

- equivalent energy efficiency standard;
- A requirement that the Phase 2 building provide and continuously maintain three visitor parking spaces for the exclusive use of Phase 1;
- Provision of a one-time annual bus pass per unit to the first purchaser of each unit, with program monies to be held in trust by a lawyer;
- A community contribution of \$136,500 to the Saanich Affordable Housing Fund (\$64,500 for Phase I, \$72,000 for Phase 2);
- Payment in each of the two phases of \$1,176.47 per unit to the District of Saanich prior to issuance of a building permit for improvements to the downstream sewer capacity to accommodate the development;
- Consolidation of the eight lots prior to the issuance of a building permit; and
- A community contribution of \$30,000 to Saanich (\$15,000 for Phase 1, \$15,000 for Phase 2) for park development.
- Excerpt from the Committee of the Whole meeting held June 23, 2014;
- Correspondence from a resident dated July 16, 2014; a letter from the Quadra Cedar Hill Community Association dated September 15, 2013; and three letters from the community received July 21, 2014.

APPLICANT:

D. Bazett, Vic Davies Architect Ltd., and J. Lommerse, LADR Landscape Architect, presented to Council and highlighted the following:

- The applicant is committed to BuiltGreen™ Gold standard of construction and the building has been designed to allow for future solar conversion.
- Proximity of the proposed development to public transit, shopping, schools and parks will reduce the dependency on vehicles.
- Parking is underground with a controlled entry phone system; two electric car charging stations will be available.
- Storage lockers will be available in the underground parking garage; bicycles can be stored in lockers or on wall mounted lockable bicycle mounts installed in each parking stall.
- Access to the underground parking will be off Inverness Road alleviating concerns of additional traffic on Glasgow Avenue.
- Covered top floor balconies will assist in reducing moisture and heat gain.
- The goal of the landscaping design is to provide an attractive setting while maintaining and enhancing the pedestrian network.
- Raised planters for trees and shrubs along with decorative concrete pavers are proposed; two separate seating areas will be located in the courtyard between the buildings.
- New 2.0 meter wide separated sidewalk is proposed on both Inverness Road and Glasgow Avenue.
- The corner of Inverness Road and Glasgow Avenue will feature a cascading garden; ground floor suites will have their own entrances and will be accented with trellises and gates.
- This is appropriate land use for the site; the Quadra Cedar Hill Community Association (QCHCA) supports the proposed development.

PUBLIC INPUT:

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

- The Community Association believes that community contributions should be used for projects within the immediate neighbourhood; neighbours feels that the contribution should go to Rutledge Park for further park

improvements which could include children's play equipment updates or a water park.

- The QCHCA supports the proposed development and applauds the commitment to construction to BuiltGreen™ Gold standards.
- There is merit in planning for upgrades to Inverness Road Parkland.

K. Whitcroft, Inverness Road, stated:

- Inverness Road Parkland is in the immediate neighbourhood and, in the future, is slated to become a greenway to link the Galloping Goose and Bowker Creek.
- Applications for grants through the Saanich Legacy Foundation could be requested to preserve Inverness Road Parkland.
- The applicant's presentation did not address storm water management.

A. Beck, James Hts, stated:

- He supports the proposal before Council; there are three parks close to the proposed development.
- Inverness Road Parkland is located in an area with single family dwellings that have large yards; to get to Inverness Road Parkland, residents of the proposed development must cross Quadra Street.
- Glasgow Park is sited on steep terrain and is not used regularly; Rutledge Park is the most accessible and therefore should be the natural choice for further park development.
- The community contribution is coming from this proposed development therefore should be used to benefit its' residents.

Resident, Carey Road, stated:

- Multi-family dwellings on this site are supportable; this is an attractive design.
- He questioned what the plans are for the neighbouring property which is not included in this development.
- The proposed development does not include affordable housing designated for seniors.

C. McDermott, Glasgow Avenue, stated:

- The proposed development fits within the character of the neighbourhood; the proposed building design and landscaping are attractive.
- The proposed development is supported.

APPLICANTS RESPONSE:

- Storm water runoff will be contained via a combination of open bottom silt traps, in-ground detention, open swales and oil/grit separators.
- The property at 3347 Glasgow Avenue was not included in this proposed development; the mass of the two buildings, with this property included, would have been excessive.
- There may be a potential of future development of the property at 3347 Glasgow Avenue and the vacant lot at 3351 Glasgow Avenue.

Motion:

COUNCIL DELIBERATIONS:

MOVED by Councillor Sanders and Seconded by Councillor Wade: "That: 1) the Zoning Bylaw, 2003, be amended, to include a new Apartment Zone (RA-9);

- 2) the application to rezone Lots 13, 12, 11, 14, 15, 16, 17 and 18, Section 63, Victoria District, Plan 1781 (1000, 1006, 1010 Inverness Road and 3315, 3321, 3329, 3333, 3339 Glasgow Avenue) from RS-6 (Single Family Dwelling) to RA-9 (Apartment) be approved;
- 3) final reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a Restrictive Covenant to secure:
 - a) the proposed buildings are constructed to a BuiltGreen™ Gold or equivalent energy efficiency standard;
 - b) a requirement that the Phase 2 building provide and continuously maintain three visitor parking spaces for the exclusive use of Phase 1;
 - c) provision of a one-time annual bus pass per unit to the first purchaser of each unit, with program monies to be held in trust by a lawyer;
 - d) a community contribution of \$136,500 to the Saanich Affordable Housing Fund (\$64,500 for Phase 1, \$72,000 for Phase 2);
 - e) payment in each of the two phases of \$1,176.47 per unit to the District of Saanich prior to issuance of a building permit for improvements to the downstream sewer capacity to accommodate the development;
 - f) consolidation of the eight lots prior to issuance of a building permit; and
 - g) a community contribution of \$30,000 to Saanich (\$15,000 for Phase 1, \$15,000 for Phase 2) for park development.”

Councillor Sanders stated:

- The applicant has addressed neighbours' concerns; Inverness Road Parkland should be considered for the park contribution.

Councillor Wade stated:

- This is appropriate infill for the neighbourhood; it is in close proximity to public transit, services and shopping.
- The Affordable Housing Contribution is significant and makes this neighbourhood a more complete community.
- She concurs with the Community Association that the park contribution be kept within the immediate neighbourhood.

Councillor Brice stated:

- She is pleased that the applicant met with neighbours and addressed concerns; the Community Association supports the development.
- The proposed development will enhance the neighbourhood; a policy should be considered to have developers include in their applications, provisions for alternative transportation options for residents.
- The proximity to services should decrease the need for motor vehicles.

Councillor Wergeland stated:

- The proposed building design and landscaping are attractive; community contributions should benefit the immediate neighbourhood.
- The proposed development is supported by the community.

Councillor Gerrard stated:

- This is appropriate land use and is consistent with the Official Community Plan; the Community Association is in support.
- He appreciates the commitment to BuiltGreen™ Gold standard of construction.
- The cascading garden at the corner and the landscaping plan is attractive; a policy should be considered to increase access to the Saanich Affordable Housing Fund.
- There is a considerable amount of bicycle parking available therefore the parking variance can be supported.

Councillor Murdock stated:

- The applicant addressed the concerns of neighbours and the Community Association.
- The commitment to BuiltGreen™ Gold, the provision of annual bus passes and the mounted bike racks in parking stalls are appreciated.
- The proposed development is in close proximity to services, public transit and the Galloping Goose.

Councillor Brownoff stated:

- The proposed building design and landscaping is attractive; the addition of mounted bike racks and lockers is appreciated.
- Offering transit passes to residents should become the norm for developers; the use of transit passes should be monitored and Strata Councils could be encouraged to offer passes to residents.
- The proposed development compliments the neighbourhood; she thanks the applicant for the contributions included in the application.

Councillor Derman stated:

- The proposed building design is attractive; lockers are a positive addition for residents.
- The boulevard and new sidewalk will enhance the pedestrian environment.
- He hopes the provision of bus passes will stimulate transit use; the Affordable Housing contribution is generous.
- Passive solar development could be considered in future development applications.

The Motion was then Put and CARRIED

**MOVED by Councillor Sanders and Seconded by Councillor Derman:
“That the community contribution for park development in the amount of \$30,000 (\$15,000 for Phase 1, \$15,000 for Phase 2) be allocated to Inverness Road Parkland.”**

Councillor Sanders stated:

- Inverness Road Parkland has no signage and is unkempt; it could benefit from barriers to stop residents from parking on the site.
- The community wanted Inverness Road Parkland as an amenity; the contribution could be used for signage to identify the site as a park.

Councillor Derman stated:

- He understands the QCHCA's request for the contribution to be used for Rutledge Park; the concept plan for Inverness Road Parkland was approved by Council in 2009 but improvements did not occur.
- The funds could be used in conjunction with a Saanich Legacy Foundation grant for improvements; improvements of Inverness Road Parkland is part of a broader vision to daylight and reinvigorate the Cecelia Creek watershed.

Councillor Brice stated:

- She normally supports contributions be utilized in the immediate neighbourhood where development takes place.
- There has been considerable investment in Rutledge Park; it is time to make an investment in the Inverness Road Parkland.

Councillor Brownoff stated:

- Daylighting the creek and watershed at Inverness Road Parkland will allow for opportunities in the future.
- Residents currently park their vehicles on the site; funds can be used for signage to identify the site as parkland.
- The Inverness Road Parkland concept plan was a Centennial project but was not acted on; this site will become part of the greenway connection to the Galloping Goose.

Councillor Gerrard stated:

- He understands the Community Association's recommendation to use the funds for Rutledge Park.
- There was a commitment by Council in 2009 to make improvements to Inverness Road Parkland; improvements have been minimal.
- The Community Association can approach the Parks and Recreation Department to develop a proposal for improvements to Rutledge Park.

Councillor Murdock stated:

- The QCHCA wants to invest in improvements for Rutledge Park; investment in Rutledge Park is an immediate benefit to the new residents of this proposed development.
- He supports the motion to allocate the funds for improvements to Inverness Road Parkland.

Councillor Wergeland stated:

- He supports the motion that the funds be allocated to the Inverness Road Parkland.

Councillor Wade stated:

- She supports the Community Association's opinion to fund improvements for Rutledge Park.
- Previous Council made a commitment to develop Inverness Road Parkland and that should have been undertaken at the time.

Mayor Leonard stated:

- He supports the motion; the Community Association can meet with Parks and Recreation staff to discuss options for possible improvements to Rutledge Park.

**The Motion was then Put and CARRIED
with Councillor Wade OPPOSED**

2870-30
Inverness
Road/Glasgow
Avenue

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9283”
Second and Third Readings

MOVED by Councillor Brice and Seconded by Councillor Gerrard: “That Bylaw No. 9283 be read a second time.”

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Gerrard: “That Bylaw No. 9283 be now passed.”

CARRIED

2870-30
Inverness
Road/Glasgow
Avenue

ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9284”
Second and Third Readings

MOVED by Councillor Brice and Seconded by Councillor Gerrard: “That Bylaw No. 9284 be read a second time.”

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Gerrard: “That Bylaw No. 9284 be now passed.”

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Wade: “That it be recommended that Council approve Development Permit DPR00561 on Lots 13, 12, 11, 14, 15, 16, 17 and 18, Section 63, Victoria District, Plan 1781 (1000, 1006, 1010 Inverness Road and 3315, 3321, 3329, 3333, 3339 Glasgow Avenue).”

CARRIED

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Wade and Seconded by Councillor Gerrard: “That Council adopt the minutes of the July 14, 2014 Council meeting.”

CARRIED

RESOLUTIONS FOR ADOPTION

5370-30
Tender 15/14

TENDER 15/14 – WOOD STAVE STORM DRAIN REPLACEMENT AND SANITARY SEWER REPLACEMENT.

Report of the Acting Director of Engineering dated July 16, 2014 recommending Council award Tender 15/14 for wood stave storm drain replacement/sanitary sewer replacement and change orders within project budget, to Scansa Construction Ltd. in the amount of \$1,482,093 excluding taxes.

MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: "That Tender 15/14 for wood stave storm drain replacement/sanitary sewer placement, and change orders within project budget, be awarded to Scansa Construction Ltd. in the amount of \$1,482,093 excluding taxes."

CARRIED

5370-30

Tender 10/14

TENDER 10/14 – COOK STREET UPGRADES

Report of the Acting Director of Engineering dated July 16, 2014 recommending Council award Tender 10/14 for Cook Street Upgrades, and change orders within project budget, to Brunnell Construction Ltd. in the amount of \$4,834,599 (excluding GST).

MOVED by Councillor Wergeland and Seconded by Councillor Derman: "That Tender 10/14 for Cook Street Upgrades, and change orders within project budget, be awarded to Brunnell Construction Ltd. in the amount of \$4,834,599 (excluding GST)."

CARRIED

Adjournment

On a motion from Councillor Brice, the meeting adjourned at 8:41 pm.

The meeting reconvened at 8:49 pm.

RECOMMENDATIONS

From the Committee of the Whole Meeting held July 21, 2014

5690-30

Loan Agreement

PROSPECT LAKE SOCCER CLUB – REQUEST FOR INTEREST FREE LOAN FOR LAYRITZ PARK CHANGE HOUSE

MOVED by Councillor Brice and Seconded by Councillor Gerrard: "That Council authorize an interest free loan up to \$250,000 with a five (5) year repayment schedule to the Prospect Lake Soccer Club for the Layritz Park Change House project."

CARRIED

In Camera Motion

MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That pursuant to Section 18(a) and 19(a) of the Council Procedure Bylaw, 2007, No. 8840, the following meeting be closed to the public as the subject matters being considered relate to personal information about an identifiable individual being considered for an appointment, and negotiations between the District and another government body."

CARRIED

Adjournment

On a motion from Councillor Derman, the meeting adjourned at 8:50 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 21, 2014 AT 8:43 PM

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

5690-30
Loan Agreement

PROSPECT LAKE SOCCER CLUB – REQUEST FOR INTEREST FREE LOAN FOR LAYRITZ PARK CHANGE HOUSE

Report of the Director of Parks and Recreation dated July 14, 2014 recommending Council authorize an interest free loan up to \$250,000 to the Prospect Lake Soccer Club for the Layritz Park Change House project with a five (5) year repayment schedule.

APPLICANT:

- K. Watson and T. White, Prospect Lake Soccer Club, highlighted the following:
- The Soccer Club has secured \$500,000 through fundraising and provincial government support.
 - The funds raised and the interest free loan, will be used to construct a change house and public washrooms.

In response to a question from Council, the applicant stated that over \$100,000 was secured through fundraising.

Motion: **MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That it be recommended that Council authorize an interest free loan up to \$250,000 with a five (5) year repayment schedule to the Prospect Lake Soccer Club for the Layritz Park Change House project.”**

Councillor Derman stated:

- He congratulates the Soccer Club for constructing the artificial turf field without using the previously approved interest free loan.
- The construction of washrooms and a change house are needed additions.

Councillor Brice stated:

- She appreciates the volunteers who dedicate their time.
- There may be operating costs associated with the public washroom facilities and would like to hear from Parks staff on this.

Councillor Gerrard stated:

- He congratulates the Association for securing \$500,000 in grants and through fundraising.

The Motion was then Put and CARRIED

Adjournment On a motion from Councillor Derman, the meeting adjourned at 8:48 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK