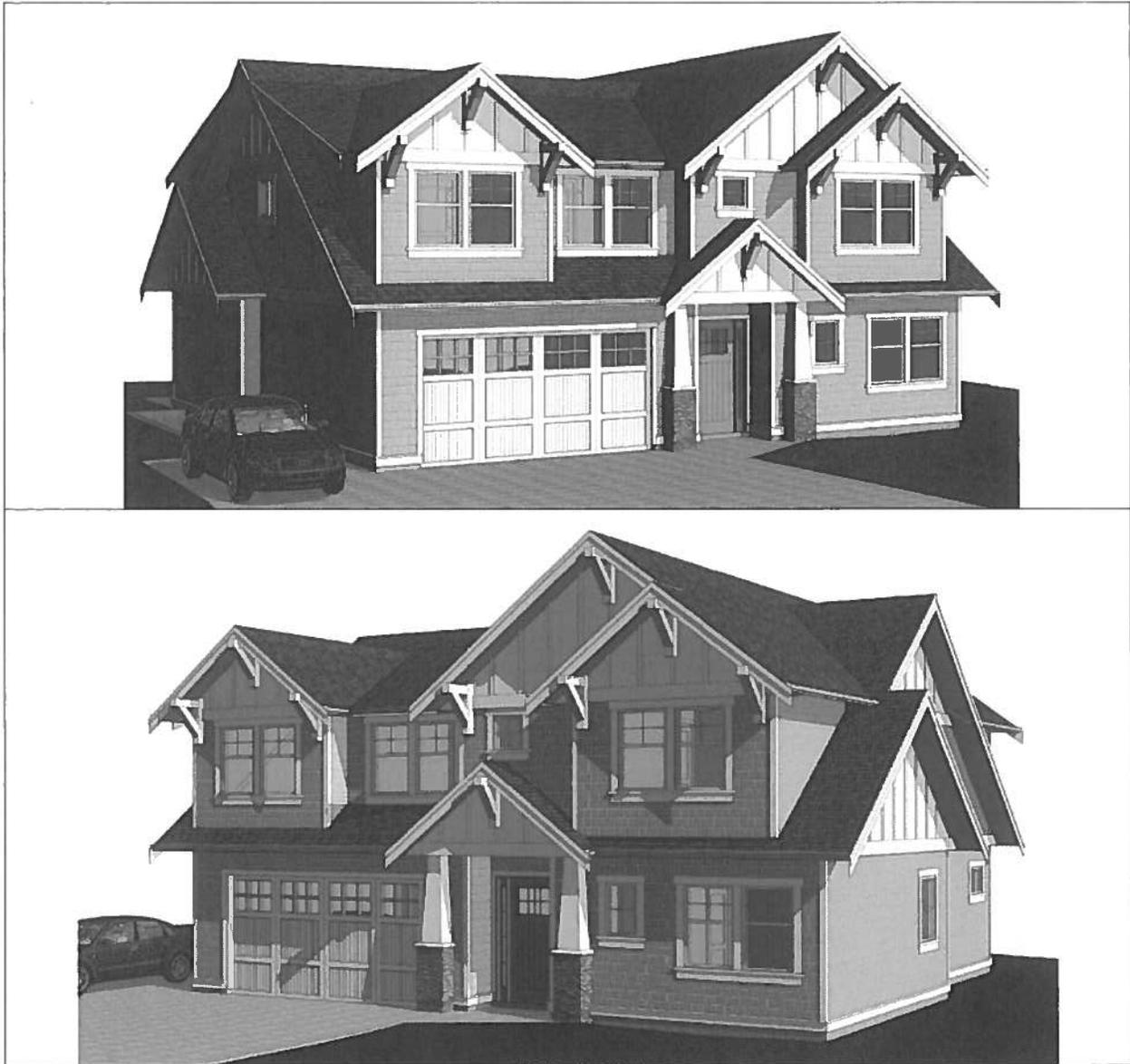


Figure 5: Renderings of Proposed Dwelling (Provided by Ryan Hoyt Home Designs Inc.)

ALTERNATIVES

1. That Council approve the recommendations as outlined in the staff report.

The implications of this alternative are discussed in detail in the later sections of this report.

2. That Council approve the Zoning Amendment Bylaw but not the Development Variance Permit.

The implications of this alternative would be that the existing house would need to be substantially altered to comply with the Zoning Bylaw, or removed with a new dwelling constructed.

3. That Council reject the recommendations as outlined in the staff report.

Should Council decide to reject the recommendations contained in this report, the implications are that the proposed rezoning and subdivision would not proceed. The subject property would retain its current RS-10 (Single Family Dwelling) zoning and the one existing single family dwelling would remain on the lot.

4. That Council provide alternate direction to Staff.

Should Council provide alternate direction to staff, the implications are that staff would work with the applicant to address comments from Council. The applicant would undertake any necessary revisions to the plans, and would resubmit their proposal for review by staff, and ultimately, consideration by Council.

FINANCIAL IMPLICATIONS

The proposal has no immediate implications related to the District of Saanich Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposal has no implications related to the District of Saanich 2015-2018 Strategic Plan.

PLANNING IMPLICATIONS

Policy

The following Saanich Planning Policies are most applicable to the subject proposal:

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."
- 4.2.1.14 "Encourage the use of 'green technologies' in the design of all new buildings."
- 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."
- 4.2.2.3 "Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties."

- 4.2.3.9 “Support the following building types and uses in ‘Villages’:
- Small lot single family houses (up to 2 storeys)
 - Carrige/coach houses (up to 2 storeys)
 - Townhouses (up to 3 storeys)
 - Low-rise residential (3-4 storeys)
 - Mixed-use (commercial/residential) (3-4 storeys)
 - Civic and institutional (generally up to 3 storeys).”

Gordon Head Local Area Plan (1997)

- 5.1 “Maintain single family housing as the principle form of development.”
- 5.3 “Consider applications to rezone to permit subdivision having due regard for the prevalent lot size in the area, site specific tree location information, and preservation of environmentally significant areas.”
- 9.10 “Any design and construction work within a designated Streetscape Protection right-of-way should be undertaken in accordance with the Gordon Head Action Plan: Greenways, Bikeways and Pedestrian Mobility.”

Note: Cedar Hill Road in this area is designated as a Streetscape Protection Area.

Shelbourne Valley Action Plan (2017)

The subject property is within the study area for the draft Shelbourne Valley Action Plan. Although the Shelbourne Valley Action Plan has not yet been adopted, draft policies relevant to this proposal should be considered. Many of the Shelbourne Valley Action Plan policies reiterate existing Official Community Plan or Local Area Plan policies, therefore only those policies addressing additional aspects of development area included below.

- 5.1.1 “Consider changes to use, density and height in the Shelbourne Valley based on designations identified on Map 5.1.”

Note: Map 5.1 identifies the property for 2-3 storey townhouses.

- 5.1.3 “Encourage land assembly that allows impacts of access and parking to be mitigated.”

- 5.1.4 “Discourage the orphaning of lots designated for multi-family or commercial redevelopment where the resulting frontage would be less than 30 metres.”

- 6.1.4 “Consider additional pedestrian crossing locations in the Valley, where warranted, including those identified on Map 6.1, to improve overall network connectivity, assist greenway implementation, support higher density redevelopment and provide more direct access to major destinations.”

Note: Map 6.1 identifies the intersection at Feltham Road and Cedar Hill Road as “Potential New Signal”.

- 7.5.1 “In general, transition density within each Centre and Village with the highest density in the core transitioning to lower densities at the edges.”

The proposal is consistent with the Official Community Plan which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary. Similarly the Gordon Head Local Area Plan supports rezoning for subdivision with consideration of the prevalent lot size in the area, site specific tree location information, and preservation of environmentally significant areas.

Most properties along Cedar Hill Road and Feltham Road are larger than 780 m², reflective of the predominant RS-10 (Single Family Dwelling) zoning. Smaller lots in the neighbourhood are located along residential side streets where RS-6 (Single Family Dwelling) zoning exists. Although the proposed lots would be slightly smaller in size, having an area of 560 m² and 630 m², they generally fit with the surrounding pattern of development for single family homes.

The site is located at the northern end of the Shelbourne Valley Action Plan study area and it, as well as those properties adjacent to it along Feltham Road, are identified as transitioning to multi-family development in the form of townhouses (see Figure 2). Staff discussed the objectives of the Shelbourne Valley Action Plan with the applicant and it was noted that given the current condition of the single family homes along Feltham Road, redevelopment of these lots for a townhouse development may be premature.

Although the existing home at 1654 Feltham Road was constructed in 1949, most of the houses to the east were constructed in the early to mid-1980's and have been well maintained. The property is surrounded by single family dwellings and also represents the most northern extent of properties that have been identified for multi-family (townhouse) designation in the Shelbourne Valley Action Plan. Land use further north along Cedar Hill Road or to the west would remain designated as single family neighbourhood. Given the property location within the overall Shelbourne Valley Action Plan and that the proposal does contribute to limited infill at the edge of Feltham "Village", which would contribute to the goal of a more compact, walkable "Village" Centre, maintaining the land use as single family residential is supportable.

An important consideration with infill developments is that the scale, massing, and design of any proposed infill housing respects the neighbourhood character. Many of the neighbouring homes were constructed between the 1960's to 1980's and are generally two storey homes with attached garages. The applicant has provided house plans for the new dwelling and they are willing to commit to these plans by covenant. The proposed 279 m² two storey dwelling with basement incorporates a covered entryway, double car garage, and secondary suite. Arts and Craft design features are included such as multiple gabled roof peaks with a half-timbering appearance and wooden support braces, battered support columns at the entryway with stone veneer base, and sash windows with multiple panes. The exterior finishes would include red cedar shingle and cement board lap siding. A decorative garage door with windows complements the Arts and Craft design features and reduces the appearance of the garage so that it does not dominate the front elevation.

In addition to the proposed rezoning to RS-6 (Single Family Dwelling) Zone, a Development Variance Permit has been requested to retain the existing dwelling on proposed Lot A. The following variances are requested:

- A front yard setback of 3.16 m (6.0 m required);
- A rear yard setback of 6.2 m (7.5 m required); and
- A combined front and rear yard setback of 9.3 m (15 m required).

Maintaining the existing dwelling rather than demolishing and reconstructing a new home would extend its' life cycle and preserve the embodied energy in the existing structure, an option that would release less greenhouse gases than demolishing and reconstructing. In addition, retaining the existing dwelling will contribute to maintaining the character of the neighbourhood. The variances would have no impact to neighbours since they are for the existing dwelling to be retained, therefore they are supportable.

Servicing

No land dedication or road improvements are required as Cedar Hill Road and Feltham Road have been improved by the municipality in recent years. No Engineering concerns were raised with the location of the existing or proposed driveways. As noted, the Gordon Head Residents' Association recommended consideration of room to turn around so vehicles exit frontward onto Cedar Hill Road. Although a specific turning area has not been provided due to the desire to preserve open green space, the double wide driveway and third (suite) parking space could be used to manoeuvre a vehicle at times, depending upon the size and numbers of vehicles parked in the driveway.

New or upgraded services for water, sewer, and storm drain will be provided for both proposed lots. Stormwater management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of the Subdivision Bylaw. This subdivision is within a Type II watershed area which requires stormwater storage, oil/grit separator or grass swale and sediment basin.

Environment

The applicant provided an Arborist Report that included an inventory of 15 trees. The 15 inventoried trees included three on adjacent properties that would not be impacted and four bylaw protected trees, which are all Douglas-fir trees.

The four bylaw protected trees and four non-bylaw protected trees are located adjacent to Cedar Hill Road and due to two levels of overhead wires the trees have been heavily side pruned (see Photographs 1 and 2), or have had suppressed growth due to adjacent trees. In addition to past pruning, they would be in close proximity to the proposed driveway and would have poor tolerance to development impacts.

The existing hedge along the southern portion of the lot would be retained. The applicant proposes to plant four on-site replacement trees and one boulevard tree.

Stormwater would be managed with permeable pavers and in-ground detention tanks on each proposed lot to allow for slow release into the municipal drain system.

Sustainable development practices would be followed and the applicant has committed that construction would meet, or be equivalent to, BUILT GREEN® Gold. The applicant would also construct the dwelling to be solar ready. These commitments would be secured by covenant.



Photograph 1: Looking North along Cedar Hill Road



Photograph 2: Cedar Hill Frontage

Climate Change and Sustainability

The Official Community Plan adopted in 2008 highlights the importance of climate change and sustainability. The Official Community Plan 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 Official Community Plan and through Saanich's Climate Action Plan.

The following is a summary of the Climate Change and Sustainability features and issues related to the proposed development. This section is not and cannot be an exhaustive list or examination of the issue. However, this section is meant to highlight key issues for council and keep this subject matter at the forefront of council's discussion.

Climate Change

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

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

- The proposal is located within the Urban Containment Boundary and within Feltham "Village".
- Walking distance to Lambrick Park Secondary School is approximately 500 m and to Gordon Head Middle School approximately 900 m.
- Recreation facilities at the Gordon Head Recreation Facility and Lambrick Park are within 400 m.
- The proposal is an in-fill development that is able to use existing roads and infrastructure to service the development.
- Sustainable development practices would be followed and the applicant has committed that construction would meet, or be equivalent to BUILT GREEN® Gold. This commitment would be secured by covenant.
- The proposed development will include the necessary conduit to be considered solar ready for the future installation of solar photovoltaic or hot water heating systems. This commitment would be secured by covenant.
- The property is located adjacent to a bus stop on Cedar Hill Road and approximately 250 m from a bus stop on Shelbourne Street.
- Bus service on Cedar Hill Road is a Local Route, with weekday service every 30 – 60 minutes. Frequent bus service on Shelbourne Street has weekday service every 15 minutes or less.
- The existing house would be retained.
- The development is readily accessible via all modes of alternative transportation including walking, cycling, and public transit.
- The proposed development includes sufficient area suitable for backyard gardening.
- The property is conveniently located within 1 km of major grocery stores located at the University Heights Shopping Centre and Tuscany Village.

Sustainability

Environmental Integrity

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

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

- The proposal is a compact, infill development without putting pressures onto environmentally sensitive areas or undisturbed lands.
- The proposed stormwater management plan includes permeable pavers for the driveway, parking, and patio areas, and in-ground storage systems to allow for slow release into the municipal drain system.

Social Well-being

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

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

- The applicant has agreed to register a covenant securing the design of a new dwelling for the proposed lot as presented to the neighbourhood.
- The residential design incorporates outdoor areas of that are suitable for active use and seating.
- The proposed dwelling would include a secondary suite, which is allowed through a building permit process for all RS (Single Family Dwelling) zoned parcels within the Urban Containment Boundary. Suites provide an alternative form of accommodation within our neighbourhoods and can make housing more affordable by allowing home owners to benefit from rental revenue.
- A range of outdoor, community, and recreation opportunities are available within reasonable walking/cycling distance.

Economic Vibrancy

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

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

- The development would create short-term jobs during the construction period with local suppliers/trades used for construction.
- The proposal would be within the commercial catchment/employment area for the businesses and services located within Feltham "Village" and the University Major "Centre".
- Home based businesses would be permissible in this development.
- The development would site additional residential units within the commercial catchment/employment area for the businesses and services located within Feltham "Village".

CONCLUSION

The property is located at the northern end of the Shelbourne Valley Action Plan study area, which identifies the property as transitioning to multi-family development in the form of townhouses. Adjacent single family homes have been well maintained, therefore redevelopment of these lots for a townhouse development may be premature. The site location represents the most northern extent of properties identified for multi-family (townhouse) designation, with single family beyond. Maintaining the land use as single family neighbourhood with infill development is supportable.

The proposed rezoning and subdivision to create one additional lot is consistent with the Official Community Plan that contemplates limited infill developments within the Urban Containment Boundary, and the Gordon Head Local Area Plan that supports subdivisions with consideration of the prevalent lot size in the area, site specific tree location information, and preservation of environmentally significant areas.

The proposed subdivision would generally fit with the surrounding pattern of development for single family homes. There would be a negligible increase in density, particularly when compared to a multi-family development. The traditional design of the proposed dwelling is compatible with other single family dwellings in the neighbourhood and the applicant is willing to secure the house plans by covenant. In addition, the covenant would secure the new dwelling to be constructed as BUILT GREEN® Gold or equivalent and solar ready.

Variations to the setbacks are requested to retain the existing dwelling. The variations would have no impact to neighbours since they are for the existing dwelling to be retained, therefore they are supportable.

For the above-noted reasons, staff support the subject Rezoning and Development Variance Permit.

If Council approves the rezoning, reconfiguring the deck stairs in compliance with the Zoning Bylaw would be referred to the Approving Officer so that no non-conformity is created.

Prepared by



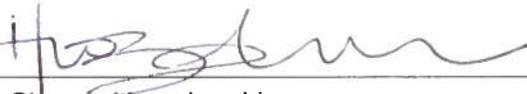
Andrea Pickard
Planner

Reviewed by



Jarret Matanowitsch
Manager Current Planning

Approved by



Sharon Hvozdzanski
Director of Planning

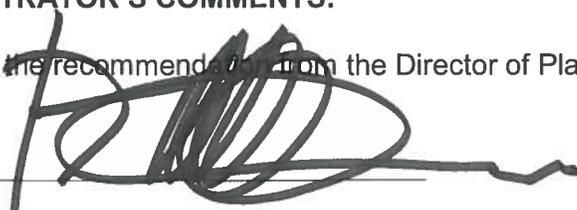
APK/ads
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Attachments

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

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.



Paul Thorkelsson, Administrator

DISTRICT OF SAANICH

DVP00376

DEVELOPMENT VARIANCE PERMIT

To: 1654 Feltham Development Ltd., Inc. No. 1082063
204 655 Tyee Road
Victoria BC V9A 6X5

the owner of lands known and described as:

Lot 1, Section 55, Victoria District, Plan 21245
1654 Feltham 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 Lot 1 into two lots as shown on the plan of subdivision prepared by Richard J. Wey & Associates received on July 25, 2016, a copy of which is attached hereto.

(herein called "the subdivision")

- 4. The Development Variance Permit varies the provisions of the Zoning Bylaw 2003, as follows:

By varying the provisions of Zoning Bylaw 2003, Section 210.4 (a)(i) to permit a building to be sited on proposed Lot A:

- At 3.16 m from a front lot line (6.0 m required);
• At 6.2 m from a rear lot line (7.5 m required); and
• With a combined front and rear setback of 9.3 m (15 m required).

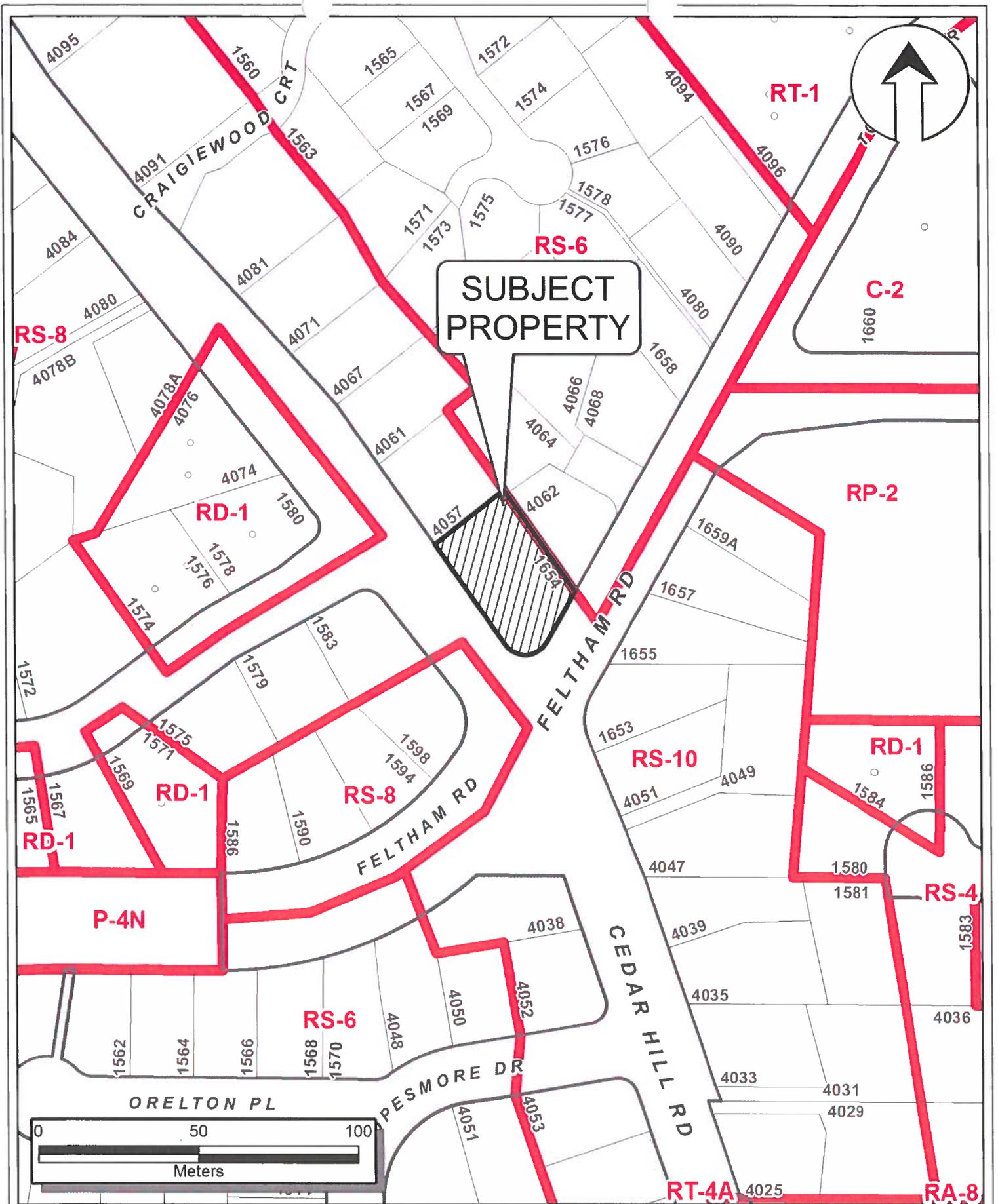
- 5. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

DAY OF 20

ISSUED THIS DAY OF 20

Municipal Clerk





Memo

To: Donna Dupas
From: Jagtar Bains
Date: June 20, 2017
Subject: Fourth Reading for Development Application

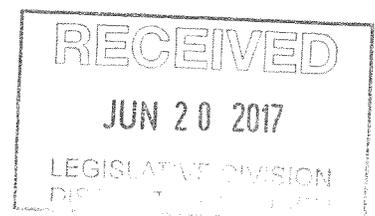
SITE ADDRESS: 1654 FELTHAM RD **DEVELOPMENT SERV. FILE: SVS02030**
PID: 003-503-364

PROJECT: TO REZONE FROM RS-10 SINGLE FAMILY DWELLING ZONE TO RS-6 SINGLE FAMILY DWELLING ZONE TO CREATE ONE ADDITIONAL LOT RESULTING IN A TOTAL OF TWO LOTS. VARIANCES ARE REQUESTED.

For the purposes of final reading of the Zoning By-law for the above property, this will confirm that we have received a letter of intent from the applicant (copy attached) to complete the engineering requirements as noted in our letter to the applicant.

A handwritten signature in black ink, appearing to read "Jagtar Bains", written over a horizontal line.

Jagtar Bains
DEVELOPMENT COORDINATOR



June 20, 2017

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

Attn: Mr. Jagtar Bains, Development Coordinator, Planning Department

Re: Rezoning and Subdivision Application – 1654 Feitham Road

Dear Mr. Bains,

This letter is to confirm the servicing requirements set out within the Memo dated September 22, 2016, will be completed as specified (attached to this letter for reference).

If you have any questions or need additional information please do not hesitate to contact me.

Sincerely,



Sam Ganong
P: (250) 589-3254
E: samuel.ganong@gmail.com



Memo

To: Subdivision Office
From: Jagtar Bains -- Development Coordinator
Date: September 22, 2016
Subject: Servicing Requirements for Development

PROJECT: TO REZONE FROM RS-10 SINGLE FAMILY DWELLING ZONE TO RS-6 SINGLE FAMILY DWELLING ZONE TO CREATE ONE ADDITIONAL

SITE ADDRESS: 1654 FELTHAM RD

PID: 003-503-364

LEGAL: LOT 1 SECTION 55 VICTORIA DISTRICT PLAN 21245

DEV. SERVICING FILE: SVS02030

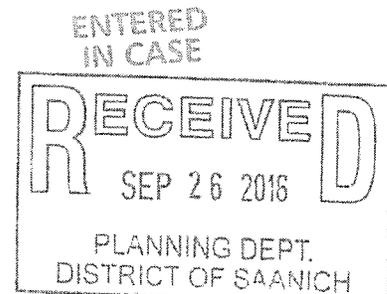
PROJECT NO: PRJ2016-00483

The intent of this application is to subdivide the above referenced parcel into two lots for single family use. Some of the more apparent Development Servicing requirements are as listed on the following pages(s).

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

Jagtar Bains
DEVELOPMENT COORDINATOR

Cc: Harley Machielse, Director of Engineering
Catherine Mohoruk, Manager of Transportation & Development



Development Servicing Requirements

Development File: SVS02030
Civic Address: 1654 FELTHAM RD
Page: 1

Date: Sep 22, 2016

Drain

1. STORM WATER MANAGEMENT MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. THIS SUBDIVISION/DEVELOPMENT IS WITHIN TYPE 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. SUBSEQUENT DRAIN CONNECTION WILL BE REQUIRED FOR PROPOSED LOT B FROM THE EXISTING MAIN IN REAR OF THIS LOT.
3. LOCATION OF THE EXISTING DRAIN CONNECTION TO PROPOSED LOT A MUST BE DETERMINED.

Gen

1. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.
2. ENSURE THAT THE EXISTING STAIRS, FROM SUNDECK ON THE NORTH SIDE OF HOUSE ON PROPOSED LOT A, ARE CONFORMING TO THE MINIMUM SETBACK REQUIREMENT FROM PROPOSED PROPERTY LINE.
3. THE EXISTING SUNKEN PATIO IS ENCROACHING ON CEDAR HILL ROAD. THIS ENCROACHMENT MUST BE ELIMINATED PRIOR TO FINAL SUBDIVISION APPROVAL..

Road

1. NEW DRIVEWAY DROP WILL BE REQUIRED IN THE EXISTING SIDEWALK ON CEDAR HILL ROAD FOR PROPOSED LOT B.

Sewer

1. SUBSEQUENT SEWER CONNECTION WILL BE REQUIRED FOR PROPOSED LOT B FROM THE EXISTING MAIN ON CEDAR HILL ROAD.
2. THE EXISTING SEWER CONNECTION IS TO BE PROVIDED WITH AN INSPECTION CHAMBER.

Water

1. PROVISIONAL WATER CONNECTION WILL BE REQUIRED FOR PROPOSED LOT B FROM THE EXISTING MAIN ON CEDAR HILL ROAD.
2. THE EXISTING 13 MM WATER SERVICE TO PROPOSED LOT A, MUST BE UPGRADED TO 19 MM.

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9450

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

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

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - a) By deleting from Zone RS-10 (Single Family Dwelling – Minimum Lot Size 780 m²) and adding to Zone RS-6 (Single Family Dwelling – Minimum Lot Size 560 m²) the following lands:

Lot 1, Section 55, Victoria District, Plan 21245

(1654 Feltham Road)
- 2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9450**".

Read a first time this 24th day of July, 2017.

Public Hearing held at the Municipal Hall on the day of

Read a second time this day of

Read a third time this day of

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

Municipal Clerk

Mayor

2870-30
Feltham Road

1654 FELTHAM ROAD – REZONING TO RS-6

First Reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2017, No. 9450”. To rezone from RS-10 (Single Family Dwelling) zone to RS-6 (Single Family Dwelling) zone for the purpose of subdivision to create one additional lot.

**MOVED by Councillor Wergeland and Seconded by Councillor Sanders:
“That Bylaw No. 9450 be introduced and read.”**

CARRIED

1410-04
Report –
Planning

xref: 2870-30
Feltham Road

1654 FELTHAM ROAD – SUBDIVISION, REZONING AND DEVELOPMENT VARIANCE PERMIT

Report of the Director of Planning dated May 3, 2017 recommending that Council approve the application to rezone from RS-10 (Single Family Dwelling) zone to RS-6 (Single Family Dwelling) zone for a proposed subdivision to create one additional lot; approve Development Variance Permit DVP00376; and that Final Reading of the Zoning Bylaw Amendment and ratification of the Development Variance Permit be withheld pending payment for the planting of one Schedule I Boulevard tree and the registration of a covenant to secure the items as outlined in the report. Variances to the setbacks are requested to retain the existing dwelling.

APPLICANT:

S. Ganong, Whittier Avenue, presented to Council and highlighted:

- The existing dwelling would be retained in its current location and a new dwelling would be constructed in the northern half of the property with frontage onto Cedar Hill Road.
- The property is in close proximity to parks, trails, schools and walkable to major centres; it is an appropriate location for infill and transitions into the lower densities within the neighbourhood.
- Variances are requested for the front, rear and combined front and rear setbacks to retain the existing dwelling.
- The proposed dwelling fits within the character of the neighbourhood; there would be no impact on privacy of adjacent properties.
- Consultation took place with neighbours and the Gordon Head Residents Association and concerns have been addressed.

In response to questions from Council, the applicant stated:

- As a result of subdivision, there would be a requirement for a variance for the existing dwelling.
- It is possible that drivers can turn around in the driveway so they would not have to back out onto Cedar Hill Road.

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

- The setbacks are currently existing; subdivision must comply with zoning criteria therefore the existing setbacks must be recognized in order to proceed with the rezoning and subdivision.
- Through rezoning, the existing property is non-compliant; no variances are requested for the new Lot B.
- The Community Association has advised that they have no objections to the proposal.

PUBLIC INPUT:

Nil

COUNCIL DELIBERATIONS:

Motion: **MOVED** by Councillor Wergeland and **Seconded** by Mayor Atwell: “That a

Public Hearing be called to further consider the rezoning application on Lot 1, Section 55, Victoria District, Plan 21245 (1654 Feltham Road)."

Councillor Plant stated:

- Further consideration should be given to how drivers would access Cedar Hill Road safely.

Councillor Brice stated:

- Concerns have been identified with increased traffic; it is appreciated that the building design would be covenanted.

Councillor Murdock stated:

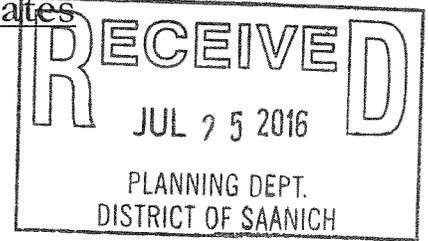
- This is an appropriate location for infill; the application is worthy of a Public Hearing.

The Motion was then Put and CARRIED



Talbot Mackenzie & Associates

Consulting Arborists



May 26, 2016

Sam Ganong
1654 Feltham Road
Victoria, BC V8N3K6

Assignment: Review the plans provided and prepare a tree retention report to be used during the proposal to subdivide an additional lot off of the 1654 Feltham Road property.

Methodology: Each of the bylaw-protected and non-bylaw protected trees onsite were identified using existing numeric tags attached to their lower trunks. Trees located on neighbouring properties within 3 metres of the property line were not tagged but are identified numerically on the attached site plan. Information such as tree species, size (d.b.h.), crown spread, critical root zone (c.r.z.), health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet.

Observations:

- The proposal is to retain the existing residence and driveway (Lot A), and create an additional lot (Lot B).
- The 4 bylaw-protected trees on the subject property are all Douglas-fir trees numbered 358, 361, 362, and 363.
- All 4 bylaw-protected trees on the subject property are located within close proximity to the overhead utilities and have been heavily pruned for clearances. We anticipate that excavation for a building and driveway footprint and underground service connections for proposed Lot B will further impact these trees.
- Pacific dogwood (No tag 1) and Chamaecyparis (No tag 2), located on the neighbouring properties, should be possible to isolate from construction activity using barrier fencing.
- Douglas-fir 354 is located on the neighbouring property at 4062 Feltham Place, where we do not anticipate any impacts within its critical root zone.

Mitigation of impacts:

Barrier fencing: The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

.../2

Building and driveway footprints: The plans provided do not show a building or driveway footprint for proposed Lot B; however, we anticipate that excavation will impact the grove of 4 bylaw-protected trees (Douglas-firs 358, 361, 362, and 363). Douglas-fir trees have a poor tolerance to construction impacts and, in our opinion, are not good candidates for retention, given the existing targets (overhead utilities and Cedar Hill Road, and new targets proposed to be introduced).

Underground servicing: The plans provided do not show locations of proposed underground service corridors.

- **Storm** – An underground storm right of way along the east side of the property encroaches within the critical root zone of *Chamaecyparis* (No tag 2) located on the neighbouring property at 4062 Feltham Place. We recommend that if a connection to this service is required, that it connects outside of the critical root zone of this tree. Any excavation within the critical root zone of this tree must be performed under arborist supervision.
- **Sewer** – We anticipate that the sewer service will connect from the Cedar Hill Road frontage.
- **Water** - We anticipate that the water service will connect from the Cedar Hill Road frontage.

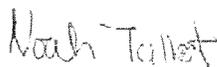
Pruning: There may be some pruning requirements of trees located on neighbouring properties (No tag 1 and No tag 2), depending on the design of the residence on proposed Lot B. We recommend that all pruning be performed to ANSII A300 standards.

Summary:

- Although the plans provided do not show locations of a building and driveway footprint and underground service connections for proposed Lot B, we anticipate that bylaw protected Douglas-fir trees 358, 361, 362 and 363 will be impacted by the required excavation. Given their poor tolerance to construction impacts and the existing and proposed targets, as mentioned above, in our opinion, they are not good candidates for retention.
- Pacific dogwood (No tag 1) and *Chamaecyparis* (No tag 2) located on the neighbouring properties should be possible to isolate from construction activity using barrier fencing. Any excavation within the critical root zones of these trees must be performed under arborist supervision.

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

Enclosures: – 1 page site plan, 2 page tree resource spreadsheet, 1 page barrier fencing specifications

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure 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.

TREE RESOURCE
for
1654 Feltham Road

<i>Tree #</i>	<i>d.b.h. (cm)</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>
354	60	9.0	Douglas-fir	10.0	Good	Fair	Poor	Located on neighbouring property at 4062 Feltham Place, growing on top of bank - shallow soil conditions, grows at higher grade than subject property - approximately 3 metres from existing retaining wall, large limbs extend over property line.
358	36	5.5	Douglas-fir	8.0	Fair	Fair	Poor	Side pruned for overhead utilities clearance.
359	20	2.5	Western Red cedar	6.0	Fair	Fair/poor	Moderate	Non-bylaw protected, side pruned and topped for overhead utilities clearance, suppressed by larger trees in grove.
360	27	3.0	Western Red cedar	8.0	Fair	Fair	Moderate	Non-bylaw protected, suppressed by larger trees in grove.
361	50	7.5	Douglas-fir	10.0	Fair	Fair	Poor	Side pruned for overhead utilities clearance.
362	52	8.0	Douglas-fir	10.0	Good	Fair	Poor	Crown raised for overhead utilities clearance.
363	32	5.0	Douglas-fir	8.0	Fair	Fair/poor	Poor	Side pruned and topped for overhead utilities clearance.
368	28	3.5	Western Red cedar	8.0	Fair	Fair/poor	Moderate	Non-bylaw protected, heavily side pruned for overhead utilities clearance.
367	27	3.0	Chamaecyparis	10.0	Fair	Fair	Moderate	Non-bylaw protected, suppressed.

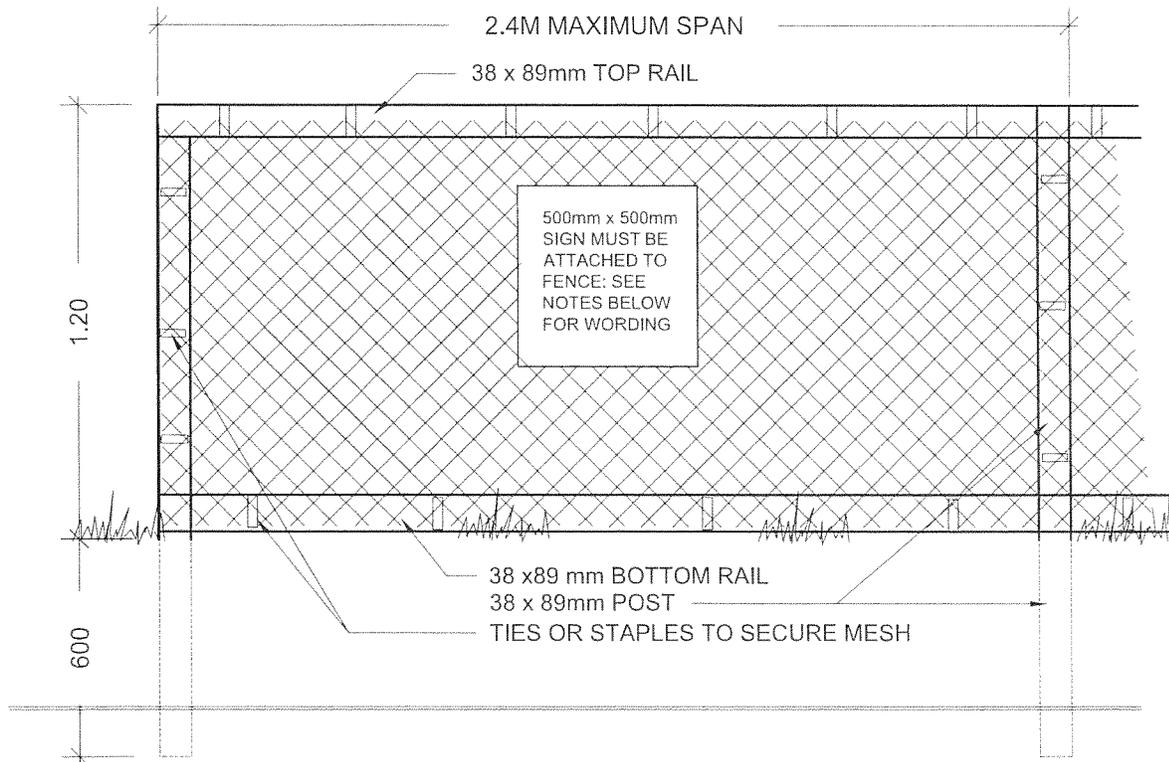
Prepared by:
Talbot Mackenzie & Associates
 ISA Certified, and Consulting Arborists
 Phone: (250) 479-8733
 Fax: (250) 479-7050
 email: Treehelp@telus.net

TREE RESOURCE
for
1654 Feltham Road

May 19, 2016

<i>Tree #</i>	<i>d.b.h. (cm)</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 1	25, 25	5.0	Pacific dogwood	10.0	Good	Fair/poor	Moderate	Located on neighbouring property at 4057 Cedar Hill Road, co-dominant, included bark and weakness at main stem union, half of canopy over property line.
No Tag 2	50	6.0	Chamaecyparis	10.0	Good	Good	Moderate	Located on neighbouring property at 4062 Feltham Place, half of canopy over property line.
366	25	3.0	plum	10.0	Good	Good	Moderate	Non-bylaw protected.
364/365	20, 30, 33	10.0	Birch	11.0	Fair	Fair	Poor	Non-bylaw protected, all stems likely originate from same root system, 20cm stem has lower trunk injury with associated decay.
369	22, 26	5.0	Plum	8.0	Good	Fair	Moderate	Non-bylaw protected.

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



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



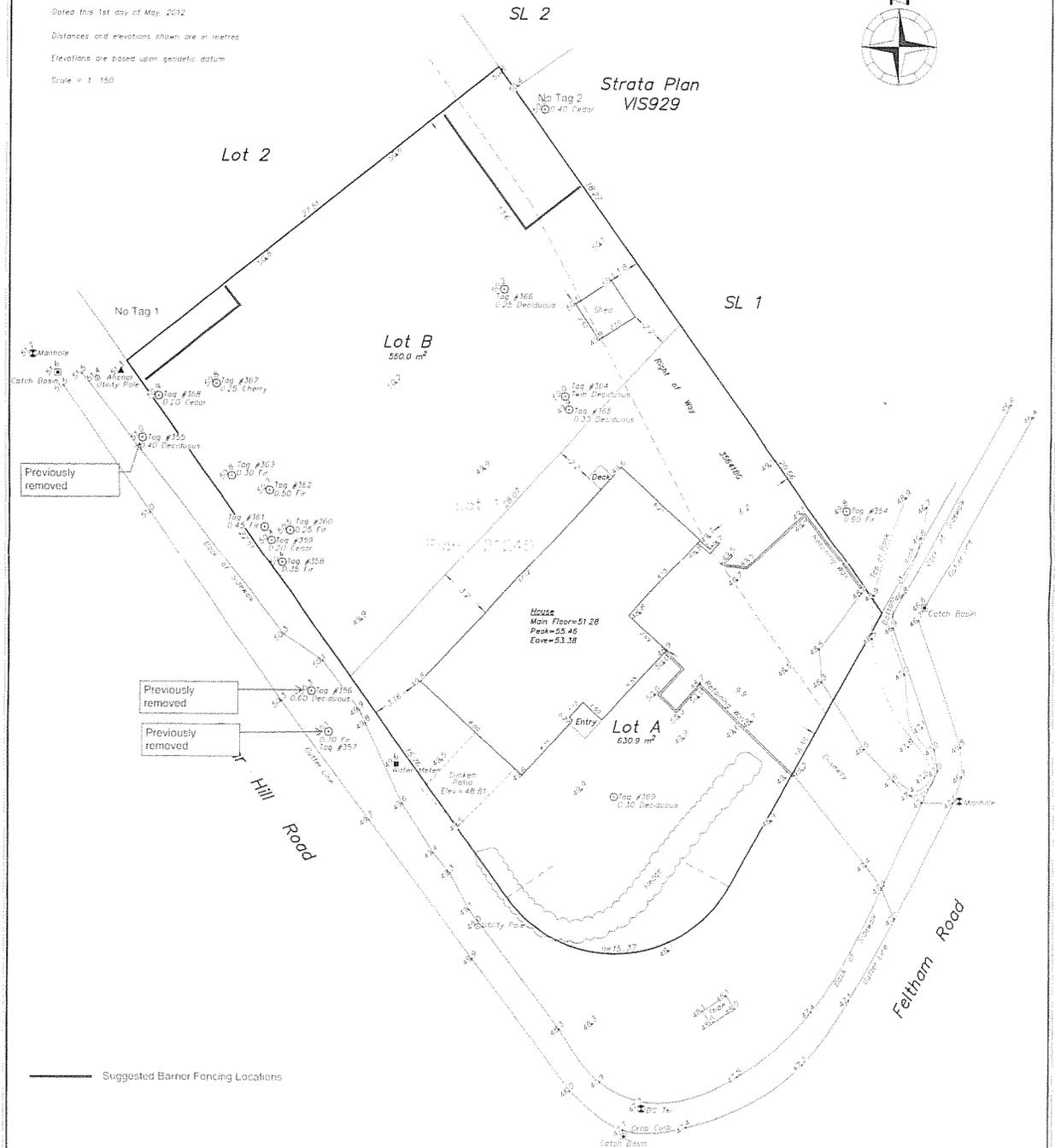
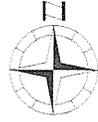
DETAIL NAME: **TREE PROTECTION FENCING**

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

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

Proposed Subdivision Of:
Lot 1, Section 55,
Victoria District, Plan 21245.

This document is prepared for municipal purposes only.
 Dated this 1st day of May, 2012
 Distances and elevations shown are in metres.
 Elevations are based upon geoidetic datum.
 Scale = 1:150



The subject property is affected by the following registered documents:
256412G.

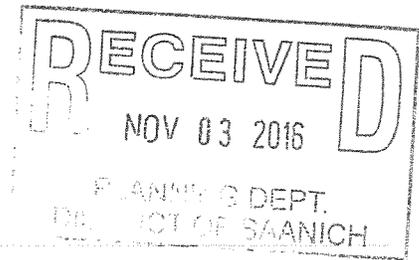
RICHARD J. WEY & ASSOCIATES
 Land Surveying Inc.
 www.weysurveys.com
 #4-2227 James White Boulevard
 Victoria, BC V8P 1Z6
 Telephone: (250) 656-5155
 Fax: (250) 656-1900

RECEIVED
 JUL 25 2016
 PLANNING DEPT.
 DISTRICT OF SAANICH

Reduced copy for Agenda

Planning - Re: Saanich Referral - 1654 Feltham Road

From: "Chris Poirier-Skelton" [REDACTED]
To: <Planning.Mun_Hall.Saanich@saanich.ca>
Date: 11/3/2016 1:38 PM
Subject: Re: Saanich Referral - 1654 Feltham Road
CC: "Peter Ostergaard" [REDACTED]
Attachments: Part.002; Part.003



Hello Liz ,the GHRA generally have no concerns about the project and though the proposed layout sent to the GHRA may or may not accommodate it, we ask that the subdivision and building footprint design require an on site vehicular turnaround to avoid cars from backing out onto Cedar Hill Road. The nearby corner with Feltham is already congested and the vehicular capacity reduction proposed for Shelbourne--currently a " Major Road" according to the Gordon Head Local Area Plan-- will lead more drivers to use Cedar Hill Road, what is now a lower order "Collector Street," as a faster route to and from points south. "

Chris Poirier-Skelton, President
 Gordon Head Residents' Association

The following email was sent by a concerned neighbour regarding this project.

Good morning. We recently received the proposed Subdivision Plan for the rezoning at 1654 Feltham Rd. At the beginning stages of this proposal a gentleman came to our door at [REDACTED] Feltham Rd talking about the plans for rezoning. I was told at that time that the house on the very corner would remain on the property and the single family dwellings would be behind that home and we wouldn't be able to see the new development from our house. I told him we would not be apposed because with the house remaining on the corner, our privacy wouldn't be affected however I did stress my concerns regarding the traffic, and the intersection and asked that he look into a safe change if the new development meant more traffic on Cedar Hill Rd. Either a 'turnaround' or traffic lights with cross walks. The notification did not include any proposals for changing the traffic travelling on Cedar Hill and Feltham. Or changes to the intersection.

Im not sure if we were deceived on purpose or if the plans had to be changed for rezoning. Either way, we are now apposed to this application.

The intersection at Feltham Rd and Cedar Hill is very busy. We know because our home faces it. In fact our family and friends refer to it as 'Road Rage Corner'. It is extremely difficult to turn left onto Cedar Hill going south from Feltham as the traffic NEVER obeys the 30 km speed limit coming from the North direction. Even the transit bus drivers do not slow down. It is a blind corner for the Feltham traffic trying to turn south because looking north onto Cedar Hill there is a steep hill and you dont have much time before someone comes barrelling over it. A day NEVER goes by without us having to listen to the honking of horns or people shouting during busy times of the day

There is a Saanich Park sign for Bow Park, kitty corner to our house, and yet its extremely dangerous to cross the street to get to the park from our side. Why announce a park enterance when it's unsafe to enter from that street? We usually end up running across to get our dog to the park. I once watched a young paper boy stand on the corner in the late afternoon trying to cross the street, as there is no cross walk, no cars stopped. I got out of my house and had to put my hand up to stop the south travelling traffic to help the boy cross.

Having a new development for 'single family's' on that corner is not safe for children. We bought our house 16 years ago at a very low price for this neighbourhood at that time and our real-estate agent told us the reason was because no couples with children wanted to live on this corner.

The intersection is already too busy and unsafe for more developing in the area as traffic will only increase with the owners and their visitors.

I invite you to sit and watch traffic one evening and see for yourself and I will supply the lawn chair and coffee. Or better yet, during a heavy traffic time of day, drive north on Shelbourne St, left onto Feltham and left onto Cedar Hill. Or walk along Feltham towards Cedar Hill with a child in a buggy and another on your hand and cross Cedar Hill to get to the park with the children. Then you will understand our frustration. We have a grandchild on the way so this is a realistic concern of ours.

I will also be contacting you, Liz Gudavicius, by phone and I look forward to discussing this application with you.

Thank you for your attention to this matter

From: Planning.Mun_Hall.Saanich@saanich.ca
Sent: Tuesday, November 1, 2016 10:50 AM
To: Gordon Head Residents Association
Cc: Liz Gudavicius
Subject: Saanich Referral - 1654 Feltham Road

September 7, 2016

Dear Gordon Head Residents' Association:

RE: Application for Subdivision:

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

We are interested to know if your Community Association:

- Has no objection to the project
- Generally has no objection with suggested changes or concerns
- Does not support the project.

We would appreciate receiving your comments in writing or by email to planning@saanich.ca within 30 days, in order for us to consider them during the subdivision review process. 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.

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.

Sincerely,

Liz Gudavicius

✓	ACKNOWLEDGED
✓	CLERKS
	REPLIED

From: john zhao [REDACTED]
To: <planning@saanich.ca>
Date: 9/26/2016 9:20 PM
Subject: Re: subdivision in our neighbourhood

To whom it may concern,

I received a letter from you recently regarding an application for subdivision of a property located at 1654 Feltham Road. My main concern is how this development will affect the traffic.

Vehicles running along Cedar Hill Road in that area should be under 30 km/h according to the road side traffic signs. Unfortunately, a lot of drivers choose to ignore them. Cars driving out from Brodick Cres and Feltham Rd have limited vision on Vehicles coming along Cedar Hill Rd from the North. Also, there is no traffic light and pedestrian walkway at the intersection. People has to use their own cautions when they walk across Cedar Hill. Brodick Cres has good access to Brodick /Bow park and Shelbounne St. I have seen increased pedestrians and bikers in this area. If the one family lot turn into two, we could imagine the traffic is going to be increased in a unsafe way at the intersection. I have heard many loud honking in the area in the last a few years.

So, I could not agree the idea to create another lot into this single family dwelling zone. I hope you take serious consideration about those concern when you look at their application.

Thanks,
John Zhao

ENTERED
IN CASE

RECEIVED
 SEP 27 2016
 PLANNING DEPT.
 DISTRICT OF SAANICH

Planning - application for rezoning at 1654 Feltham Rd

✓	ACKNOWLEDGED
✓	CLERKS
	REPLIED

From: Aaron <[REDACTED]>
 To: "planning@saanich.ca" <planning@saanich.ca>
 Date: 9/16/2016 10:59 AM
 Subject: application for rezoning at 1654 Feltham Rd
 CC: John Sitwell <[REDACTED]>

To whom it may concern;

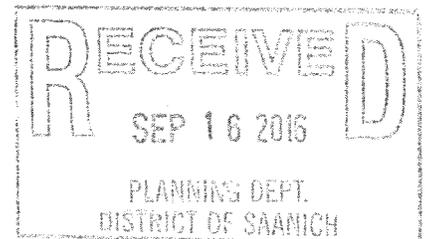
With regards to the application for rezoning at 1654 Feltham Rd; I live directly across the street from this property. My address is [REDACTED] Feltham Rd. I have some concerns about the proposed development with regards to parking. Over the last year there has been a lot more cars parked in front of my house. Usually I watch were the people who park the cars go and a lot of them walk to the area described in the rezoning application. There is little to no street parking in the vicinity of 1654 Feltham Rd. That corner as you may well know is a high traffic area. The addition of a second house or some sort of multi plex to the property in discussion will add to parking problems and possible traffic hazards on Cedar hill. If this proposal is being considered I am interested to see what plans the land owner of 1654 has to over come these issues.

Sincerely

Mr. A. Sitwell

Sent from Outlook

ENTERED
IN CASE



RECEIVED	
SEP 14 2016	
PLANNING DEPT. DISTRICT OF SAANICH	
<input checked="" type="checkbox"/>	ACKNOWLEDGED
<input checked="" type="checkbox"/>	CLERKS
<input type="checkbox"/>	REPLIED

Planning - Liz Gudavicius re:File # SUB00764 Rezoning

From: jodi lang <[redacted]>
 To: "planning@saanich.ca" <planning@saanich.ca>, "contact@gordonhead.ca" <co...>
 Date: 9/14/2016 12:17 PM
 Subject: Liz Gudavicius re:File # SUB00764 Rezoning
 CC: ian lang <[redacted]>

Good morning. We recently received the proposed Subdivision Plan for the rezoning at 1654 Feltham Rd. At the beginning stages of this proposal a gentleman came to our door at [redacted] Feltham Rd talking about the plans for rezoning. I was told at that time that the house on the very corner would remain on the property and the single family dwellings would be behind that home and we wouldn't be able to see the new development from our house. I told him we would not be apposed becasue with the house remaining on the corner, our privacy wouldnt be affected however I did stress my concerns regarding the traffic, and the intersection and asked that he look into a safe change if the new developement meant more traffic on Cedar Hill Rd. Either a 'turnaround' or traffic lights with cross walks. The notification did not include any proposals for changing the traffic travelling on Cedar Hill and Feltham. Or changes to the intersection.

Im not sure if we were deceived on purpose or if the plans had to be changed for rezoning. Either way, we are now apposed to this application.

The intersection at Feltham Rd and Cedar Hill is very busy. We know because our home faces it. In fact our family and friends refer to it as 'Road Rage Corner'. It is extremely difficult to turn left onto Cedar Hill going south from Feltham as the traffic NEVER obeys the 30 km speed limit coming from the North direction. Even the transit bus drivers do not slow down. It is a blind corner for the Feltham traffic trying to turn south because looking north onto Cedar Hill there is a steep hill and you dont have much time before someone comes barrelling over it. A day NEVER goes by without us having to listen to the honking of horns or people shouting during busy times of the day

There is a Saanich Park sign for Bow Park, kitty corner to our house, and yet its extremely dangerous to cross the street to get to the park from our side. Why announce a park enterance when it's unsafe to enter from that street? We usually end up running across to get our dog to the park. I once watched a young paper boy stand on the corner in the late afternoon trying to cross the street, as there is no cross walk, no cars stopped. I got out of my house and had to put my hand up to stop the south travelling traffic to help the boy cross.

Having a new development for 'single family's' on that corner is not safe for children. We bought our house 16 years ago at a very low price for this neighbourhood at that time and our real-estate agent told us the reason was because no couples with children wanted to live on this corner.

The intersection is already too busy and unsafe for more developing in the area as traffic will only increase with the owners and their visitors.

I invite you to sit and watch traffic one evening and see for yourself and I will supply the lawn chair

and coffee. Or better yet, during a heavy traffic time of day, drive north on Shelbourne St, left onto Feltham and left onto Cedar Hill. Or walk along Feltham towards Cedar Hill with a child in a buggy and another on your hand and cross Cedar Hill to get to the park with the children. Then you will understand our frustration. We have a grandchild on the way so this is a realistic concern of ours.

I will also be contacting you, Liz Gudavicius, by phone and I look forward to discussing this application with you.

Thank you for your attention to this matter

Jodi and Ian Lang [redacted]
[redacted] Feltham Rd
Victoria BC
[redacted]



The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: May 31, 2017
Subject: Subdivision and Rezoning Application
File: SUB00758; REZ00574 • 4623 Cordova Bay Road



RECOMMENDATION

1. That the application to rezone from the RS-18 (Single Family Dwelling) Zone to the RS-12 (Single Family Dwelling) Zone be approved.
2. That prior to Final Reading of the Zoning Amendment Bylaw, the applicant register a restrictive covenant for the following:
 - To protect the trees and other native vegetation along the Cordova Bay Road frontage in order to maintain the “green” approach to Mount Douglas Park;
 - To require that any new dwellings on the proposed lots would be constructed to a minimum BUILT GREEN® Gold, EnerGuide 82, or equivalent energy efficient standard;
 - To require that any new dwellings on the proposed lots would be constructed with the necessary conduit and piping to be considered solar ready for the future installation of solar photovoltaic or hot water heating systems; and
 - To require that development of the property be generally in accordance with the form and character statement (building scheme) provided by the applicant.

PURPOSE

The purpose of this report is to seek direction from Council on the subject application. The subject application is for a rezoning to accommodate a subdivision at 4623 Cordova Bay Road resulting in one new lot (two lots total) for single family dwelling use. The applicant is Charles Shorthill.

DISCUSSION

Neighbourhood Context

The 1864 m², RS-18 (Single Family Dwelling) zoned parcel is located in the Cordova Bay neighbourhood, within the Urban Containment Boundary, at the northeast corner of the intersection of Cordova Bay Road and Ocean Park Lane. The site contains a 1970s brick dwelling. Surrounding land use is RS-12 zoned single family dwellings on three sides and RS-18 zoned single family dwellings to the south across Cordova Bay Road (see Figure 1).

PH B

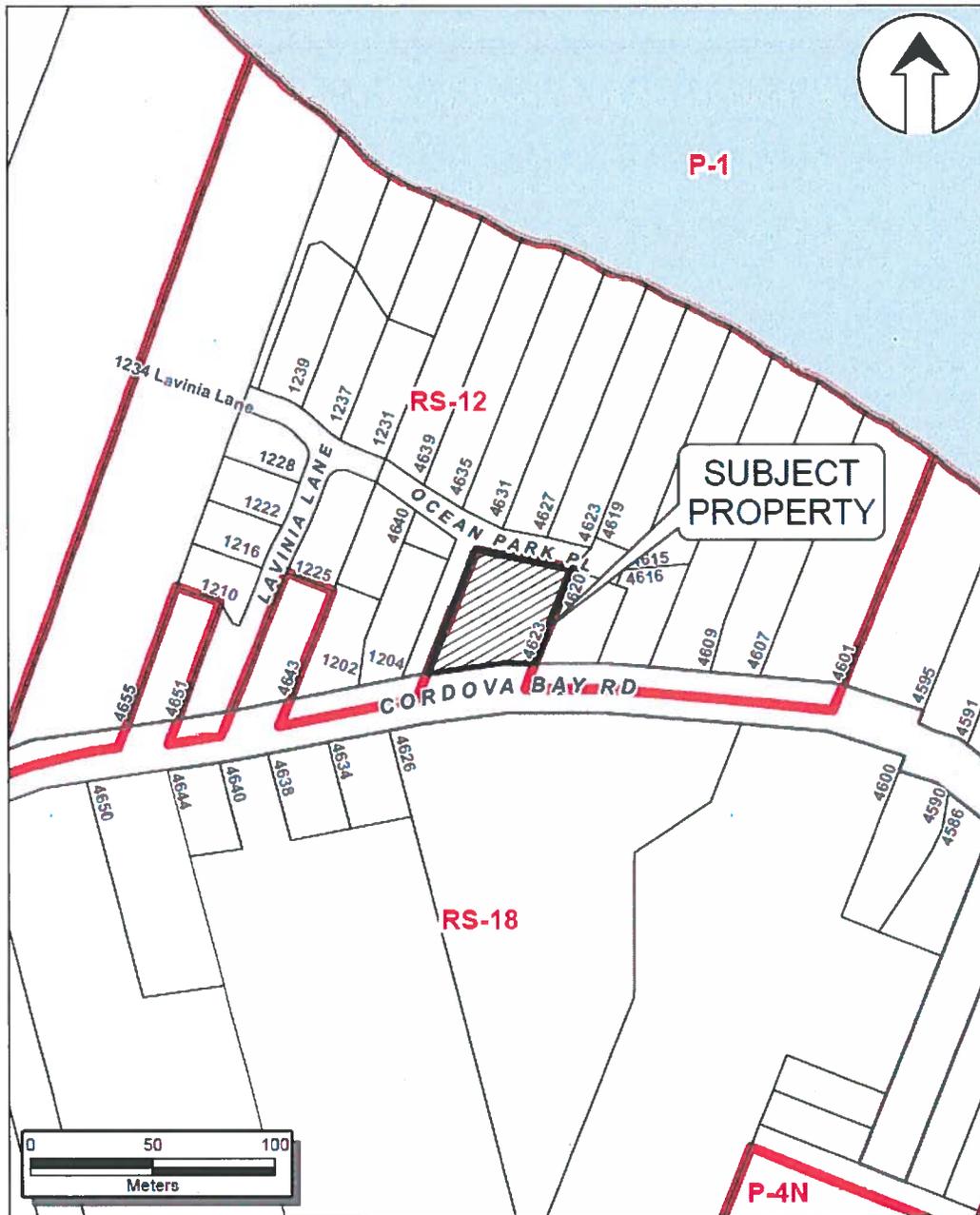


Figure 1: Neighbourhood Context

Proposed Land Use

The proposed rezoning would accommodate a subdivision to create one additional lot for a total of two lots. The proposed lots would have areas of 930 m² (Lot A) and 934 m² (Lot B). The applicant has stated that likely, he will sell the lots to a developer who would remove the existing house and construct two new houses. In the event that a buyer wishes to retain the existing house on proposed Lot B and develop the other lot, the existing house would need to be relocated as it now straddles the proposed lot line.

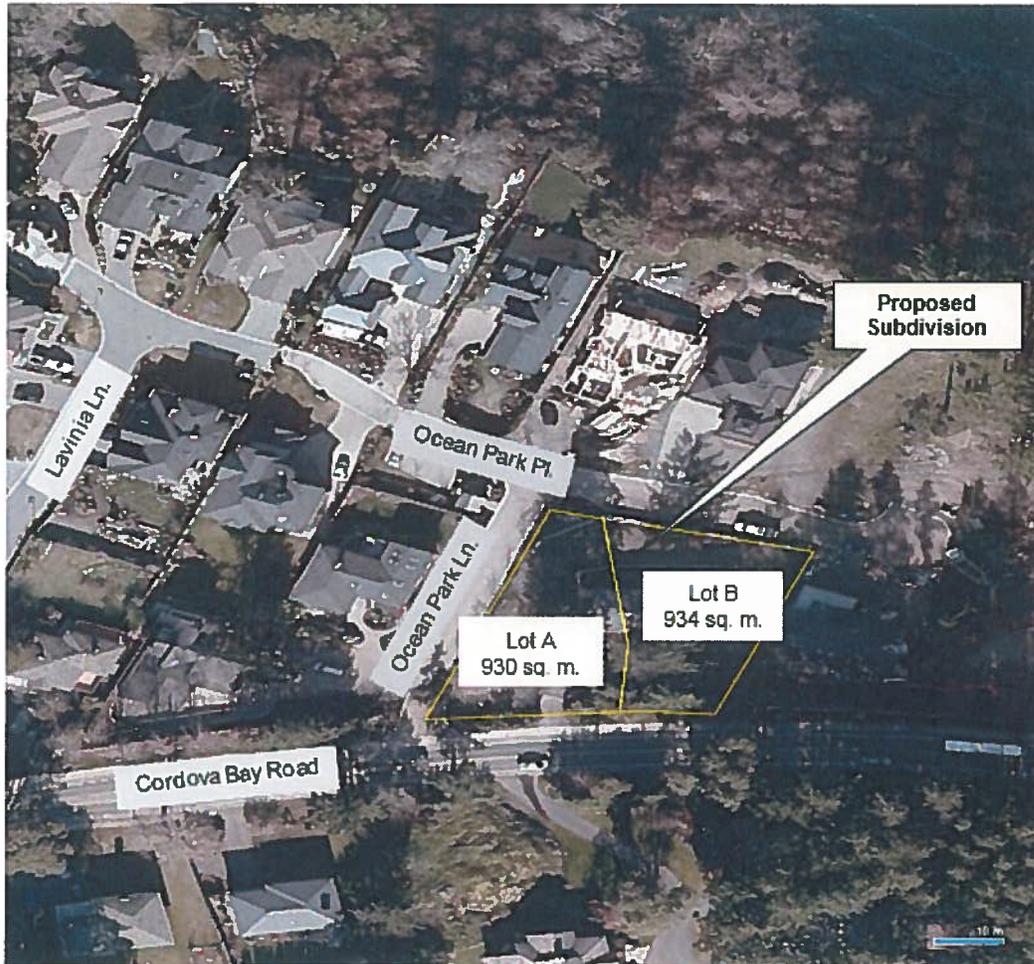


Figure 2: Bird's Eye View (Bing Maps)

Site and Building Design

The site drops in elevation about 3.6 m from southeast to northwest. In order to limit the number of new driveways along Cordova Bay Road, both proposed lots would be accessed using the existing driveway. An access easement would be required over proposed Lot A in favour of proposed Lot B. Access to the lots from Ocean Park Place would not be possible because it is a private strata road.

The applicant does not wish to provide house plans for the proposed lots. Based on the proposed lot area, using the Floor Space Ratio regulation, the RS-12 Zone would permit a house with a maximum 465 m² gross floor area (348 m² non-basement gross floor area) on proposed Lot 1 and 467 m² gross floor area (350 m² non-basement gross floor area) on proposed Lot 2. Each of the homes would be permitted to have a secondary suite.

In the event that a future purchaser of one of the lots wishes to retain the existing house, it would need to be moved about 6.0 m east so that it fits within the lot lines and required setbacks for proposed Lot B. This could be done by removing the attached two-car garage. The footprint for the reduced house would be 136 m², leaving enough room in the front yard to construct a replacement garage and turning area.

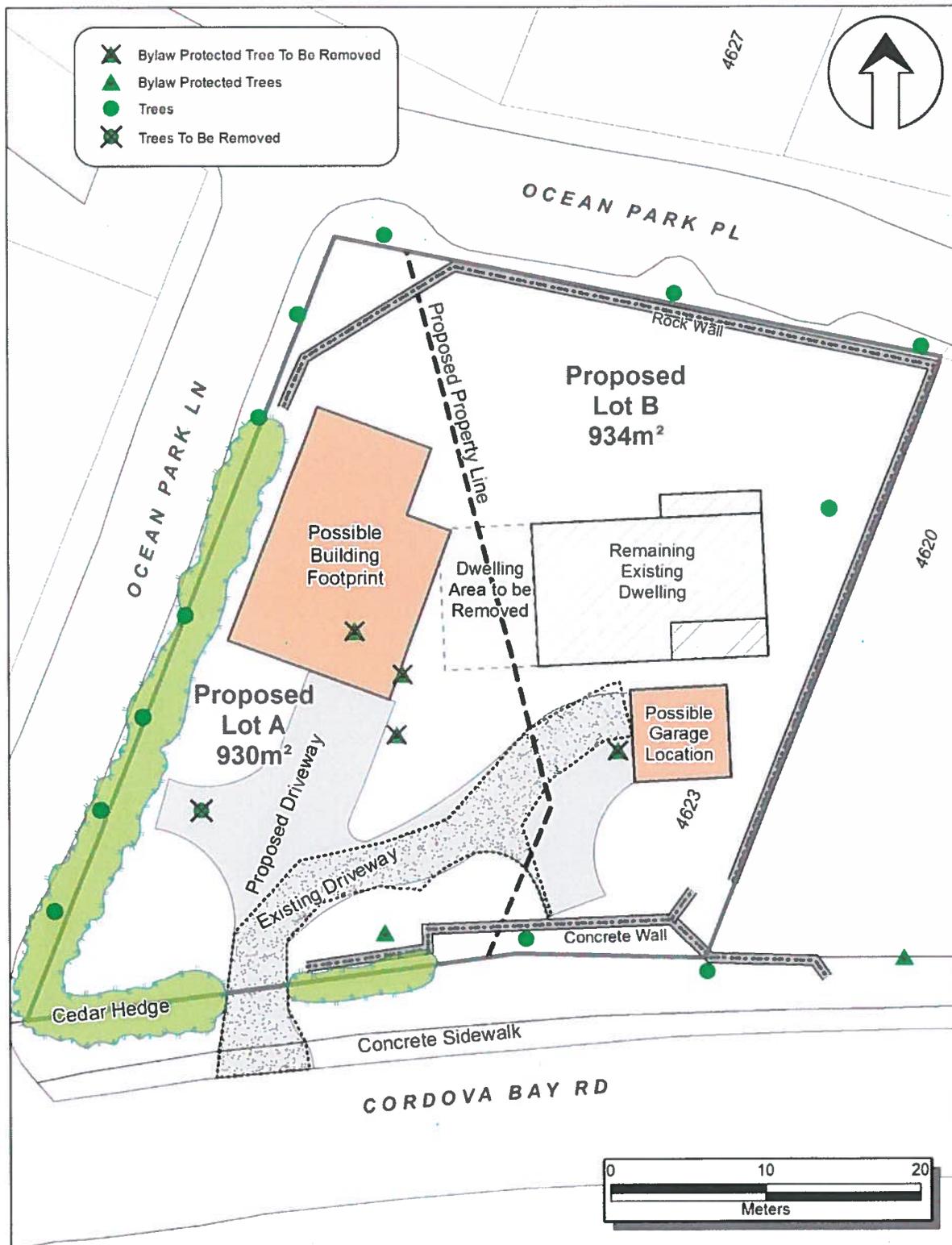


Figure 3: Proposed Subdivision

The applicant has provided a form and character statement (Building Scheme) which includes a commitment to sustainable building practices, construction to a minimum BUILT GREEN® Gold, EnerGuide 82, or equivalent energy efficient standard, and new dwellings to be solar ready for the future installation of solar photovoltaic or hot water heating systems. This commitment would be secured by covenant.

Consultation

The applicant has stated that information about the proposed development was delivered to immediate neighbours and to the strata president of the adjacent Ocean Park development. No negative comments were received.

In addition, a presentation was made by the applicant to the Cordova Bay Association for Community Affairs (CBACA).

A subdivision referral requesting comment about the proposal was sent by the Planning Department to the CBACA and a response was received indicating no objections to the proposal.

ALTERNATIVES

1. That Council approve the recommendation as outlined in the staff report.

The implications of this alternative are discussed in detail in the later sections of this report.

2. That Council reject the recommendations as outlined in the staff report.

Should Council decide to reject the recommendations contained in this report, the implications are that the proposed rezoning and subdivision would not proceed. The subject property would retain its current RS-18 zoning and the one existing single family dwelling would remain on the lot.

3. That Council provide alternate direction to Staff.

Should Council provide alternate direction to staff, such as redesign of the subdivision layout for example, the implications are that staff would work with the applicant to address comments from Council. The applicant would have his consultants undertake any necessary revisions to the plans, and would resubmit the proposal, for review by staff and ultimately by Council. This alternative would result in a delay in Council's decision regarding the rezoning application.

FINANCIAL IMPLICATIONS

The proposal has no immediate implications related to the District of Saanich Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposal has no implications related to the District of Saanich 2015-2018 Strategic Plan.

PLANNING IMPLICATIONS

Policy

The following Saanich Planning Policies are most applicable to the subject proposal:

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 four storeys); and
 - Mixed-use (commercial/residential) (up to four storeys).”
- 4.2.1.14 “Encourage the use of ‘green technologies’ in the design of all new buildings.”

Cordova Bay Local Area Plan (1998)

The property is designated “Residential I” on Map 7.1 of the Cordova Bay Local Area Plan. The Local Area Plan policies applicable to this proposal are as follows:

- 5.1 “Encourage protection of indigenous vegetation, wildlife habitats, urban forest landscapes and sensitive marine environments within Cordova Bay when considering applications for change in land use”;
- 7.2 “Require a minimum lot area of 930 m²* within the area designated Residential I on Map 7.1, except:
- (b) on lots shown on Map 7.1 to be serviced by the proposed Cordova Bay Road sewer lift station, an average lot area of 930 m² may be considered only if significant portions of the site are set aside for park and/or environmental protection.”
- * excludes the area of the access strip for panhandle lots.
- 7.7 “Consider the impact of new development on established views through the rezoning, development permit and subdivision process.”

Policy Analysis

The proposal is consistent with the Official Community Plan which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary. The proposed lots with areas of 930 m² (Lot A) and 934 m² (Lot B) would comply with Cordova Bay Local Area Plan, policy 7.1,

which requires a minimum lot area of 930 m² and are generally consistent with the RS-12 zoned lots in the adjacent Lavinia Lane and Ocean Park Place subdivision.

The Official Community Plan also notes the importance of neighbourhood character and the role of building style, exterior finish, massing, and height have on the effective integration of new housing stock. The applicant has stated that any new homes on the lots would match the style of the homes in the adjacent Ocean Park development. Building height would be maximized in order to have the best ocean views. The applicant has submitted a form and character statement (Building Scheme) that would be secured by covenant. It includes a commitment to sustainable building practices, construction to a minimum BUILT GREEN® Gold, EnerGuide 82, or equivalent energy efficient standard, and new dwellings to be solar ready for the future installation of solar photovoltaic or hot water heating systems.

Servicing

The existing storm drain and sewer connections on Ocean Park Place would be used to service both proposed lots. A private sewer and storm drain easement would be required across proposed Lot B in favour of proposed Lot A. A water connection would be required for proposed Lot A.

On-site stormwater management was not required for recent subdivisions in this area due to the coastal location. The coastal bluffs in this area are unstable and excessive groundwater could contribute to coastal erosion.

There are no road frontage requirements for this application. Cordova Bay Road between Blenkinsop Road and Mount Douglas Park has bike lanes and a concrete sidewalk along the north side.

Both proposed lots would be accessed using the existing driveway from Cordova Bay Road. An access easement would be required over proposed Lot A in favour of proposed Lot B.

Environment

Tree resources on the property and municipal frontage consist of a mixture of native and non-native species. A tree impact and retention report prepared by Talbot Mackenzie & Associates Consulting Arborists identified a total of 9 trees including 5 bylaw-protected trees (1 Pacific Yew and 4 Douglas-fir) within the property boundaries and 10 trees outside the site along the Cordova Bay Road, Ocean Park Lane and Ocean Park Place boulevards. The boulevard trees include a native willow along Cordova Bay Road and a row of young Red Maple and Honey Locust trees located on the Ocean Park Lane and Ocean Park Place common property strata road. A row of Western Red Cedar trees also grow as a hedge along the front (Cordova Bay Road) property line.

Four bylaw protected trees (a Pacific Yew and three Douglas-fir trees) and one non-protected tree are located where it is unlikely that they can be protected and retained. A total of 4 trees on the site, including a bylaw protected Douglas-fir tree and three non-protected trees, can be isolated from the construction impacts and retained (see Figure 2). The Tree Protection Bylaw requires one replacement tree for each tree removed. One boulevard tree would also be required.

When the adjacent Ocean Park subdivision was approved, Council requested covenant protection for the trees and other native vegetation along the Cordova Bay Road frontage in order to maintain the "green" approach to Mount Douglas Park. The applicant has indicated that

he would not be opposed to a similar covenant. If a similar covenant is registered on the subject property, the planting of one boulevard tree would not be required.

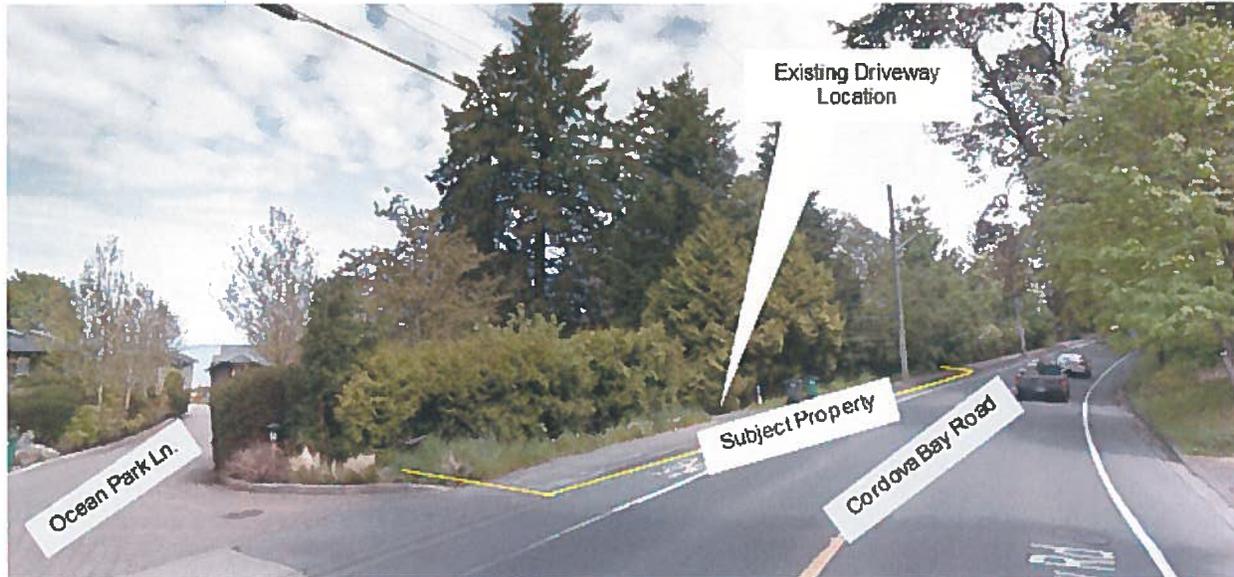


Figure 4: Cordova Bay Road Streetscape Looking East

CLIMATE CHANGE AND SUSTAINABILITY

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.

The following is a summary of the Climate Change and Sustainability features and issues related to the proposed development. It is important to note that this summary is not, and cannot be, an exhaustive list of issues nor a detailed discussion on this complex subject matter. This section is simply meant to ensure this important issue is a key part of the deliberations on the subject application.

Climate Change

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

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

- The proposal is an infill project located within the Urban Containment Boundary and Sewer Service Area, that is able to use existing roads and infrastructure to service the development;
- Limited infill through the development of new single-family housing inside the Urban Containment Boundary provides a much-desired housing form within Saanich that people would otherwise have to commute further distances for elsewhere in the region. The number of lots so created are limited in number, acknowledge longstanding policies of the Official Community Plan and Local Area Plan, and will not result in significant long-term negative impacts, as long as the majority of future growth is focussed in "Centres",

- “Villages”, and along key corridors;
- A sidewalk and cycling lanes are available along Cordova Bay Road fronting this development. These facilities support and encourage walking and cycling locally and in the Region;
 - Public transit is available along Cordova Bay Road, Monday to Saturday, at 30 to 40 minute intervals week days and less frequently on Saturdays - a transit stop for Bus #39 is approximately 100 m to the west at Lavinia Lane;
 - A total of nine trees were identified on the site. Five of the trees are bylaw-protected. Four of the bylaw-protected trees would likely need to be removed. One for one replacement would be required. Four trees on the site, including a bylaw protected Douglas-fir tree would be retained;
 - Covenant protection would be provided for the trees and other native vegetation along the Cordova Bay Road frontage in order to maintain the “green” approach to Mount Douglas Park. An existing retaining wall along the frontage would also be retained to provide sound attenuation for the proposed new dwellings;
 - The applicant has committed to sustainable building practices and the development would be constructed to a minimum BUILT GREEN® Gold, EnerGuide 82, or equivalent energy efficient standard, which would be secured by covenant;
 - The applicant has indicated that any new dwellings to be constructed on the proposed lots would include the necessary conduit and piping to be considered solar ready for the future installation of solar photovoltaic or hot water heating systems. This commitment would be secured by covenant; and
 - The proposed development includes sufficient area for backyard gardening, although the tree cover may shade portions of these areas. Long-term plans call for a community garden in each Local Planning Area. An Agriculture and Food Security Task Force will be considering ways to improve food security in the community.

Sustainability

Environmental Integrity

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

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

- The proposal is an infill development in an already urbanized area without putting pressures onto rural areas; and
- A Pacific Yew and three Douglas-fir trees are located where it is unlikely that they can be protected and retained. One replacement tree would be provided for each tree removed.

Social Well-being

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

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

- An existing retaining wall along the front property boundary would be retained to provide sound attenuation for the proposed new dwellings;
- Secondary Suites are permitted in this development. This housing option provides for alternative forms of rental accommodation and supportive housing for immediate family

members. Suites also work to make a home purchase by young couples/families, and home retention by aging seniors, relatively more affordable; and

- A range of outdoor, community, and recreation opportunities are available to serve the neighbourhood. Mount Douglas Park is 500 m to the east along Cordova Bay Road. Other nearby community facilities include McMinn Park (1.5 km), and Saanich Commonwealth Place Community Recreation Centre (3.2 km).

Economic Vibrancy

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

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

- The development would create local short-term jobs during the construction period;
- Home based businesses would be permissible in this development; and
- The development would site additional residential units within the commercial catchment/employment area for the businesses and services located within the Broadmead Village Shopping Centre.

CONCLUSION

The proposed subdivision at 4623 Cordova Bay Road would comply with the Official Community Plan which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary. The proposed lots with areas of 930 m² (Lot A) and 934 m² (Lot B) would comply with Cordova Bay Local Area Plan, policy 7.1, which requires a minimum lot area of 930 m² and are generally consistent with the RS-12 zoned lots in the adjacent Lavinia Lane and Ocean Park Place subdivision.

Based on the proposed lot area, the RS-12 Zone would permit a house with a maximum 465 m² gross floor area (348 m² non-basement gross floor area) on proposed Lot 1 and 467 m² gross floor area (350 m² non-basement gross floor area) on proposed Lot 2. Homes of this size would be equivalent to the maximum permitted 348 m² non-basement gross floor area for the RS-10 Zone and would be in keeping with other new homes in the neighbourhood. The architectural style of any new homes on the lots would match homes in the adjacent Ocean Park development.

The applicant has provided a form and character statement (Building Scheme) which includes a commitment to sustainable building practices, construction to a minimum BUILT GREEN® Gold, EnerGuide 82, or equivalent energy efficient standard, and new dwellings to be solar ready for the future installation of solar photovoltaic or hot water heating systems. This commitment would be secured by covenant.

Four bylaw-protected trees (a Pacific Yew and three Douglas-fir trees) and one non-protected tree are located where it is unlikely that they can be protected and retained. The tree bylaw requires one replacement tree for each tree removed. The applicant has indicated that he would not be opposed to a covenant to protect trees and other native vegetation along the Cordova Bay Road frontage in order to maintain the “green” approach to Mount Douglas Park.

Prepared by 
Neil Findlow
Senior Planner

Reviewed by 
Jarret Matanowitsch
Manager of Current Planning

Approved by 
Sharon Hvozdzanski
Director of Planning

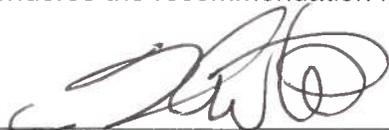
NDF/gv
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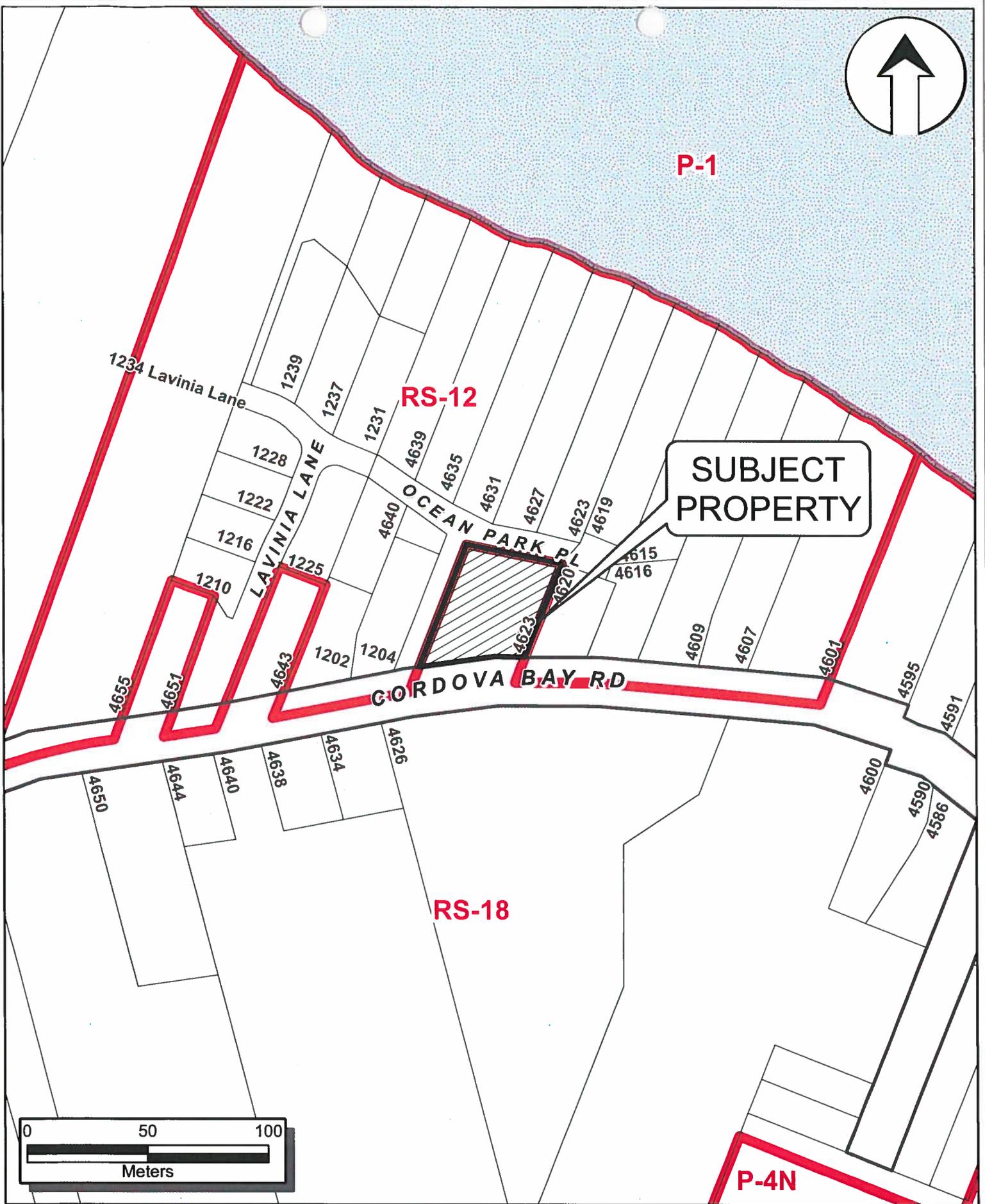
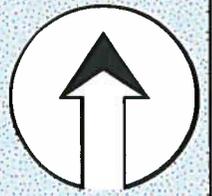
Attachments

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

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.


Paul Thorkelsson, Administrator



Memo

To: Subdivision Office
From: Jagtar Bains – Development Coordinator
Date: September 1, 2016
Subject: Servicing Requirements for Development

PROJECT: TO REZONE FROM RS-18 TO RS-12 TO CREATE ONE ADDITIONAL LOT FOR SINGLE FAMILY DWELLING USE

SITE ADDRESS: 4623 CORDOVA BAY RD

PID: 003-086-348

LEGAL: LOT A SECTION 25 LAKE DISTRICT PLAN 23346

DEV. SERVICING FILE: SVS02025

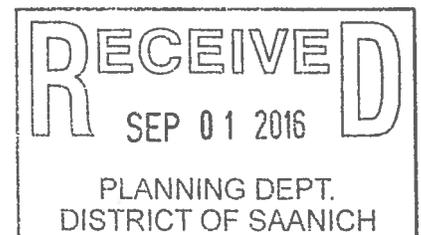
PROJECT NO: PRJ2016-00346

The intent of this application is to subdivide the above referenced parcel into two RS-12 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: Harley Machielse, Director of Engineering
Catherine Mohoruk, Manager of Transportation & development



Development Servicing Requirements

Development File: SVS02025
Civic Address: 4623 CORDOVA BAY RD
Page: 1

Date: Sep 1, 2016

Drain

1. THE EXISTING STORM DRAIN CONNECTIONS ARE TO BE USED BY BOTH LOTS.
2. THE EXACT LOCATION OF THE EXISTING STORM DRAIN LINE FROM THE HOUSE ON PROPOSED LOT B MUST BE DETERMINED TO ENSURE IT IS NOT ENCROACHING ON PROPOSED LOT A.

Gen

1. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.
2. PRIVATE SEWER AND STORM DRAIN EASEMENT WILL BE REQUIRED ACROSS PROPOSED LOT B IN FAVOR OF PROPOSED LOT A.

Road

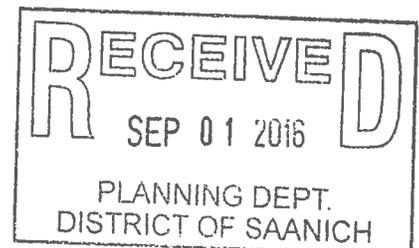
1. THE EXISTING DRIVEWAY IS TO BE USED BY PROPOSED LOTS A AND B. AN ACCESS EASEMENT IS REQUIRED OVER PROPOSED LOT A IN FAVOR OF PROPOSED LOT B.

Sewer

1. THE EXISTING CONNECTIONS ARE TO BE USED BY PROPOSED LOTS A AND B. LOCATION OF THE EXISTING SEWER LINE FROM THE HOUSE ON PROPOSED LOT B MUST BE DETERMINED TO ENSURE IT IS NOT ENCROACHING ON PROPOSED LOT A.

Water

1. PROVISIONAL WATER CONNECTION WILL BE REQUIRED FOR PROPOSED LOT A.



THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9452

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

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

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - a) By deleting from Zone RS-18 (Single Family Dwelling – Minimum Lot Size 2 ha) and adding to Zone RS-12 (Single Family Dwelling – Minimum Lot Size 930 m²) the following lands:

Lot A, Section 25, Lake District, Plan 23346
(4623 Cordova Bay Road)
- 2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9452**".

Read a first time this 24th day of July, 2017.

Public Hearing held at the Municipal Hall on the day of

Read a second time this day of

Read a third time this day of

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

Municipal Clerk

Mayor

2840-50 Cordova

July 12, 2017

Re: Characteristics for Homes
File: SUB00758; REZ00574 • 4623 Cordova Bay Road

Energy Efficiency

The present dwelling was constructed in 1975 and upgraded in 1996 under the BC Hydro Power Smart Program. The energy source is electricity and wood fire. Gas is available at the boundary.

New dwellings on the site would be constructed to a minimum Built Green® Gold, EnerGuide 82, or equivalent energy efficient standard and would be solar ready for future installation of solar photovoltaic or hot water heating systems.

N.B. For solar energy to be viable on this site, extensive pruning of the surrounding trees would be necessary.

Architectural Style

If the current house remains on the site then the second house would be constructed in a similar **French provincial** style. If the current house is demolished then new homes to be constructed on the site shall have an **Arts and Crafts** style similar to the homes in the adjacent Ocean Park development.

Building Materials

The present house is constructed of brick and stucco with an asphalt shingle roof and metal clad wood casement windows. New homes to be constructed on the site shall include rock cladding and wood siding (as per Ocean Park), metal clad double glazed windows and shingle roof (asphalt or better).

Roof Design

The present house has a mansard roof with a 4:12 slope on the top section. New houses to be constructed on the site shall feature a gabled roof with similar slope.

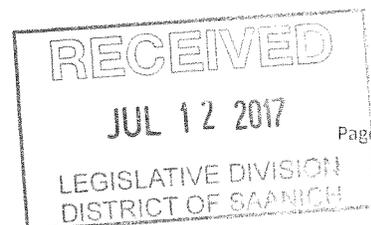
N.B. In all the new designs, roof height would be the maximum permitted based on the Zoning Bylaw in order to have the best ocean views.

Landscaping

The fundamental intent is for low maintenance and low water demand landscaping. Landscaping shall be Japanese in character and feature rock, gravel and similar materials. Typical plants could include barberry, rhododendron, juniper, and a variety of low ground cover.

Driveways and Patios

The current driveways and paths are made from road bed covered in loose gravel to make a permeable surface. The patio is concrete and it drains into the stormwater system. New driveways and paths shall be pavers or other permeable material so there would be no increase in the impermeable surface from this part of the development.



Parking

The present house has a two-car garage. New construction shall include a two-car garage for each dwelling. Garages shall be large enough to accommodate a modest recreational vehicle.

Secondary Suites

Given the scarcity of affordable housing in the region, both homes could have secondary suites in accordance with Saanich Zoning Bylaw 8200.

Retaining Walls and Fences

Existing retaining walls on the property shall be maintained. The wall adjacent to Ocean Park Place has the mountings for a fence embedded in the stone wall. A privacy fence could be built to separate the properties.

Adjacent to Cordova Bay Road there is a retaining wall that is an extension of the wall fronting the eastern part of the Ocean Park development. This wall extends half way along the current property frontage and could be extended behind the existing cedar hedge to the Ocean Park entrance.

2870-30
Cordova Bay
Road

4623 CORDOVA BAY ROAD – REZONING TO RS-12

First Reading of "Zoning Bylaw, 2003, Amendment Bylaw, 2017, No. 9452". To rezone from RS-18 (Single Family Dwelling) zone to RS-12 (Single Family Dwelling) zone for the purpose of subdivision to create one additional lot for single family dwelling use.

**MOVED by Councillor Wergeland and Seconded by Councillor Brice:
"That Bylaw No. 9452 be introduced and read."**

CARRIED

1410-04
Report –
Planning

xref: 2870-30
Cordova Bay
Road

4623 CORDOVA BAY ROAD – SUBDIVISION AND REZONING APPLICATION

Report of the Director of Planning dated May 31, 2017 recommending that Council approve the application to rezone from RS-18 (Single Family Dwelling) zone to RS-12 (Single Family Dwelling) zone for a proposed subdivision to create one additional lot (two lots total) for single family dwelling use; and that Final Reading of the Zoning Amendment Bylaw be withheld pending registration of a covenant to secure the items outlined in the report.

APPLICANT:

G. Shorthill, Cordova Bay Road, presented to Council and highlighted:

- Consultation took place with the Cordova Bay Association for Community Affairs and neighbours with no concerns identified.
- The proposal is to subdivide to build two new homes; no variances are requested.
- Sanitary and storm sewer are already in place.
- There will be one driveway with an easement for the eastern lot; the driveway will be constructed with permeable pavers.
- The cedar hedge along the frontage will be retained; there is a commitment to 1:1 tree replacement.
- The proposed dwellings will be similar in style to others in the neighbourhood.
- There is a commitment to BUILT GREEN® Gold construction and the installation of solar photovoltaic or hot water heating systems; the installation of solar voltaic may mean that the canopy would need to be trimmed; heat pumps may be an alternative.
- The garage of the existing home could be removed and the house moved to proposed Lot B.

PUBLIC INPUT:

Nil

COUNCIL DELIBERATIONS:

Motion:

MOVED by Councillor Brice and Seconded by Councillor Wergeland: “That a Public Hearing be called to further consider the rezoning application on Lot A, Section 25, Lake District, Plan 23346 (4623 Cordova Bay Road).”

Councillor Murdock stated:

- The thoroughness of the application is appreciated.

The Motion was then Put and CARRIED



Talbot Mackenzie & Associates
Consulting Arborists

March 03, 2016

Graham Shorthill
4623 Cadboro Bay Road
Victoria, BC V8X 3V6

Re: Tree Impact and Retention report for 4623 Cordova Bay Road

Assignment: Provide arborist services to review the potential impacts on the trees that are located within the property boundaries and the municipal frontage of the proposed two lot subdivision.

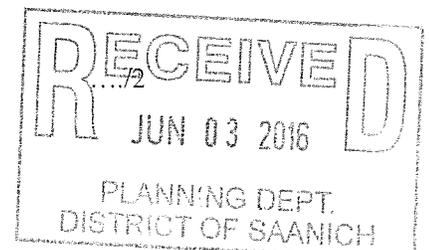
Method: For the purpose of this report, we reviewed the concept plans that were supplied, outlining the proposed property boundaries, house relocation, garage demolition, footprint of the new house and the driveway/parking area layout. During our February 23, 2016 site visit, we visually examined and documented the trees that are located where they could potentially be impacted by the house construction. Each tree that was examined is identified in the field with a numbered tag attached to its lower trunk. Several of the hedge trees along the municipal frontage were not tagged, but are identified in the spreadsheet as Not tagged #1 and #2. The information that was compiled regarding each of these trees is entered in a tree resource spreadsheet attached to this report.

Tree Resource: During our site visit, we identified the following;

- Five bylaw-protected trees located within the property boundaries, specifically: one Pacific yew #270 and four Douglas-fir trees #267, 268, 269 and 282.
- Two trees, English hawthorn #278 and Native willow #279 are located on the Cordova Bay Road municipal frontage and a row of Western Red Cedar trees grow as a hedge along this same property boundary.
- There is also a row of young Red maple and Honey locust trees located on the Ocean Park Lane common property strata road easement.
- The remainder of the trees that were documented are not protected by the municipal tree protection bylaw.

Potential Impacts: The plans that were reviewed show that Pacific Yew #270 and Douglas-fir # 267, 268, and 269 are located where it is unlikely that they can be protected and retained. Therefore, we recommend that these four trees be removed. It is our opinion, from the layout outlined in these same plans, that Douglas-fir #282 and the trees on the municipal frontage can be isolated from the construction impacts and retained.

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



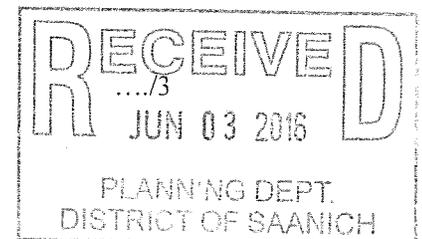
Mitigation of Impacts: We recommend the following procedures be implemented to reduce the impacts on the bylaw-protected and municipal trees that are to be retained.

1. **Barrier Fencing:** We recommend that protective barrier fencing be erected to isolate the root zones of the trees that are designated for retention from the construction impacts. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. site clearing, demolition, excavation, construction), and remain in place through completion of the project. Signs must be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.
2. **Excavation:** The project arborist should supervise any excavation that encroaches within or along the critical root zones of bylaw-protected Douglas-fir tree #282, the municipal trees and any other tree that is designated for retention.
3. **Servicing:** The servicing drawings that were reviewed indicate that most service connections are located where they will not impact the trees that have been identified for retention. One water service connection is located along the Cordova Bay Road municipal frontage near hemlock #280: if this tree is to be retained, we recommend it be protected with barrier fencing, and excavation for the water service should be supervised by the project arborist. An additional water service will have to be installed for the other lot. We recommend that this connection be made within the footprint of the driveway entrance, if the cedar hedge plantings are to be retained. If this hedging is to be removed, the service could be located elsewhere along this frontage as long as it is not within the critical root zone of Douglas-fir #282.

There are two storm and two sanitary connections located along the rear of the properties where they border the Ocean Park Lane road easement, near the proposed boundary between the two lots and where these services will be connected. Trees along the strata road that are adjacent to these services should be protected with barrier fencing, and excavation for the service connections should be completed under the direction of the project arborist.

4. It is likely that some pruning will be required for clearance to access and install the service connections. It is unlikely that the pruning of bylaw-protected or municipal trees will be required, however if either is to be pruned, it must be completed by an ISA Certified Arborist.

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



Review and site meeting: Once the building permit receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing or other construction activity occurs.

Clients Responsibility: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the report with the project foreman or site supervisor
- Supervise excavation within critical root zone areas of trees that are to be retained
- To instruct the contractor regarding any tree pruning that may be required.

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

Thank you,

Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

Enclosures: Tree resource spreadsheet, Tree location and barrier fencing plan, Barrier fencing diagram

cc: Danny Carrier, J.E Anderson

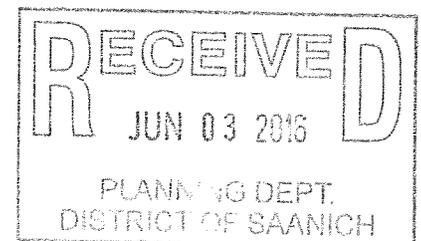
Disclosure Statement

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: treehelp@telus.net



Key to Headings in Resource Table

d.b.h. – **diameter at breast height** - diameter of trunk, measured in centimetres at 1.4 metres above ground level

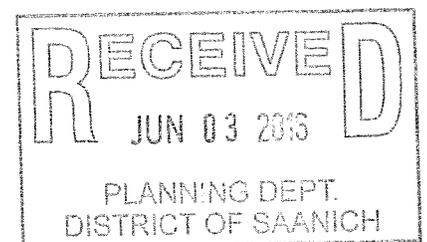
CRZ – **critical root zone** - estimated optimal size of tree protection zone based on tree species, condition and age of specimen and the species tolerance to root disturbance. Indicates the radial distance from the trunk, measured in metres.

Crown spread – indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Condition health/structure –

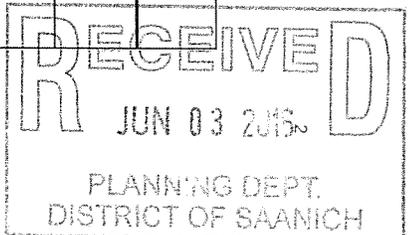
- Good – no visible or minor health or structural flaw
- Fair – health or structural flaw present that can be corrected through normal arboricultural or horticultural care.
- Poor – significant health or structural defects that compromise the long-term survival or retention of the specimen.

Relative Tolerance – relative tolerance of the selected species to development impacts.



TREE RESOURCE
for
4623 Cordova Bay Road

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
268	86	10.0	Douglas-fir	14.0	good	fair	poor	Multiple leaders in upper canopy. May have been topped historically
267	85	10.0	Douglas-fir	17.0	good	good	poor	
282	42	5.0	Douglas-fir	10.0	good	good	poor	
No tag 1	hedge	3.0	Thuja	3.0	good	good	poor	Hedge on property boundary comprised of 14 trees measuring 26 cm and smaller. Topped heavily and maintained as hedge.
No tag 2	hedgerow	4.0	Thuja	9.0	good	good	poor	Tall hedgerow along property boundary comprised of 9 trees measuring between 9 and 34 cm.
280	42	5.0	Western hemlock	9.0	good	fair	poor	Topped low on the trunk historically. Two co-dominant stems. Not bylaw-protected.
278	multiple stems	4.0	English hawthorn	6.0	fair	fair	moderate	Located on the municipal frontage. Ivy covered.
279	multiple stems	5.0	Native willow	10.0	good	por	good	Located on the municipal frontage.



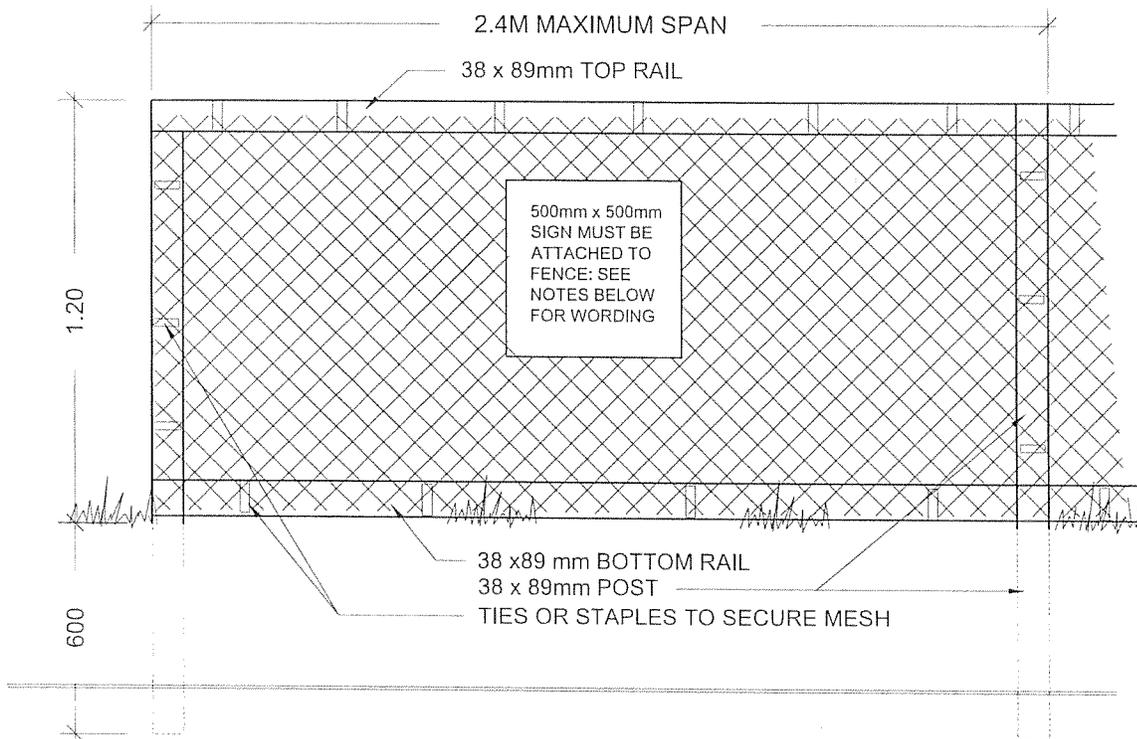
Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

TREE RESOURCE
for
4623 Cordova Bay Road

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
265	9	3.0	Honey Locust	5.0	good	good	good	Located on shared strata road allowance. Protected by rock wall on property boundary.
266	9	3.0	Honey Locust	5.0	good	good	good	Located on shared strata road allowance. Protected by rock wall on property boundary.
277	11	3.0	Honey Locust	4.0	good	good	good	Located on shared strata road allowance. Protected by rock wall on property boundary.
276	13	3.0	Red maple	5.0	good	good	good	Located on shared strata road allowance. Protected by rock wall on property boundary.
275	13	3.0	Red maple	6.0	good	good	good	Located on shared strata road allowance.
274	13	3.0	Red maple	6.0	good	good	good	Located on shared strata road allowance.
273	13	3.0	Red maple	5.0	good	good	good	Located on shared strata road allowance.
272	13	3.0	Red maple	5.0	good	good	good	Located on shared strata road allowance.
271	11	3.0	Red maple	4.0	good	good	good	Located on shared strata road allowance.
270	40/48	7.0	Pacific yew	10.0	fair	fair	good	
269	97	11.0	Douglas-fir	10.0	good	fair	poor	Twin leaders in upper canopy. May have been topped historically

RECEIVED
JUN 03 2016
PLANNING DEPT.
DISTRICT OF SAANICH

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



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

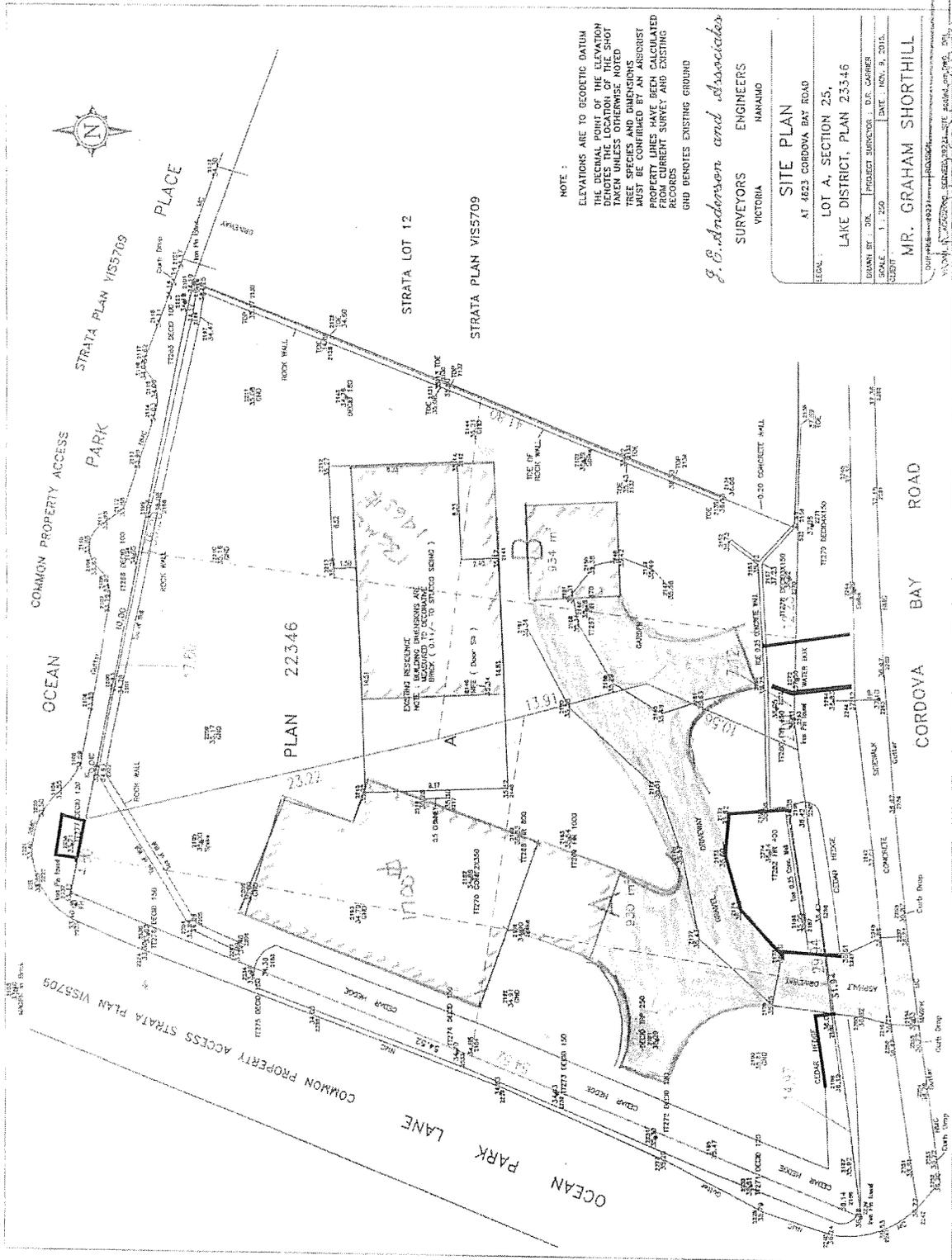


DETAIL NAME: **TREE PROTECTION FENCING**

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

RECEIVED

DATE DRAWN	03	March/08
APP'D.	RR	DM
PLANNING DEPT. DISTRICT OF SAANICH		



NOTE :
 ELEVATIONS ARE TO GEODETIC DATUM
 THE DECIMAL POINT OF THE ELEVATION
 DENOTES THE LOCATION OF THE SHOT
 POINTS. ALL ELEVATIONS ARE TO
 TREE SPECIES AND DIMENSIONS
 MUST BE CONFIRMED BY AN ARBORIST
 PROPERTY LINES HAVE BEEN CALCULATED
 FROM CURRENT SURVEY AND EXISTING
 RECORDS
 GRID DENOTES EXISTING GROUND

J. B. Anderson and Associates

SURVEYORS ENGINEERS
 VICTORIA HANAURO

SITE PLAN
 AT #223 CORDOVA BAY ROAD
 LOT A, SECTION 25,
 LAKE DISTRICT, PLAN 23346

EXAMINER: D. S. GARDNER
 DATE: NOV. 9, 2010

MR. GRAHAM SHORTHILL

RECEIVED
 JUN 03 2013
 PLANNING DEPT.
 DISTRICT OF SAANICH

Suggested locations for
 Barrier Fencing

Planning - 4623 Cordova Bay Road

From: mary lynn reimer <[REDACTED]>
To: <planning@saanich.ca>
Date: 8/23/2016 5:31 AM
Subject: 4623 Cordova Bay Road
Attachments: S_COMMUNITY ASSN LTR SUBD.pdf; LOCATION MAP.pdf; SITE PLAN_NOV 9 2015_AUG 4_ 2016.pdf

Dear Sirs/Mesdames:

This application was presented to the CBA with support letters from the near neighbours; the Cordova Bay Association has no objection to it.

Thanks - Mary Lynn Reimer

----- Original Message -----

Subject: Saanich Referral
 Date: 2016-08-16 12:23
 From: Planning.Mun_Hall.Saanich@saanich.ca
 To: "Cordova Bay Association for Community Affairs" <cba.president@cbsn.com>

August 16, 2016

Dear Cordova Bay Association for Community Affairs:

RE: APPLICATION FOR SUBDIVISION:

SITE ADDRESS:

4623 CORDOVA BAY RD

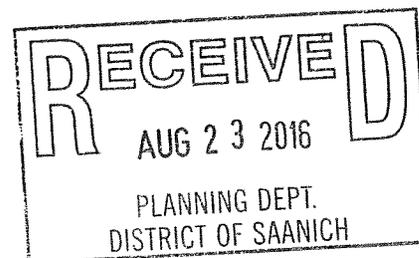
LEGAL:

LOT A SECTION 25 LAKE DISTRICT PLAN 23346

FOLDER #:

SUB00758; REZ00574

ENTERED
IN CASE



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

We are interested to know if your Community Association:

- o Has no objection to the project
- o Generally has no objection with suggested changes or concerns
- o Does not support the project.

We would appreciate receiving your comments in writing or by email to planning@saanich.ca within 30 days, in order for us to consider them during the subdivision review process. 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.

It is suggested that you periodically check our website, www.saanich.ca [1] _Active Planning Applications _as any revised site plans for this application will be posted there.

Sincerely,

Liz Gudavicius

District of Saanich | 4636 Elk Lake Drive Victoria BC V8Z 5M1 |
[250-475-1775](tel:250-475-1775) | F [250-555-5555](tel:250-555-5555) | www.saanich.ca

Approving Officer

Links:

[1] <http://www.saanich.ca/>

Planning - Fwd: File #: SUB00758:REZ00574

4623 Cordova Bay

From: Dianne Laforme [redacted]
To: <Planning@saanich.ca>
Date: 9/8/2016 6:08 PM
Subject: Fwd: File #: SUB00758:REZ00574
CC: [redacted]

Begin forwarded message:

From: "griff tripp" <[redacted]>
Subject: File #: SUB00758:REZ00574
Date: September 7, 2016 at 12:33:17 PM PDT
To: <Planning@saanich.ca>
Cc: [redacted]

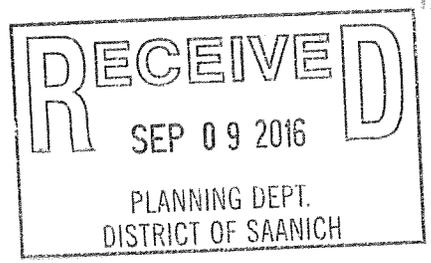
Good Afternoon

We would like to register our support for this subdivision and rezoning. Firstly, the rate of municipal tax increases Saanich Council continues to approve means we clearly need increased density to help moderate these costs. Secondly, having RS18 zoning on these small lots makes no sense; the zoning ought to reflect reality of the lot sizes.

Respectfully,

Griff and Pat Tripp
[redacted] Cordova Bay Road
Victoria BC [redacted]
[redacted]

ENTERED
IN CASE

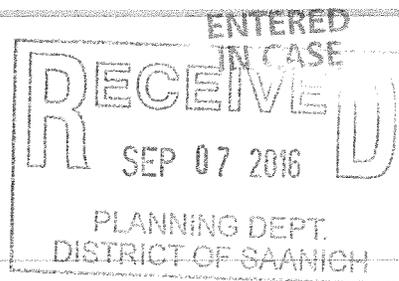


To Whom it May Concern,
We totally agree with Mr. and Mrs. Tripp and support this subdivision and rezoning for the same reasons they have stated above.

Respectfully,
Dianne Laforme
[redacted] Cordova Bay Road
Victoria B.C. [redacted]
[redacted]

Planning - File #: SUB00758:REZ00574

From: "griff tripp" <[redacted]>
To: <Planning@saanich.ca>
Date: 9/7/2016 12:35 PM
Subject: File #: SUB00758:REZ00574
CC: [redacted]

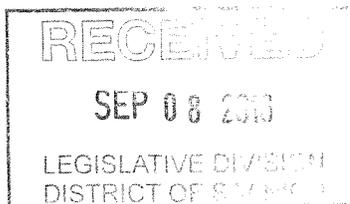


Good Afternoon

We would like to register our support for this subdivision and rezoning. Firstly, the rate of municipal tax increases Saanich Council continues to approve means we clearly need increased density to help moderate these costs. Secondly, having RS18 zoning on these small lots makes no sense; the zoning ought to reflect reality of the lot sizes.

Respectfully,

Griff and Pat Tripp
[redacted] Cordova Bay Road
Victoria BC [redacted] Canada



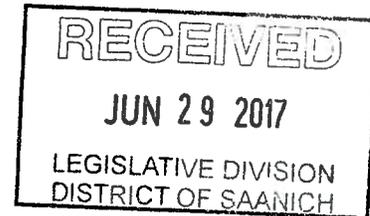
<input checked="" type="checkbox"/>	ACKNOWLEDGED
<input checked="" type="checkbox"/>	CLERKS
<input type="checkbox"/>	REPLIED
<input type="checkbox"/>	



The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Sharon Hvozdzanski, Director of Planning
Date: June 28, 2017
Subject: Rezoning and Development Variance Permit Application
File: REZ00588; DVP00387 • 2474 Arbutus Road



RECOMMENDATION

1. That the Zoning Bylaw 8200 be amended by adding a new P-3O/R (Personal Care, Office & Research) Zone.
2. That the application to rezone part of the site at 2474 Arbutus Road from the P-3 (Personal Care) Zone to the new P-3O/R (Personal Care, Office & Research) Zone be approved.
3. That Development Variance Permit DVP00387 be approved.

PURPOSE

The purpose of this report is to seek direction from Council on the subject application. The application is to rezone 7,650 m² of the 6.0 ha site from the P-3 (Personal Care) Zone to a new site-specific zone to allow a former care facility building on the site to be repurposed to accommodate office and research uses of ocean and climate scientists. Variances are requested for number and location of required parking spaces and to defer required road frontage improvements. The co-applicants are McElhanney Consulting Services Ltd. and UVic Properties Investments Inc. (UVic Properties).

DISCUSSION

Neighbourhood Context

The site is located in the Queenswood neighbourhood of Cadboro Bay, on the north side of Arbutus Road between Haro Road and Queenswood Drive. The part of the site to be rezoned is located on the west side of the site adjacent to Haro Road (see Figure 1). Land use on three sides of the Queenswood property is single family dwellings zoned RS-12, RS-14 or RS-16. Queen Alexandra Foundation for Children, zoned P-3 (Personal Care), is to the west. Goward Park, and Goward House Senior's Activity Centre, zoned P-4 (Recreation and Open Space), is to the southwest.

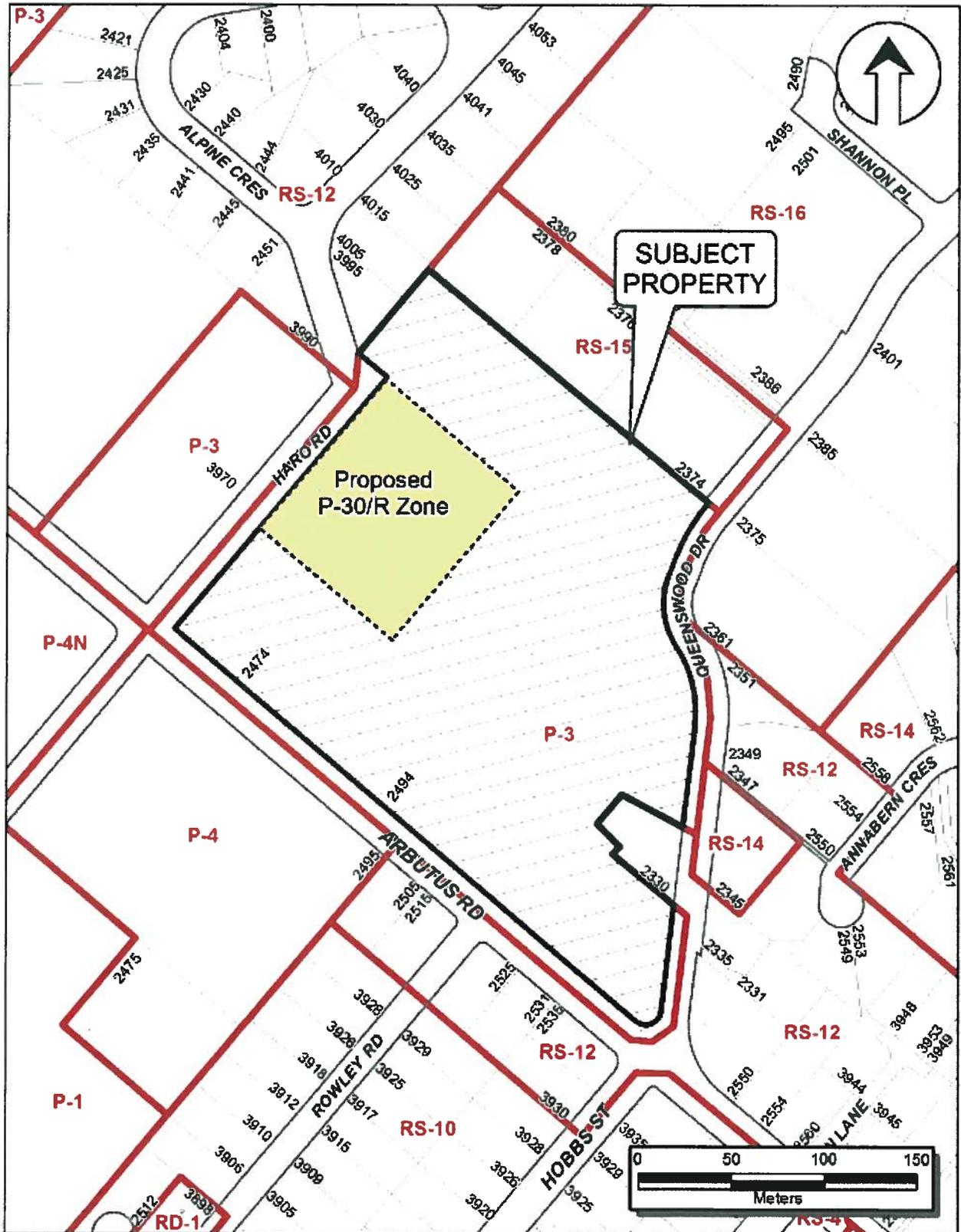


Figure 1: Neighbourhood Context

Proposed Land Use

In 2010, the University of Victoria acquired the six hectare Queenswood property from the Sisters of St. Ann to accommodate future expansion of academic programs and research in a location nearby the Gordon Head campus, as part of the University's strategic long-term plan. The site comprises two parcels. The main parcel, which is the subject of this application, contains a former care facility, retreat centre, and chapel. A 0.15 ha parcel adjacent to Queenswood Drive contains a former "Gameskeepers Cottage" which is listed on the Saanich Heritage Register as having heritage significance. The buildings on the Queenswood property, except the cottage, are currently unused.

In 2011, UVic applied to rezone the entire property from the P-3 (Personal Care) Zone to a new zone for university-related activities. No specific plans or details about proposed uses were submitted with the application. In September, 2016, the application was withdrawn pending a future public process by UVic to formulate a comprehensive plan for the property.

The proposed rezoning of 7,650 m² of the site to a new site-specific zone would permit UVic to reuse the former care facility for its Ocean and Climate Research Campus. The campus would be occupied by the world-leading research group Ocean Networks Canada (ONC), and other researchers. ONC is a national research platform, created in 2007, that operates ocean observatories off the British Columbia coast and in the Arctic. The NEPTUNE and VENUS observatories off BC supply continuous power and internet connectivity to a suite of subsea instruments from the coast to the deep sea, supporting research on complex ocean and Earth processes. Policy makers and governments use this critical knowledge to take action on climate change mitigation and adaption, and on sustainable ocean management. ONC comprises about 100 internationally renowned researchers, scientists, technicians, administrators, teachers and innovators.

No changes are proposed to the exterior of the building or to the grounds. Other buildings on the Queenswood site would remain unused until UVic has completed a process to develop a comprehensive plan for the property and a Zoning Amendment Bylaw, and any other required approvals, have been adopted by Council. Community engagement would be a key aspect of any such future plans.

The proposal includes a Development Variance Permit application to vary the number and location of off-street parking spaces. A Building & Plumbing Bylaw variance to defer required road frontage improvements is also requested.

New Zone

The rezoning application, if approved, would make the property split-zoned. Zoning Bylaw s. 4.5 provides that where a lot is included in more than one zone, the zone boundary shall be deemed to be a lot boundary for purposes of determining applicable uses and regulations other than building setbacks.

The proposed P-3O/R (Personal Care, Office & Research) Zone would permit the same uses as the current P-3 (Personal Care) Zone which include hospital, nursing home, accessory buildings and structures, community residential facility, congregate housing, adult daycare and child daycare. In addition, the new zone would permit office and research uses. The maximum density would be 0.60 Floor Space Ratio (FSR) which reflects the existing density for the area to be rezoned. Building setbacks which are based on the lot boundaries rather than the zone boundary would remain the same as for the existing P-3 Zone.

Consultation

UVic has stated that public consultation was undertaken to raise awareness of the project, inform community members of the scope of the current rezoning, and, to obtain broad and diverse input from community members.

UVic engaged the services of DIALOGUE, Consulting Architects and Designers to undertake a public consultation process for the proposed development. Consultation included a mail-out sent to 59 neighbours, an Open House held on September 19, 2016, online information about the project, and one-on-one discussions with neighbours who were unable to attend the Open House. The Consultant reported that over 100 people attended the Open House and 40 residents completed comment sheets. In addition, two meetings were held with the Cadboro Bay Residents Association.

DIALOGUE has noted that public comments about the project were generally positive and a number of area residents indicated that they would be happy to see the site used once again. Some concerns were expressed about increased traffic on Arbutus Road close to a children's centre/daycare.

A referral was sent by the Planning Department to Cadboro Bay Residents Association on March 17, 2017 and a response was received April 13, 2017, indicating no objection.

ALTERNATIVES

1. That Council approve the recommendations as outlined in the staff report.

The implications of this alternative are discussed in detail in the later sections of this report.

2. That Council reject the recommendations outlined in the staff report.

Should Council decide to reject the recommendations contained in this report, the implications are that the proposed rezoning would not proceed. The subject property would retain its P-3 (Personal Care) zoning and use of the existing building by Ocean Networks Canada (ONC), and other researchers, would not go ahead.

3. That Council provide alternate direction to Staff.

Should Council provide alternate direction to staff, the implications are that staff would work with the applicant to address comments from Council. This alternative would result in a delay in Council's decision regarding the rezoning application. A processing delay may jeopardize project funding that could force UVic to abandon the project.

FINANCIAL IMPLICATIONS

The proposal has no immediate implications related to the District of Saanich Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposal has no implications related to the District of Saanich 2014-2018 Strategic Plan.

PLANNING IMPLICATIONS

Official Community Plan (2008)

- 4.2.4.4 “Support institutional uses that fit with the character of residential neighbourhoods.”
- 4.2.6.1 “Review rezoning applications for institutions considering such factors as: intended use, servicing, access, traffic generation, transit routes, lot size, open space, scale, neighbourhood context, accessibility, and environmental impacts.”
- 6.2.7 “Provide opportunities for new advanced technology and knowledge-based businesses by supporting expansion of the Vancouver Island Technology Park, and research related activities on the University of Victoria, Royal Roads and Camosun College campuses.”

Cadboro Bay Local Area Plan (2002)

- 6.10 “Work with the owners of institutional properties shown on Map 11.1 to retain natural vegetation, including visual buffers along lot boundaries and consider environmental issues, such as watercourses, and wildlife habitat, in their management.”

Planning Analysis

The proposal is consistent with the Official Community Plan policy which supports opportunities for new and expanded advanced technology and knowledge-based businesses in Saanich. Expansion of UVic to include the Queenswood Campus would make use of an existing building which has been vacant for years to accommodate the world-leading research group Ocean Networks Canada (ONC), and other researchers. No significant changes are proposed to the building exterior or grounds. Rezoning only that portion of the site containing the former care facility building to a new zone which would permit the same uses as the current P-3 (Personal Care) Zone, in addition to research and offices, would ensure that a change in use for the balance of the site could not occur without rezoning following a public process by UVic to develop a comprehensive plan for the use and development of the entire Queenswood site.

Mobility

Access to Queenswood Campus is from Arbutus Road which is designated as a Collector Street. Bunt & Associates estimated vehicle trip generation using the Institute of Transportation Engineer's (ITE) Trip Generation Manual trip rate for office space at 1.49 vehicles per 93 m² (1,000 ft²). This would equate to approximately 24 two-way vehicle trips during the PM peak hour from the ONC office space. Bunt examined the traffic impact of double this amount of traffic in order to be conservative and to allow for full occupation of the proposed office and research building. The analysis indicates that traffic impacts of the proposed use on the surrounding road network are anticipated to be negligible. The Arbutus Road/Finnerty Road intersection is expected to remain at level of service (LOS) A. Two-way traffic volumes would continue to allow adequate road capacity for vehicles turning onto Arbutus Road from minor leg approaches such as Hobbs Street or the Queenswood site access.

In an effort to encourage and support alternative transportation, bicycle parking would be provided in excess of the Zoning Bylaw requirement and end-of-trip facilities including showers, change facilities, and lockers would also be provided.

Requested Variances

The applicant requests variances for the number and location of off-street parking spaces and to defer required road frontage improvements.

Based on the Zoning Bylaw requirement, the proposed office and research use would require a total of 150 parking spaces. Currently, 76 parking spaces are available on the site. Two additional parking spaces would be created in an existing loading area, for a total of 78 parking spaces.

Bunt & Associates, Transportation Planners and Engineers were engaged by the applicant to prepare a Transportation Report including a parking supply and demand analysis. The report included existing parking demand information for ONC's current location, approximate mode split according to informal staff surveys, and a conservative estimate of new staff and visitor parking demands, recognizing that approximately half of the ONC staff are away from their office at a given time. Based on the programmable office space in the building, at build-out approximately 204 total staff and visitors are expected to use the facility. The forecast parking demand at build-out is 77 spaces. All parking on the site would be pay parking, in accordance with UVic's Campus Pricing and Transportation Demand Management (TDM) policy. Reserved parking spaces for individual staff members would not be permitted. All spaces would be available to staff and visitors alike.

It should be noted that the estimated parking demand for the rehabilitated building would utilize all of the available parking on the site. No new parking is proposed on the Queenswood site at this time meaning that other buildings on the site, which are currently unused, could not be occupied unless additional parking is provided or a further parking variance is approved by Council.

Based on Zoning Bylaw s. 4.5, the zone boundary is treated as a lot boundary for the purposes of determining applicable uses and regulations, including parking. Zoning Bylaw s. 7.6(a) requires that off-street parking spaces and manoeuvring aisles must be provided on the same lot as the use for which they are required. In this case, the applicant requests a variance to allow 74 of the 78 available parking spaces to be located outside the proposed P-3O/R Zone boundary on the P-3 (Personal Care) zoned portion of the Queenswood site.

Based on UVic's successful Transportation Demand Strategy that is applicable to all of its facilities, and the history of parking demand on the Gordon Head Campus, the requested parking variances can be supported.

Section 4.7.2 of the Building & Plumbing Bylaw requires that an owner must upgrade all works and services on the site being developed and along the entire frontage of any highway adjacent to the site in accordance with the standards and specifications of the Subdivision Bylaw. The Development Servicing Requirements require that Arbutus Road, fronting the property, must be widened to municipal collector road standards including a 1.8 m bike lane, complete with concrete curb, gutter and where possible 1.8 m wide separated sidewalk. No improvements were requested at this time along the Haro Road and Queenswood Drive frontages.

Based on the limited funding available for the ONC project, UVic has requested a variance to the Building & Plumbing Bylaw requirements to defer the required off-site frontage improvements until a future land use and development plan is available for the entire Queenswood site. To allow bus passengers at the southeasterly bus stop to safely access the site, UVic proposes to construct a temporary concrete bus pad and provide a 1.5 m wide

temporary gravel pathway from the bus stop to the southern-most access driveway (see Figure 3). From there, pedestrians can use the internal driveway and pathways to reach the ONC building. This would be funded from the Operations and Maintenance budget and implemented within 12 months of the rezoning approval.

On the basis that: no new buildings are being constructed at this time; the use of the balance of the site for university purposes would require rezoning; and that UVIC in the interim will install a temporary bus stop pad and gravel pathway as outlined in figure 3, the request for a variance to defer frontage improvements can be supported.

Servicing

The Development Servicing Requirements for the development provide that the existing storm drainage system, sewer system, and water service would be used to service the refurbished building. The Engineering Department has requested 2.348 m wide property dedication for road allowance along the entire frontage of Queenswood Drive complete with a 7.0 m corner cut at Arbutus Road and Queenswood Drive. Property dedication for a 6.0 m corner cut is required at Arbutus Road and Haro Road. In addition, as a result of the paid parking proposed on site, a traffic engineer must conduct a review of parking conditions on the surrounding road network covering a 1.0 km radius of the Queenswood site and make recommendations for changes to parking including implementation of Residential Only Parking Restrictions. Parking restriction signs, if required, would be installed by the District of Saanich at the owner's expense. UVic has agreed to undertake the required property dedication subject to BC Minister of Advanced Education approval, as well as the other Development Servicing Requirements, except the Arbutus Road improvements, and has commissioned Bunt & Associates to undertake the parking review.

Environment

In 2010, as part of a previous process to rezone the Queenswood site for University use, ENKON Environmental Ltd. was hired by UVic to complete an environmental overview of the site to determine opportunities and constraints and provide best management practices which would minimize environmental impacts associated with University land use. The review noted that the 6.0 ha Queenswood property consists of a mixture of developed land as well as mixed woodland ecosystems with some areas showing signs of disturbance and vegetation regeneration. The majority of the woodland area consists of mixed forest of Douglas-fir, grand fir, bigleaf maple and arbutus. There is a significant amount of invasive English ivy present in the treed areas which is seriously compromising the health of the trees as well as reducing the biodiversity of the understorey layer.

No tree removals or major habitat restoration works are proposed as part of this rezoning. UVic has stated that minor clearing of existing trails for public safety, and replanting of existing landscape areas, would occur as part of the ongoing facilities maintenance. Consideration would be given to designating natural state covenant areas to protect the rare ecosystems on the site, habitat restoration, and designation of significant and memorial trees as part of a future process to develop a comprehensive plan for the entire Queenswood site.



Figure 3: Proposed Bus Pad and Pathway

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 to repurpose an existing unused building for office and research uses. Renovating an existing structure rather than building new will reduce the demand for new materials and diminish the amount of materials wasted and discarded from the deconstruction process;
- Renovations would be limited to the building interior and would include consideration for employee health and comfort, energy and water efficient systems, waste reduction, and use of locally sourced materials with high recycled and renewable resource content;
- The critical knowledge collected by ONC would be used by policy makers and governments to take action on climate change mitigation, and on sustainable ocean management;
- The site is located within 580 m walking distance of the main Gordon Head campus. As a rough measure, in general a walking distance between 400 – 800 m is considered optimal in encouraging the average person to walk to a service or access public transit instead of driving to their destination. Obviously, health, weather, comfort/ease of use related to alternative transportation, and purpose of the trip all play a role in a person choosing a particular travel mode;
- The proposal is able to use existing roads and infrastructure to service the development;
- Bus #11 (UVic/Tillicum Mall) provides public transit service along Arbutus Road at 10-15 minute intervals during weekdays and less frequently during weekends with bus stops nearby on Arbutus Road;
- All parking on the site would be pay parking, in accordance with UVic Campus Pricing and Transportation Demand Management (TDM) policy;
- Bicycle parking and end-of-trip facilities (showers, change rooms, and lockers) would be provided to support and promote active transportation; and
- An air quality management plan would be employed during the construction process, and monitoring systems would be installed for occupant health and comfort.

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:

- No trees are proposed for removal as part of this development;
- The percentage of impervious cover would remain the same, compared to existing conditions; and
- UVic has committed to consider designation of natural state covenant areas to protect the rare ecosystems on the site, habitat restoration, and designation of significant and memorial trees as part of the future development of a comprehensive plan for the entire site.

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:

- Activating a site which has remained vacant for years would contribute to the neighbourhood safety and security;
- As with the Gordon Head Campus, the Queenswood Campus and trails would remain accessible to the public for dog-walking and other activities;
- A Crime Prevention Through Environmental Design (CPTED) assessment was undertaken for the entire Queenswood site. Minor improvements to exterior lighting, pedestrian access, and wayfinding to improve safety for employees and visitors to the site would be undertaken as necessary through normal site maintenance; and
- The site is located in an area with complementary institutional uses, including facilities and services which may be accessed by occupants and visitors of the newly renovated building.

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:

- Redesign of the interior space would include flexible systems which would allow the space to be easily reconfigured for future programming needs;
- The Queenswood Campus would enhance UVic's ability to contribute to the social, cultural and economic development of the community; and
- The Queenswood Campus is expected to provide employment for more than 200 staff, including researchers, scientists, technicians, administrators, teachers and innovators.

CONCLUSION

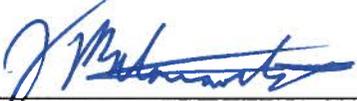
UVic requests rezoning for a 7,650 m² area of the 6.0 ha site from the P-3 (Personal Care) Zone to a new site-specific P-3O/R (Personal Care, Office & Research) Zone to allow a former care facility building on the site to be repurposed to accommodate office and research uses. The new Ocean and Climate Research Campus would be occupied by the world-leading research group Ocean Networks Canada (ONC), and other researchers.

The proposal is consistent with the Official Community Plan policy which supports opportunities for new and expanded advanced technology and knowledge-based businesses in Saanich. Expansion of UVic to include the Queenswood Campus would make use of an existing building which has been vacant for years. Renovating an existing structure rather than building new would reduce the demand for new materials and diminish the amount of materials wasted and discarded from the deconstruction process.

Requested variances for the number and location of off-street parking spaces and to defer required frontage road improvements until a future land use and development plan is available for the entire Queenswood site can be supported on the basis that no new buildings are being constructed at this time and the potential impacts to the surrounding road network are anticipated to be negligible. UVic has agreed to review neighbourhood parking conditions on the surrounding road network and implement Residential Only Parking Restrictions, if required, at UVic's expense. In addition, UVic has agreed to provide the required property dedication for road allowance and to construct a temporary concrete bus pad and gravel pathway to assist staff and visitors arriving by bus to access the site safely.

For the above-noted reasons, staff support the subject Rezoning and Development Variance Permit.

Prepared by: 
Neil Findlow
Senior Planner

Reviewed by: 
Janet Matanowitsch
Manager of Current Planning

Approved by: 
Sharon Hvozdzanski
Director of Planning

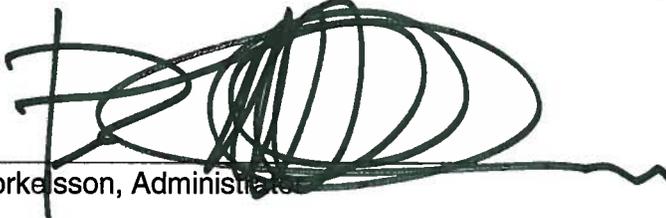
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Attachment

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

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.


Paul Thorkelsson, Administrator

DISTRICT OF SAANICH

COPY

NO. DVP00387

DEVELOPMENT VARIANCE PERMIT

**To: Foundation for the University of Victoria
3800 Finnerty Road
PO Box 1700 STN CSC
Victoria BC V8W 2Y2**

(herein called "the Owner")

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

**Lot 1, Section 44, Victoria District, Plan 15918
2474 Arbutus Road**

(herein called "the lands")

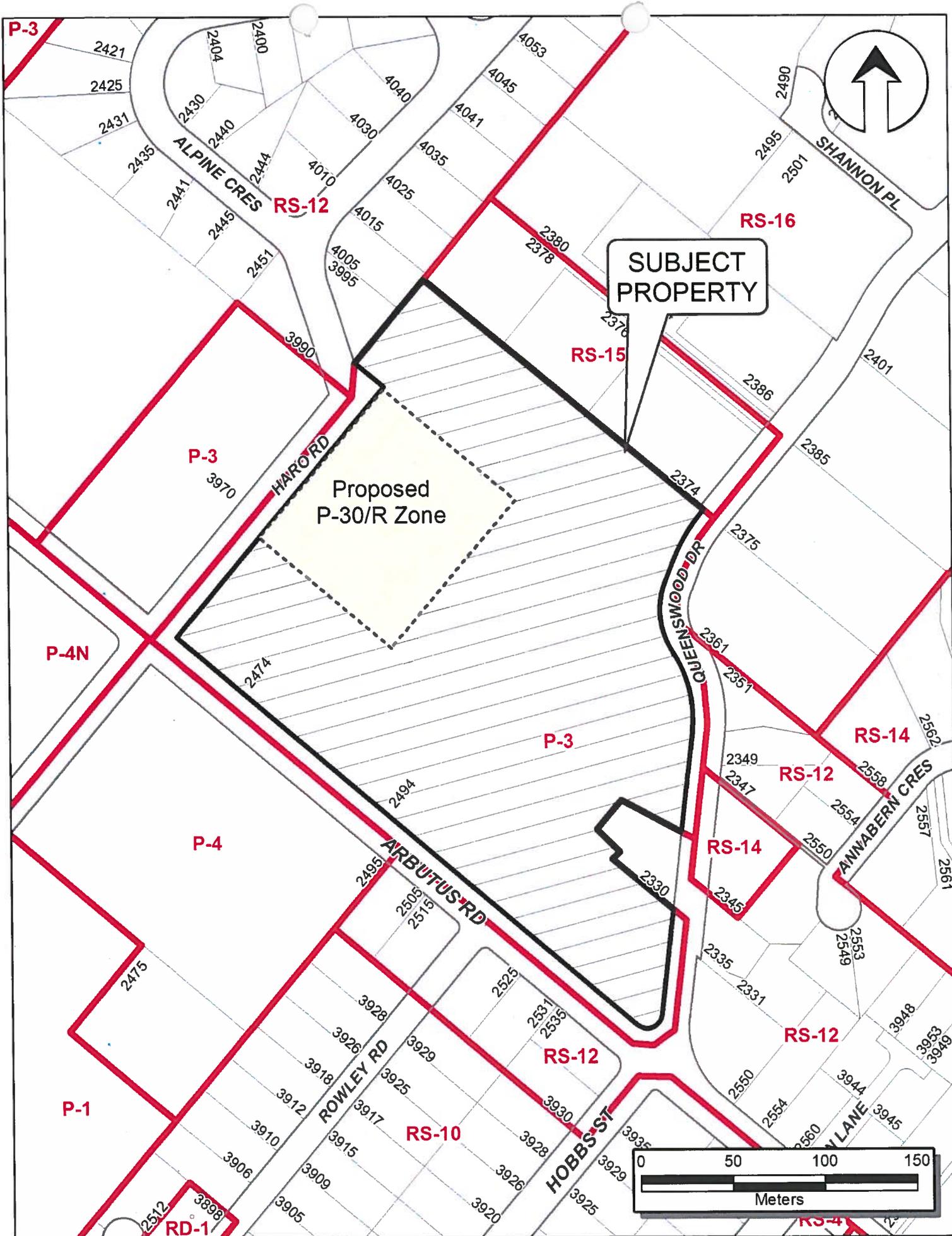
3. This Development Variance Permit further regulates the development of the lands as follows:
 - (a) By varying the provisions of the Zoning Bylaw 8200, Section 7.3(a) and Table 7.1 to permit the office/research development to have with a total of 78 parking spaces (150 spaces required) as shown on the plans prepared by McElhanney Consulting Services Ltd stamped received on March 2, 2017, and June 28, 2017 copies of which are attached hereto.
 - (b) By varying the provisions of the Zoning Bylaw 8200, Sections 4.5 and 7.6(a) to permit 74 of the 78 parking spaces for the office/research building to be located outside of the P-3O/R Zone on the P-3 Zoned portion of the Queenswood site.
 - (c) By varying the Building and Plumbing Bylaw 2005, Section 4.7.2 to defer road frontage improvements for Arbutus Road, Haro Road and Queenswood Drive adjacent to the site pending further future development of the Queenswood site.
4. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Current Planning.
5. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____

ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk





Memo

To: Angila Bains
From: Jagtar Bains
Date: July 19, 2017
Subject: Fourth Reading for Development Application

SITE ADDRESS: 2474 ARBUTUS RD
PID: 004-557-379

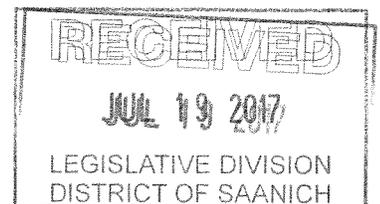
DEVELOPMENT SERV. FILE: SVS02083

PROJECT: Application to rezone the 7650 m2 of the site containing a former care facility from the P-3 (Personal Care) Zone to a new site-specific zone in order to renovate the existing building to accommodate office and research uses of ocean and climate scientists. Variances are requested.

For the purposes of final reading of the Zoning By-law for the above property, this will confirm that we have received a letter of intent from the applicant (copy attached) to complete the engineering requirements as noted in our letter to the applicant.

A handwritten signature in black ink, appearing to read "Jagtar Bains", written over a horizontal line.

Jagtar Bains
DEVELOPMENT COORDINATOR



July 18th, 2017

District of Saanich
Development Services Department
Attn: Jagtar Bains

This letter is to confirm that the University of Victoria, the registered owner of the property a 2474 Arbutus Road and legally defined as Lot 1, Section 44, Victoria District, Plan 15918 will complete the servicing requirements identified in the memo from Mr. Jagtar Bains, Development Coordinator for the District of Saanich and dated May 1, 2017.

At this time and under consideration by Saanich Council is a Development Variance Permit that would defer any road frontage improvements noted in the memo along our Arbutus Road, Queenswood Drive and Haro Road frontages until a subsequent redevelopment proposal is submitted for the remainder of the property not subject to this rezoning application. Naturally if the Development Variance Permit is approved the road frontage improvements will not form part of this commitment.

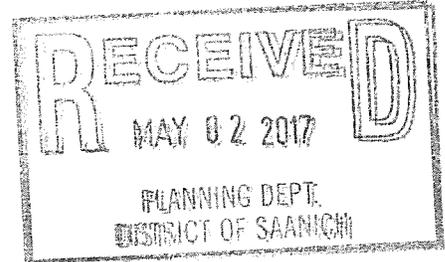
Regards



Peter Kuran
CEO/President, UVic Properties

Memo

To: Planning Department
From: Jagtar Bains – Development Coordinator
Date: May 1, 2017
Subject: Servicing Requirements for the Proposed Development



PROJECT: Application to rezone the 7650 m2 of the site containing a former care facility from the P-3 (Personal Care) Zone to a new site-specific

SITE ADDRESS: 2474 ARBUTUS RD
PID: 004-557-379
LEGAL: LOT 1 SECTION 44 VICTORIA DISTRICT PLAN 15918 SEC
DEV. SERVICING FILE: SVS02083
PROJECT NO: PRJ2017-00098

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



Jagtar Bains
DEVELOPMENT COORDINATOR

CC: Harley Machielse, Director of Engineering
Troy McKay, 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).

ENTERED
IN CASE

Development Servicing Requirement

Development File: SVS02083
Civic Address: 2474 ARBUTUS RD
Page: 1

Date: May 1, 2017

Drain

1. There is an existing storm drainage system serving the existing building and parking area.

Gen

1. Proposed renovations are required to comply with the 2012 BC Building Code and Municipal Bylaws. Building and plumbing permits will be required for all works.
2. A construction fire safety plan for the project is to be prepared in accordance with the BC Fire Code and submitted prior to issuing a building permit. Two draft plans (1 hard copy/1 digital) are to be submitted to the Fire Prevention Division for review and comment. A \$100 review fee is to be paid (cash or cheque) at the time of submission.
3. Two copies of construction fire safety plan, prepared in accordance with the requirements of the BC Building Code are to be submitted for review/comment to the Saanich Fire Department along with a fee of \$100.00 prior to issuance of the building permit.
4. All relevant precautions in Part 8 of the BC Building Code "Safety Measures at Construction and Demolition Sites" must be provided by the contractor prior to issuance of the building permit.

Road

1. The corporation wishes to acquire 2.348 m wide property dedication for road allowance along the entire frontage of Queenswood Drive complete with a 7.0 m radius corner cut at Arbutus Road and Queenswood Drive.
2. 6.0 m radius property corner cut is required at Arbutus Road and Haro Road.
3. The recommendations of Transportation Review must be adhered to. See attachment for recommendations.
4. Arbutus Road, fronting this property, must be widened to municipal collector road standards, including a 1.8 m bike lane, complete with concrete curb, gutter and where possible 1.8 m wide separated sidewalk.
5. As the Building & Plumbing Bylaw, also, requires frontage road improvements on Haro Road and Queenswood Drive, it is recommended that UVic apply for Development Variance Permit to waive these requirements until further development in future.
6. Traffic engineer must conduct a review of parking conditions in the surrounding road network covering 1.0 km radius and make suggestions for changes to parking restrictions including implementation of Residential Only Parking Restrictions as a result of the paid parking proposed on site. Parking restrictions signs, if required, will be installed by the District at the owner's expense.

Sewer

1. There is an existing sewer system serving this property.

Water

1. The existing 50 mm water service and 150 mm line on Haro Road are to be used.

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9453

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

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

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - a. By adding to Section 4.1 – Zones, the following new classification under Public:
"P-30/R"
 - b. By adding to Section 4.2 – Zone Schedules, a new Zone Schedule 1704 – Personal Care, Office and Research Zone – which is attached hereto as Schedule "A".
- 2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9453**".

Read a first time this 24th day of July, 2017.

Public Hearing held at the Municipal Hall on the day of

Read a second time this day of

Read a third time this day of

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

Municipal Clerk

Mayor

Schedule A

1704.1 Uses Permitted

Uses Permitted:

- (a) Hospital
- (b) Nursing Home
- (c) Accessory Buildings and Structures
- (d) Community Residential Facility
- (e) Congregate Housing
- (f) Office
- (g) Research
- (h) Daycare, Adult
- (i) Daycare, Child

1704.2 Prohibited Uses

Prohibited Uses:

All uses not permitted by Section 1025.1 and without limiting the generality of the foregoing:

- (a) A Community Residential Facility for more than 10 persons excluding staff.

1704.3 Density

Density:

- (a) The maximum density for all uses shall not exceed a Floor Space Ratio of .60.

1704.4 Buildings and Structures

Buildings and Structures:

- (a) Shall be sited not less than:
 - (i) 10.0 m (32.8 ft) from a front, a rear and an exterior side lot line.
 - (ii) 6.0 m (19.7 ft) from an interior side lot line.
- (b) Shall not exceed a height of 9.0 m (29.5 ft).

1704.5 General

General:

The relevant provisions of Sections 5, 6, and 7 and Schedule B and F of this bylaw shall apply.

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9454

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

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

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - a) By deleting from Zone P-3 (Personal Care) Zone and adding to Zone P-30/R (Personal Care, Office and Research) Zone the following lands :

That part of Lot 1, Section 44, Victoria District, Plan 15918, shown as "Proposed P-30 / R Zone" on the sketch plan prepared by McElhanney Associates Land Surveyers Ltd., dated March 29, 2017 and attached hereto as Schedule "A".

(2474 Arbutus Road)
- 2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9454**".

Read a first time this 24th day of July, 2017.

Public Hearing held at the Municipal Hall on the day of

Read a second time this day of

Read a third time this day of

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

Municipal Clerk

Mayor

SCHEDULE A

SKETCH PLAN TO ACCOMPANY
 BY-LAW No. 9454
 OVER LOT 1, SECTION 44, VICTORIA
 DISTRICT, PLAN 15918

BCGS 92B-044



THE INTERED PLOT SIZE OF THIS PLAN IS 560 mm IN WIDTH BY 432 mm IN HEIGHT (C-SIZE) WHEN PLOTTED AT A SCALE OF 1:1250

LEGEND:

SYMBOLS	DESCRIPTION
FOUND	PLACED
▲	CONTROL MONUMENT
●	STANDARD IRON POST
ha	DENOTES HECTARE

INTEGRATED SURVEY AREA No. 30 (MUNICIPALITY OF SAANICH)

NAD83 (CSRS) 3.0 0 BC 1 CRD
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 80H1409 AND 79H1154
 THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED HAVE BEEN DERIVED FROM MAGSOT PUBLISHED COORDINATES AND EQUATIONS FOR GEODETIC CONTROL MONUMENTS 80H1409 AND 79H1154

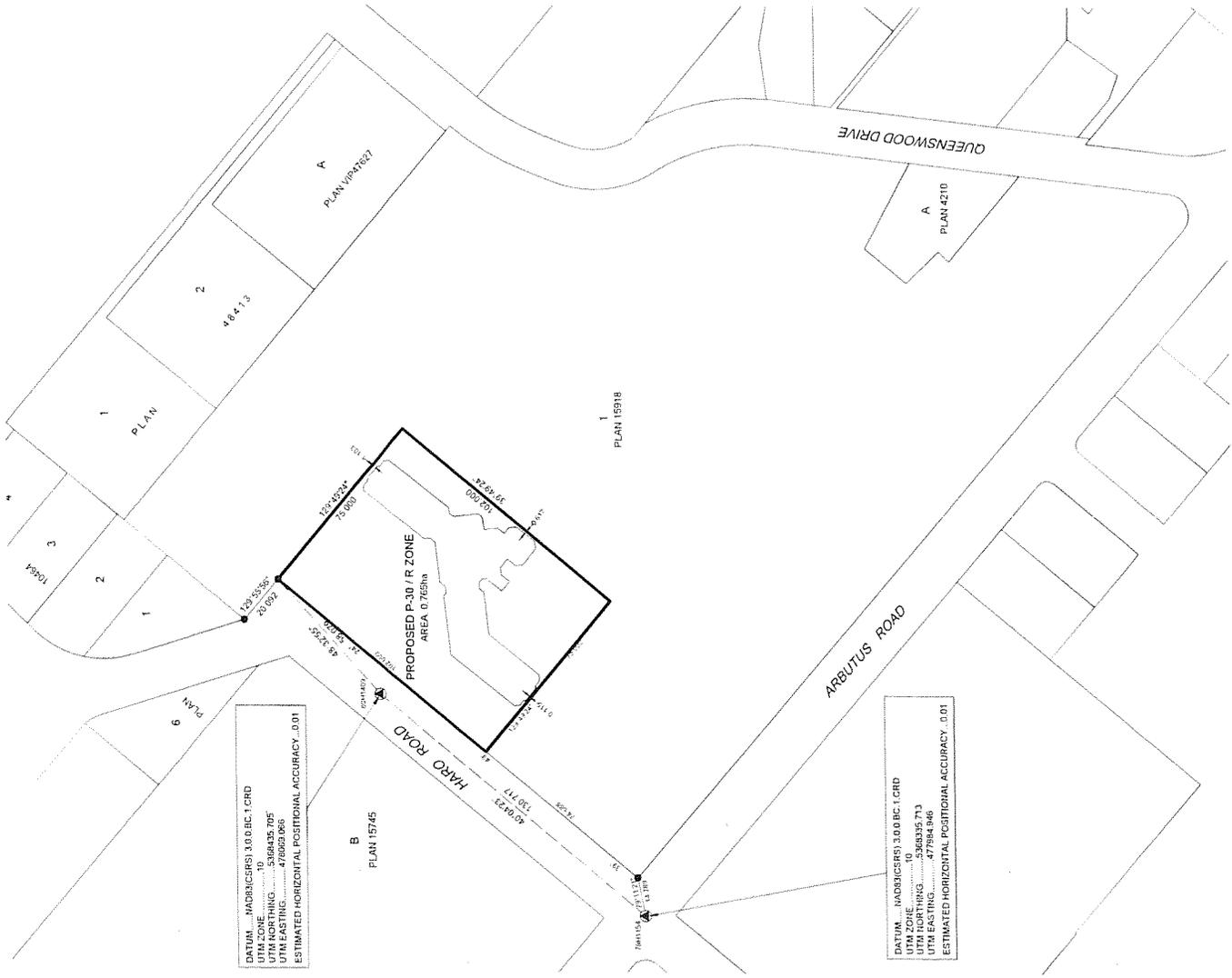
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. DISTANCES ARE MEASURED TO THE CENTRE OF CONTROL MONUMENTS WHICH HAS BEEN DERIVED FROM CONTROL MONUMENTS 80H1409

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 29th DAY OF MARCH, 2010
 GLENA, QUARRYBY, BCGS #710, G.L.S.

THIS PLAN LIES WITHIN THE
 CAPITAL REGIONAL DISTRICT

OUR FILE NO. 2113-03245-00
 OUR DRAWING NO. 012-05-REF.DWG

McElhanney
 McELHANNAY ASSOCIATES
 LAND SURVEYING LTD.
 3065-59th
 3000 Oakville Street
 Victoria BC
 Canada V8K 4A3
 Tel 250 370 9221



DATUM: NAD83(CSRS) 3.0 0 BC 1 CRD
 UTM ZONE: 18Q
 UTM NORTHING: 5388435.705
 UTM EASTING: 478060.066
 ESTIMATED HORIZONTAL POSITIONAL ACCURACY: .001

DATUM: NAD83(CSRS) 3.0 0 BC 1 CRD
 UTM ZONE: 18Q
 UTM NORTHING: 5368335.713
 UTM EASTING: 477884.946
 ESTIMATED HORIZONTAL POSITIONAL ACCURACY: .001

2870-30
Arbutus Road

2474 ARBUTUS ROAD – NEW ZONE P-30/R

First Reading of "Zoning Bylaw, 2003, Amendment Bylaw, 2017, No. 9453". To create a new Personal Care, Office and Research Zone – P-30/R.

**MOVED by Councillor Haynes and Seconded by Councillor Brownoff:
"That Bylaw No. 9453 be introduced and read."**

CARRIED

2870-30

Arbutus Road

2474 ARBUTUS ROAD – REZONING TO P-30/R

First Reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2017, No. 9454”. To rezone part of the site from P-3 (Personal Care) zone to P-30/R (Personal Care, Office and Research) zone in order to allow a former care facility building on the site to be repurposed to accommodate office and research uses of ocean and climate scientists.

**MOVED by Councillor Haynes and Seconded by Councillor Wergeland:
“That Bylaw No. 9454 be introduced and read.”**

CARRIED

1410-04
Report –
Planning

xref: 2870-30
Arbutus Road

2474 ARBUTUS ROAD – REZONING AND DEVELOPMENT VARIANCE PERMIT

Report of the Director of Planning dated June 26, 2017 recommending that Council amend the Zoning Bylaw to add a new P-30/R (Personal Care, Office & Research) zone; rezone part of the subject property from P-3 (Personal Care) zone to the new P-30/R zone; and approve Development Variance Permit DVP00387 for the proposed repurposing of a former care facility building to accommodate office and research uses of ocean and climate scientists for a new Ocean and Climate Research Campus. Variances are requested for parking and road frontage improvements.

APPLICANT:

P. Kuran, UVic Properties; D. Smith, McElhanney Consulting; G. Gorrill, University of Victoria; K. Simpson, University of Victoria; and S. Massie, UVic Properties, presented to Council and highlighted:

- The impacts of the proposal are mostly internal other than a new roof; there will be no exterior structural changes or additions.
- The existing building is in very good shape structurally and is fully serviced.
- Funding for the project was received from the Federal Government's Strategic Investment Fund and the University of Victoria (UVic).
- Construction must be completed by April 2018.
- The renovations will allow the building to become an Ocean and Climate Campus with a focus on ocean health and safety; this program is currently offered on the UVic campus and will be relocated to this property.
- UVic is committed to preserving and repurposing the building; renovations offer a number of sustainability benefits including a reduction in the demand for new building materials and minimizing the amount of materials wasted and discarded from a demolition process.
- The redesign of the interior spaces will include flexible systems which will allow the space to be easily reconfigured for future programming needs; new fixtures and appliances will deliver a high level of water efficiency to reduce waste at the source; energy star appliances and electronics will be incorporated and will reduce the energy demand and the new roof system will reduce heat loss.
- In an effort to reduce materials entering into the waste stream, the facility will be equipped with recycling and composting systems and integrated with waste and resource management systems.
- Materials and equipment currently on site are being salvaged for reuse by UVic and off campus organizations.
- Reports have been commissioned for servicing adequacy for water, drainage and sanitary sewer; all existing servicing is adequate.
- A Crime Prevention through Environmental Design (CPTED) audit was completed; the conclusion was that the proposed tenant would be a positive activity generator for the immediate neighbourhood; in addition, outdoor video surveillance cameras will be installed and monitored.
- A Traffic Demand Management study reports that it is anticipated that the proposed use of the building will have a negligible impact on the neighbourhood.
- No tree removal or habitat restoration work is proposed.
- Variances are requested for the number and location of required parking spaces and to defer the required road frontage improvements; the site is equipped with 78 parking spaces which exceeds the peak parking demand.

- The limited funding available for the project will not allow for the expense of road frontage improvements; the applicant requests to defer the improvements until such time as the remainder of the property is subject to a development proposal.
- The University has agreed to dedicate a 2.3 meter wide strip along Queenswood Drive and property corner cuts at the Queenswood/Arbutus and Arbutus/Haro intersections; a temporary concrete bus pad will be constructed at the Queenswood/Arbutus intersection with a connecting gravel pathway into the site.
- Consultation took place with the Cadboro Bay Residents Association and the community and concerns identified have been addressed.

In response to questions from Council, the applicant stated:

- Per UVic policy, the parking at the new campus will be paid parking.
- To alleviate on-street parking concerns, "Residential Parking Only" signs will be installed in the immediate area.
- Employees and students at this campus will have access to the UVic bus pass program.
- Designation of the Games Keeper Cottage as a heritage building could be considered as part of future development.
- The site is currently hazardous material free.

PUBLIC INPUT:

E. Dahli, Cadboro Bay Residents' Association, stated:

- The Residents' Association has no objections to the project.

COUNCIL DELIBERATIONS:

Motion: **MOVED by Councillor Brice and Seconded by Councillor Haynes: "That a Public Hearing be called to further consider the rezoning application on Lot 1, Section 44, Victoria District, Plan 15918 (2474 Arbutus Road)."**

Councillor Brice stated:

- She compliments the applicant for the volume of consultation that was undertaken; the proposed development repurposes the existing building and will be a minimal disruption to neighbours.

Councillor Haynes stated:

- He appreciates the commitment to repurpose, reduce, recycle and reuse; the development will free up space on the UVic campus.
- The community is supportive.

The Motion was then Put and CARRIED

Sustainability Statement



Parcel address: 2474 Arbutus Road, Victoria, BC

Proposed development: Interior renovation to existing care facility building, to accommodate office and research uses

Applicant: University of Victoria

Contact Person: Spencer Massie, Project Manager, UVic Properties

ENVIRONMENTAL INDICATORS

The University of Victoria is committed to upholding a high level of leadership in sustainability through the development of green buildings and sustainable campus practices. A core environmental benefit of this project is the reuse of an existing building, with the goal to reduce waste while avoiding site impacts, recognizing the ecological value of the site and the broad environmental and social benefits of retaining the site's existing vegetated spaces to the fullest extent possible. At the same time, best practices in green building will be employed throughout this renovation project, including the following strategies:

Indoor Environmental Quality

Indoor air quality is very important for occupant health and wellness. An emphasis will be placed on sourcing materials that are non-toxic and have low levels of volatile organic compounds (VOCs). An air quality management plan will be employed during the construction process, and monitoring systems will be installed for occupant health and comfort. Access to natural light will be maximized through the interior renovation of the space. Window shading systems will be included to reduce excess light pollution emitted to the exterior environment, while providing increased occupant comfort through the mitigation of glare and heat gain during the summer months.

Energy Efficiency

Efficient Energy Star appliances and electronics will be specified for the project, reducing the energy demand from the occupants on the building systems and electricity grid. Highly efficient interior lighting systems will further reduce energy demand. A renewed roofing system will also reduce the amount of heat lost through the structure.

Water Efficiency

All new fixtures and appliances will deliver a high level of water efficiency to reduce waste at the source.

Materials and Resources

The decision to renovate an existing structure offers several sustainability benefits from the outset related to the reduction in demand for new materials, as well as diminishing the amount of materials wasted and discarded from a deconstruction process. Additionally, the re-design of the interior space to include flexible systems will allow the space to be easily reconfigured to address changing research needs, reducing the need for future renovations (and associated waste and demand for new materials).

In addition to reusing existing structural materials, the project will endeavor to select materials that are locally sourced, and contain high recycled content or incorporate rapidly renewable resources. Comprehensive construction waste management will be employed during the construction phase to minimize waste produced. To reduce materials entering the waste stream once the building is operational, the facility will be equipped with recycling and compost stations.

SOCIAL INDICATORS

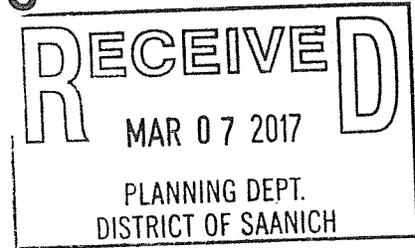
Community character and connectivity

The interior renovation of an existing building will preserve existing building character, extensive open space, and vegetated landscapes and screens, allowing the project to continue to support the forested, rural characteristics of this community and broader community character. The reuse of an existing building reduces the demand for the University to build new structures on open space, while taking advantage of existing infrastructure. At the same time, this project will benefit the community through activating a site which has lain vacant for several years. This will contribute to the site's safety and security, including walking trails throughout the site that are currently used by community members. The site is well-connected to UVic's Gordon Head campus, allowing ease of access for staff and faculty using the two sites. It is located within an area with complementary institutional uses, including facilities and services which may be accessed by occupants and visitors of the newly renovated building.

Transportation

The site is accessible via the existing Victoria Regional Transit System, with bus stops located nearby on Arbutus Road. Staff and faculty using the building will have access to subsidized bus passes, to encourage the use of public transportation. Bicycle parking and end-of-trip facilities will also be provided within the renovated building, to support and promote active transportation.

Stormwater Management Statement



a) Will there be an increase or decrease in impervious area compared to existing conditions?

Only an interior renovation to an existing building is planned as part of this project. The intention is for building occupants to use existing access roads and parking, and for construction staging to occur on existing hardscape areas, so no site changes or impacts to on-site pervious areas are anticipated as part of this project. No increase or decrease in impervious area will occur.

b) What percentage of the site will be impervious cover compared to existing conditions?

The percentage of impervious cover will remain the same, 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)?

The Queenswood site currently contains extensive pervious area. This project seeks to avoid any impacts to the site's pervious areas by focusing on an interior renovation to an existing building, and employing existing parking and roadway areas for future building tenant needs.

d) How will the proposed system detain and regulate flows and improve storm water quality (e.g. infiltration systems, engineered wetlands, bioswales)?

Only an interior renovation to an existing building is planned as part of this project.

e) If the intent of the guideline cannot be met, explain why.

The intent of the guideline has been met through this approach.

4. CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

The anticipated traffic impacts of the proposed Ocean Network Canada & ocean and climate research use of the Care Facility building on the Queenswood site is anticipated to be negligible. The proposed land use has a very low trip generation rate compared to residential or commercial land uses.

Full occupation of the 26,752 sf of programmable office space in the Care Facility building is expected to result in a peak parking demand of approximately 77 spaces; the Queenswood site currently has a total of 76 available spaces. In addition to the existing 76 spaces, Bunt has identified area within the existing loading area to introduce two further spaces resulting in a total of 78 spaces which exceeds estimated peak parking demand.

These parking supply calculations conservatively used a 50% driver mode split which is conservatively higher than the current University of Victoria driver mode split of 39.9% as observed in the University of Victoria's 2014 Campus Travel Mode Survey.

4.2 Recommendations

- Bunt recommends the addition of two parking spaces into the subject building's loading bay area.
- It is recommended that prior to occupation of areas beyond ONC's proposed 15,767 sf office area a parking occupancy study be undertaken to establish peak parking demand rates on the Queenswood site. At minimum three weekdays should be surveyed, with dates selected at random. If additional parking spaces are required prior to further Care Facility occupation then options for increasing parking can be undertaken at that time. Bunt noted various locations where further increases of parking supply could be added with minimal effort.
- Bunt recommends that the parking spaces be managed using pay parking rates consistent with other UVic campus locations.
- Bunt recommends that parking spaces not be reserved for individual staff members. All spaces would be available to staff and visitors alike.
- Bunt recommends that the University provide bicycle spaces that exceed bylaw as well as end-of-trip change facilities to encourage non-private vehicle use.

Planning - RE: Saanich Referral For 2474 Arbutus Road

From: "Eric Dahli" <[REDACTED]>
To: "Planning Planning" <Planning.Mun_Hall.Saanich@saanich.ca>
Date: 4/13/2017 12:38 PM
Subject: RE: Saanich Referral For 2474 Arbutus Road
CC: "Bill Dancer" <[REDACTED]>

Attention Neil Findlow

Based on the information provided to date and pending an onsite review once the asbestos has been removed, The Cadboro Bay Residents Association has no objection to the topic project to rezone the 7650 m of the site containing a former care facility from the P-3 (Personal Care) Zone to

a new site specific zone in order to renovate the existing building to accommodate office and research uses of ocean and climate scientists, including a subsequent review of variances if required

Thanks

Eric Dahli, Chair

Cadboro Bay Residents Association

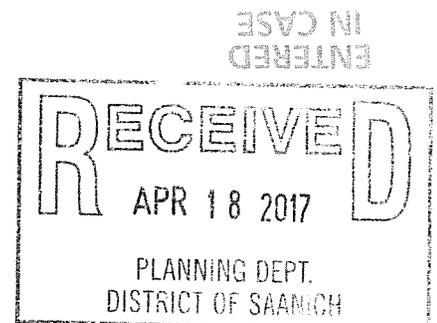
From: Planning Planning [Planning.Mun_Hall.Saanich@saanich.ca]
Sent: Friday, March 17, 2017 11:53 AM
To: Eric Dahli [REDACTED]
Subject: Saanich Referral For 2474 Arbutus Road

March 17, 2017

Dear Cadboro Bay Residents Association:

Re: Application for Development:

Applicant: McElhanney Consulting and UVIC Properties
Site Address: 2474 Arbutus Road
Legal: LOT 1 SECTION 44 VICTORIA DISTRICT PLAN 15918 SEC 339 LGA.
Folder No.: REZ00588; DVP00387
Description: Application to rezone the 7650 m² of the site containing a former care facility from the P-3 (Personal Care) Zone to a new site-



2870-30 Arbutus

POST TO	General	POSTED	JUL 21 2017
COPY TO	SH ✓		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED			

Clerksec - Obsessive regulation - 2474 Arbutus Road edition

From: Sherri Andrews
To: Clerksec
Date: 07/19/2017 9:04 AM
Subject: Obsessive regulation - 2474 Arbutus Road edition

>>> "Keith Sketchley" <[REDACTED]> 7/19/2017 8:34 AM >>>

Why is super-specific zoning required for re-use of the old St. Ann's property by new owner University of Victoria?

Saanich has a serious problem with detail zoning. Recall for example that rezoning was required for a booze production place in the industrial area of Commerce Court or nearby, apparently control freaks of the past couldn't prevent nuisance

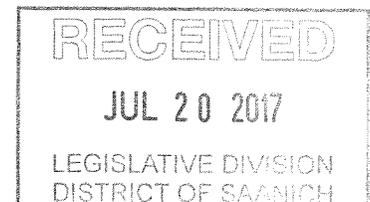
Such obsessive behaviour by Saanich councils and bureaucrats increases costs and impedes real people doing things. It isn't responsible government

(Note I am not running for election, but will feed such points and examples of waste to great candidates.)

***Humans are inherently good, but to thrive
 need protection against coercion by those who err.
<http://www.moralindividualism.com>***

Keith Sketchley

Saanich BC
[REDACTED]



✓	ACKNOWLEDGED
✓	CLERKS
	REPLIED

RM

Mayor Richard Atwell & Council
 Planning Department
Municipality of Saanich
council@saanich.ca
planning@saanich.ca

UVic Childcare Alliance



March 9, 2017

Re: Queenswood Re-zoning / University of Victoria application

Dear Mayor Atwell & Members of Council,

We are writing today with regards to the current application being considered from the University of Victoria on the proposed rezoning of the Queenswood property. The Queenswood property is currently zoned under a P3 - Personal Care Zone designation. Under this designation, according to Schedule 1025 of the Saanich Zoning Bylaw 8200, one of the listed permitted uses of the property is **daycare, child**.

Although supportive, in principal, of the concept of transforming the Queenwood property into an Oceans and Climate research campus, we would like to ask the Council to only approve such a re-zoning submission, if a percentage of the property remains specially designated for childcare purposes. This designation will be to the long term benefit of Saanich residents and community.

At the last open house hosted by UVic at the Cadboro Bay United Church on September 19, 2016, a number of residents expressed their desire to see childcare options integrated into the proposed re-development. This was captured through the numerous comments provided on the feedback board.

The Oceans Networks Canada (ONC) research group is not slated to use all of the available space at the Queenswood property; and there is currently an opportunity to designate a portion of the remaining vacant space to addressing an ongoing community need for quality childcare options.

Accessing child care convenient to home, work, or school is a real challenge for many parents in Saanich, particularly those who depend upon public transit. When it is not conveniently located, parents must drive to access care for their children. This not only contributes to increased traffic congestion and greenhouse gas emissions, it also leads

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IN CASE

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PLANNING DEPT.
DISTRICT OF SAANICH

to less time spent physically active, participating in the community, and engaging in family activities.

Child care contributes to the local economy by supporting the success of parents and local employers. Family-friendly communities offer a range of facilities and services to help workers stay in their community, including: housing and transportation; schools; parks; and child care (Israel and Warner 2008). Accessible, affordable, and quality child care benefits the social and financial needs of parents and the educational and developmental needs of children.

The Queenswood property is located close to Frank Hobbs Elementary School, Campus View Elementary School, Arbutus Middle School, the Cadboro Bay Village, Queen Alexandra Centre for Children's Health and the university campus itself.

The Cadboro Bay neighbourhood has very limited zoned spaces for child care providers, and few options to meet the significant and ongoing demand for spaces at existing facilities. It is for this reason that the UVic Child Care Alliance is keen to protect a portion of the Queenswood property for childcare purposes.

With this in mind, we respectfully ask that you integrate a requirement for a portion of the Queenswood property to remain under the P3 designation, in perpetuity, specifically for the provision of childcare services.

Sincerely,

Johnathan Faerber, Member
Erica Woodin, Member
LeAnne Golinsky, Member
UVic Childcare Alliance

The UVic Childcare Alliance is a collective of engaged parents, living and working in the Municipality of Saanich, with a deep commitment to supporting quality, affordable child care options within the community: <https://uvicchild.wordpress.com/>

Cc: pres@uvic.ca; provasst@uvic.ca; usec@uvic.ca

1410.04 Parks
xref: 2150-20 Walter

CW Feb 15/16



The Corporation of the District of Saanich

Mayor
Councillors
Administrator
Feb 6/16

Council
Administrator
Media
Feb 9/16

Report

To: Mayor and Council
From: Doug Henderson, Director of Parks and Recreation
Date: 1/29/2016
Subject: 574 Walter Avenue

PURPOSE

The purpose of this report is to provide information to Council on a donated property for natural park purposes at 574 Walter Avenue and to request the removal of the property from the Saanich Heritage Register as per the October 13, 2015 motion of the Saanich Heritage Foundation.

BACKGROUND

In 1996, the owner of 574 Walter Avenue approached the District to discuss making a gift of the property to the Municipality as a future natural-state park. The offer was subsequently accepted.

The Walter Street property is 7,480 sqft and contains a small house and garage (see Attachment A). The property is located on the corner of Walter Avenue and Dysart Street in the Tillicum area currently zoned RS-6. Nearby parks include Meadow Park, Cuthbert Holmes Park and Gorge Waterway Park. The house is on the heritage registry, added in 2005, and is in a dilapidated state (see photos in Attachment B).

The property was gifted to the District of Saanich with a life estate and the stipulation that if the land is not used as a park in its natural state, that the property would revert to the United Church of Canada. In November 2014, the Municipality became owners of the subject property.

Heritage Significance

This single family dwelling was constructed in 1914 for John and Margaret Lloyd. The following is an excerpt from *Saanich Heritage Structures: An Inventory*:

“John Richard Lloyd (1867-1924), a carpenter from Wales, and his wife, Margaret Elizabeth, were the original owners of this cottage. Margaret died in Quebec in 1953 aged 81. Eliza Anne Bridger (née Andrew, 1863-1950), a homemaker and Frederic John Bridger (1863-1943) a farmer, both from England, bought the house in 1921 and it was in their family until 1947. This charming cottage is a remnant of the tail end of the western boom that preceded the First World War. While this dwelling’s original verandah has been enclosed, the original bargeboards, complete

RECEIVED
FEB 02 2016
LEGISLATIVE DIVISION

PH E

with saw tooth detailing and finials at the gable peaks, survive. The house features cedar shingle siding, a picturesque roofline and a variety of windows including multi-paned double hung and casement sash.”

DISCUSSION

The intention of the owner was for Saanich to convert the property into public open space. The presence of the house and garage are inconsistent with the function of a park in its natural state. Staff believe it was the owner’s intention that the house be removed from the property. Beyond the removal of the house, the owner also wished the District to preserve the rock corner piece and larger trees on the property. There is no indication that the owner wished the District to develop playgrounds or other park improvements on the land.

In June 2015, McElhanney Consulting Services was retained by the District to conduct a condition inspection on the house and detached garage (Attachment B). The subsequent report found the structures to be in poor condition and would require a significant amount of work to bring them up to current day standards. They concluded that based on the poor condition of the buildings, that demolition may be the best course of action.

Planning staff have reviewed the removal of the house from the heritage register in consultation with the Saanich Heritage Foundation. It is noted that the house is vacant and all interior wall plaster has been removed. The electrical and plumbing work has also been removed or dismantled. The exterior appears neglected, but wood siding and roofing material appear to be in fair to good shape.

The poor condition of the interior and the lack of foundation for the building would require a significant amount of restoration. Nickel Brothers House Moving Ltd. advises that the cost of moving the structure to their storage area in Sidney would cost approximately \$35,000.00 plus the expense of hydro line removal which may cost \$15,000.00.

The Saanich Heritage Foundation regrets the loss of any heritage structure through demolition, unsympathetic alterations, or neglect. The Foundation also recognizes that the presence of the house on the property is inconsistent with the intent of the previous owner’s desire for the land to be kept as a natural state park. Not all structures are able to have permanent protection. In this case, the heritage value is not significant enough to justify imposing protection against the will of the owner.

The Heritage Foundation also suggested that it is possible that someone may wish to purchase the house, move it from its current location and complete a heritage restoration and adaptive re-use project.

At their October 13, 2015 meeting, the Heritage Foundation passed the following motion with regards to 547 Walter Ave.:

“That the Saanich Heritage Foundation regretfully supports the removal of 574 Walter Avenue from the Saanich Heritage Register, and recommends that the dwelling be relocated and considered for future use. It is also suggested that the Municipality advertise that the dwelling is available for purchase with moving costs to be incurred by the purchaser.”

Should Council resolve to issue a Building Permit to demolish the dwelling and garage, the following Heritage Management Plan policy is applicable:

“Where a Building Permit is issued to demolish a heritage building or structure, the owner should be encouraged to:

- a) Provide the Municipal Archives with a photographic record of the building or structure including interior details, prior to demolition; and
- b) Salvage materials, windows, and features of architectural or historical significance”.

As the owner wished the property to be managed as a ‘natural park’, staff are recommending that the house be removed from the site through a sale or demolition. The site would then be roughly graded to ensure safety and in the short term staff will maintain it through periodic rough mowing.

In the longer term, staff support maintaining the park in a more natural state by limiting park development such as play structures and providing some general maintenance to allow the natural vegetation to grow. Staff also suggest running a scoped neighbourhood park planning process that would reach out to the Gorge-Tillicum Community Association and local neighbours to develop a site plan that would meet the wishes of the owner.

SUMMARY

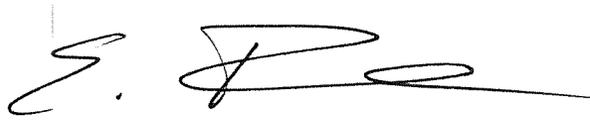
In summary, staff recommend that the District remove the house from the Heritage Registry and de-construct the improvements from the lands. Once that is accomplished the District will establish and operate the land as a natural park with only modest and discrete improvements found in other natural parks.

RECOMMENDATION

That Council:

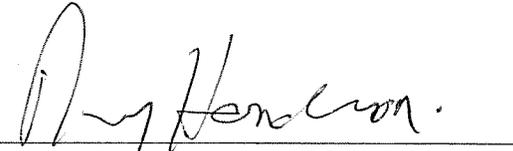
- a) support the removal of 574 Walter Avenue from the Saanich Heritage Registry;
- b) direct staff to advertise the dwelling for sale with moving costs to be incurred by the purchaser. In the event that no purchaser comes forward within 30 days of the advertisement, staff shall remove the house and any other improvements from the property;
- c) direct staff to make the site safe and undertake periodic maintenance as needed;
- d) undertake the necessary steps to rezone the property from RS6 to P4N, natural park zone;
- e) direct staff to establish and operate the land as a natural park with only modest and discrete improvements based on a tightly scoped park planning process

Prepared by



Eva Riccius
Senior Manager, Parks

Approved by



Doug Henderson
Director, Parks and Recreation

ER

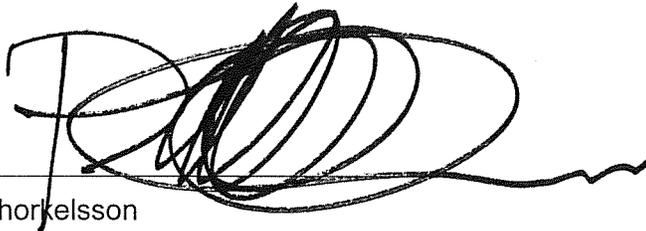
Attachments

cc: Carrie MacPhee, Director of Legal Services

Sharon Hvozdzanski, Director of Planning

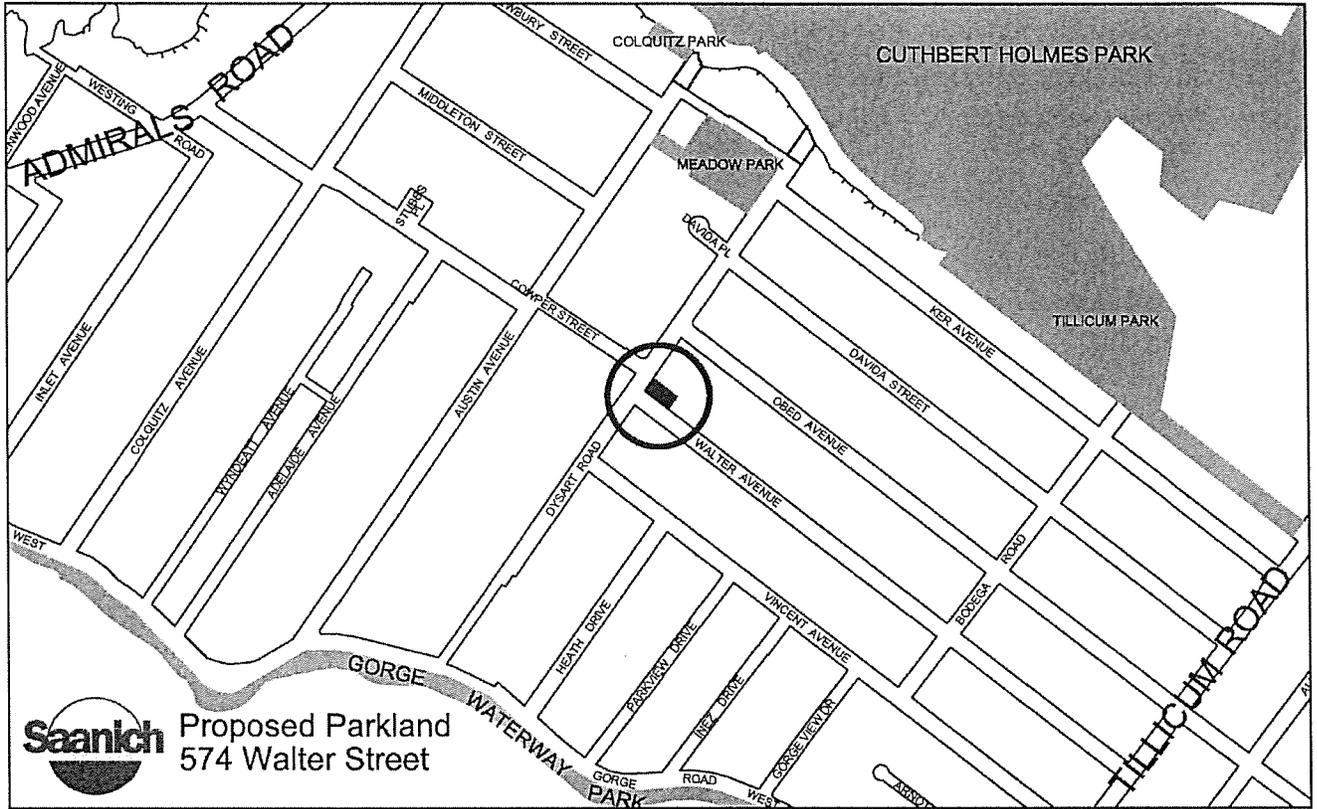
CAO'S COMMENTS:

I endorse the recommendation from the Director, Parks and Recreation.



Paul Thorkelsson
CAO

Attachment A



THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9451

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

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

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - a) By deleting from Zone RS-6 (Single Family Dwelling – Minimum Lot Size 560 m²) and adding to Zone P-4N (Natural Park) the following lands:

Lot 4, Block 4, Section 18A, Victoria District, Plan 1168
(574 Walter Avenue)
- 2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9451**".

Read a first time this 24th day of July, 2017.

Public Hearing held at the Municipal Hall on the day of

Read a second time this day of

Read a third time this day of

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

Municipal Clerk

Mayor

2150-20

Walter Avenue

574 WALTER AVENUE – REZONING TO P-4N

First Reading of "Zoning Bylaw, 2003, Amendment Bylaw, 2017, No. 9451". To rezone from RS-6 (Single Family Dwelling) zone to P-4N (Natural Park) zone in order to establish and operate the land as a natural park.

**MOVED by Councillor Haynes and Seconded by Councillor Brownoff:
"That Bylaw No. 9451 be introduced and read."**

CARRIED

2150-20
Walter Avenue

COMMITTEE OF THE WHOLE – REMOVAL OF 574 WALTER AVENUE FROM THE SAANICH HERITAGE REGISTRY

Recommendation from the February 15, 2016 Committee of the Whole meeting that Council approve the removal of 574 Walter Avenue from the Saanich Heritage Registry.

**MOVED by Councillor Derman and Seconded by Councillor Wergeland:
“That Council:**

- a) Approve the removal of 574 Walter Avenue from the Saanich Heritage Registry;
- b) Direct staff to advertise the dwelling for sale with moving costs to be incurred by the purchaser. In the event that no purchaser comes forward within 30 days of the advertisement, staff shall remove the house and any other improvements from the property;
- c) Direct staff to make the site safe and undertake periodic maintenance as needed;
- d) Undertake the necessary steps to rezone the property from RS-6 (Single Family Dwelling) zone to P-4N (Natural Park) zone; and
- e) Direct staff to establish and operate the land as a natural park with only modest and discrete improvements based on a tightly scoped park planning process.”

CARRIED

1410-04Report - Parks
and RecreationXref: 2150-20

Walter

574 WALTER AVENUE

Report of the Director of Parks and Recreation dated January 29, 2016 recommending that Council support the removal of the subject property from the heritage registry; direct staff to advertise the dwelling for sale as outlined in the report; direct staff to periodically maintain the property; rezone the property from RS-6 (Single Family Dwelling) to P-4N (Natural Park); and direct staff to establish and operate the land as a natural park.

Councillor Derman stated:

- If the building cannot be sold, it would be preferable to deconstruct the dwelling instead of demolishing it.

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

- A range of professionals could assess a building's condition depending upon the project. In most cases the Saanich Heritage Foundation would be involved and if specialists are needed then they would be sought out.

Councillor Sanders stated:

- The Heritage Management Plan oversees the process and therefore materials of historical significance will be salvaged first.

Public Input:

B. Schuya, President of the Saanich Heritage Foundation stated,

- The Foundation regrettably supports the recommendation.
- The exterior condition of the building is reasonable but the interior is destroyed and unrepairable. There is not enough merit to try to rehabilitate the dwelling.

R. Wickson, Gorge Tillicum Community Association stated:

- Building elements could remain on the site such as a bench made from reclaimed wood or art from the building.
- The Association looks forward to working with staff on this project.

MOVED by Councillor Sanders and Seconded by Councillor Derman: "That Council:

- a) **Support the removal of 574 Walter Avenue from the Saanich Heritage Registry;**
- b) **Direct staff to advertise the dwelling for sale with moving costs to be incurred by the purchaser. In the event that no purchaser comes forward within 30 days of the advertisement, staff shall remove the house and any other improvements from the property;**
- c) **Direct staff to make the site safe and undertake periodic maintenance as needed;**
- d) **Undertake the necessary steps to rezone the property from RS6 to P4N, natural park zone; and,**
- e) **Direct staff to establish and operate the land as a natural park with only modest and discrete improvements based on a tightly scoped park planning process.**

Councillor Sanders stated:

- She toured the house and can confirm its state of disrepair; the metal roof should be saved if possible.
- She supports the Community Association's idea of using reclaimed wood for benches onsite.
- The location would be great for a natural park; the Pulling Together Program could work to clean up the site and make it a neighbourhood park.

Councillor Murdock stated:

- He is pleased to see the eagerness from the Community Association; this will be a future asset to the neighbourhood.
- He is grateful to the family for this gift to the Municipality.

Councillor Haynes stated:

- He is grateful to the family for this gift to the community.
- The Community Association's ideas should be considered while still keeping it a natural area.

In response to a question from Councillor Plant, the Chief Administrative Officer advised that there is restrictive language surrounding land bequeathment; it must be used as a natural state park.

The Motion was then Put and CARRIED