

DISTRICT OF SAANICH
MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, AUGUST 19, 2013 AT 7:30 PM

Present: **Chair:** Mayor Leonard
 Council: Councillors Brice, Brownoff, Derman, Gerrard, Murdock, Sanders, Wade and Wergeland
 Staff: Paul Murray, Chief Administrative Officer; Carrie MacPhee, Director of Legislative Services; Colin Doyle, Director of Engineering; Sharon Hvozdaniski, Director of Planning; Sharon Froud, Deputy Legislative Manager; and Lynn Merry, Senior Committee Clerk

Minutes **ADOPTION OF MINUTES**

MOVED by Councillor Brownoff and Seconded by Councillor Derman: “That Council adopt the minutes of the August 12, 2013 Special Council, Council and Committee of the Whole meetings.”

CARRIED

APPEALS UNDER COUNCIL PROCEDURE BYLAW

2870-30
Del Monte Avenue

5197 DEL MONTE AVENUE – REZONING APPLICATION – SUNNYS CHARTERS LTD. (CHUCK FARRAR)

Appeal of the July 22, 2013 Council decision to reject the rezoning from A-1 to RS-12 for a proposed four lot residential subdivision.

The applicant, C. Farrar, Sunnys Charters Ltd., on behalf of the Truswell family, stated:

- Upholding the rejection of this application casts unwarranted and undue hardship on the project.
- This project received a positive Planning Department report and is supported by the Cordova Bay Association for Community Affairs; it is consistent with the Official Community Plan, the Cordova Bay Local Area Plan and requires no variances.
- Open and meaningful consultation took place and information on the development has been available; the development plan and renderings are available for review.
- The size of the proposed dwellings is appropriate for the RS-12 zoning and is supported in the Planning Report.
- Traffic concerns will be mitigated by the inclusion of four-way stop signs, speed humps, enhanced sidewalks, and widening of the road.
- This project is viable and will contribute to the sustainability of the municipality.
- Letters of support from immediate neighbours were provided.

MOVED by Councillor Derman and Seconded by Councillor Murdock: “That Council confirm its July 22, 2013 decision that the application to rezone Lot 1, Block 4, Section 44, Lake District, Plan 1522 (5197 Del Monte Avenue) be rejected.”

CARRIED

Adjournment On a motion from Councillor Gerrard, the meeting adjourned at 7:40 pm.
The meeting reconvened at 10:44 pm.

In Camera Motion **MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That pursuant to Section 18(a) and 19(a) of Council Procedure Bylaw, 2007, No. 8840, the following meeting be closed to the public as the subject matter being considered relates to personal information about identifiable individuals being considered for appointment and for the consideration of information received and held in confidence relating to negotiations between the District and other levels of government."**

CARRIED

Adjournment On a motion from Councillor Murdock, the meeting adjourned at 10:45 pm.

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MAYOR

I hereby certify these Minutes are accurate.

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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, AUGUST 19, 2013 AT 7:42 PM

Present: **Chair:** Councillor Wade
Council: Mayor Leonard and Councillors Brice, Brownoff, Derman, Gerrard, Murdock, Sanders and Wergeland
Staff: Paul Murray, Chief Administrative Officer; Colin Doyle, Director of Engineering; Sharon Hvozdzanski, Director of Planning; Sharon Froud, Deputy Legislative Manager; and Lynn Merry, Senior Committee Clerk

2870-30
Snowdrop Avenue

920 SNOWDROP AVENUE – REZONING APPLICATION – RICHARD WALKER

Report of the Director of Planning dated July 18, 2013 recommending Council approve the rezoning from RS-6 to RS-4 and Development Variance Permit DVP00336 for a proposed two lot residential subdivision; and that prior to final reading a covenant be registered to require the dwellings on proposed Lots A and B to conform with the plans prepared by Matthew Bergink and date stamped February 14, 2013; and conform to a minimum EnerGuide 80 or better level of energy efficiency.

The applicant, R. Walker, Snowdrop Avenue, stated:

- Comments from Council and neighbours from the previous application were considered including the height of the dwelling on proposed Lot B, the number of variances, traffic, pedestrian safety and sidewalk issues, and neighbourhood character; the existing dwelling will be deconstructed.
- The subdivision line is inflexible; the two proposed dwellings will be modest-sized, energy efficient homes fronting on Snowdrop Avenue.
- The driveways will be constructed of exposed aggregate; to increase privacy, a new hedge is proposed along the rear of proposed Lot B, as is a fence along the property line between that lot and the neighbouring property at 930 Snowdrop Avenue.
- A variance is requested for lot width for proposed Lot B; the height of the dwelling on proposed Lot B has been reduced to alleviate neighbours' concerns.
- The proposed dwelling on Lot A was designed in consultation with the immediate neighbours; this proposed development is close to amenities including schools, parks, trails and public transit.
- Community consultation took place and letters of support have been provided.
- This proposed development meets Official Community Plan (OCP) and Carey Local Area Plan policies.

In response to a question from Council, the applicant stated that consideration would be given to a two-door style of garage door.

PUBLIC INPUT:

H. Hodson, Residents Association of Strawberry Vale, Marigold, and Glanford, stated:

- The concern of the Residents Association is the potential for setting a precedent for rezoning in this neighbourhood to narrow, small lots.
- The application states that this proposed development is in the Strawberry Vale neighbourhood when in fact it is in the Marigold neighbourhood and should reflect the characteristics of that area.
- This is not an area targeted for densification; the narrow frontage of these lots does not fit within the character of the neighbourhood.
- The resident provided a copy, to the Deputy Legislative Manager, of a petition from neighbours objecting to the rezoning of this property.

F. Heywood, Snowdrop Avenue, stated:

- He thought some residents may not be aware the application was being considered. There is concern regarding the size of the proposed lots, the precedent for rezoning to smaller lots and the increased potential for on-street parking.

In response to questions from Council, the applicant stated:

- He met with neighbours to review the plans for this proposed development; the applicant has a list of signatures from neighbours who support the current application. He will consult with those who expressed concern.

In response to a question from Council, the Director of Planning stated that 900 Snowdrop Avenue is zoned RS-6.

Motion: **MOVED by Councillor Derman and Seconded by Councillor Gerrard: “That a Public Hearing be called to further consider the rezoning application on Amended Parcel “A” (DD 153664-I), Lots 1 and 2, Section 79, Victoria District, Plan 1318 (920 Snowdrop Avenue).”**

Councillor Derman stated:

- This is a reasonable location for modest infill; the proposed development is near services, schools, the Galloping Goose trail and public transit.
- He commends the applicant for committing to EnerGuide 80 or equivalent and the progressive approach to energy use and stormwater management.
- The neighbours' input was considered for the design of the project; he supports this application proceeding to Public Hearing.

Councillor Gerrard stated:

- Approval of this project will not set a precedent; there are currently RS-4 lots in the neighbourhood and this is a unique lot shape. Each application for rezoning is considered on its own merit.
- The varying petitions is concerning; he recommends the neighbours attend the Public Hearing to provide their opinion to Council.
- He supports the application proceeding to Public Hearing.

Councillor Brice stated:

- She supports the motion; this project has merit to move to Public Hearing.
- Petitions can be subjective; there is a difference of opinion between the applicant and neighbours which can be discussed at the Public Hearing.
- The applicant has listened to comments from the neighbours and has made efforts to accommodate their concerns.
- The stance of the Residents Association seems to have evolved; it will be interesting information to receive if the application proceeds to Public Hearing.

Councillor Murdock stated:

- This application is for two modest homes in a desirable area close to schools, parks, trails and public transit.
- He is impressed by the applicant's commitment to EnerGuide 80 and deconstruction of the existing home; this application is worthy of a Public Hearing.
- He is troubled with the conflicting petitions; a Public Hearing will allow members of the public to voice their thoughts about this application.

Councillor Sanders stated:

- She supports the motion; previous suggestions from Council and the community were taken seriously.
- She is pleased that the applicant has committed to deconstruct the existing dwelling and re-use materials.
- The applicant should consider having another meeting rather than both the applicant and Residents Association approaching residents individually.

Councillor Brownoff stated:

- The applicant has listened to and addressed concerns from Council and neighbours; the design compliments the neighbourhood; the application is not precedent-setting.
- This is an ideal location for infill; it is close to schools, public transit, and the Galloping Goose trail.

- If this application goes to Public Hearing, the notification is broader and provides neighbours an opportunity to express their opinion.
- This application is worthy of a Public Hearing.

Councillor Wergeland stated:

- The applicant has listened to the feedback from Council and the community; he supports the application proceeding to Public Hearing.
- A Public Hearing will give neighbours a chance to voice their opinion.
- Every application for rezoning is judged on its own merit.

Mayor Leonard stated:

- The application is worthy of a Public Hearing; it is consistent with the OCP and the Carey Local Area Plan.
- Petitions cause turmoil in the community; it is preferred that residents attend the Public Hearing and voice their opinions.

The Motion was Then Put and CARRIED

2870-30
Annie
Street/McKenzie
Avenue

992 AND 998 ANNIE STREET / 991 AND 999 MCKENZIE AVENUE – REZONING APPLICATION – CEI ARCHITECTURE AND KORS DEVELOPMENT SERVICES INC.

Report of the Director of Planning dated June 7, 2013 recommending Council approve the rezoning from RS-6 and RS-10 to a new zone RM-MQ1 (residential mixed McKenzie/Quadra) and Development Permit DPR00491 for a proposed four-storey plus loft, 53 unit apartment building with six, three-storey units of attached townhouses over underground parking; and that prior to final reading a covenant be registered for Built Green Gold (or equivalent), including installation of an air-to-water heat pump system for both space and hot water heating as well as solar ready; \$20,000 to the Parks Department for improvements to Annie Park; \$15,000 to complete the sidewalk along Annie Street; and \$47,500 to the Saanich Affordable Housing Fund. Report of the Advisory Design Panel dated August 29, 2012 recommending approval of the design.

The owner, P. Nault, Morgan Street Ventures introduced the development team: J. Aalders, CEI Architecture; B. Windjack, LADR Landscape Architecture; P. Ferguson, McElhanney Civil Engineering; R. Dixon, BUNT Transportation Consultants; N. Anthonsen, Energy Analyst Engineer; and D. Kors, Development Manager/Neighbourhood Consultation. A presentation was made highlighting the following:

- The proposed development is close to amenities, to bicycle and walking paths and is well-served by public transit; it is consistent with the Official Community Plan (OCP) and the Regional Growth Strategy.
- Proposed road improvements include widening of McKenzie Avenue which would allow for future bike lanes, the addition of a boulevard and a new sidewalk widened to 2.5m; new sidewalk along Annie Street to Saanich Road; widening of Morgan Street with the addition of new sidewalk; these improvements will enhance pedestrian connections within the community.
- The majority of parking for the project is underground; no parking variances are required; a green roof structure will cover the surface parking spaces.
- A bike room and secure scooter parking would be situated adjacent to the front lobby; HandyDART loading and a waiting area would be located off Morgan Street.
- The proposed landscape design will improve the pedestrian environment,

enhance the streetscapes, and create an attractive and welcoming setting; the aim is to extend the effect of Annie Park to the community.

- Mature trees will remain; invasive species will be removed; permeable paving and raingardens are included in the plans; the amenity area includes raised garden beds, composting, a pond and a seating area; this area is completely accessible.
- A traffic study was undertaken and concluded that the addition of these 59 residences would have no significant impact on the key intersections near this proposed development.
- The applicant has committed to a Built Green Gold standard of energy efficiency and the proposed development includes electric vehicle plug-ins and will be solar ready.
- Consultation took place with the Quadra Cedar Hill Community Association, the North Quadra Land Use Protection Association and residents of the adjacent properties; concerns and comments from Open Houses were summarized and the applicants met with the residents from Royal Woods apartments to discuss their concerns.
- All purchasers in this proposed development will receive a Sustainable Transportation Guide; the applicants have committed to contributions in the amount of \$20,000 for improvements to Annie Park, \$15,000 to complete the sidewalk along Annie Street, and \$47,500 to the Saanich Affordable Housing Fund.

In response to questions from Council, the development team stated:

- The applicant offered to provide bus passes to residents; staff indicated that alternatives to bus passes should be considered.
- A gate between Royal Woods and this proposed development was proposed but they have not received a response from Royal Woods. They will approach Royal Woods again prior to the Public Hearing.

PUBLIC INPUT:

R. Peterson, Keewatin Place, stated:

- The resident appreciates the setback from the road of the sidewalk and townhouses; this proposed development will be an attractive addition to the neighbourhood.

V. Hutzuliak, McKenzie Avenue, stated:

- The resident is concerned that the mature trees will be removed; there is also concern about vehicles from this development cutting through Royal Woods property to get to McKenzie Avenue.
- Idling the HandyDART may cause exhaust fumes to become an issue to residents at Royal Woods.

J. Schmuck, President of the Quadra Cedar Hill Community Association, stated:

- The resident is pleased to see that the applicant incorporated sustainability features in the plan including electric vehicle plug ins, solar readiness, and committing to a Built Green Gold standard of energy efficiency; this application conforms to the OCP and the Quadra Local Area Plan.
- This application is supported by neighbours of Annie Park; volunteers in the neighbourhood are appreciative of the contribution for improvements.
- Residents of Royal Woods expressed concerns regarding this proposed development; the Community Association supports this application proceeding to Public Hearing.

H. Charania, on behalf of the North Quadra Land Use Protection Association, stated:

- He thanks the applicant for the effort in engaging the community; the Association supports the application.
- The use of in-ground retention tanks for stormwater management was not discussed in the presentation.
- The specifics for the cash contribution for the widening of McKenzie Avenue are not clear; questions the funds allocated for the Annie Street sidewalk.
- The transit amenities have shrunk from the initial proposed development amenities; a copy of the proposed development amenities initially provided to the Association, was submitted.
- The sustainability features included in the project are welcomed; relocation or removal of the existing homes should be considered.
- There are traffic safety concerns about left hand turns in the vicinity of the development.

J. Bates, Ridgeway Street, stated:

- This proposed development fits within the character of the neighbourhood; there is a concern about left hand turns from McKenzie Avenue and vehicles cutting through the property of Royal Woods.
- The applicant is willing to work with the residents of Royal Woods to alleviate concerns.

M. Belikov, McKenzie Avenue, stated:

- The resident thanks the applicant for providing updates and to staff for answering questions.
- There is no need for further multi-family residences in this community; concerns include additional exhaust fumes, traffic, privacy issues and construction noise.
- The shadow study only shows shading up to 3 p.m.; the proposed bench adjacent to Royal Woods may promote loitering, smoking and additional noise.

L. Porco, Cloverdale Avenue, stated:

- The resident supports the application; this is a good fit for the neighbourhood and adds value to the surrounding properties.

K. Kimberley, Annie Street, stated:

- The resident owns an adjacent property; the application is supported.
- The application is consistent with the OCP; the existing composition of the neighbourhood is multi-family residences.
- This proposed development brings significant improvements to the streets and neighbourhood including the addition of sidewalks, landscape and pathway enhancements.
- Neighbours have provided feedback at community meetings and the applicants have integrated the feedback into the plans.

M. Chobotar, Royal Woods Strata President, stated:

- Strata Council is against this proposal; concerns about the traffic on Annie Street include the impact on pedestrians.
- There is no demand for more condos in this area; the entrance to the proposed development should be off McKenzie Avenue.
- The new development will cause shadowing on Royal Woods.

W. Uganecz, Rowland Avenue, stated:

- The design is impressive and the resident supports this application going to Public Hearing.

B. Luty, McKenzie Avenue, stated:

- There is concern about blasting to construct the underground parking; construction of surface parking would be less disruptive.
- Rental units would add to the number of transient residents; a larger environmental buffer between the properties would be appreciated.

D. Lathigee, Annie Street, stated:

- The resident has concerns regarding additional traffic on Annie Street due to this proposed development; more condos mean more vehicles.
- Speed bumps may encourage residents to drive slower.

I. Martin, Annie Street, stated:

- This proposed development is consistent with the OCP; the design is attractive and enhances the neighbourhood.
- Attracting more residents to the neighbourhood is important; the amenities in the area are exceptional.

R. de Geest, Interurban Road, stated:

- The resident commends the applicant for the proposed design; this is an improvement for the neighbourhood.

In response to questions from the public and Council, the development team stated:

- Access from McKenzie Avenue to the proposed development was reviewed but could result in residents parking on Annie Street because it is difficult to turn left into the development.
- The grade of the site drops to the rear of the property which allows for easier access from Annie Street.
- There will be no parking on Morgan Street.
- With enhancements to McKenzie Avenue, the mature tree will have to be removed; trees will be planted on the McKenzie Avenue boulevard once grading has been confirmed.
- A full sidewalk with curb and gutter will be constructed on Annie Street to connect to Saanich Road; the cost of the sidewalk was provided by the Engineering Department.
- Townhomes will have two parking spots each; access to townhouse parking will be from Morgan Street.

Motion:

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That a Public Hearing be called to further consider the rezoning application on Lots 9, 10, 16 and 17, Section 64, Victoria District, Plan 1319 (992 & 998 Annie Street and 991 & 999 McKenzie Avenue)."

Councillor Derman stated:

- This is an excellent location for densification; it is close to public transit, services, schools and parks.
- The commitment to a Built Green Gold standard of energy efficiency is appreciated; it is preferred that the existing homes be relocated.
- The preservation and treatment of natural areas will enhance the Annie Park

amenity.

- A double canopy of trees on the boulevard of McKenzie Avenue would be welcomed; he supports the application proceeding to Public Hearing.

Councillor Wergeland stated:

- He supports forwarding the application to Public Hearing; he commends the applicant for the thought, attention and time that went into the design.
- Community concerns were addressed; the amenities are positive additions to the project.
- McKenzie Avenue is a major traffic corridor; this is an excellent location for this project.

Councillor Gerrard stated:

- He supports this application proceeding to Public Hearing; this is a creative and thoughtful development.
- It fits within OCP and Quadra Local Area Plan policies.
- He is pleased that the applicant has committed to a Built Green Gold standard of energy efficiency, using heat pumps and being solar ready.
- The landscape plan enhances the site; the applicant is willing to remove or deconstruct the existing dwellings.
- Three streets will be upgraded due to this proposed development; the Community Association supports the application.

Councillor Brice stated:

- She supports the application proceeding to Public Hearing; the design is creative.
- This is a good location for development.

Councillor Sanders stated:

- This application is worthy of a Public Hearing; the applicant should consider relocating the existing homes rather than deconstruction.
- She understands the concern about the use of Annie Street and the additional traffic due to this proposed development; the project is consistent with the Quadra Local Area Plan.
- She questions the level of funding allocated for the sidewalks.

Councillor Murdock stated:

- The location of this proposed development is attractive; it is close to schools, the Lochside Trail and is walking distance to amenities.
- The applicant should consider meeting with residents of Royal Woods to discuss access to Annie Street and traffic issues; perhaps the Community Association could assist with facilitating a meeting.
- He supports the opportunity to relocate the existing dwelling.
- This application is worthy of a Public Hearing.

Councillor Brownoff stated:

- The design adds interesting architecture to the corridor; this is a great place for densification.
- Higher quality windows for the townhomes should be considered to lessen the noise from traffic on McKenzie Avenue; electric vehicle plug-ins, raised flower beds, and the improvements to the Morgan Street walkway are appreciated.
- The Sustainable Transportation Guide should include destinations and how

far services are from the site; managing construction traffic will be a key issue for discussion at the Public Hearing.

- She would like to see boulevard trees planted.

Mayor Leonard stated:

- He supports this application going to Public Hearing; multi-family dwellings are supported in Planning Department documents for this neighbourhood.
- He is pleased that the applicant was thorough; he thanks staff for their response to the application.

The Motion was Then Put and CARRIED

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 10:43 pm.

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CHAIR

I hereby certify these Minutes are accurate

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DEPUTY MUNICIPAL CLERK