

DISTRICT OF SAANICH
MINUTES OF THE SPECIAL COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
TUESDAY, AUGUST 15, 2017 AT 7:00 PM

Present: Chair: Acting Mayor Murdock
Councillors: Brice, Brownoff, Haynes, Plant, Sanders and Wergeland
Staff: Eva Riccius, Senior Manager, Parks; Jagtar Bains, Development Coordinator; Neil Findlow, Senior Planner; Sharon Froud, Deputy Legislative Manager; and Lynn Merry, Senior Committee Clerk

PUBLIC HEARING

2870-30
Feltham Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9450”
PROPOSED REZONING FOR A RESIDENTIAL SUBDIVISION AT 1654 FELTHAM ROAD

To rezone Lot 1, Section 55, Victoria District, Plan 21245 (**1654 FELTHAM ROAD**) from RS-10 (Single Family Dwelling – Minimum Lot Size 780 m²) zone to RS-6 (Single Family Dwelling – Minimum Lot Size 560 m²) zone 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.

The Clerk introduced the following:

- Notice of Public Hearing;
- Supplemental Report from the Director of Planning dated July 11, 2017 and Report from the Director of Planning dated May 3, 2017, recommending:
 - Approval of the rezoning application and Development Variance Permit;
 - That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Variance Permit be withheld pending payment of \$1,275 for the planting of one Schedule I Boulevard tree.
 - 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.
- Engineering Servicing Requirements;
- Bylaw No. 9450;
- Excerpts from Council meeting of July 24, 2017 and the Committee of the Whole meeting of June 12, 2017;
- Arborist Report dated May 26, 2016;
- One letter from the Gordon Head Residents' Association; and
- Three letters from residents.

APPLICANT:

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

- The existing dwelling on the southern half of the property fronting Feltham Road will be retained in its existing location; a new dwelling is proposed on Lot B.
- The property is centrally located within Gordon Head and is in close proximity to amenities, parks, and services.
- Three variances pertaining to the existing dwelling are requested; there would be no variances for the dwelling on proposed Lot B.
- The proposed new dwelling would fit within the character of the neighbourhood; the design of the proposed dwelling considers the privacy of neighbours.
- The driveway has been reconfigured to accommodate a three-point turn so that residents do not have to back out onto Cedar Hill Road.

PUBLIC INPUT:

Nil

COUNCIL DELIBERATIONS:

Motion:

MOVED by Councillor Haynes and Seconded by Councillor Wergeland:
“That:

- 1. The application to rezone Lot 1, Section 55, Victoria District, Plan 21245 (1654 Feltham Road) from RS-10 (Single Family Dwelling – Minimum Lot size 780 m²) zone to RS-6 (Single Family Dwelling – Minimum Lot size 560 m²) zone be approved;**
- 2. Final Reading of the Zoning Amendment Bylaw and ratification of the Development Variance Permit be withheld pending payment of \$1,275 for the planting of one Schedule I Boulevard Tree;**
- 3. Final Reading of the Zoning Amendment Bylaw and ratification of the Development Variance Permit be withheld pending registration of a covenant to secure:**
 - BUILT GREEN® Gold or equivalent energy efficiency standard for the new dwelling on proposed Lot B;**
 - The new dwelling include the installation of the necessary conduits to be solar ready for future installation of photovoltaic or solar hot water systems;**
 - 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.”**

Councillor Plant stated:

- The changes to the driveway that ensures that residents can safely turn around are appreciated.

Councillor Haynes stated:

- He appreciates that the applicant has been respectful of the privacy of neighbours and have committed to maintaining the hedges.

Councillor Murdock stated:

- This is an appropriate location for infill; the consultation with neighbours is appreciated.

The Motion was then Put and CARRIED

Motion:

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9450”
Second and Third Readings

MOVED by Councillor Haynes and Seconded by Councillor Plant: “That Bylaw No. 9450 be read a second time.”

CARRIED

MOVED by Councillor Haynes and Seconded by Councillor Brice: “That Bylaw No. 9450 be now passed.”

CARRIED

MOVED by Councillor Haynes and Seconded by Councillor Wergeland: “That it be recommended that Council approve Development Variance Permit DVP00376 on Lot 1, Section 55, Victoria District, Plan 21245 (1654 Feltham Road).”

CARRIED

2870-30
Cordova Bay Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9452”
PROPOSED REZONING FOR A RESIDENTIAL SUBDIVISION AT 4623 CORDOVA BAY ROAD

To rezone Lot A, Section 25, Lake District, Plan 23346 (**4623 CORDOVA BAY ROAD**) from RS-18 (Single Family Dwelling – Minimum Lot Size 2 ha) zone to RS-12 (Single Family Dwelling – Minimum Lot Size 930 m²) zone 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.

The Clerk introduced the following:

- Notice of Public Hearing;
- Report from the Director of Planning dated May 31, 2017 recommending:
 - Approval of the rezoning application;
 - That Final Reading be withheld pending registration of a 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 be constructed to a minimum BUILT GREEN® Gold, EnerGuide 82, or equivalent energy efficiency standard;
 - To require that any new dwellings on the proposed lots 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.
- Engineering Servicing Requirements;
- Bylaw No. 9452;
- Building and Site Design Scheme;
- Excerpts from the Council meeting of July 24, 2017 and the Committee of the Whole meeting of June 19, 2017;
- Arborist Report dated March 3, 2016;
- One letter from the Cordova Bay Community Association; and
- Two letters from residents.

APPLICANT:

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

- Existing services and sewer lines would be used to service both properties.
- Both proposed lots would be accessed from a shared driveway.
- The hedges would be maintained on Cordova Bay Road and Ocean Park Place; as many trees as possible would be retained but if there is a need to remove trees, there would be 1:1 tree replacement.
- The increase of impervious surfaces would be minimal.
- The design of the proposed new dwellings fits within the character of the neighbourhood.
- The applicant has committed to construction to a BUILT GREEN® Gold or equivalent energy efficiency standard and installation of the necessary conduits to be solar ready for the future installation of solar photovoltaic and heat pumps; solar is the preferred option but if it is not feasible, heat pumps will be installed.
- As other residences within this neighbourhood have secondary suites, it is possible that these dwellings could as well.
- Consultation took place with the Cordova Bay Association for Community Affairs and neighbours and no objections were noted.

PUBLIC INPUT:

D. Mitton, Cordova Bay Road, stated:

- The proposed development is sensible, reasonable and is supportable.

COUNCIL DELIBERATIONS:

Motion:

MOVED by Councillor Wergeland and Seconded by Councillor Brownoff:

“That:

- 1. The application to rezone Lot A, Section 25, Lake District, Plan 23346 (4623 Cordova Bay Road) from RS-18 (Single Family Dwelling – Minimum Lot Size 2 ha) zone to RS-12 (Single Family Dwelling – Minimum Lot Size 930 m²) zone be approved; and**
- 2. 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 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 efficiency 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;
- To require that development of the property be generally in accordance with the form and character (building scheme) provided by the applicant.”

In response to questions from Council, the Senior Planner stated:

- The Zoning Bylaw requires that a driveway be a consolidated surface so that it is dust free; gravel can spread around.

Councillor Brice stated:

- The proposed development is reasonable and thoughtful; the applicant has dealt with the concerns in an appropriate manner.

Councillor Murdock stated:

- The consultation with neighbours is appreciated; this is an appropriate application.

The Motion was then Put and CARRIED

Motion: ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9452”
Second and Third Readings

MOVED by Councillor Wergeland and Seconded by Councillor Brownoff:
“That Bylaw No. 9452 be read a second time.”

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Brownoff:
“That Bylaw No. 9452 be now passed.”

CARRIED

2870-30
Arbutus Road

ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9453
PROPOSED NEW PERSONAL CARE, OFFICE AND RESEARCH ZONE
To create a new P-3O/R (Personal Care, Office and Research) zone with hospital, nursing home, accessory buildings and structures, community residential facility, congregate housing, office, research, daycare – adult, daycare – children as permitted uses.

2870-30
Arbutus Road

ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9454
PROPOSED REZONING FOR OFFICE AND RESEARCH USES
To rezone a portion of Lot 1, Section 44, Victoria District, Plan 15918 (2474 Arbutus Road) from P-3 (Personal Care) zone to a new P-3O/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.

The Clerk introduced the following:

- Notice of Public Hearing;
- Report from the Director of Planning dated June 28, 2017;
- Engineering Servicing Requirements;
- Bylaws No. 9453 and 9454;
- Excerpts from the Council meeting of July 24, 2017 and the Committee of the Whole meeting of July 10, 2017;
- Sustainability Statement dated March 7, 2017;
- Stormwater Management Statement dated March 7, 2017;
- Parking Study Conclusions and Recommendations;
- One letter from the Cadboro Bay Residents Association;
- Four letters from interested parties.

In response to questions from Council, the Development Coordinator stated:

- The Bunt and Associates Report recommends “Residents Only” and “No Parking” signs being installed; as a condition of the Building Permit, the applicant will be responsible for costs associated with the installation of the signs.

APPLICANT:

P. Kuran, President and CEO of UVic Properties; D. Smith, McElhanney Consulting; S. Massie, UVic Properties, presented to Council and highlighted:

- There will be no exterior structural changes or additions to the existing building; the building is in good shape, is fully serviced and will be repurposed.
- UVic received funding from the Post-Secondary Institutions Strategic Investment Fund (SIF) for this project.
- The application is to rezone 13% of the property; repurposing the building means a reduction in the demand for new materials and a reduction in the amount of waste.
- The new roof will reduce the amount of heat loss; recycle, compost stations and waste management systems will be available.
- Materials from the existing structure will be salvaged for re-use.
- A Crime Prevention through Environmental Design (CPTED) review was done; the review indicated that the proposed tenant will be a positive activity generator; outdoor video surveillance cameras will be installed and monitored on a 24 hour basis.
- Bunt and Associates conducted a Traffic Demand Management (TDM) study and indicate traffic impacts will be negligible.
- Full occupation will result in a peak parking demand of 77 spaces; the site is equipped with 78 spaces; there will be “Residents Only” and “No Parking” signs installed on street adjacent to the site.
- UVic and Saanich will work together to monitor parking and could add more signage if needed.
- Variances are requested for the number and location of off-street parking spaces; it is hoped that those attending the site will use alternate modes of transportation.
- A variance is also requested to defer the requirements for off-site frontage improvements until a future land use and development plan is prepared for the entire site.

- The applicant has committed 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 with a connecting gravel pathway to the site.
- Consultation took place through one-on-one discussions, mail outs to neighbours and open houses attended by over 100 residents; the Cadboro Bay Residents Association advised they have no objections to the application.

PUBLIC INPUT:

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

- The Residents Association has no objections to the application.

Motion:

MOVED by Councillor Haynes and Seconded by Councillor Brownoff: “That the amendment to Zoning Bylaw 8200 to add a new P-30/R (Personal Care, Office and Research) zone be approved.”

Councillor Haynes stated:

- He appreciates the care and consideration the applicant put into the application.

Councillor Brownoff stated:

- The applicant should continue to work with municipal staff to monitor parking.
- She is pleased that a CPTED was done and that building materials can be recycled and reused.

In response to questions from Council, the Development Coordinator stated:

- Residential Parking signs are a condition of the Building Permit; they will be installed before issuance of the permit and before the building is occupied.

Councillor Plant stated:

- This is an appropriate use of the building.

Councillor Wergeland stated:

- The application is supportable; he appreciates that the applicant provided notification of the application.

Councillor Sanders stated:

- She appreciates the consultation that took place and that concerns were addressed.

In response to questions from Council, the Development Coordinator stated:

- The signs will be installed as a condition of the Building Permit.

Councillor Murdock stated:

- This is an appropriate use of the property.

The Motion was then Put and CARRIED

Motion: **MOVED by Councillor Brice and seconded by Councillor Haynes: “That the application to rezone a portion of Lot 1, Section 44, Victoria District, Plan 15918 (2474 Arbutus Road) from P-3 (Personal Care) zone to the new P-30/R (Personal Care, Office and Research) zone be approved.”**

CARRIED

Motion: ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9453”
Second and Third Readings

MOVED by Councillor Haynes and Seconded by Councillor Wergeland: “That Bylaw No. 9453 be read a second time.”

CARRIED

MOVED by Councillor Haynes and Seconded by Councillor Wergeland: “That Bylaw No. 9453 be now passed.”

CARRIED

Motion: ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9454”
Second and Third Readings

MOVED by Councillor Haynes and Seconded by Councillor Wergeland: “That Bylaw No. 9454 be read a second time.”

CARRIED

MOVED by Councillor Haynes and Seconded by Councillor Wergeland: “That Bylaw No. 9454 be now passed.”

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That it be recommended that Council approve Development Variance Permit DVP00387 on Lot 1, Section 44, Victoria District, Plan 15918 (2474 Arbutus Road).”

CARRIED

2870-30
Walter Avenue

ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9451

PROPOSED REZONING FOR NATURAL PARK AT 574 WALTER AVENUE

To rezone Lot 4, Block 4, Section 18A, Victoria District, Plan 1168 (**574 WALTER AVENUE**) from RS-6 (Single Family Dwelling – Minimum Lot Size 560 m²) zone to P-4N (Natural Park) zone in order to designate a natural park on the property.

The Clerk introduced the following:

- Report from the Director of Parks and Recreation dated January 29, 2016;
- Bylaw No. 9451; and
- Excerpts from the Council meetings of July 24, 2017 and April 11, 2016 and the Committee of the Whole meeting of February 15, 2016.

APPLICANT:

E. Riccuis, Senior Manager, Parks, stated:

- The land was donated to Saanich on the condition that it be managed as a natural park; the property has been removed from the Saanich Heritage Registry.
- The dwelling on the property was offered for sale with no success therefore the house was removed.
- Some of the heritage features from the home were salvaged and are available to use for a future park project on the site.

PUBLIC INPUT:

Nil

Motion:

MOVED by Councillor Wergeland and Seconded by Councillor Brownoff: "That the application to rezone Lot 4, Block 4, Section 18A, Victoria District, Plan 1168 (574 Walter Avenue) from RS-6 (Single Family Dwelling) zone to P-4N (Natural Park) zone be approved.

Councillor Haynes stated:

- He is pleased that it was possible to salvage the heritage features.

Councillor Plant stated:

- He appreciates the donation of the property to be used as a natural park.

Councillor Murdock stated:

- A natural park is reflective of the desire of the community and respects the wishes of the property owner.

The Motion was then Put and CARRIED

Motion:

ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9451"
Second and Third Readings

MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: "That Bylaw No. 9451 be read a second time."

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Brownoff: "That Bylaw No. 9451 be now passed."

CARRIED

On a motion from Councillor Haynes, the meeting adjourned at 8:05 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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DEPUTY MUNICIPAL CLERK