

DISTRICT OF SAANICH  
MINUTES OF THE SPECIAL COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**TUESDAY, JANUARY 24, 2017 AT 7:00 P.M.**

Present: **Chair:** Councillor Wergeland  
**Council:** Councillors Brice, Derman, Haynes, Murdock (7:03 p.m.) Plant, and Sanders  
**Staff:** Ken Watson, Director of Legislative Services; Jarret Matanowitsch, Acting Director of Planning; Catherine Mohoruk, Acting Director of Engineering; MaryAnn Greco, Senior Committee Clerk; and Lynn Merry, Senior Committee Clerk

**PUBLIC HEARING**

2870-30  
Cloverdale  
Avenue

A. "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, No. 9410"  
**PROPOSED REZONING FOR A 14-UNIT TOWNHOUSE DEVELOPMENT ON CLOVERDALE AVENUE**

To rezone Lot 9, Section 63, Victoria District, Plan 4628, except that Part in Plan 15395 (**1032 CLOVERDALE AVENUE**); Lot 8, Section 63, Victoria District, Plan 4628, except that Part in Plan 14267 (**1042 CLOVERDALE AVENUE**); and Lot 7, Section 63, Victoria District, Plan 4628, except that Part in Plan 14267 (**1052 CLOVERDALE AVENUE**) from RS-6 (Single Family Dwelling) zone to RT-FC (Attached Housing Four Corners) zone to construct a 14 unit townhouse development. A **DEVELOPMENT PERMIT** will be considered for form and character, with variances to visitor parking, building separation, and rear yard setback. A **COVENANT** will also be considered to further regulate the use of the lands and buildings.

The Clerk introduced the following:

- Notice of Public Hearing;
- Report from the Director Planning dated August 18, 2016 and Supplemental Report from the Director of Planning dated November 22, 2016; recommending that:
  - the application to rezone from RS-6 to RT-FC and the Development Permit be approved;
  - Final Reading of the Zoning Amendment and ratification of the Development Permit be withheld pending registration of a covenant to secure the following:
    - BUILT GREEN® Gold or EnerGuide 82 (or equivalent), including the installation of heat pumps for each dwelling unit;
    - Installation of the necessary conduit and piping to be considered solar ready for the future installation of solar photovoltaic or hot water heating systems;
    - \$1,000.00 per unit (\$14,000.00) to be provided to Saanich for use in the construction of a Children's water spray pad and permanent washrooms at Rutledge Park;
    - \$500.00 per unit to the Saanich Affordable Housing Fund; and
    - \$500.00 per unit to either a new Saanich Transportation Fund, or to the Saanich Affordable Housing Fund.
- Servicing Requirements dated December 22, 2016;
- Excerpt from the Committee of the Whole Meeting held September 12, 2016;

- Storm Water Management Statement dated August 7, 2015;
- Sustainability Statement received August 25, 2015;
- Report of the Advisory Design Panel dated December 23, 2015;
- An email from the Ministry of Transportation and Infrastructure dated September 21, 2015;
- A letter from the Quadra Cedar Hill Community Associated dated November 19, 2015; and
- 32 letters from residents.

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

- Egress from the site would be right-turn only and would be controlled by signage; there is no room on Cloverdale Avenue to construct a median.
- There are measures that could be undertaken at the driveway entrance to manage vehicles turning left onto Cloverdale Avenue; however, doing so could impede pedestrian use of the sidewalk.

**APPLICANT:**

T. Rodier, Outline Home Design and J. Gill, Seba Construction Ltd., presented to Council and highlighted:

- The proposed development is close to shopping, parks, schools, major public transit lines and a bike lane; it makes sense to increase density in this location due to its proximity to amenities and its walkability.
- The proposed development will promote and enhance street level engagement, pedestrian connections and will re-energize the neighbourhood.
- The addition of green space will act as a buffer between neighbours; it is a contemporary and durable design that fits in well with the character of the neighbourhood.
- The 14 units will be two to four bedrooms with garages; most units will include apron parking and all units will include dedicated bike storage and integrated recycling and garbage centres. Patios at street level are designed to promote community engagement.
- Rear units will have dedicated yards and a public pathway will circle the site.
- They met with neighbours and design changes were made in response to concerns.
- The development will be constructed to BUILT GREEN® Gold or EnerGuide 82 energy efficiency standards and green technologies will be utilized.
- The full complement of overall required parking is provided; however, only three are designated as visitor parking, as opposed to the five required. A proposed solution is to provide four additional, parallel parking spaces in front of the property with “two hour limit” signage.
- The homes will be built with a functional four foot crawl space for additional storage use.
- The density proposed is less than what is permitted.

In response to questions from Council, the applicant stated:

- Bike storage will be of a standard size and would be located in the foyer of the units; visitor bike parking will also be available.
- The proposed units would range in size from 1,300 ft<sup>2</sup> -1,750 ft<sup>2</sup>.

**PUBLIC INPUT:**

N. Peters, Quailwood Close, stated:

- The current lack of affordable housing forces people out of centres into outlying areas, this proposal is supportable.

M. Daniel, Savannah Avenue, stated:

- The proposal would allow families to live and work in the same area; it is in a convenient location that is close to amenities.

J. Marcil, Savannah Avenue, stated:

- The proposed development does not fit with the character of the neighbourhood and the density is too high.
- There is concern with speeding and on-street parking on Savannah Avenue; speed bumps and no parking signage across driveways should be considered.
- Construction noise is a concern and neighbours should be compensated.

M. Webb, Savannah Avenue, stated:

- The proposed density is too high and the parking seems insufficient.
- The design of the access creates the potential for accidents.
- The claim of affordable housing cannot be supported given the proposed cost of the units.

P. Haddon, James Heights, Quadra Cedar Hill Community Association (QCHCA) member, Savannah Avenue, stated:

- A formal letter of general support has been submitted by the QCHCA; however, three concerns were identified: the safety of the access / egress when used by large vehicles, a possible increase in a demand for additional parking, and impacts to a predominately single family neighbourhood.
- The community contribution may not be adequate for the size of the proposal. The QCHCA is hopeful that a change in Community Contribution Policy may be forthcoming.
- The Quadra Corridor Study should be seen as a priority for the community.

H. Charania, Genevieve Road, stated:

- There is concern that the community contribution is not sufficient for the size of the proposed development; the combined contribution does not adequately represent the increased land value.
- Saanich communities deserve a fair Community Contribution Policy from which non-profit organizations could be exempt.

N. Stepushyn, Cloverdale Avenue, stated:

- He is opposed to the proposal in principle; the Local Area Plan (LAP) of 1999 is in conflict with the Official Community Plan (OCP); the LAP should be amended prior to any new development in the area being approved.
- The proposal is unsuitable for the location, existing housing stock should be retained.
- The community contribution does not adequately compensate area residents for possible inconveniences; traffic calming measures should be more suitably addressed via the amenity package.

M. Moser, Lovat Avenue, stated:

- The proposal is out of character and too dense for the existing neighbourhood; the LAP needs to be amended to protect the community.

W. Burke, Quadra Street, stated:

- Community development can be sensitive; however, this proposal will add to the area in a positive way.

D. Stubbington, Downham Place, stated:

- This is an enjoyable area near many positive amenities making the proposal both commendable and suitable.

D. Assenheimer, 1239 Tattersall Drive, stated:

- Current housing costs make this project supportable; the proposal will encourage residents to remain in the area.

A. Barker, Lovat Avenue, stated:

- The general aesthetics of the project are supportable; however, the proposed density is too much for the existing neighbourhood.
- A lack of visitor parking, access and egress concerns and existing traffic issues make the project impractical and unsupportable.

J. McCaw, Elliston Place, stated:

- Not opposed to the development; however, the proposed density is too much for the existing single family neighbourhood.
- Garages cannot and should not be used as a living space.
- Density should be reduced and parking availability should be increased. The access and egress design is dangerous.

K. Parmar, Bethune Avenue, stated:

- He is in full support of the project.

A. Lambrick, Cloverdale Avenue, stated:

- He supports the proposal due to the lack of existing affordable housing.

M. Ikonen, Whittier Avenue, stated:

- Current real estate listings and statistics in Saanich clearly indicate the need for affordable housing.
- Representing D. Machuk, Cloverdale Avenue, and D. Colbourne, Lovat Avenue, who both strongly support the proposal.

W. Marcinkovic, Vantreight Drive, stated:

- This proposal is less dense than a similar area project on Linwood; it was also built on land that was previously zoned as Single Family.
- Affordable housing is greatly needed in all areas of Saanich.

R. Warnhoff, Savannah Avenue, stated:

- The proposed density is not appropriate for the neighbourhood and parking will not be sufficient.

Resident, Cloverdale Avenue, stated:

- Bike lanes are not used regularly on Cloverdale Avenue; bike use is on the decline.

- The proposed density is not suitable for the neighbourhood and parking will be insufficient.

**APPLICANTS RESPONSE:**

- There are ongoing traffic concerns throughout Saanich; the applicant has been working with staff to ensure standards of functionality are met, including access and egress.
- Demographics show that dependence on vehicles is declining.
- Parking requirements have been met; however, two spots have been allocated to individual units versus toward visitor parking.
- An estimate cost range of the proposed units is \$500,000-\$600,000.

**COUNCIL DELIBERATIONS:**

Councillor Derman stated:

- There is a need for additional density in Saanich; however, the design needs to be thoughtfully executed in relation to the community it is being proposed within.
- As denser communities are developed, there is a need to consider providing additional public open spaces, green spaces and play areas. This project is close to amenities; however no additional amenities are being proposed.
- There is a need for the planning process to determine what a village is and where density should be located.
- Community contributions should be fair to the neighbourhoods affected by increased density to ensure the community is livable, attractive and desirable.
- This cannot be considered affordable housing.

Councillor Brice stated:

- There are many positive aspects of the proposed development; however, the number of units could to be reconsidered.
- Further refinement of the proposal may need to be considered.

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

- The density of the site is .82:1; this does not represent a significantly high level of density.
- There may be an opportunity for the developer to increase open spaces.
- This area has been designated as Village Centre; therefore, the OCP has directed that additional density is appropriate for the area.

**Motion:**

**MOVED by Councillor Haynes and Seconded by Councillor Brice: "That Council postpone further consideration of the application to rezone property at 1032, 1042 and 1052 Cloverdale Avenue to allow the applicant to consider comments made by Council."**

Councillor Plant stated:

- Concerned with the incongruity between the LAP and the OCP; this needs to be updated to be consistent.
- Development has to benefit the community it is proposed within.

- There may not be enough benefit to the community versus potential challenges; however, the purchase prices are affordable.
- The right fit for the neighbourhood needs some consensus; the applicant should undertake further discussion with the QCHCA and neighbourhood residents.
- Community amenity policies need to be brought in line with other municipalities.

Councillor Sanders stated:

- Direct neighbours do not support the proposed development; their concerns need to be taken into consideration.
- A reduction in density, an increase in viable parking and improvements to the access design should be undertaken.
- This is a great location for density; however, it has to be reasonable and not negatively impact the neighbours.
- The applicant should be creative in determining the amenity contribution.

Councillor Murdock stated:

- The site is appropriate for infill and redevelopment; it is well-served by public transit, and is close to amenities and parks.
- The park does not replace the need for green space on the site; a reduction in units may alleviate concerns regarding increased on-street parking.
- Further discussion should take place with the neighbours to improve the safety, livability and viability of the proposal.

Councillor Haynes stated:

- The fit within the neighbourhood is not quite right; the applicant needs to address the concerns regarding the lack of green space, the proposed density and insufficient parking.
- There is a critical shortage of affordable housing.
- The applicant should reconsider the community contribution.

Councillor Derman stated:

- There needs to be elements of livability incorporated into the proposal; a reduced number of units may result in more green space.
- All area traffic concerns are not the making of this proposal; however, the developer should consider options to help improve those concerns.
- A larger global plan needs to be created to ensure that development is undertaken in the correct manner; clearly defined initiatives need to be in place to help better inform the communities we are trying to create.
- Densification is inevitable; however, it needs to be done in a way that improves communities.

Councillor Wergeland stated:

- The neighbours have concerns with parking and traffic; however, a developer should not inherit existing neighbourhood traffic or parking concerns.
- Affordable and varied housing is important to the viability of all communities.
- A better system for determining community contributions should be undertaken.

**The Motion was then Put and CARRIED**

2870-30  
Mann Avenue

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, No. 9413”

**PROPOSED REZONING FOR A DUPLEX ON MANN AVENUE**

To rezone Lot 4, Section 8A, Lake District, Plan 9811, except that Part in Plan 43838 (**814 MANN AVENUE**) from RS-6 (Single Family Dwelling) zone to RD-1 (Two Family Dwelling) zone for the purpose of converting an existing single family dwelling into a duplex. A **DEVELOPMENT PERMIT** will be considered for form and character, with variances for non-basement area, combined side yard setback, allowable projections and the interior side yard setback for two accessory buildings. A **COVENANT** will also be considered to further regulate the use of the lands and buildings.

The Clerk introduced the following:

- Notice of Public Hearing;
- Report from the Director Planning dated December 8, 2016; recommending the following actions should Council support the application:
  - the application to rezone the subject property from RS-6 to RD-1 be approved; and
  - Final Reading and the Zoning Amendment and ratification of the Development Permit be withheld pending registration of a covenant requiring that the new dwelling be constructed solar ready.
- Servicing Requirements dated May 03, 2016;
- Excerpt from the Committee of the Whole meeting of December 19, 2016;
- Storm Water Management statement dated March 21, 2016;
- Report from the Advisory Design Panel dated June 28, 2016;
- Letter from the Royal Oak Community Association dated August 24, 2016; and
- 7 letters from residents.

**APPLICANT:**

D. Snowsell, Mann Avenue, presented to Council and highlighted:

- Extensive neighbour consultation has occurred during the application process and concerns were addressed accordingly.
- Existing traffic issues have created parking configuration challenges.
- There is a need for increased density in our community.
- The benefits of the proposed development include upgraded insulation, storm water management improvements, and extensive landscaping.
- Solar conduits will be installed for future development.
- Unsightly cedar trees will be removed from the rear property line.
- The existing vinyl siding will be replaced with Hardie board siding.

**PUBLIC INPUT:**

M. Henderson, Royal Oak Community Association (ROCA), stated:

- ROCA has formally submitted its general approval of the proposed duplex.
- Attractive landscaping could be utilized to screen parking from the street; one driveway with parallel parking is supported unanimously by ROCA.

D. Jakes, Vanguard Place, stated:

- Mann Avenue is a busy street; a parking configuration that allows a vehicle to drive off the property heading forward is the best solution.

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**COUNCIL DELIBERATIONS:**

- Motion:**            **MOVED by Councillor Derman and Seconded by Councillor Plant: “That:**
- 1. the application to rezone the property at 814 Mann Avenue from RS-6 (Single Family Dwelling) zone to RD-1 (Two Family Dwelling) zone be approved;**
  - 2. Development Permit DPR00624 be approved; and**
  - 3. Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant requiring that the new dwelling be constructed solar ready.”**

Councillor Derman stated:

- The parking configuration and overall proposal is supportable.

Councillor Murdock stated:

- While landscaping may assist in screening the parking area, it may still have the appearance of a parking lot.
- The duplex would be an improvement to the neighbourhood and neighbours are in support of the proposal.

Councillor Haynes stated:

- The applicant should consider the addition of green pavers.

Councillor Sanders stated:

- Disappointed that the applicant did not look at an alternative parking configuration; it is hoped that landscaping can improve the appearance and make it more appealing to the neighbourhood.
- Duplexing is a good use of property; however, the appearance of a parking lot is not preferable.

Councillor Plant stated:

- This proposal will result in an improvement to Mann Avenue; the design is pleasing.

Councillor Brice stated:

- The applicant has a clear incentive to make the proposal attractive; the parking configuration is appropriate and supportable.
- The design of the duplex is thoughtful and sensitive to the neighbourhood.

Councillor Wergeland stated:

- The driveway will be compatible with existing neighbourhood driveways.
- The design of the duplex is attractive and supportable.
- He would like input from staff on how to better improve development process timelines.

**The Motion was then Put and CARRIED**

2870-30  
Mann Avenue

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, No. 9413”  
Second and Third Readings

**MOVED by Councillor Derman and Seconded by Councillor Haynes:  
“That Bylaw No. 9413 be read a second time.”**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Haynes:  
“That Bylaw No. 9413 be now passed.”**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Haynes: “That  
it be recommended that Council approve and issue Development Permit  
DPR00624 on Lot 4, Section 8A, Lake District, Plan 9811, Except that Part  
in Plan 43838 (814 Mann Avenue).”**

**CARRIED**

Adjournment            On a motion from Councillor Derman, the meeting adjourned at 9:33 p.m.

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ACTING MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK