

DISTRICT OF SAANICH
MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JULY 7, 2014 AT 7:30 PM

Present: **Chair:** Mayor Leonard
Council: Councillors Brice (7:32 pm), Brownoff, Derman, Gerrard, Murdock, Sanders, Wade and Wergeland
Staff: Paul Murray, Chief Administrative Officer; Sharon Hvozdanski, Director of Planning; Mike Lai, Acting Director of Engineering; Donna Dupas, Legislative Manager; and Lynn Merry, Senior Committee Clerk

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Brownoff and Seconded by Councillor Wergeland:
“That Council adopt the minutes of the June 23, 2014 Council and Committee of the Whole meetings.”

CARRIED

BYLAWS

2870-30
Cedar Hill Cross
Road

HOUSING AGREEMENT AUTHORIZATION BYLAW (4000 CEDAR HILL CROSS ROAD)

Final Reading of the “Housing Agreement Authorization Bylaw (4000 Cedar Hill Cross Road), 2014, No. 9280”. To enter into a Housing Agreement with Habitat for Humanity Victoria for an affordable housing project at 4000 Cedar Hill Cross Road.

MOVED by Councillor Derman and Seconded by Councillor Gerrard:
“That Bylaw No. 9280 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

1500-01
XRef: 1110-30
2014 Election
Procedures

ELECTIONS PROCEDURES BYLAW AMENDMENT

Three Readings of the “Elections Procedures Bylaw, 2011, Amendment Bylaw, 2014, No. 9281”. To include housekeeping amendments.

MOVED by Councillor Derman and Seconded by Councillor Wergeland:
“That Bylaw No. 9281 be introduced and read.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland:
“That Bylaw No. 9281 be read a second time.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland:
“That Bylaw No. 9281 be now passed.”

CARRIED

1110-30
Ticket Bylaw
Amendment

TICKET BYLAW AMENDMENT – TREE PROTECTION BYLAW

Three Readings of the “Ticket Bylaw, 2010, Amendment Bylaw, 2014, No. 9282”. To include Tree Protection Bylaw, No. 9272.

MOVED by Councillor Wade and Seconded by Councillor Sanders: “That Bylaw No. 9282 be introduced and read.”

CARRIED

MOVED by Councillor Wade and Seconded by Councillor Sanders: “That Bylaw No. 9282 be read a second time.”

CARRIED

MOVED by Councillor Wade and Seconded by Councillor Sanders: “That Bylaw No. 9282 be now passed.”

CARRIED

RESOLUTIONS FOR ADOPTION

5370-30
Tender 18/14

TENDER 18/14 – SUPPLY OF HOT AND COLD MIX ASPHALT (FOB PLANT)

Report of the Director of Finance dated July 3, 2014 recommending Council approve the awarding of Tender 18/14 for the supply of hot and cold mix asphalt – FOB Plant to OK Industries as Island Asphalt Company in the amount of \$478,000 (based on estimated quantities and excluding taxes).

MOVED by Councillor Brice and Seconded by Councillor Gerrard: “That Tender 18/14 for the supply of hot and cold mix asphalt – FOB Plant be awarded to OK Industries as Island Asphalt Company in the amount of \$478,000 (based on estimated quantities and excluding taxes).”

CARRIED

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 7:33 pm.

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MAYOR

I hereby certify these Minutes are accurate.

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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, JULY 7, 2014 AT 7:35 PM

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

2870-30
 Normandy Road

520 NORMANDY ROAD – REZONING APPLICATION – COLIN SMYTH

Report of the Director of Planning dated June 18, 2014 recommending Council approve the rezoning from A-1 to RS-6 for a proposed four lot residential subdivision; and that final reading be withheld pending bonding of \$8,307.25 (\$1,186.75 x 7) for the planting of seven Schedule I Boulevard trees; and registration of a covenant to secure the design and construction of new dwellings on proposed Lots 1-4 conform to a minimum BuiltGreen™ Gold or equivalent energy efficiency standard, that habitable floor elevations of all future dwellings located on proposed Lots 2, 3, and 4 will be restricted to 52.9 m or higher (geodetic datum) and to save the District and Province harmless in case of flooding, and the exterior form and character of the single family dwellings is to be consistent with plans submitted December 19, 2013.

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

- Staff can provide further information in regards to renewal of the riparian area of Normandy Creek.
- If Council feels that the design of the homes is important to the rezoning application, a covenant would be registered on the properties; the covenant would ensure that the appearance of the exterior of the four homes including materials and design are consistent with plans submitted.
- If this application is approved, potential buyers who wish to build custom homes on these lots would have to return to Council to vary the covenant.
- Staff are unaware of the results of discussion between the Royal Oak Community Association (ROCA) and the applicant in relation to the provision of a neighbourhood public amenity.

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

- Normandy Road is not within a village centre therefore it is not identified for sidewalk improvements.
- A traffic calming assessment had been done previously in this neighbourhood but another assessment can be done as a result of concerns raised.

On behalf of the applicant, L. Mari, Planster Consulting, presented to Council and highlighted the following:

- Infill in this area is supported; it is within close proximity of public transit, transportation links, bike lanes, parks, village centres and schools.
- The surrounding neighbourhood is comprised of a mix of different types of housing.

- The design of the proposed dwellings is in keeping with the design of the newer dwellings in the area.
- The orientation of the proposed dwellings is a result of consultation with immediate neighbours.
- Consultation took place with ROCA and neighbours; a survey of neighbours showed that 86% were in support for four single family lots as opposed to other options presented.
- The proposed development is an adaptive, gradual change to the neighbourhood.
- Normandy Creek will be protected through the Streamside Protection and Enhancement Area.
- No variances are required for the proposed dwellings.

In response to questions from Council, L. Mari, stated:

- Planting and fencing will be used to minimize privacy issues with immediate neighbours.
- Should this application go to Public Hearing, the streetscape along Elk Lake Drive will be re-visited.
- Consideration would be given to planting Garry Oaks elsewhere within the municipality to replace the ones being removed from the site.
- A mix of impermeable and permeable pavers would be considered if it can be accommodated.
- A survey of neighbours showed a preference for single family dwellings.
- Neighbours are concerned with the potential loss of privacy and increased on-street parking.
- The applicant is not clear what type of neighbourhood public amenity would be preferred by ROCA.
- Changing the orientation of the dwellings so that the frontage faces Elk Lake Drive could be examined.

PUBLIC INPUT:

V. Almeida, Normandy Road, stated:

- There is concern regarding the accuracy of the survey results.
- Changing the orientation of the proposed dwellings to face Elk Lake Drive will result in their rear yards being situated next to immediate neighbours on Normandy Road; this would impact the neighbours with a potential increase of noise and smell of compost.

B. Cameron, Normandy Road, stated:

- With the addition of four new dwellings, increased on-street parking and traffic is a concern.

R. Sahota, Normandy Road, stated:

- There is concern with the number of dwellings proposed for this site, the potential loss of privacy and increased traffic.
- The survey of neighbours asked for their preference and support for a ten-unit townhouse development, a seven-unit townhouse development or four single family dwellings; it is not surprising that most neighbours supported the proposal with the least number of dwellings.

In response to questions, L. Mari, stated:

- 36 neighbours participated in two surveys confirming their preference for four single family dwellings.
- The dwelling on Lot 1 is proposed to face the neighbouring panhandle lot; given the width requirements for the lots, it may not be possible to change the orientation of the dwelling without the need for variances.
- The covenant will ensure that form and character and landscaping commitments take place.
- The applicant is committed to re-visiting streetscape concerns on Normandy Road and Elk Lake Drive, reconsidering form and character of the site as a whole, re-engaging with ROCA and neighbours to discuss neighbourhood public amenity options and replacement of Garry Oaks.
- The materials proposed for the dwellings fits within the character of the neighbourhood.

In response to a question from Council, the Director of Planning stated that to eliminate the need for a variance, developments must have one rear yard, front yard, one exterior side yard and one interior side yard and meet the requirements of the setbacks.

Motion:

MOVED by Councillor Wade and Seconded by Mayor Leonard: “That a Public Hearing be called to further consider the rezoning application on Lot 8, Section 108, Lake District, Plan 5710, except part in Plan 2431 RW (520 Normandy Road).”

Councillor Wade stated:

- The applicant is willing to re-visit and address the concerns of Council and neighbours; the community is generally supportive of the application.

Mayor Leonard stated:

- The applicant needs to focus on re-visiting the frontage on Normandy Road and Elk Lake Drive and to ensuring the form and character of the site, not just the dwellings, is maintained.

Councillor Brice stated:

- She is not opposed to the application proceeding to Public Hearing.
- Townhomes on this site might be more appropriate; the concerns identified need to be addressed.

Councillor Sanders stated:

- Three lots on this site would be preferable; visitor parking need to be addressed.
- The proposed development must be complementary to the neighbourhood.
- A neighbourhood public amenity needs to be confirmed; commitment to maintaining the boulevard on Elk Lake Drive needs to be addressed.

Councillor Murdock stated:

- He is not convinced that this is the right land use for this location; the orientation on both frontages needs to be re-visited.
- The neighbours' preference for four single family dwellings versus townhomes is understandable.

Councillor Brownoff stated:

- It is important that this proposed development fits within the character of the neighbourhood; there is concern in relation to graffiti on the proposed fencing and the potential lack of maintenance on the boulevard along Elk Lake Drive.
- Concerns need to be addressed before the application is ready to go to Public Hearing.

Councillor Derman stated:

- This is an appropriate site for infill because of its proximity to amenities and services; the design of the site must respect the character of the neighbourhood.
- The applicant must address the concerns including re-visiting the streetscape on Normandy Road and Elk Lake Drive, addressing privacy concerns of neighbours and committing to the use of permeable materials or a mix of materials.

In response to a question from Council, the Director of Planning stated that if the applicant addressed all the concerns, a supplemental report would be prepared by staff.

Councillor Wergeland stated:

- The applicant needs to take the time to address concerns; the proposed development should fit within the character of the neighbourhood.
- Changing the orientation of the proposed dwelling on Lot 1 should be considered.

Councillor Gerrard stated:

- Concerns including re-visiting the streetscape on Normandy Road and Elk Lake Drive, changing the orientation of the proposed dwelling on Lot 1 to face Normandy Road, addressing privacy of neighbours, inclusion of pervious pavers and a commitment to a neighbourhood public amenity needs to be addressed before Public Hearing.

**The Motion was then Put and DEFEATED
with Councillors Brownoff, Derman, Gerrard, Sanders and Wergeland
OPPOSED**

MOVED by Councillor Brownoff and Seconded by Councillor Derman: "That consideration of the rezoning application on Lot 8, Section 108, Lake District, Plan 5710, except part in Plan 2431 RW (520 Normandy Road) be postponed to allow the applicant to further address the comments and concerns raised by Council."

CARRIED

Adjournment On a motion from Councillor Brownoff, the meeting adjourned at 8:35 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK