

DISTRICT OF SAANICH
MINUTES OF THE COUNCIL MEETING
HELD AT THE SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JUNE 19, 2017

Present: **Chair:** Mayor Atwell
 Council: Councillors Brice, Brownoff, Haynes, Murdock, Plant, Sanders and Wergeland
 Staff: Paul Thorkelsson, Chief Administrative Officer; Sharon Hvozdzanski, Director of Planning; Harley Machielse, Director of Engineering; Suzanne Samborski, Director of Parks and Recreation; Sharon Froud, Deputy Legislative Manager (7:07 p.m.); and Lynn Merry, Senior Committee Clerk (7:07 p.m.)

Mayor Atwell called the regular Council meeting to order at 6:00 p.m. in Committee Room No. 2.

In Camera Motion **MOVED by Councillor Brownoff and Seconded by Councillor Haynes: “That pursuant to Sections 90 (1) (c) and (i) and Section 90 (2) (b) of the *Community Charter*, the following meeting be closed to the public as the subject matters being considered relate to labour relations or other employee relations; the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government.”**
CARRIED
with Mayor Atwell OPPOSED

Adjournment On a motion from Councillor Haynes, the meeting adjourned to In Camera at 6:02 p.m.

The regular Council meeting reconvened in Council Chambers at 7:07 p.m.

The Legislative Manager left the meeting at 7:07 p.m.

Minutes **ADOPTION OF MINUTES**

MOVED by Councillor Plant and Seconded by Councillor Brownoff: “That Council adopt the minutes of the June 12, 2017 Council and Committee of the Whole meetings and the June 13, 2017 Special Council meeting.”

CARRIED

BYLAWS- RATIFICATION OF PERMIT APPROVALS

2860-20
Boleskine Road

433 BOLESKINE ROAD – DEVELOPMENT PERMIT AMENDMENT
From the Committee of the Whole meeting held March 13, 2017. Approval of Development Permit Amendment DPA00874 for a proposed residential-commercial space development.

MOVED by Councillor Murdock and Seconded by Councillor Haynes: “That Council approve and issue Development Permit Amendment DPA00874 on Lot A, Section 7, Victoria District, Plan EPP43139 (433 Boleskine Road).”

CARRIED

PUBLIC INPUT ON COUNCIL AGENDA ITEMS

Public Input on
Council Agenda
Items

1110-30
Delegation
Authorization
Bylaw

M. Rowan, Shelbourne Street:

Older Adults Strategy and Implementation Plan 2017-2022

- The Older Adults Strategy builds on the community and the environment and supports the future; the project team, consultant and management team are to be commended.
- It is great to hear from seniors in this community; Saanich’s support of the Youth Development and Older Adults Strategies is appreciated and demonstrates Saanich’s commitment to the future.

1420-30
Healthy Saanich
Advisory
Committee

H. Charania, Genevieve Road:

Delegation Authorization Bylaw

- The recommendation to delegate authority to the Director of Parks and Recreation for the administration of Significant Tree grants is supportable; it will add clarity and efficiency to the process.
- The Environment and Natural Areas (ENA) Advisory Committee noted concern with the lack of reporting to the committee; it is recommended that the Director of Parks and Recreation report to ENA every 3-6 months in the sense of public interest.

1500-20-11
Election Signs

2170-30
Older Adults
Strategy

Older Adults Strategy and Implementation Plan 2017-2022

- The four priorities identified in the report are appropriate; “Collaboration” and “Enhanced Communications” should be embedded in the culture of Saanich.
- It is surprising that 25% of Saanich’s residents are over 65 and are alone; it would be appropriate to have the implementation and actions plans included in the report.
- Opportunities to partner with local associations and organizations should be further explored; staff are to be commended on their work on the plan.

MOVED by Councillor Plant and Seconded by Councillor Haynes: “That Council suspend the rules of the Council Procedure Bylaw to allow the resident to provide input on an item that is not being considered by Council at the meeting.”

CARRIED

E. Walker, Iris Avenue:

- Saanich is to be complimented on its drainage projects; the property tax increase is concerning.

J. Roche, Varsity Place:

Older Adults Strategy and Implementation Plan 2017-2022

- The Older Adults Strategy is supportable; one key reason for the success of the project is that Saanich recognized the need to develop a strategy.
- The development of the plan included a very successful consultation process that maximized the ability of Saanich residents to provide input; a variety of techniques were used to solicit input.

- The Youth Development and Older Adults Strategies should be shared across BC and Canada; Saanich is leading the way and setting new standards for municipal services for youth and older adults.

K. Harper, Bonair Place:

Older Adults Strategy and Implementation Plan 2017-2022

- The strategy is marvelous; it may be appropriate that a pilot project, focusing on collaboration with seniors' centres, be undertaken and then the program be expanded each year.
- Spending more time at the front end will ensure success.

R. Clayton, Maltwood Terrace:

Healthy Saanich/LGBTQ Subcommittee

- The recommendations are supportable and address the motions brought forward by the subcommittee; putting up window stickers in municipal buildings that welcome all citizens and raising the Pride and Trans flags during Pride Week are symbolic gestures that will make members of the LGBTQ feel comfortable.
- There are other recommendations in the report that could be considered in the future; it is important that members of the LGBTQ community are included in consultation and engagement.

M. Fletcher, Southover Lane:

Older Adults Strategy and Implementation Plan 2017-2022

- The Older Adults Strategy is supportable; the seniors drop-in at Saanich Commonwealth Place is self-organized and averages approximately 40 attendees at each meeting; a variety of activities are available.
- The program has become an important part of the participants' lives; in order to properly serve seniors' groups, more space is needed.

K. Whitworth, Viewmont Avenue:

Municipal Election – Candidate Signs

- The paragraph under Candidate Responsibilities "persons installing signs on municipal property" may be contradictory to the General Prohibitions.

T. Bondaroff, Glasgow Avenue:

Older Adults Strategy and Implementation Plan 2017-2022

- More could be done to make public spaces accessible for older adults such as the addition of more tables, benches, and washrooms.

Healthy Saanich/ LGBTQ Subcommittee

- The work on the report is commendable; it is appropriate to raise the flags during Pride Week.
- He wonders if the window stickers will be available for members of the public and local businesses to display.

BYLAWS FOR THREE READINGS

1410-04
Report – Parks

xref: 1110-30
Delegation
Authorization
Bylaw

DELEGATION AUTHORIZATION BYLAW (DIRECTOR OF PARKS AND RECREATION)

Report of the Manager, Community Development and Business Systems, Parks, dated June 8, 2017 recommending that Council delegate the administration of the Significant Tree Grants to the Director of Parks and Recreation by giving Three Readings to the “Delegation Authorization Bylaw (Director of Parks and Recreation), 2017, No. 9442”, and approve the revised Terms of Reference for the Environment and Natural Areas Advisory Committee.

xref: 1420-30
Environment &
Natural Areas
Advisory
Committee

In response to questions from Council, the Director of Parks and Recreation stated:

- There are typically only a few grant requests each year.
- The intent is to provide ENA with updates.
- The grant available to home owners for Significant Tree pruning assistance is small; once a tree is declared a Significant Tree, the onus is on the home owner to provide maintenance and protection.

MOVED by Councillor Wergeland and Seconded by Councillor Murdock:
“That Bylaw No. 9442 be introduced and read.”

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Haynes:
“That Bylaw No. 9442 be read a second time.”

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Haynes:
“That Bylaw No. 9442 be now passed.”

CARRIED

MOVED by Councillor Haynes and Seconded by Councillor Murdock:
“That Council approve the revised Terms of Reference for the Environment and Natural Areas Advisory Committee.”

CARRIED

RESOLUTIONS FOR ADOPTION

1410-04
Report – Parks &
Recreation

xref: 2170-30
Older Adults
Strategy &
Implementation
Plan 2017-2022

OLDER ADULTS STRATEGY AND IMPLEMENTATION PLAN 2017-2022

Report from the Director of Parks and Recreation dated June 12, 2017 recommending that Council adopt the Saanich Parks and Recreation Older Adults Strategy and Implementation Plan for 2017-2022.

S. Pearson, Manager, Community Services; and J. Wallace, Programmer, Recreation (Community Services) stated:

- 35 goals and 80 actions are outlined within the plan that are relevant in addressing the basic needs of the older adult population in Saanich.

- Based on the five year implementation plan, \$604,500 of new funding would be required.
- Over 60 opportunities for public engagement were held throughout the community with the goal to engage isolated adults; over 2,000 people provided input.
- Consultation identified the need for social connectedness, a better variety of program options, and the need to provide safe, inclusive and accessible age-friendly places.
- Currently, there is a lack of space to provide programs and a need to provide clear communication as to the programs that are available.
- Some of the barriers to participation are affordability, transportation, health challenges, cultural differences, fear of the unknown, and the perception of recreation centres being for the young and the fit.
- There is a need for social opportunities and consideration must be given to offering caregiver/companion assistance, providing volunteer opportunities, and expanding financial options.
- It is necessary to collaborate with partners and strengthen community relationships; enhanced communication is needed to connect to older adults.

In response to questions from Council, the Manager and Programmer stated:

- In the plan, the implementation plans are outlined after each strategy; an inventory of available programs will be done before implementation takes place.
- New programs would be used as pilot programs and may continue dependent on success.
- New funding in the amount of \$57,500 was requested for the Youth Development Strategy.
- Programs for older men could be further explored but there is a need for space or a partnership.

In response to questions from Council, the Director of Parks and Recreation stated:

- The five year implementation plan negates the need for a pilot project; each program would be rolled out separately and would continue depending on if the program was a success.
- The Older Adults Strategy has been identified as a priority in the current Strategic Plan.
- Staff will explore grant opportunities.
- A number of partnerships have been developed with Island Health.

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

- Council are requested to consider the adoption of the implementation plan; this is not a request for pre-approval of future budgets; funding for the plan would be approved annually through the Financial Planning process.

Councillor Plant stated:

- The initiative is supportable; it is a proactive approach to recognizing older adults in Saanich.
- It may be appropriate to recommend this initiative to the Union of BC Municipalities for recognition.

Councillor Brownoff stated:

- There is concern that single, older gentlemen may find it difficult to reach out and engage; the work that the Cordova Bay 55+ Association did for men was appreciated.

Councillor Brice stated:

- It is important to work with and augment existing not-for-profits and not become competition.

Councillor Sanders stated:

- The efforts of staff in preparing the strategy and plan are to be commended.

Councillor Wergeland stated:

- It is important to be aware of and support the programs available in the region.

**MOVED by Councillor Brownoff and Seconded by Councillor Sanders:
“That Council adopt the Saanich Parks and Recreation Older Adults
Strategy and Implementation Plan 2017-2022.”**

Councillor Murdock stated:

- Staff are to be thanked for the work they have done on the plan; the amount of community engagement is appreciated; there has been a great deal of community interest and support on the topic.
- There is value in working with not-for-profit and faith based groups to augment programs; the plan champions a community pulling together.

The Motion was then Put and CARRIED

1410-04
Report –
Recreation

xref: 1420-30
Healthy Saanich
Advisory
Committee

**STAFF REPORT: HEALTHY SAANICH ADVISORY COMMITTEE/LGBTQ
SUBCOMMITTEE MOTIONS TO COUNCIL**

Report of the Senior Manager, Recreation (Staff Liaison to the Healthy Saanich Advisory Committee) dated June 9, 2017 recommending that Council:

1. Allocate \$2,200 to support four additional pilot project swims at Gordon Head Recreation Centre in 2017;
2. Direct staff to present a report that outlines a proposed plan and budgetary implications to design a Saanich window sticker that would welcome all citizens;
3. Select one of the program options and direct staff to present a report that outlines a proposed timeline, staffing and budgetary implications to Council before the 2018 budget deliberation;
4. Support the marketing and advertising improvements listed in the report; and
5. Endorse the raising of the Pride and Trans flags at the Municipal Hall July 1-9, 2017 in recognition of the region’s annual Pride Week celebrations.

The Senior Manager, Recreation Services stated:

- The list of LGBTQ supportive initiatives is not exhaustive and LGBTQ friendly initiatives are currently being undertaken.
- The funding for the four additional pilot project swims could be allocated from the Gordon Head Recreation Centre operating budget.

MOVED by Councillor Plant and Seconded by Councillor Haynes: “That Council:

- 1. Allocate \$2,200 to support four additional pilot project swims at Gordon Head Recreation Centre in 2017;**
- 2. Direct staff to present a report that outlines a proposed plan and budgetary implications to design a Saanich window sticker that would welcome all citizens;**
- 3. Present a report that outlines a proposed timeline, staffing and budgetary implications to Council before the 2018 budget deliberations that supports at least one staff member in each Department to be a resource and critical eye for LGBTQ awareness in Saanich delivered services and policies;**
- 4. Support the marketing and advertising improvements listed in the report; and**
- 5. Endorse the raising of the Pride and Trans flags at the Municipal Hall July 1-9, 2017 in recognition of the region’s annual Pride Week celebration.”**

Councillor Plant stated:

- The LGBTQ subcommittee was a success; the committee’s interaction with staff made staff aware of the issues that LGBTQ residents experience.
- The recommendations do not come with significant costs beyond what is in the budget.
- It could be explored if funding for item number 3 would be available through the current professional development budget.

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

- The direction of Council would be to have staff return with a report for the 2018 budget; at this time, financial and staffing implications for item number 3 are unknown.

Councillor Wergeland stated:

- It is important not to move too quickly and to move forward together; he questions the need for stickers as the municipality is already welcoming.

Councillor Haynes stated:

- The Healthy Saanich Advisory Committee (HSAC) and the LGBTQ subcommittee are to be complimented; he questions if raising the flags for Pride Week would have to come back to Council for approval every year given that the date in the motion is for 2017 only.

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

- Typically, approval to raise flags has been done on an annual basis.

MOVED Councillor Haynes and Seconded by Councillor Plant: “That the motion be amended to delete “July 1-9, 2017” from bullet number 5 to allow the flags to be raised annually on Pride Week.”

The Amendment to the Motion was CARRIED

Councillor Haynes stated:

- A larger welcoming sticker for all groups that includes the LGBTQ community may be appropriate; it is important not to isolate any community.
- He thanks the subcommittee for their hard work.

Councillor Murdock stated:

- The recommendations are supportable; although it may be obvious to others that everyone is welcome that may not be the impression that is conveyed.
- It is important to make the effort to demonstrate that Saanich is open, inclusive, accessible, engaging, truly inviting and everyone is welcome.

Councillor Brice stated:

- She supports the motion; the subcommittee is to be commended for its efforts.

The Main Motion as Amended was then Put and CARRIED

1410-04
Report –
Engineering

xref: 5370-30
Tender 10/17

TENDER 10/17 – CONCRETE PIPES, MANHOLES AND PRODUCTS

Report of the Director of Engineering dated June 6, 2017 recommending that Council award Tender 10/17 for concrete pipes, manholes and products to The Langley Concrete Group/Lombard Pre-Cast LP in the amount of \$431,700 (price based on estimated annual quantities rounded to the nearest dollar and excluding taxes).

MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: “That Council award Tender 10/17 for concrete pipes, manholes and products to The Langley Concrete Group/Lombard Pre-Cast LP in the amount of \$431,700 (price based on estimated annual quantities rounded to the nearest dollar and excluding taxes).”

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

- Saanich is participating in joint purchasing; bundling and leveraging may result in better prices.
- Joint purchasing is helpful to smaller municipalities but it could also assist larger municipalities in getting better prices.

The Motion was then Put and CARRIED

1410-04
Report –
Engineering

xref: 5370-30
Tender 18/17

TENDER 18/17 – SUPPLY OF HOT AND COLD MIX ASPHALT

Report of the Director of Engineering dated June 12, 2017 recommending that Council award Tender 18/17 for supply of hot and cold asphalt mix to Island Asphalt Company in the amount of \$489,390 (price based on estimated annual quantities rounded to the nearest dollar and excluding taxes).

MOVED by Councillor Haynes and Seconded by Councillor Brownoff: “That Council award Tender 18/17 for supply of hot and cold asphalt mix to Island Asphalt Company in the amount of \$489,390 (price based on estimated annual quantities rounded to the nearest dollar and excluding taxes).”

CARRIED

1410-04
Report – Council

xref: 1500-20-11
Election Signs

MUNICIPAL ELECTION – CANDIDATE SIGNS

Notice of Motion from Councillor Brice at the June 12, 2017 Council meeting recommending that Council ask staff to advise on the best course of action to ensure that all Saanich municipal campaigns adhere to a regulated period of time when election signs are permitted.

Councillor Brice stated:

- Erecting election signs is appropriate; signs raise awareness of an election and of candidates.
- However, they may result in visual clutter; there may be a need to limit the time that elections signs are permitted.
- The Administrative Policy only deals with signs on municipal property.

The Director of Legislative Services stated:

- The Administrative Policy currently does not regulate private property; there is a varied approach of other municipalities in terms of regulating election signs and timelines for permitting signs.
- If the direction is to regulate signs on private property, it would be done through a bylaw.
- The Ministry of Transportation and Infrastructure has a policy, which they monitor, that regulates the placement of election signs.

MOVED by Councillor Brice and Seconded by Councillor Murdock: “That Council receive Administrative Policy 2/ELE “Election Signs on Municipal Property” for information and support the direction in the policy that regulates the periods of time when election signs are permitted on municipal property.”

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

- The Sign Bylaw does not specifically address temporary political signs.

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

- Erecting signs is generally permitted however there are some prohibited areas that are outlined in the policy.

Councillor Haynes stated:

- The motion is supportable; candidates have a right to erect signage.

Councillor Sanders stated:

- It is preferable that signage is erected during the election period.

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

- The Sign Bylaw regulates signs on private property; the Administrative Policy governs timeframes for placement and removal of election signage on public property.

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

- There are some aspects of the Administrative Policy under General Prohibitions that affects signage on private lands.

Councillor Murdock stated:

- He supports the motion to receive the Administrative Policy; it is important that Council not be overly prescriptive in what direction is given to staff for erecting election signs.

Councillor Wergeland stated:

- It may be appropriate to specify timelines for erecting signs on both private and public property.

The Motion was then Put and CARRIED

RECOMMENDATIONS FROM COMMITTEES

1420-30
Environment &
Natural Areas
Advisory
Committee

**ENVIRONMENT AND NATURAL AREAS ADVISORY COMMITTEE –
CONSERVATION TAX CREDIT**

Recommendation from the March 28, 2107 Environment and Natural Areas Advisory Committee that Council ask staff to draft a letter to the Province in support of exploring a Conservation Tax Exemption Program.

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

- It is unknown what the recommendations from the EDPA review will be; Council could still proceed with requesting staff to send a letter to the Province to explore a Conservation Tax Exemption Program.

Councillor Wergeland stated:

- It is the hope that this would be a Province-wide program.

MOVED by Councillor Plant and Seconded by Councillor Haynes: “That Council request staff to draft a letter to the Province in support of exploring a Conservation Tax Exemption Program.”

CARRIED

Adjournment

On a motion from Councillor Brice, the meeting adjourned at 10:08 p.m.

The meeting reconvened at 10:21 pm.

In Camera Motion

MOVED by Councillor Brownoff and Seconded by Councillor Brice: “That the Council meeting be adjourned and Council reconvene In Camera in Committee Room No. 2 in accordance with Sections 90 (1) (c) and (i) and 90 (2) (b) of the *Community Charter*.”

CARRIED

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 10:22 p.m.

.....
MAYOR

I hereby certify these Minutes are accurate.

.....
DEPUTY MUNICIPAL CLERK

DISTRICT OF SAANICH
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JUNE 19, 2017 AT 10:10 P.M.

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

1300-20
South Island
Prosperity
Project

SOUTH ISLAND PROSPERITY PROJECT

E. de Rosenroll, South Island Prosperity Project (SIPP) presented to Council and highlighted:

- SIPP was created to encourage economic and business development on the South Island; there are 29 partners involved in SIPP.
- The focus is to create a variety of meaningful jobs to ensure residents remain on Vancouver Island.
- Achievements include establishment of a foundation, development of strategies and building structures reflective of the South Island; the annual operating plan highlights five strategic areas that were prioritized based on consultation with stakeholders.
- A sustainable financial model was achieved; funding has increased by 75% through increased public and private sector funding, "in kind" contributions and grants.
- SIPP came in approximately \$30,000 under budget last year and those funds were reinvested into contingency savings; there is a commitment that no more than 25% of funding will be spent on administration costs.
- The "Connector Program", a pilot project, was completed this year; 11 growth-oriented companies in various sectors were targeted for assistance in creating new jobs.
- Annually, South Island indicators would be reviewed and compared to world bench marks.
- SIPP launched the Songhees Innovation Centre in partnership with the Songhees Nation; a partnership with the University of Victoria will be created to deliver and support entrepreneurship training in First Nations communities in the South Island.
- The Smart South Island program stems out of the sector development work and engages residents in discussions in relation to the economy.

In response to questions from Council, Ms. De Rosenroll stated:

- Three companies in Saanich are part of the Connector Program.
- In order to evaluate the success of SIPP, a committee of members will be formed to do an external evaluation and determine the metrics and key performance indicators.

PUBLIC INPUT:

Nil

COUNCIL DELIBERATIONS:

Motion: MOVED by Councillor Plant and Seconded by Councillor Haynes: “That the presentation be received with thanks.”

Councillor Plant stated:

- In the future, SIPP’s annual report should form part of the agenda package if possible.

The Motion was then Put and CARRIED

1410-04
Report –
Planning

xref: 2860-40
Royal Oak
Avenue

827 ROYAL OAK AVENUE – SUBDIVISION AND DEVELOPMENT VARIANCE PERMIT

Report of the Director of Planning dated May 29, 2017 recommending that Council approve that proposed Lot B be exempted from the statutory requirement to provide a minimum 10% perimeter road frontage under Section 512(2) of the *Local Government Act* subject to registration of a covenant to secure the items outlined in the report, and that Council approve Development Variance Permit DVP00388 for a proposed subdivision to create a panhandle lot. A variance is requested to increase the percentage of non-basement area for the proposed dwelling.

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

- There are approximately five areas within Saanich that are not within the boundaries of a Community Association or where there is overlap; in those cases, referrals are sent to the Community Associations that bound the property.
- Members of the public can attend and make comment on an application; the applicant has made contact with neighbours.
- There has been discussion about changing the Local Area boundaries to match the Community Association boundaries but if boundaries were changed, the ability to look at historical analysis is lost.

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

- Statutory notification has been undertaken; other municipalities that do not have Community Associations rely on the statutory notification process to advise residents of applications for development.

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

- The interior side yard must be 1.5 meters from an interior side yard lot line provided the sum of both side yards is not less than 4.5 meters.
- It is possible to have two 1.5 meter side yard setbacks on adjacent properties.

APPLICANT:

W. Peerboom, Victoria Design Group, on behalf of the owners, presented to Council and highlighted:

- A variance is requested for the non-basement area to increase from 80% to 94%; the proposed new dwelling presents as single storey at the front, however due to the slope of the property, the dwelling is two-storey in the rear and results in a larger portion of the dwelling being non-basement.
- There is also a request to be exempted from the minimum 10% perimeter road frontage which is consistent with other panhandle lots in the Royal Oak area.

In response to questions from Council, the applicant stated:

- The hedges along the rear property line would remain but would be trimmed to improve sight lines.

PUBLIC INPUT:

Nil

COUNCIL DELIBERATIONS:**Motion:**

MOVED by Councillor Plant and Seconded by Councillor Wergeland: "That it be recommended that:

1. **Proposed Lot B be exempted from the statutory requirement to provide a minimum 10% perimeter road frontage under Section 512(2) of the *Local Government Act* subject to registration of a covenant requiring that:**
 - a) **The design and construction of any dwelling on proposed Lot B conform to a minimum BUILT GREEN® Gold or equivalent energy efficiency standard;**
 - b) **Any new dwelling on proposed Lot B include the necessary conduits to be solar ready for future installation of photovoltaic or solar hot water systems; and**
 - c) **The new dwelling on proposed Lot B be constructed substantially in compliance with the plans prepared by Victoria Design Group date stamped March 1, 2017; and**
2. **Council approve and issue Development Variance Permit DVP00388 on Lot 4, Section 8A, Lake District, Plan 9095 (827 Royal Oak Avenue)."**

CARRIED

1410-04
Report –
Planning

xref: 2870-30
Killarney Road

2558 KILLARNEY ROAD – SUBDIVISION, REZONING AND DEVELOPMENT VARIANCE PERMIT

Report of the Director of Planning dated May 29, 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 (two lots total) for single family dwelling use; approve Development Variance Permit DVP00375; 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:

A. Chapman, owner, presented to Council and highlighted:

- The intention is to build a new home on the western side of the property and to sell the lot to the east; the proposed lot sizes are similar in size to adjacent properties.
- Consultation took place with neighbours and no concerns were identified.
- Privacy and separation would be maintained through the retention of the Laurel hedge between the properties and an increase in the width of the side yard setbacks.
- Originally, the property was two lots and in 1963, the lots were combined.
- Boulevard trees would be protected and trees at the rear property would be retained.
- The proposed dwellings would be smaller in size and would fit within the character of the neighbourhood.

In response to questions from Council, the applicant stated:

- The existing home would be either moved or deconstructed.
- There is an existing driveway for the new property on the west; there is also a driving access on the eastern portion of the property which would become the new driveway for that lot.
- There is a commitment to BUILT GREEN® Gold construction; it is expected that the new, smaller homes would be more energy efficient than the existing home.

PUBLIC INPUT:

E. Dahli, on behalf of the Cadboro Bay Residents Association, stated:

- The Residents Association supports the application.

J. Donaldson, Sinclair Road, stated:

- The application is supportable; the proposal makes maximum use of the space; it was two lots in the past.
- There is concern with having a covenant to protect and maintain the hedge; a covenant would be registered on title and protecting and maintaining the hedge would become the responsibility of owners of the property in perpetuity.

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

- The covenant would be registered on title and subsequent owners would be obliged to comply.
- A supplemental report will be prepared regarding the covenant for the hedge.

COUNCIL DELIBERATIONS:

Motion:

MOVED by Councillor Plant and Seconded by Councillor Brice: “That a Public Hearing be called to further consider the rezoning application on Lot B (DD 327049-I), Section 44, Victoria District, Plan 1592 (2558 Killarney Road).”

Councillor Plant stated:

- It would be useful to receive further information with respect to the covenant for the hedge.

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

- Vegetation covenants are referred to the Approving Officer as a condition of subdivision approval.

Councillor Brownoff stated:

- Further information in relation to the covenant for the hedge would be helpful.

The Motion was then Put and 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

Adjournment On a motion from Councillor Brownoff, the meeting adjourned at 10:21 p.m.

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CHAIR

I hereby certify these Minutes are accurate

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DEPUTY MUNICIPAL CLERK