

DISTRICT OF SAANICH
MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, NOVEMBER 4, 2013 AT 7:30 PM

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

Minutes **ADOPTION OF MINUTES**

MOVED by Councillor Derman and Seconded by Councillor Wergeland:
“That Council adopt the minutes of the October 28, 2013 Council and Committee of the Whole meetings.”

CARRIED

BYLAWS

2870-30
Kremlin Street

3839 KREMLIN STREET – REZONING TO RS-4

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2013, No. 9244”.
Rezoning from RS-6 to RS-4 for proposed two lot residential subdivision.

MOVED by Councillor Gerrard and Seconded by Councillor Wergeland:
“That Bylaw No. 9244 be introduced and read.”

CARRIED

2870-30
Midgard Avenue

1764 MIDGARD AVENUE – REZONING TO RS-4

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2013, No. 9245”.
Rezoning from RS-6 to RS-4 for proposed two lot residential subdivision.

MOVED by Councillor Gerrard and Seconded by Councillor Derman:
“That Bylaw No. 9245 be introduced and read.”

CARRIED

RECOMMENDATIONS FROM COMMITTEES

1310-40
CRD Issues

PROPOSED CAPITAL REGIONAL DISTRICT (CRD) CLEAN AIR BYLAW AMENDMENTS

Recommendation from the October 17, 2013 Healthy Saanich Advisory Committee that Council support the proposed amendments to the CRD Clean Air Bylaw to: (a) ban smoking in all public playgrounds and public playing fields; designated public spaces in municipalities; all areas of regional parks; electoral area community parks; and all municipal parks; and (b) increase the buffer zone for smoking near doorways, open windows and air intakes to seven metres, and areas around all bus stops.

MOVED by Councillor Gerrard and Seconded by Councillor Derman:
“That Council support the proposed amendments to the CRD Clean Air Bylaw to:

- (a) ban smoking in all public playgrounds and public playing fields; designated public spaces in municipalities; all areas of regional parks; electoral area community parks; and all municipal parks; and
- (b) increase the buffer zone for smoking near doorways, open windows and air intakes to seven metres, and areas around all bus stops.”

Councillor Gerrard stated:

- Although this is a CRD initiative, it is appropriate for the Healthy Saanich Advisory Committee and Council to indicate their support.

Councillor Brownoff stated:

- The proposed amendments have been authorized by the CRD Board.

Councillor Derman stated:

- CRD staff will now structure a bylaw and hold public consultation; supporting the proposed amendments is appropriate.

The Motion was then Put and CARRIED

1410-20
CRD Updates

CAPITAL REGIONAL DISTRICT ACTIVITIES UPDATE

MOVED by Councillor Derman and Seconded by Councillor Gerrard:
“That the Capital Regional District Activities Update be referred to a future meeting.”

CARRIED

Adjournment

On a motion from Councillor Murdock, the meeting adjourned at 7:32 pm.

The meeting reconvened at 8:16 pm.

RECOMMENDATIONS

From the Committee of the Whole Meeting held November 4, 2013

2860-20
Tillicum Road

2929 TILLICUM ROAD – DEVELOPMENT PERMIT AMENDMENT – WENSLEY ARCHITECTURE LTD. (DOUG WONG)

MOVED by Councillor Derman and Seconded by Councillor Wergeland:
“That Council approve and issue Development Permit Amendment DPA00796 on Lot A, Section 12, Victoria District, Plan 26750 (2929 Tillicum Road).”

CARRIED

Adjournment On a motion from Councillor Murdock, the meeting adjourned at 8:17 pm.

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ACTING 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, NOVEMBER 4, 2013 AT 7:33 PM

Present: **Chair:** Councillor Brice
Council: Acting Mayor Brownoff and Councillors Derman, Gerrard, Murdock, and Wergeland
Staff: Paul Murray, Chief Administrative Officer; Sharon Hvozdanski, Director of Planning; Mike Lai, Acting Director of Engineering; Sharon Froud, Deputy Legislative Manager; and Lynn Merry, Senior Committee Clerk

2860-20
Tillicum Road

2929 TILLICUM ROAD – DEVELOPMENT PERMIT AMENDMENT – WENSLEY ARCHITECTURE LTD. (DOUG WONG)

Report of the Director of Planning dated September 24, 2013 recommending Council approve Development Permit Amendment DPA00796 for proposed exterior renovations including upgrades to the canopy, façade and new signage. Report of the Advisory Design Panel dated September 5, 2013 recommending approval of the design.

The applicant, D. McGrath, Wensley Architecture Ltd., stated:

- The proposed renovations will modernize and upgrade the existing building; businesses will be operational during construction.
- In response to comments from the Advisory Design Panel, the rear elevations will be painted and the chain link fence will be replaced.
- Planters will be introduced to soften the façade and glass canopies will be added to allow for more light.

In response to questions from Council, the applicant stated:

- This application is intended for proposed upgrades to the façade; discussion has taken place regarding the parking area, pedestrian accessibility and lighting and will be addressed in future upgrades.
- There is no scheduled timeline for future development.
- The existing freestanding sign will remain and may be upgraded at a later date.

In response to questions from Council, C. Fu, First Capital (Gorge) Corporation, Inc., stated:

- The façade upgrades will assist with securing an anchor tenant.
- Upgrades to pedestrian connectivity and to the parking area can be considered as part of a longer term development plan.
- This application proposes upgrades to the form and character of the façade; renovations will allow for a village-type atmosphere.

PUBLIC INPUT:

R. Wickson, President of the Gorge Tillicum Community Association, stated:

- It was disappointing the Community Association was not adequately consulted; the shopping centre is a community gathering place and improvements are appreciated.
- The shopping centre has a busy parking lot; consideration should be given for easier access for pedestrians, cyclists and scooters; the bike rack should be made fully available.
- Signage should reflect this is a neighbourhood; consideration should be given to avoiding backlit signs, having automated signs which turn off when not required and alternative parking lot lighting.
- It is important to consult with the Community Association.

In response to questions from the public, the applicant stated:

- Signage will conform to Saanich bylaws.
- The patio area will be redesigned for better access; the addition of glass canopies will increase natural light.
- They will ensure that bike racks can be fully accessed.

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

- The Local Government Act is clear about the authority Council has with respect to an application for changes to form and character; this is such an application; it does not require variances.
- It is not uncommon for business tenants to change during the application and approval process; the initial application remains valid.

Motion:

MOVED by Councillor Derman and Seconded by Councillor Gerrard: "That it be recommended that Council approve and issue Development Permit Amendment DPA00796 on Lot A, Section 12, Victoria District, Plan 26750 (2929 Tillicum Road)."

Councillor Derman stated:

- This proposed upgrade is needed and appreciated; it will contribute to a more welcoming environment.
- He understands the desire to make the parking lot more pedestrian-friendly; the addition of raingardens could assist with managing stormwater.
- He hopes the applicant will bring forward future upgrades.

Councillor Murdock stated:

- He is eager to see the proposed improvements; the upgrades will offer a more contemporary look.
- In terms of form and character, he is pleased with the proposed upgrades; consideration should be given to the entire guest experience including accessibility.

- Bundling applications for upgrades would allow Council to consider the broader picture.

Councillor Brownoff stated:

- Planters should be considered instead of steel pillars to soften the façade; widening the sidewalk would assist in creating a better walking environment.
- Improvements to the outdoor patio space are appreciated.
- It would be preferable to consider all of the proposed upgrades at the same time; this would assist Council and the community to see the future vision for this mall.

Councillor Gerrard stated:

- The signage is corporate-oriented; signage needs to be softened to provide a welcoming effect.
- This is a good investment in the community; more thought must be given to providing a better pedestrian and cycling environment.

Councillor Wergeland stated:

- He appreciates the investment in the community; the application for the upgrade to the façade should have included upgrades to the parking area.

The Motion was then Put and CARRIED

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 8:15 pm.

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CHAIR

I hereby certify these Minutes are accurate

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DEPUTY MUNICIPAL CLERK