



Agenda

Special Council Meeting
Council Chambers, Saanich Municipal Hall, 770 Vernon Avenue
TUESDAY, JUNE 27, 2017 AT 7:00 PM

NOTICE OF PUBLIC HEARING JUNE 27, 2017

A. PROPOSED REZONING FOR A 13-UNIT TOWNHOUSE DEVELOPMENT (1032, 1042 & 1052 CLOVERDALE AVENUE)

REPORTS: <ul style="list-style-type: none">▪ Supplemental Report 2 from the Director of Planning dated May 29, 2017 (Please note: this includes a new Development Permit and revised drawings dated stamped received March 20, 2017 from Outline Home Design)▪ Supplemental Report from the Director of Planning dated November 22, 2016▪ Report from the Director of Planning dated August 18, 2016	Pg. 1 Pg. 12 Pg. 16
Engineering Servicing Requirements	Pg. 30
Bylaw No. 9410	Pg. 33
MINUTES: <ul style="list-style-type: none">▪ Excerpt from the Public Hearing of January 24, 2017▪ Excerpt from the Committee of the Whole meeting of September 12, 2016	Pg. 34 Pg. 40
OTHER REPORTS: <ul style="list-style-type: none">▪ Storm Water Management Statement dated August 7, 2015▪ Sustainability Statement dated received August 25, 2015▪ Advisory Design Panel Report dated December 23, 2015	Pg. 44 Pg. 46 Pg. 49
CORRESPONDENCE: <ul style="list-style-type: none">▪ 2 Letters from the Quadra Cedar Hill Community Association▪ 3 Letters from the Applicant, including an Attendance Sheet and Questionnaire Submissions from an open House held February 21, 2017▪ 38 Letters from Residents	Pg. 51 Pg. 58 Pg. 76

B. PROPOSED REZONING FOR A RESIDENTIAL SUBDIVISION (5117 DEL MONTE AVENUE)

REPORTS: <ul style="list-style-type: none">▪ Supplemental Report from the Director of Planning dated April 19, 2017▪ Report from the Director of Planning dated April 22, 2016	Pg. 144 Pg. 153
Engineering Servicing Requirements	Pg. 168
Bylaw No. 9443	Pg. 170
MINUTES: <ul style="list-style-type: none">▪ Excerpt from the Committee of the Whole meeting of May 15, 2017	Pg. 171

<ul style="list-style-type: none"> ▪ Excerpt from the Committee of the Whole meeting of May 16, 2016 	Pg. 175
OTHER REPORTS: <ul style="list-style-type: none"> ▪ Revised Tree Retention Report dated July 18, 2016 ▪ Servicing Tree Impact Report dated April 27, 2015 ▪ Tree Retention Report dated December 18, 2014 	Pg. 179 Pg. 209 Pg. 212
CORRESPONDENCE: <ul style="list-style-type: none"> ▪ 2 Letters from the Cordova Bay Community Association ▪ 2 Letters from the Applicant, including an Open House Summary held on June 24, 2015 ▪ 23 Letters from Residents 	Pg. 237 Pg. 240 Pg. 248

C & D PROPOSED AMENDMENT TO THE TILLICUM LOCAL AREA PLAN AND PROPOSED REZONING FOR A RESIDENTIAL SUBDIVISION (955 & 961 PORTAGE ROAD)

REPORTS: <ul style="list-style-type: none"> ▪ Supplemental Report from the Director of Planning dated May 30, 2017 ▪ Report from the Director of Planning dated December 19, 2016 	Pg. 298 Pg. 305
Engineering Servicing Requirements	Pg. 344
Bylaws No. 9444 & 9445	Pg. 346
MINUTES: <ul style="list-style-type: none"> ▪ Excerpt from the Committee of the Whole meeting of April 24, 2017 ▪ Minutes of the Gorge Waterway Initiative Steering Committee Meeting of September 17, 2014 	Pg. 348 Pg. 353
OTHER REPORTS: <ul style="list-style-type: none"> ▪ Tree Covenant Area Report dated November 28, 2014 ▪ Environmental Overview Assessment dated August 29, 2014 ▪ Ecological Features Report dated March 17, 2014 ▪ Sustainability Statement dated April 23, 2014 ▪ Stormwater Management Statement dated April 15, 2014 ▪ Tree Windthrow Study dated October 18, 2012 ▪ Native and Invasive Vegetation Assessment April 21, 2006 	Pg. 359 Pg. 360 Pg. 387 Pg. 393 Pg. 396 Pg. 398 Pg. 419
CORRESPONDENCE: <ul style="list-style-type: none"> ▪ 2 Letters from the Gorge Tillicum Community Association ▪ 5 Letters from the Portage Inlet Sanctuary Colquitz Estuary Society ▪ 1 Letter from the Gorge Waterway Action Society ▪ 1 Letter from the Ministry of Transportation and Infrastructure ▪ 36 Letters from Residents 	Pg. 424 Pg. 428 Pg. 441 Pg. 443 Pg. 445



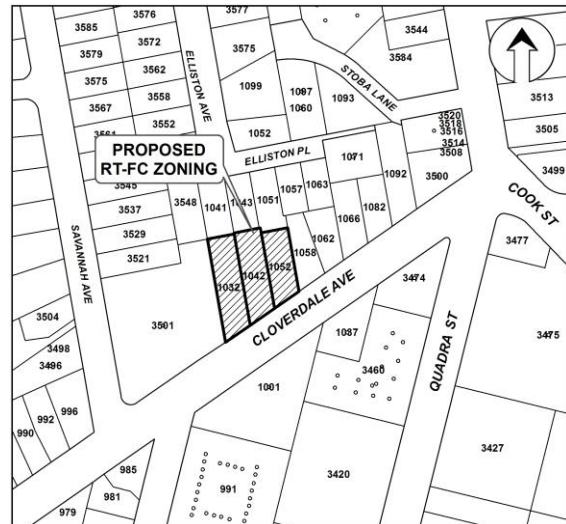
THE DISTRICT OF SAANICH

NOTICE OF PUBLIC HEARING ON ZONING AND OFFICIAL COMMUNITY PLAN BYLAWS

NOTICE IS HEREBY GIVEN that a SPECIAL COUNCIL MEETING for the purpose of a PUBLIC HEARING will be held in the SAANICH MUNICIPAL HALL COUNCIL CHAMBERS, 770 Vernon Avenue, Victoria, BC, V8X 2W7, on **TUESDAY, JUNE 27, 2017 at 7:00 P.M.**, to allow the public to make verbal or written representation to Council with respect to the following proposed bylaws and permits.

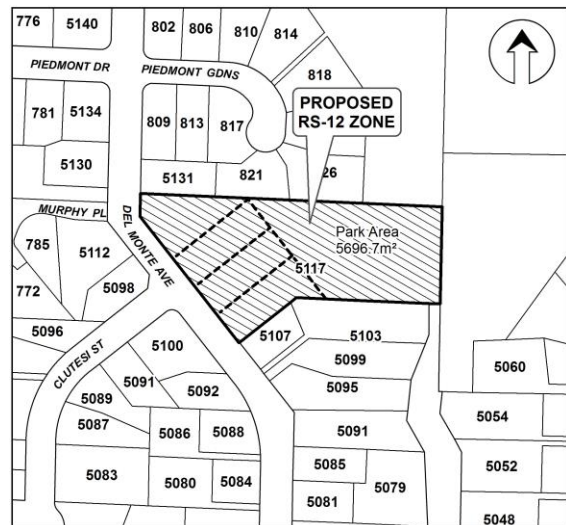
A. ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9410”
PROPOSED REZONING FOR A 13-UNIT TOWNHOUSE DEVELOPMENT ON CLOVERDALE AVENUE

The intent of this proposed bylaw is to rezone Lot 9, Section 63, Victoria District, Plan 4628, except that Part in Plan 15395 (**1032 CLOVERDALE AVENUE**), Lot 8, Section 63, Victoria District, Plan 4628, except that Part in Plan 14267 (**1042 CLOVERDALE AVENUE**), and Lot 7, Section 63, Victoria District, Plan 4628, except that Part in Plan 14267 (**1052 CLOVERDALE AVENUE**) from Zone RS-6 (Single Family Dwelling) to Zone RT-FC (Attached Housing Four Corners) to construct a 13-unit townhouse development. A **DEVELOPMENT PERMIT** will be considered for form and character. A **COVENANT** will also be considered to further regulate the use of the lands and buildings.



B. ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9443”
PROPOSED REZONING FOR A RESIDENTIAL SUBDIVISION ON DEL MONTE AVENUE

The intent of this proposed bylaw is to rezone Lot B, Sections 45 and 46, Lake District, Plan 9363 (**5117 DEL MONTE AVENUE**) from Zone A-1 (Rural) to Zone RS-12 (Single Family Dwelling) for the purpose of subdivision in order to create three additional lots for a total of four lots for single family dwelling use. A 5,696.7 m² portion of the land will be dedicated to Saanich as parkland. A **COVENANT** will be considered to further regulate the use of the lands and buildings.

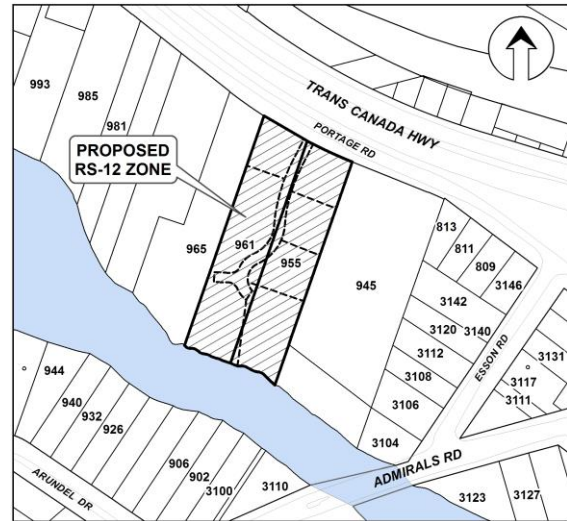


C. OFFICIAL COMMUNITY PLAN BYLAW, 2008, AMENDMENT BYLAW, 2017, NO. 9444
PROPOSED AMENDMENT TO THE TILLICUM LOCAL AREA PLAN

The intent of this proposed bylaw is to amend Appendix “M” of the Official Community Plan (Tillicum Local Area Plan) by deleting Policy 7.2 (a) and replacing it with the following “Retaining A-1 zoning outside the Sewer Service Area along the north shore of Colquitz River estuary and Portage Inlet”.

D. ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9445”
PROPOSED REZONING FOR A RESIDENTIAL SUBDIVISION ON PORTAGE ROAD

The intent of this proposed bylaw is to rezone Lot 5, Section 79, Victoria District, Plan 890, Except Part in Plan 3836 RW and Plan 776RW (**955 PORTAGE ROAD**), and Lot 6, Section 79, Victoria District, Plan 890, Except Parts in Plans 3836 RW, Plan 50827 and Plan 776RW (**961 PORTAGE ROAD**) from Zone A-1 (Rural) to Zone RS-12 (Single Family Dwelling) for the purpose of subdivision in order to create four additional lots for a total of six bare land strata lots for single family dwelling use. A **DEVELOPMENT PERMIT AMENDMENT** and **DEVELOPMENT VARIANCE PERMIT** will be considered to require the lands and buildings to be developed in accordance with the plans submitted. Variances to lot depth and setbacks are requested. A Covenant will also be considered to further regulate the use of the lands and buildings. An **ENVIRONMENTAL DEVELOPMENT PERMIT** forms part of this application.



The proposed bylaws, permits and relevant reports may be inspected or obtained from the Legislative Division between 8:30 a.m. and 4:30 p.m., from June 15, 2017 to June 27, 2017 inclusive, except for weekends and statutory holidays. The reports from the Director of Planning regarding the above applications are available on the Saanich website at www.saanich.ca under Local Government/Development Applications.

Correspondence may be submitted by mail or by e-mail and must be received no later than 4:00 p.m. on the day of the meeting. All correspondence submitted will form part of the public record and may be published in a meeting agenda.

Legislative Division by e-mail: clerksec@saanich.ca By Phone: 250-475-1775 Web: Saanich.ca

1410-04
ref: 2870-30

Returning to PH June 27, 2017

Bylaw No. 9410



The Corporation of the District of Saanich

Supplemental Report 2

Council: ✓
CAO: ✓
Dir. of Eng: ✓
Comm. Assoc.: ✓
Applicant: ✓ June 07, 2017

To: Mayor and Council
From: Sharon Hvozdzanski, Director of Planning
Date: May 29, 2017
Subject: Development Permit and Rezoning Application
File: DPR00619; REZ00562 • 1032, 1042, & 1052 Cloverdale Avenue

RECOMMENDATION

1. That the application to rezone from the RS-6 (Single Family Dwelling) Zone to the RT-FC (Attached Housing Four Corners) Zone be approved.
2. That Development Permit DPR00619 be approved.
3. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant for:
 - BUILT GREEN® Gold or EnerGuide 82, or equivalent, including the installation of heat pumps for each dwelling unit;
 - Installation of the necessary conduit and piping to be considered solar ready for the future installation of solar photovoltaic or hot water heating systems;
 - \$14,000 to be provided to Saanich for use in the construction of a Children's water spray pad and permanent washrooms at Rutledge Park;
 - \$14,000 to the Saanich Affordable Housing Fund;
 - \$26,000 to the Saanich Transportation Fund for use either towards a future crosswalk on Cloverdale Avenue or, if an evaluation shows a crosswalk at that location is not warranted, towards a sidewalk on Savannah Avenue.

PURPOSE

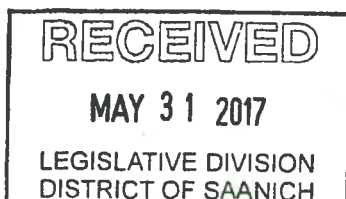
The purpose of this report is to outline revisions to the proposed Rezoning and Development Permit application for the subject property based on feedback received at the January 24, 2017 Public Hearing.

DISCUSSION

Background

The applicant proposes to rezone the property from RS-6 (Single Family Dwelling) Zone to RT-FC (Attached Housing Four Corners) Zone in order to construct a 14 unit townhouse development. A Form and Character Development Permit is also required.

PH A



At the January 2017 Public Hearing, Council reviewed the subject Rezoning and Development Permit application. Comments from Council and the public included concerns about: the number of units; green and/or open spaces and play areas; parking; and the amount of community contribution. Following the Public Hearing Council moved to, “postpone further consideration of the application to rezone the property at 1032, 1042, and 1052 Cloverdale Avenue to allow the applicant to consider comments made by Council.”

In response to the questions raised by Council at the January 2017 Public Hearing, the applicant has revised their plans as follows:

Number of Units

The applicant has now removed one unit from the proposal, leaving a total of 13 units. The density on the site would now be one unit per 202 m² of lot area as opposed to the higher previously proposed density of one unit per 187 m². The unit was removed from proposed Block 1, enabling greater separation between it and Block 2. Both blocks fronting on to Cloverdale Avenue would now have three units each. This would also allow proposed Block 2 to slide to the west, creating an open space to the east of this block (see Figures 1 and 2).

Green or Open Space and Play Areas

The removal of one unit has allowed the applicant to increase the separation between the units, as well as provide a common space for the townhouses to be used as a sitting or play area. The proposed walking path at the rear of the site has also been removed, thereby increasing the size of the private backyards for Blocks 3 and 4, as well as the separation between these two blocks.

Parking

The previous proposal provided the full complement of overall required parking spaces, but only designated three of these spaces for visitor parking, as opposed to the five required under the Zoning Bylaw. With the loss of one unit, the new proposal now provides in excess of the full number of required spaces (28 spaces provided, 26 required), and five of these have been designated visitor parking, again exceeding the requirements of the Zoning Bylaw (5 visitor spaces provided as opposed to 4 required). With the revised proposal a variance for the number of visitor parking spaces is no longer required.



Figure 1: Previous Site Plan (from plans provided by Outline Home Design)

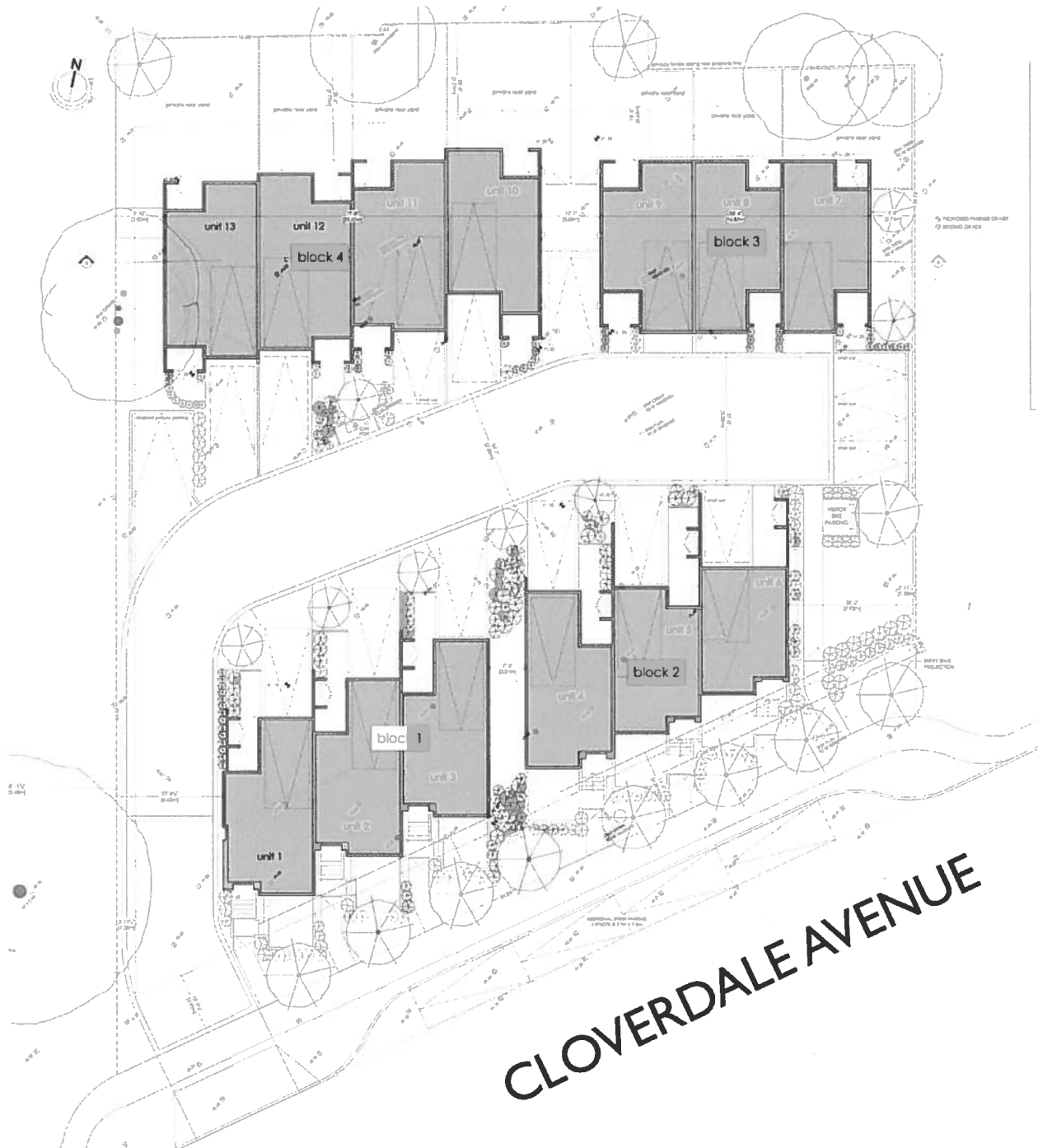


Figure 2: Revised Site Plan (from plans provided by Outline Home Design)

Community Contribution

Under the previous proposal, the applicant was offering a community contribution totalling \$28,000, or \$2000 per unit. This was divided into \$1000 per unit (\$14,000) to be provided to Saanich for use in the construction of a Children’s water spray pad and permanent washrooms at Rutledge Park; \$500 per unit (\$7000 total) to the Saanich Affordable Housing Fund; and \$500 per unit (\$7000 total) to either a new Saanich Transportation Fund, or to the Saanich Affordable Housing Fund.

Although the number of units has been reduced by one, the applicant is still committed to providing the \$28,000 previously proposed, and has now increased the proposed Community Contribution by an additional \$26,000 in response to community concerns around traffic impacts and pedestrian infrastructure. The additional \$26,000 would be directed towards the Saanich Transportation Fund. Some neighbours have requested a crosswalk on Cloverdale Avenue near the subject site. Engineering staff have indicated that they would need to undertake a technical evaluation process to see if a crosswalk is warranted in that area. Any crosswalk design would need to meet the conditions of the road and, as the cost of a crosswalk in this area could be in excess of \$100,000, the proposed \$26,000 would only be for a portion of the cost. Following an Engineering analysis, if the need for a crosswalk on Cloverdale Avenue is not met, the funds could alternately be used instead for a sidewalk on Savannah Avenue.

Engineering staff have indicated that a sidewalk on the eastern side of Savannah Avenue from the existing sidewalk adjacent to the apartment building at 3501 Savannah Avenue approximately 200 m north to the corner of Savannah Avenue and Tattersall Drive would improve the street for walking, particularly for school age students. Lack of sidewalks in this area were noted during a recent Safe & Active Route to School walkabout.

The proposed allocation of funds would now be \$14,000 for the improvements to Rutledge Park, \$14,000 to the Saanich Affordable Housing Fund, and \$26,000 to the Saanich Transportation Fund to either a crosswalk on Cloverdale Avenue or sidewalk on Savannah Avenue, for a total of \$54,000 or approximately \$4150 per unit.

VariANCES

The revised proposal eliminates the need for any variances. The original proposal included a visitor parking variance, which is no longer necessary as discussed previously in this report.

Under the previous proposal the applicant was seeking variances to reduce the rear yard setback for Block 3 from 5.5 m to 4.56 m and to reduce the building separation from 2.13 m to 1.83 m between Blocks 1 and 2 and 2.13 m between Blocks 3 and 4.

With the revised proposal these variances would no longer be required—the elimination of one unit would allow the separation between buildings to be increased to the required minimums. Also, deck posts have been removed from a unit in Block 3 which would eliminate the request for a variance for rear yard setback.

CONCLUSION


The applicant has responded to the questions raised at the January 24, 2017 Public Hearing meeting, which included concerns about: the number of units, green and/or open space and play areas; parking; and the amount of community contribution.

In addition to lowering the density of the proposal, reducing the number of units by one would increase separation between the blocks and provide a common space which could be used as a sitting or play area. The removal of the walking path at the rear of the site has allowed the size of the private rear yards to be increased. These changes have also eliminated the requested variances for rear yard setback and building separation. The previous request for a variance for visitor parking has also been eliminated, as all required visitor parking has now been provided on site. At \$4150 per unit as opposed to \$2000, the per unit Community Contribution being


offered now is more than double the previous amount, to address concerns around traffic impacts and pedestrian infrastructure.

The proposal to rezone the subject property from the RS-6 (Single Family Dwelling) Zone to the RT-FC (Attached Housing Four Corners) Zone in order to construct a thirteen-unit townhouse development is consistent with the Official Community Plan, which supports a range of housing types within Village "Centres" including townhouses up to three storeys in height.

Planning staff supported of the original proposal based on it adhering to policy objectives of the OCP, and continue to support the project based on the proposed refinements.

Prepared by 
Chuck Bell
Planner

Reviewed by 
Jarret Matanowitsch
Manager of Current Planning

Approved by 
Sharon Hvozdzanski
Director of Planning

CWB/ads
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cc: Paul Thorkelsson, Administrator
Graham Barbour, Manager of Inspection Services

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.


For Paul Thorkelsson, Administrator

DISTRICT OF SAANICH

**DPR00619
REZ00562**

DEVELOPMENT PERMIT

**To: Jagtej Singh Gill and Selina Justine Kaur Gill
1820 Beach Drive
Victoria BC V8R 6J3**

(herein called "the Owner")

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to the lands known and described as:

**Lot 9, Section 63, Victoria District, Plan 4628, Except that Part in Plan 15395
Lot 8, Section 63, Victoria District, Plan 4628, Except that Part in Plan 14267
Lot 7, Section 63, Victoria District, Plan 4628, Except that Part in Plan 14267**

**1032 Cloverdale Avenue
1042 Cloverdale Avenue
1052 Cloverdale Avenue**

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By requiring the buildings and lands to be constructed and developed in accordance with the plans prepared by Outline Home Design, Lombard North Group (BC) Inc. and McElhanney Consulting Services Ltd. received on March 20, 2017 copies of which are attached to and form part of this permit.
4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.
6.
 - (a) Prior to issuance of a Building Permit, the Owner shall provide to the Municipality security by cash, certified cheque, or an irrevocable letter of credit in the amount of \$41,280 to guarantee the performance of the requirements of this Permit respecting landscaping.
 - (b) A Landscape Architect registered with the British Columbia Society of Landscape Architects must be retained for the duration of the project until the landscaping security has been released. Written letters of assurance must be provided at appropriate intervals declaring the registered Landscape Architect, assuring that the

landscape work is done in accordance with the approved landscape plan, and indicating a final site inspection confirming substantial compliance with the approved landscape plan (BCSLA Schedules L-1, L-2 and L-3).

- (c) All landscaping must be served by an automatic underground irrigation system.
 - (d) The owner must obtain from the contractor a minimum one-year warranty on landscaping works, and the warranty must be transferable to subsequent owners of the property within the warranty period. The warranty must include provision for a further one-year warranty on materials planted to replace failed plant materials.
 - (e) Any protective fencing of trees or covenant areas must be constructed, installed and signed according to the specifications in Appendix X.
 - (f) No site activity shall take place prior to the installation of any required tree or covenant fencing and the posting of "WARNING – Habitat Protection Area" signs. The applicant must submit to the Planning Department a photograph(s) showing the installed fencing and signs. Damage to or moving of, any protective fencing will result in an immediate stop work order and constitute a \$1,000 penalty.
 - (g) The landscaping requirements of this Permit shall be completed within four months of the date the landscaping works at the cost of the Owner and may apply the of issuance of the Certificate of Occupancy for the development, in default of which the Municipality may enter upon the lands, through its employees or agents, and complete, correct or repair security, interest at the rate payable by the Municipality for prepaid taxes.
 - (h) In the event that any tree identified for retention is destroyed, removed or fatally injured, a replacement tree shall be planted in the same location by the Owner in accordance with the replacement guidelines as specified within the Saanich Tree and Vegetation Retention, Relocation and Replacement Guidelines. The replacement tree shall be planted within 30 days of notice from the Municipality in default of which the Municipality may enter upon the lands and carry out the works and may apply the security provided herein in payment of the cost of the works. For the purpose of this section, existing trees identified for retention and new trees planted in accordance with the landscape plan attached to and forming part of this permit shall be deemed to be "trees to be retained".
7. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Community Planning.
8. Notwithstanding the provisions of Section 7 of this Permit the following changes will be permitted and not require an amendment to this Permit:
- (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.

- (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with the Director of Planning, or Manager of Community Planning in her absence.
 - (c) Where items noted under Section 8(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.
 - (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the landscape plans forming part of this Permit.
9. The terms and conditions contained in this Permit shall inure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.
10. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____
 ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk

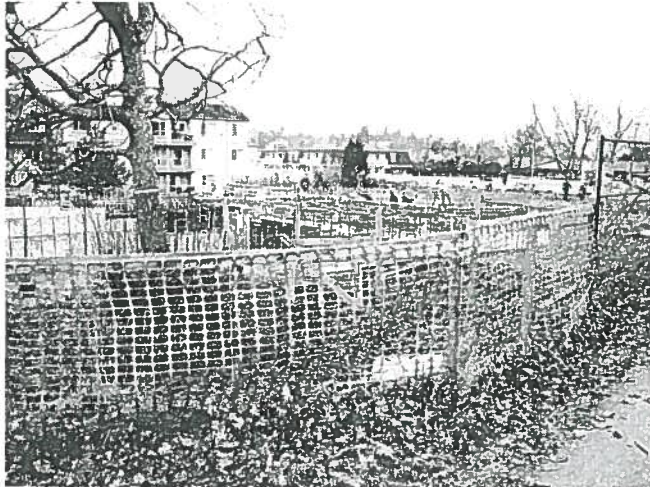
PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

Protective fencing around trees and covenant areas is an important requirement in eliminating or minimizing damage to habitat in a development site.

Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

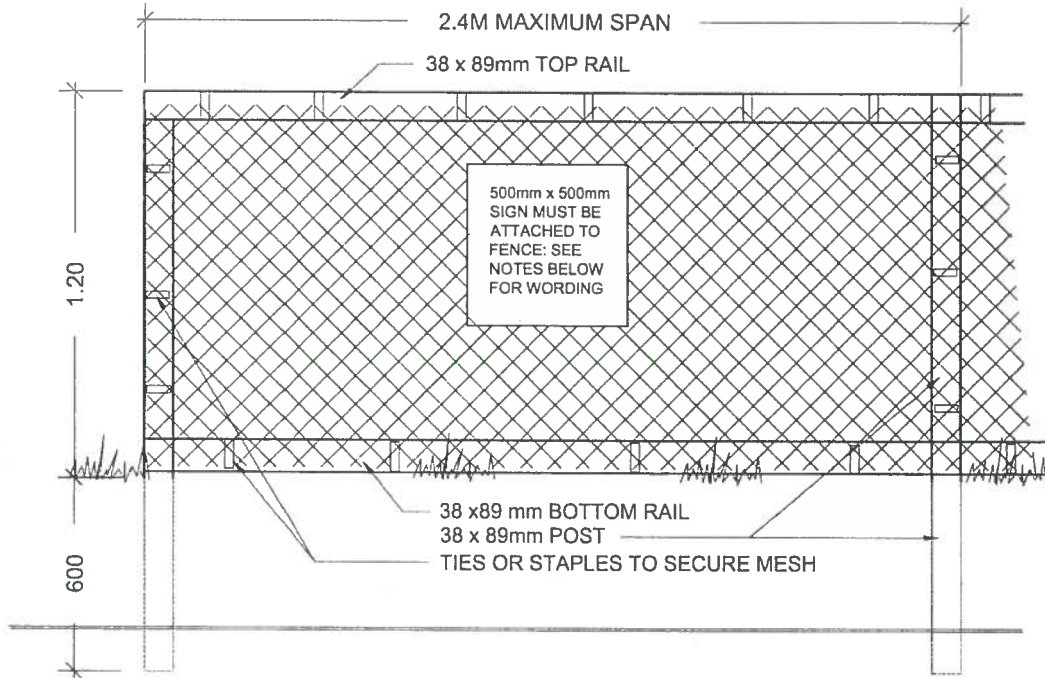
Specifications:

- Must be constructed using 2" by 4" wood framing and supports, or modular metal fencing
- Robust and solidly staked in the ground
- Snow fencing to be affixed to the frame using zip-ties or galvanized staples
- Must have a "WARNING – HABITAT PROTECTION AREA" sign affixed on every fence face or at least every 10 linear metres



Note: Damage to, or moving of, protective fencing will result in a stop work order and a \$1,000 penalty.





TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANZIED STAPLES.
2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



DETAIL NAME:

TREE PROTECTION FENCING

DATE:	March/08
DRAWN:	DM
APP'D:	RR
SCALE:	N.T.S.

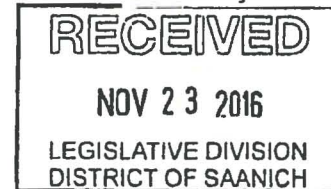
The Corporation of the District of Saanich



Mayor: ✓
Council: ✓ *all: Dec. 14/16*
CAO: ✓
Director of Engineering: ✓
Applicant: ✓
Community Associations: ✓

Supplemental Report

To: Mayor and Council
From: Sharon Hvozdzanski, Director of Planning
Date: November 22, 2016
Subject: Development Permit and Rezoning Application
File: DPR00619; REZ00562 • 1032, 1042, & 1052 Cloverdale Avenue



BACKGROUND

On September 12, 2016, a Committee of the Whole meeting was held to consider an application to rezone the subject property from the RS-6 (Single Family Dwelling) Zone to the RT-FC (Attached Housing Four Corners) Zone in order to construct a fourteen-unit townhouse development.

During the discussion, Council made a number of comments regarding aspects of the proposal including:

1. The number of units proposed; and
2. Amount of parking provided including lack of visitor parking and potential for increased on-street parking on neighbouring streets.

At this meeting Council resolved to forward the application to a Public Hearing. The purpose of this Supplemental Report is to provide Council with information regarding the above noted items.

ADDITIONAL INFORMATION

Subsequent to the Committee of the Whole meeting, the applicant provided a response to the concerns raised by Council.

1. Number of Units

The applicant noted that the proposed density of this project, in terms of units per square metre, is identical to the recently completed townhouse development at 3440 Linwood Avenue which is 205 m from the subject site. With eight units on a smaller lot, the density of that project was one unit per 186.25 m², this proposal would be one unit per 187.3 m². The current proposal's Floor Space Ratio (FSR) of 0.82 and site coverage of 33.2% would be lower than the 0.88 FSR and 36% site coverage of the Linwood development.

From the applicant's perspective, the discussion at the Committee of the Whole meeting was more concerned with parking, and their response (and revised site plan) reflect this, as described under item 2, below.

2. Parking

The applicant notes that they have provided the full complement of overall required parking spaces, but have only designated three of these spaces for visitor parking, as opposed to

the five required under the Zoning Bylaw. They explored moving the townhouse blocks on the site to accommodate additional parking, but determined that this would come at the expense of the buffer area and rear pathway proposed for the site.

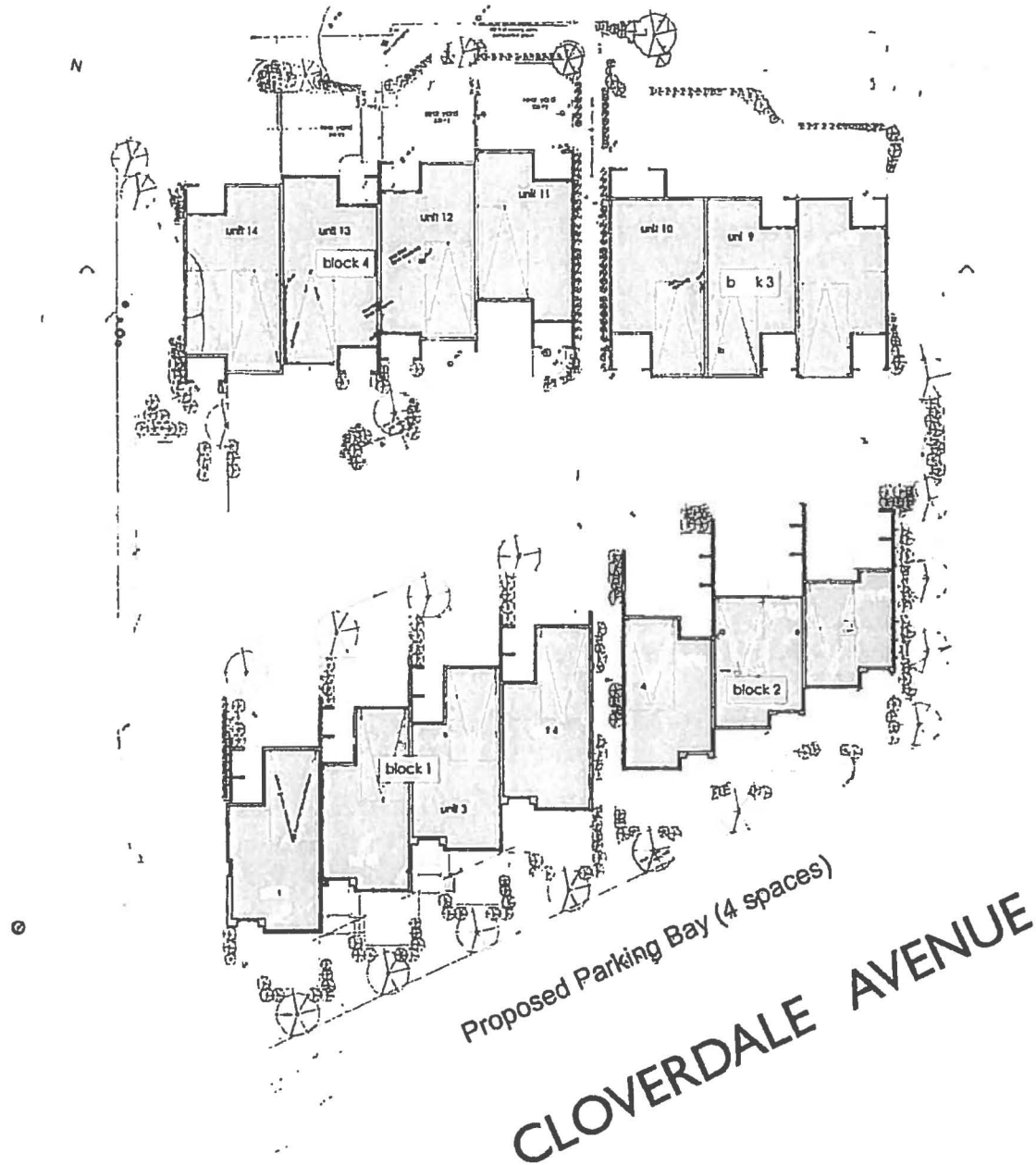


Figure 1: Revised Site Plan showing proposed on-street Parking Bays (from plans provided by Outline Home Design)

As an alternative, the applicant is proposing to provide additional parking on the street in front of the property (see Figure 1). What is proposed is four parallel parking spaces in a bay, available to the public and marked with "two-hour limit" signage. Saanich Engineering and Planning staff support the proposal as it is similar to parking bays on other nearby streets, such as Tattersall Drive and Cook Street (see Figure 2). These additional parking

spaces cannot be counted towards the total amount of parking for the project as they are located off site, therefore the requested variance to allow three visitor parking stalls, instead of five, would remain. However, these additional parking stalls in front of the proposed townhouse project may help relieve pressure for parking on adjacent streets, and for this reason the variance for visitor parking can be supported.

The presence of underground services would preclude the planting of trees in the boulevard, therefore the proposed parking bays would not result in a loss of any trees for this development. The six deciduous trees proposed to be planted in the frontage of the subject property still remain under this revised proposal.

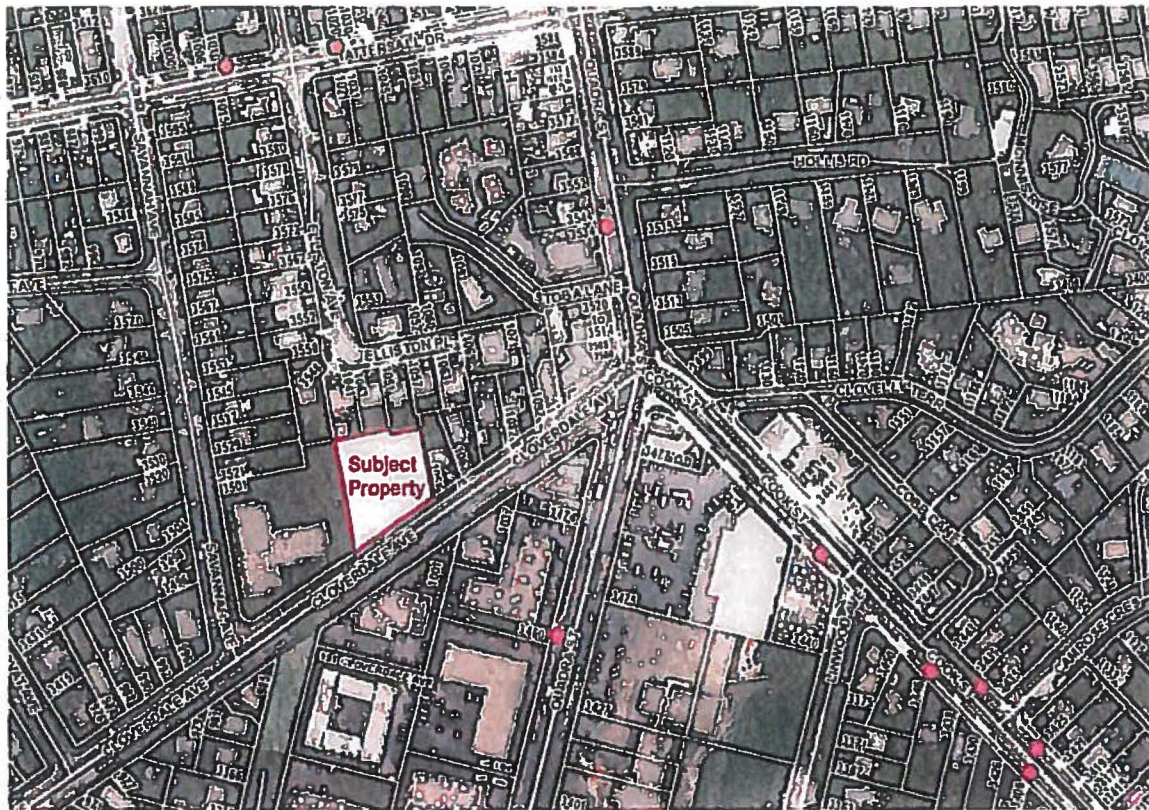


Figure 2: Aerial Photo showing Existing Parking Bays In Vicinity

SUMMARY

At the September 12, 2016 Committee of the Whole meeting Council resolved to forward the subject application to a Public Hearing. At the meeting Council made a number of comments regarding the number of units proposed and the amount of parking provided.

The applicant noted that the proposed density of this project (one unit per 187.3 m²) is similar to the recently completed townhouse development at 3440 Linwood Avenue (one unit per 186.25 m²). The current proposal's Floor Space Ratio (FSR) of 0.82 and site coverage of 33.2% would be lower than the 0.88 FSR and 36% site coverage of the Linwood development.

From the applicant's perspective, the discussion at that meeting was more concerned with parking, and they are now proposing to provide additional parking on the street in front of the property in the form of four parallel parking spaces in a bay, available to the public and marked

with "two-hour limit" signage. The requested variance to allow 3 visitor parking stalls instead of 5 would remain, as these additional parking spaces are located off-site and cannot be counted towards the total amount of parking for the project. However, they may help relieve pressure for parking on adjacent streets and therefore the variance for visitor parking can be supported. The proposed parking bays would not result in a loss of any trees for this development.

RECOMMENDATION

1. That the application to rezone from the RS-6 (Single Family Dwelling) Zone to the RT-FC (Attached Housing Four Corners) Zone be approved.
2. That Development Permit DPR00619 be approved.
3. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant for:
 - BUILT GREEN® Gold or EnerGuide 82 (or equivalent), including the installation of heat pumps for each dwelling unit;
 - Installation of the necessary conduit and piping to be considered solar ready for the future installation of solar photovoltaic or hot water heating systems;
 - \$1000 per unit (\$14,000) to be provided to Saanich for use in the construction of a Children's water spray pad and permanent washrooms at Rutledge Park;
 - \$500 per unit to the Saanich Affordable Housing Fund; and
 - \$500 per unit to either a new Saanich Transportation Fund, or to the Saanich Affordable Housing Fund.

Report prepared by:



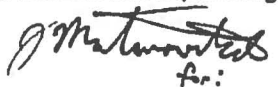
 Chuck Bell, Planner

Report prepared & reviewed by:



 Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:



 Sharon Hvozdzanski, Director of Planning

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cc: Paul Thorkelsson, CAO
Graham Barbour, Manager of Inspection Services

CAO'S COMMENTS:

I endorse the recommendation of the Director of Planning.



Paul Thorkelsson, CAO

1410-04 Planning
X: 2870-30 cloverdale

CW Sept 12/16

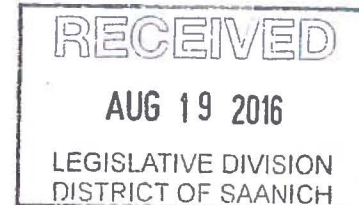


Mayor
Councillors
Administrator
Com. Assoc.
Applicant
Council Administrator
Media
Aug 30/16 DA

The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: August 18, 2016
Subject: Development Permit and Rezoning Application
File: DPR00619; REZ00562 • 1032, 1042 & 1052 Cloverdale Avenue



PROJECT DETAILS

Project Proposal: The applicant proposes to rezone the subject property from the RS-6 (Single Family Dwelling) Zone to the RT-FC (Attached Housing Four Corners) Zone in order to construct a fourteen-unit townhouse development. A Development Permit is also required. Variances are requested for visitor parking, building separation, and rear yard setback.

Address: 1032, 1042, & 1052 Cloverdale Avenue

Legal Description: Lot 9, Section 63, Victoria District, Plan 4628, Except that Part in Plan 15395
Lot 8, Section 63, Victoria District, Plan 4628, Except that Part in Plan 14267
Lot 7, Section 63, Victoria District, Plan 4628, Except that Part in Plan 14267

Owners: Jagteg (Jamie) Singh Gill and Selina Justine Kaur Gill

Applicant: Seba Construction Ltd. (Jamie Gill)

Parcel Size: 2622 m²

Existing Use of Parcel: Single Family Dwelling

Existing Use of Adjacent Parcels: North: RS-6 (Single Family Dwelling) Zone.
South: C-4 (Office & Apartment) Zone.
East: RS-6 (Single Family Dwelling) Zone.
West: RD-1 (Two Family Dwelling) Zone, actual use is apartment.

Current Zoning: RS-6 (Single Family Dwelling) Zone.

Minimum Lot Size: 560 m²

Proposed Zoning: RT-FC (Attached Housing Four Corners Zone)
Local Area Plan: Saanich Core

LAP Designation: Single Family Dwelling

Community Assn Referral: Quadra Cedar Hill Community Association referral response received November 19, 2015 indicated no objections if concerns of neighbours were addressed.

PROPOSAL

The applicant proposes to rezone the subject property from the RS-6 (Single Family Dwelling) Zone to the RT-FC (Attached Housing Four Corners) Zone in order to construct a fourteen-unit townhouse development. A Development Permit is also required. Variances are requested to: reduce the rear yard setback for Block 3 from 5.5 m to 4.56 m; to reduce the building separation between Blocks 1 and 2 from 2.13 m to 1.83 m and between Blocks 3 and 4 from 2.13 m to 2.11 m; and to reduce the number of visitor parking spaces from 5 to 3.



Figure 1: Site Plan

PLANNING POLICY

Official Community Plan (2008)

4.2.1.1 "Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact; Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainably; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy."

4.2.1.14 "Encourage the use of 'green technologies' in the design of all new buildings."

4.2.3.9 "Support the following building types and uses in 'Villages':

- Small lot single family houses (up to 2 storeys);
- Carriage/coach houses (up to 2 storeys);
- Town houses (up to 3 storeys);
- Low-rise residential (3-4 storeys);
- Mixed-use (commercial/residential) (3-4 storeys); and
- Civic and institutional (generally up to 3 storeys)."

5.1.2.1 "Focus new multi-family development in 'Centres' and 'Villages'."

5.1.2.2 "Evaluate applications for multi-family developments on the basis of neighbourhood context, site size, scale, density, parking capacity and availability, underground service capacity, school capacity, adequacy of parkland, contributions to housing affordability, and visual and traffic/pedestrian impact."

Saanich Core Local Area Plan (1999)

4.1 Maintain single-family dwellings as the principal form of development outside the Cloverdale triangle.

4.2 Consider infill housing only where the scale and massing is appropriate and the environmental, social, and traffic impacts would be within acceptable neighbourhood limits.

4.3 Consider rezoning for new multi-family housing as indicated on Map 4.2.

Development Permit Area Guidelines

The development is subject to the applicable guidelines for the Saanich Core Development Permit Area. Guidelines include high-quality contemporary and authentic architecture, designing multifamily housing to be in keeping with the general form and character of surrounding development, incorporation of street level entrances, landscaped courtyards and urban porches, integration of paving with sidewalks or other architectural or landscape features, and the creation of public spaces and pedestrian linkages.

DISCUSSION

Neighbourhood Context

The 2622 m² site is located on the periphery of the Four Corners Village "Centre". Cloverdale Traditional School is located 300 m away on foot, and the Thrifty Foods supermarket at the corner of Cook Street and Quadra Street is less than 200 m distant. Existing properties near the Village "Centre" include a mix of land uses, including commercial and some multifamily properties. Properties adjacent to the subject lands contain single family dwellings, although the property immediately to the west is an RD-1 (Duplex) Zoned property with a four-storey

apartment building on it that is subject to a Land Use Contract. Nearby parks include Glasgow, Rutledge, and Tolmie Parks, all of which are less than 500 m away. Recently, the property at 3440 Linwood Avenue was also developed with attached housing, utilizing the same RT-FC (Attached Housing Four Corners) Zone being sought for this proposal.

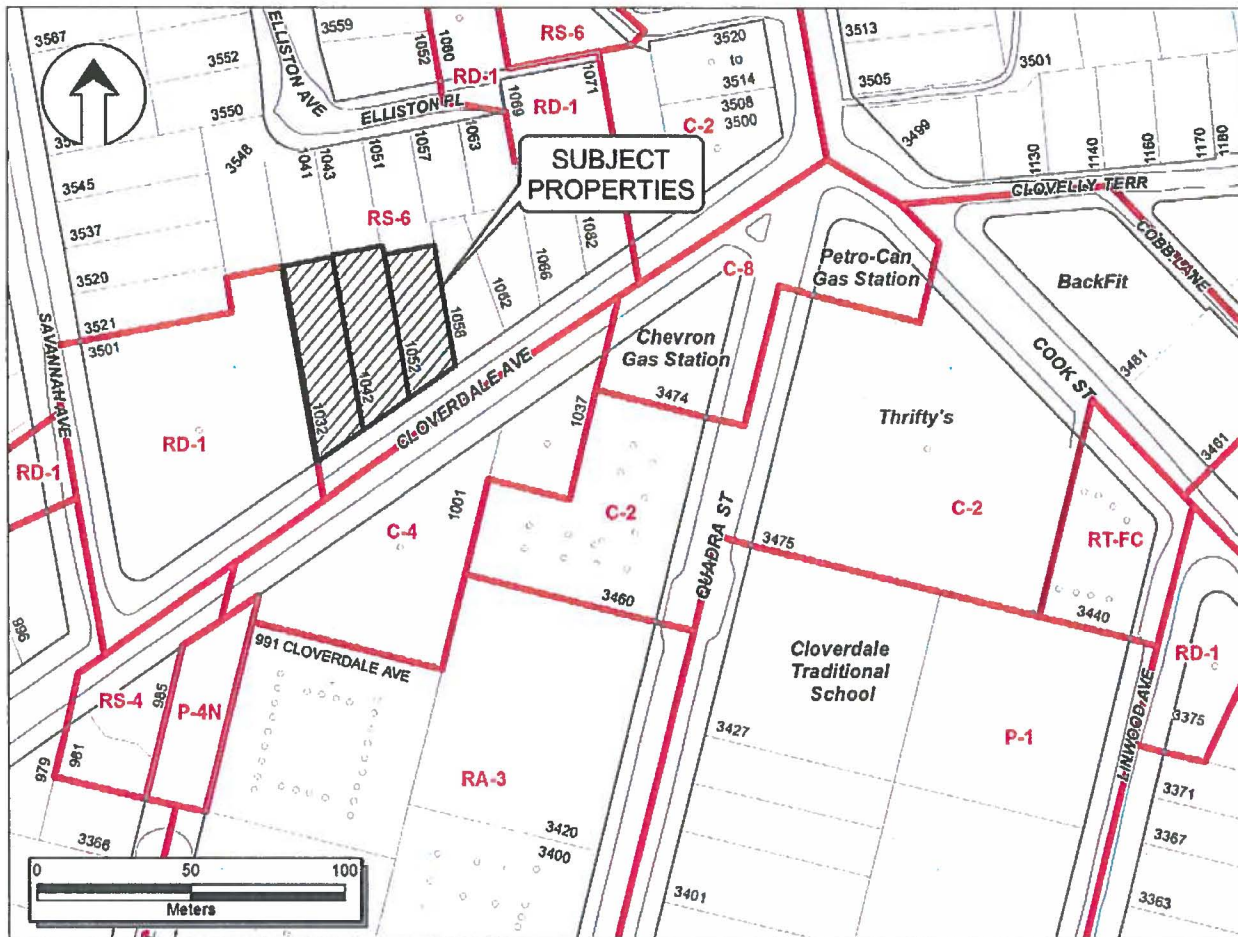


Figure 2: Context Map

Land Use and Density

The 2622 m² site is zoned RS-6 (Single Family Dwelling) Zone, and is designated in the Saanich Core Local Area Plan as "General Residential".

The Official Community Plan (2008) designates the area around the Quadra Street/Cook Street intersection as a "Village Centre". "Village Centres" are intended to accommodate a mixture of small lot single family houses, coach houses, townhouses, low-rise residential, mixed-use commercial/residential, and civic/institutional uses. The site is on the periphery of the "Village Centre", and is the same distance from the intersection from the recently approved townhouse development at 3440 Linwood Avenue.

The rezoning of this lot for attached housing would be consistent with the intent of the Official Community Plan, which promotes a sustainable community by keeping the built environment more compact and relieving pressure to build on rural and environmentally sensitive lands. Locating multi-family housing near existing businesses and services in the "Village Centre" would make walking, cycling, and transit more attractive options.

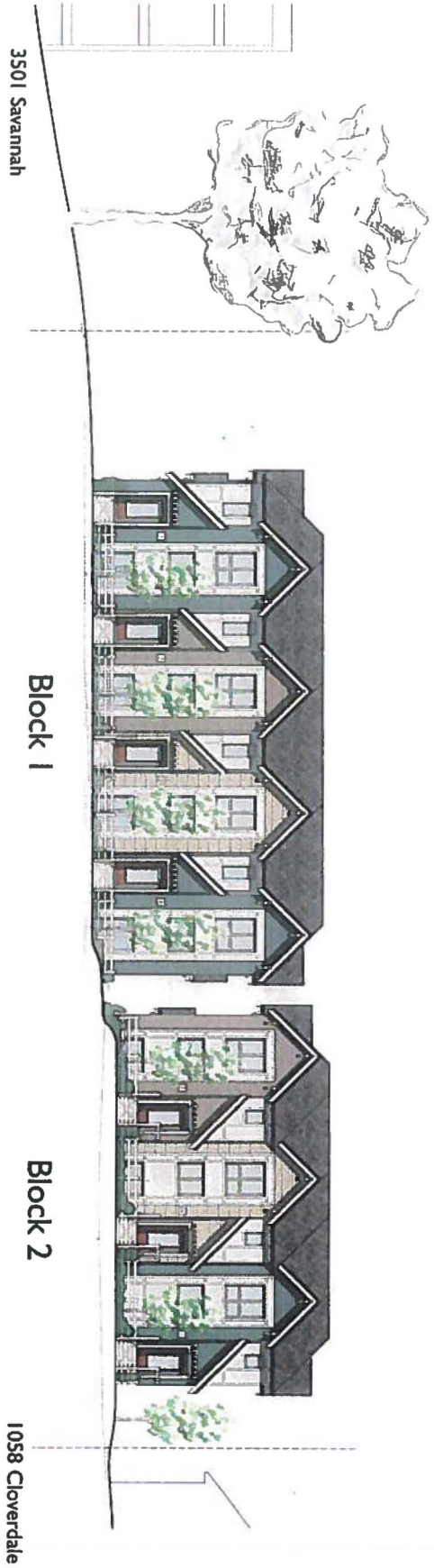


Figure 3: Streetscape Elevation (from plans by Outline Home Design)



Figure 4: View looking West (from plans by Outline Home Design)

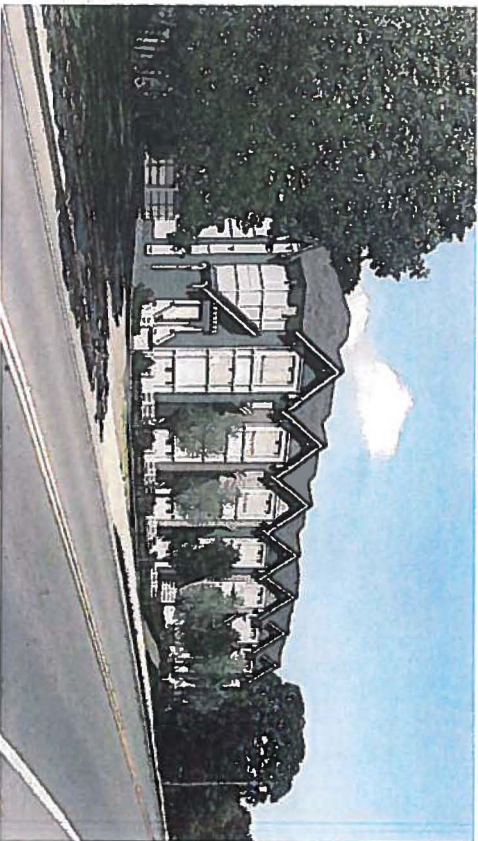


Figure 5: View looking East (from plans by Outline Home Design)

The existing single family dwellings would be deconstructed and salvaged through a reclamation sale with items not sold being donated to the Habitat for Humanity building program.

Site and Building Design

The proposal is to construct a total of 14 townhouse units in four blocks, with two blocks containing four units and two blocks containing three units. The makeup of the units would consist of eleven 3-bedroom units and three 2-bedroom units. Each unit contains a one-car garage, and all but three units also have an exterior parking space in a tandem arrangement. Units facing Cloverdale Avenue would have a private fenced patio in the front yard, units at the rear would have back yards with lawn screened by fences and plantings.

Vehicular access to the site would be from Cloverdale Avenue. A central manoeuvring aisle/courtyard would be located between the front and rear townhouse blocks, with individual garages & driveways opening out on to this central space.

The rear (northerly) two blocks would have their main pedestrian entrances fronting on to this central courtyard. The front two blocks (facing Cloverdale Avenue) would have their main pedestrian entrances accessed via individual walkways connecting from a new separated sidewalk along Cloverdale Avenue. A low open rail fence would separate private patios in the front yard of each unit from the public sidewalk, with entry to each unit demarcated by a gate.

The blocks, particularly those facing Cloverdale Avenue, are staggered so as to break up the massing. Each unit is further articulated with a three-storey central bay under a gabled roof and a recessed portion that contains the main entry door. Each unit is further differentiated by the use of different coloured Hardie Shingle siding, in either 'Boothbay Blue', 'Monterey Taupe', or 'Cobble Stone'. The side and centre of each bay, as well as the recessed portion of each unit would be clad in a combination of Hardie Panel and trim pieces, both in 'Arctic White'. Garage doors would be composed of white laminate glass in a clear anodized aluminum frame, and entry doors would be painted in an accent colour, 'Garrison Red'.



West Elevation



South (Cloverdale) Elevation



East Elevation



North Elevation

Figure 6: Proposed Elevations (typical)—Block 2 (from plans by Outline Home Design)

The proposed materials, colours and staggering would add visual interest to the Cloverdale Avenue street frontage. Moving parking areas to the rear would help foster a pedestrian-oriented frontage, which would be further enhanced by the incorporation of patios for the units fronting on the street. This would also provide “eyes on the street”, an important CPTED (Crime Prevention Through Environmental Design) principle.

Requested Variances

Zoning Bylaw variances are requested for visitor parking, building separation, and rear yard setback.

Parking

The Zoning Bylaw requires 0.3 spaces per dwelling unit of the required parking spaces to be designated as visitor parking. Required parking for this proposed development would be 28 spaces, including 5 visitor parking spaces. The applicant has provided the required overall number of parking spaces, but has designated three spaces for visitor parking, a deficiency of two visitor parking spaces.

The Official Community Plan envisions focusing new development in “Centres” and “Villages” to make walking, cycling and transit more viable. For this reason, and given that the applicant has provided the total required number of parking spaces, this variance for visitor parking can be supported.

Building Separation

The Zoning Bylaw requires that, where one wall faces another wall of the same building or another building on the same lot, the buildings be separated 2.13m (7.0 ft.) from the centre of all windows, from walls, and from outside corners of buildings. Plans provided show a separation between Blocks 1 and 2 of 1.83 m, and between Blocks 3 and 4 of 2.11 m, a deficiency of 0.3 m and 0.02 m respectively.

The Building Separation requirement of the Zoning Bylaw was intended to improve liveability of developments where one building faces another, but envisioned windows facing on to another nearby building. In this instance, there are no windows on either of the walls adjacent to these spaces, and so impacts to liveability are not a concern. For this reason, the variance can be supported.

Building Setback

The Zoning Bylaw requires that buildings and structures for attached housing be sited not less than 5.5 m (18.0 ft) from a rear lot line which does not abut a street. Plans provided show a rear yard setback of 4.56 m for Block 3 (a deficiency of 0.94 m). Since this is due to an irregular rear lot line, and only impacts a small portion of the building, it can be supported. The majority of Block 3 and all of Block 4 would be located the required 7.5 m or more from the rear lot line, and adjacent properties to the north would be screened from this development by trees, plantings, and two sets of fences (one for the proposed rear pathway, and one for each of the proposed townhouse developments' rear yards).

Environment

An arborist report prepared by Talbot Mackenzie & Associates identified a total of 17 trees on the property, consisting of 5 bylaw-protected trees (3 Cedar and 2 Grand-fir) and 12 non-bylaw protected trees, mainly fruit and/or ornamentals. According to the arborist's report, one bylaw protected tree (a Deodar Cedar) and 6 non-bylaw protected trees would be impacted by the proposed townhouse footprints and would require removal. Parks department staff advise that a Western Red Cedar is not a good candidate for retention and recommend its removal with two trees that have potential to become large trees planted as replacement.

Work done for a water connection within the critical root zone of a Garry Oak on the neighbouring property at 3501 Savannah Avenue will need to be performed under the supervision of the project arborist, as will some pruning to provide adequate clearance for the proposed driveway.

The applicant is proposing to plant a total of 22 new trees including 16 deciduous and 9 coniferous trees. The presence of underground services preclude the provision of trees in the boulevard, however the applicant is proposing six of the deciduous trees to be planted in the frontage on the subject property. Seven more trees are proposed in the areas flanking the drive aisle, and the remainder would be planted along the rear and side yards. An extensive number of shrubs are also proposed, which would provide additional screening for patio spaces along the Cloverdale frontage, and back yards for the units in the rear.

Interlocking brick pavers would be used for the driveway and outdoor parking areas, as well as the patio areas. The proposed development would result in an increase in impervious surfacing from 19.2% to 53.8%, including the areas covered by pavers. The site is within the Cecelia Creek watershed. It is a Type II watershed area which requires stormwater storage, oil/grit separator or grass swale and sediment basin. Development Services notes that the conceptual design prepared by McElhanney Consulting Services Ltd. utilizing stormwater detention tanks meets the requirements of Schedule H of the Subdivision Bylaw.

Mobility

The subject property is located 90 m away from a south-bound and 125 m away from a north bound transit stop on Quadra Street. These stops are serviced by Route 6, with service approximately every 10 minutes on weekdays. The site is also within easy walking distance of shops and services at the Four Corners Village "Centre", as well as schools and parks. Cloverdale Avenue is classified as a Major road, and the additional traffic generated by 14 townhouses is expected to be negligible. The proposed driveway would be restricted to right turn in, right turn out only movements, and 'No Parking' signs would be required on one side of the proposed driveway on site.

CLIMATE CHANGE AND SUSTAINABILITY

Policy Context

The Official Community Plan (OCP) adopted in 2008 highlights the importance of climate change and sustainability. The OCP is broadly broken down into the pillars of sustainability including environmental integrity, social well-being, and economic vibrancy. Climate change is addressed under the environmental integrity section of the OCP and through Saanich's Climate Action Plan.

Climate change is generally addressed through mitigation strategies and adaptation strategies. Climate change mitigation strategies involve actions designed to reduce the emissions of greenhouse gases, primarily carbon dioxide from combustion, while climate change adaptation involves making adjustments and preparing for observed or expected climate change, to moderate harm and to take advantage of new opportunities.

The following is a summary of the Climate Change and Sustainability features and issues related to the proposed development. It is important to note that this summary is not, and cannot be, an exhaustive list of issues nor a detailed discussion on this complex subject matter. This section is simply meant to ensure this important issue is a key part of the deliberations on the subject application.

Climate Change

This section includes features of the proposal related to mitigation and adaptation strategies. Considerations include: 1) Project location and site resilience; 2) Energy and the built environment; 3) Sustainable transportation; 4) Food security; and 5) Waste diversion.

The proposed development includes features related to mitigation and adaptation, such as:

- The proposal is in-fill development located within the Urban Containment Boundary that is able to use existing roads and infrastructure to service the development.
- The proposal should result in reduced vehicle distance travelled by being centrally located and close to the Four Corners "Village Centre".
- The site is less than 200 m from the commercial services in the Four Corners "Village Centre", as well as being 650 m from the Uptown "Major Centre". Cloverdale Traditional School is within 300 m of the site. Glasgow, Rutledge and Tolmie Parks are all within 500 m.
- The applicants have committed to sustainable building practices and the proposed development would be constructed to meet the BUILT GREEN® Gold or EnerGuide 82 level, or equivalent, which would include individual heat pumps.
- The proposed development will include the necessary conduit and piping to be considered solar ready for the future installation of solar photovoltaic or hot water heating systems.
- Increasing the permitted density, having smaller residential units, and having shared walls in the proposed attached housing would contribute to a decline in greenhouse gas emissions relative to an equal number of single family dwellings.
- The proposed development includes gas-fired tankless water heaters, and individual heat pumps.
- The subject property is located near public transit with bus stops on Quadra Street less than 100 m from the site. These stops are on Route # 6, with 15 minute or better service on weekdays.
- Several additional bus routes are available at either the Uptown or Mayfair Shopping Centres, both located less than 1 km from the subject property.
- The proposed development would encourage alternative forms of transportation by being close (just over 1 km) to the regional Galloping Goose Trail and having sidewalks on both sides of Cloverdale Avenue in this area.
- The applicant has stated that a deconstruction process would be used for removal of the existing dwelling with any hazardous materials removed, salvageable parts of the building would sold through a reclamation sale, and items not sold donated to the Habitat for Humanity building program.

Sustainability

Environmental Integrity

This section includes the key features of the proposal and how they may impact the natural environment. Considerations include: 1) Land disturbance; 2) Nature conservation; and 3) Protecting water resources. The proposed development includes features related to the natural environment, such as:

- The proposal is a compact, infill development in an already urbanized area without putting pressures onto environmentally sensitive areas or undisturbed lands.
- Interlocking brick (but not specifically permeable) pavers will be used for the driveway and parking areas, patios and pathways to help reduce the amount of impervious area.
- The proposal includes stormwater detention tanks for stormwater management.
- The arborist report and Saanich Parks identified eight trees impacted by the development and which would be removed, nine trees would be retained and 22 new trees would be planted.

Social Well-being

This section includes the key features of the proposal and how they may impact the social well-being of the community. Considerations include: 1) Housing diversity; 2) Human scale pedestrian oriented developments; and 3) Community features. The proposed development includes features related to social well-being, such as:

- Residential design incorporates outdoor yard space that is suitable for active use and seating.
- The proposal would provide new residential units in the area, which would enhance safety in the neighbourhood by increasing passive surveillance.
- The proposal increases the diversity of housing stock in the neighbourhood.
- A range of outdoor, community and recreation opportunities are available within reasonable walking/cycling distance.

Economic Vibrancy

This section includes the key features of the proposal and how they may impact the economic vibrancy of the community. Considerations include: 1) Employment; 2) Building local economy; and 3) Long-term resiliency. The proposed development includes features related to economic vibrancy, such as:

- The development would create short-term jobs during the construction period.
- The development would site additional residential units within the commercial catchment/employment area for the businesses and services located within/near the Four Corners "Village Centre" and Uptown "Major Centre".
- Home based businesses, limited to Office Use and Daycare, would be permissible in this development.

COMMUNITY CONTRIBUTION

Generally, when there are rezoning applications of this nature proponents have offered a community contribution to enhance the public benefits associated with redevelopment. With multi-family developments that contribution has generally been a financial contribution per unit with the funds going to a locally identified need, such as improvements to a local park, or the Saanich Affordable Housing Fund.

The Quadra Cedar Hill Community Association (QCHCA) has been consulting with Saanich Parks for the past 18 months on the construction of a children's water spray pad and permanent washrooms at Rutledge Park. The applicant has stated that they would provide \$1000 per unit (\$14,000) to Saanich Parks for use in this project. The applicant is also willing to provide a contribution of \$500 per unit (\$7,000) to the Saanich Affordable Housing Fund.

To promote the reduction of the carbon footprint, the applicant is proposing a \$500 per unit cash contribution to a Saanich Transportation Fund, similar to the Saanich Affordable Housing Fund. The concept of this fund was previously discussed at Council as a means to further support the improvement of alternative mobility infrastructure and/or programs (ie extra transit shelters, bike parking, bike kitchens, etc). If approved, this would be the first such contribution to this fund. If this is not considered desirable, the applicant would put these funds towards the Saanich Affordable Housing Fund instead.

The total Community Contribution being offered would be \$2000 per unit. These commitments would be secured through a covenant.

CONSULTATION

Advisory Design Panel

The Advisory Design Panel considered the application and recommended that the design be approved subject to a "strong recommendation that a greater separation between the buildings be incorporated into the plans for the front and rear of the development, and the courtyard and pathways be constructed with a solid material and be well lit."

The applicant has subsequently provided revised plans that incorporate a widened rear pathway between Blocks 3 and 4 that is now 2.11 m (6'-11") wide as opposed to 1.5 m (4'-11"), and pathway illumination for both paths. Pathway material between blocks is now shown as concrete, with compacted gravel retained for walking paths in the rear of the property.

Community Association

A referral response was received noting that the QCHC Association has "had numerous on-site meetings with the proponents and two public meetings have been held with the neighbours of this site." The QCHCA outlined concerns of the neighbours as follows:

1. Traffic safety regarding the single entrance/exit, in particular with regards to schoolchildren walking to Cloverdale Traditional School, and large vehicle access such as garbage trucks and moving vans;
2. Parking issues, specifically the potential for residents and guests using on-street parking; and
3. Impact on the existing "single family neighborhood" and concern by neighbours over loss of the current sense of neighbourhood.

The Association concluded by stating that they did "not object to the proposed townhouse development on site, providing that the above concerns of the neighbours be addressed."

In terms of traffic safety, the proposal is reducing three driveway crossings with one. Moving vans would be an intermittent situation and likely to visit the site on weekends, and garbage removal in private developments is often conducted by smaller pickup-sized trucks.

The applicant is providing the required amount of residential parking and seeking a variance to reduce the number of visitor parking spaces. They note the proximity to public transit, and are also proposing measures to reduce the reliance on vehicular usage by providing alternative transportation solutions.

The townhouses have been designed to provide both a street presence and a sense of place.

SUMMARY

The applicant proposes to rezone the subject property from the RS-6 (Single Family Dwelling) Zone to the RT-FC (Attached Housing Four Corners) Zone in order to construct a fourteen-unit townhouse development. A Development Permit is also required. Variances are requested to: reduce the rear yard setback for Block 3 from 5.5 m to 4.56 m; to reduce the building separation between Blocks 1 and 2 from 2.13 m to 1.83 m and between Blocks 3 and 4 from 2.13 m to 2.11 m; and to reduce the number of visitor parking spaces from 5 to 3.

The existing single family dwellings would be deconstructed and salvaged through a reclamation sale with items not sold being donated to the Habitat for Humanity building program.

The proposal complies with Official Community Plan policies which support a range of housing types within "Village Centres", including townhouses up to 3 storeys in height.

The proposed development project would address sustainability objectives by providing moderately higher density housing within walking and cycling distance of commercial services, schools, and public transit.

RECOMMENDATION:

1. That the application to rezone from the RS-6 (Single Family Dwelling) Zone to the RT-FC (Attached Housing Four Corners) Zone be approved.
2. That Development Permit DPR00619 be approved.
3. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant for:
 - BUILT GREEN® Gold or EnerGuide 82 (or equivalent), including the installation of heat pumps for each dwelling unit;
 - Installation of the necessary conduit and piping to be considered solar ready for the future installation of solar photovoltaic or hot water heating systems;
 - \$1000 per unit (\$14,000) to be provided to Saanich for use in the construction of a Children's water spray pad and permanent washrooms at Rutledge Park;
 - \$500 per unit to the Saanich Affordable Housing Fund; and
 - \$500 per unit to either a new Saanich Transportation Fund, or to the Saanich Affordable Housing Fund

Report prepared by: 
 Chuck Bell, Planner

Report prepared by: 
 Jarret Matanowitsch, Manager of Current Planning

Report reviewed by: 
 Sharon Hvozdzanski, Director of Planning

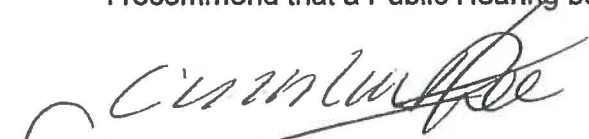
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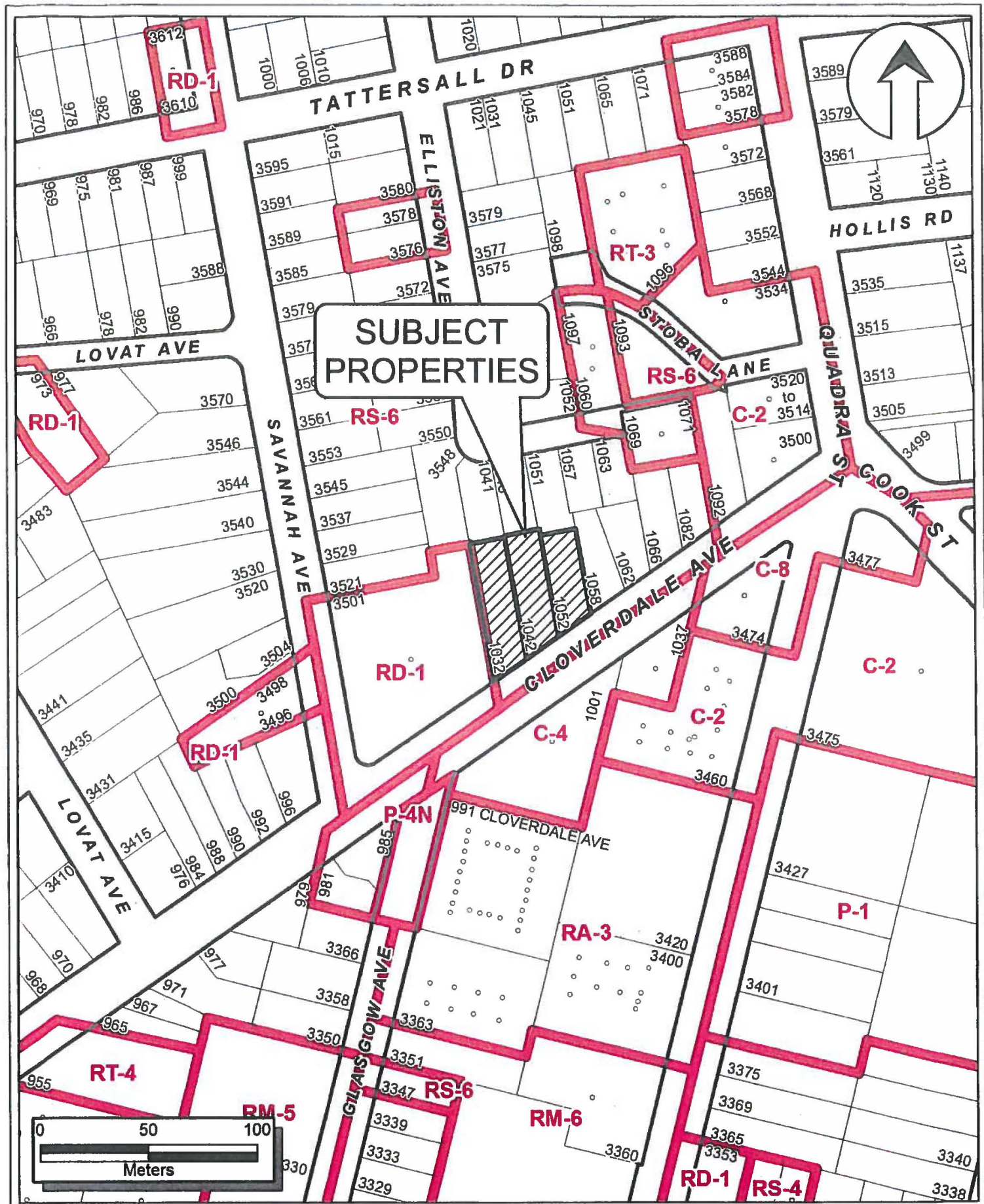
Attachment

cc: Paul Thorkelsson, CAO
 Graham Barbour, Manager of Inspection Services

ADMINISTRATOR'S COMMENTS:

I recommend that a Public Hearing be called.


 Paul Thorkelsson, CAO



SUBJECT PROPERTIES

Memo

To: Planning Department
From: Jagtar Bains – Development Coordinator
Date: December 22, 2016
Subject: Servicing Requirements for the Proposed Development- REVISED

PROJECT: TO REZONE FROM RS-6 SINGLE FAMILY DWELLING TO RT-FC ATTACHED HOUSING TO CONSTRUCT A 14 UNIT TOWNHOUSE

**SITE ADDRESS: 1032 CLOVERDALE AVE
PID: 004-974-271
LEGAL: LOT 9 SECTION 63 VICTORIA DISTRICT PLAN 4628
DEV. SERVICING FILE: SVS01960
PROJECT NO: PRJ2015-00515**

The above noted application for rezoning & Development Permit has been circulated to the Engineering Department for comment. A list of servicing requirements has been attached on the following page(s). To allow Council to deal effectively with this application, we would appreciate confirmation, prior to the Public Hearing, that the applicant agrees to complete the servicing requirements. Should there be any disagreement with any of these requirements, it should be discussed with the undersigned prior to the Public Hearing.



Jagtar Bains
DEVELOPMENT COORDINATOR

Cc: Harley Machielse, Director of Engineering
Catherine Mohoruk, Manager of Transportation & Development,
General Information on Development Servicing

Servicing requirements are stated at this time for the applicant's information. The requirements must be met prior to building permit issuance, including consolidation or subdivision, payments and/or deposits.

Services which must be installed by a developer must be designed by a Professional Engineer hired by the developer and installed under the Engineer's supervision. The design must be approved prior to building permit issuance. The approval process may take up to 30 working days of staff time to complete circulations and request revisions of the Engineer. Certain circumstances can lengthen the approval process.

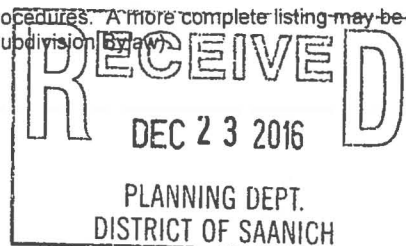
A Financial sheet is issued with the design drawing which will state:

- 1) The estimated cost of developer installed servicing plus 20% which must be deposited.
- 2) The estimated cost of Municipal installed servicing which must be paid.
- 3) The Development Cost Charges payable.
- 4) Any special conditions which must be met.

This information is not intended to be a complete guide to development procedures. A more complete listing may be found in Section 2 of the Engineering Specifications, Schedule H to Bylaw 7452 (Subdivision Bylaw).

ENTERED
IN CASE

30



Drain

1. AN APPROPRIATELY SIZED STORM DRAIN CONNECTION IS REQUIRED TO SERVE THIS DEVELOPMENT FROM THE EXISTING MAIN ON CLOVERDALE AVENUE.
2. ALL PROPOSED BUILDING AND PARKING AREAS MUST BE DRAINED IN ACCORDANCE WITH THE B.C. BUILDING CODE REQUIREMENTS.
3. THE EXISTING SERVICE CONNECTIONS ARE TO BE CAPPED.
4. STORM WATER MANAGEMENT MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. THIS SUBDIVISION/DEVELOPMENT IS WITHIN TYPE II WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, OIL/GRIT SEPARATOR OR GRASS SWALE AND SEDIMENT BASIN. FOR FURTHER DETAILS, REFER TO SECTION 3.5.16, STORM WATER MANAGEMENT AND EROSION CONTROL OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. SUBMITTED CONCEPTUAL DESIGN MEETS THE REQUIREMENTS.

Gen

1. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.
2. THE BUILDING IS REQUIRED TO COMPLY WITH THE 2012 BC BUILDING CODE AND MUNICIPAL BYLAWS. BUILDING AND PLUMBING PERMITS WILL BE REQUIRED FOR ALL WORKS.

Hydro/tel

1. UNDERGROUND WIRING SERVICE CONNECTION IS REQUIRED TO SERVE THIS DEVELOPMENT.

Road

1. THE PROPOSED DRIVEWAY WILL BE RESTRICTED TO "RIGHT TURN" MOVEMENTS ONLY. SIGNAGE WILL BE INSTALLED BY SAANICH AT THE DEVELOPER'S EXPENSE.
2. NEW 2.0 M WIDE SEPARATED CONCRETE SIDEWALK MUST BE CONSTRUCTED ON CLOVERDALE FRONTING THIS DEVELOPMENT. THIS SIDEWALK IS TO BE ADJACENT TO NON-MOUNTABLE CURB ALONG THE PROPOSED PARKING BAY SO PASSENGERS EXIT ONTO HARD SURFACE.
3. THE EXISTING CURB, GUTTER AND SIDEWALK ON CLOVERDALE AVENUE, FRONTING THIS DEVELOPMENT, MUST BE REMOVED. NEW GUTTER AND NON-MOUNTABLE CURB MUST BE CONSTRUCTED.
4. PROPOSED DRIVEWAY CROSSING IS TO BE CONSTRUCTED AS PER SAANICH STANDARD DRAWING NO. C7SS.
5. "NO PARKING " SIGNS ARE REQUIRED ON ONE SIDE OF PROPOSED DRIVEWAY ON SITE.

Sewer

1. AN APPROPRIATELY SIZED SEWER CONNECTION IS REQUIRED FROM THE EXISTING MAIN ON CLOVERDALE AVENUE TO SERVE THIS DEVELOPMENT.
2. SANITARY SEWER LOADING CALCULATIONS ARE REQUIRED FOR THIS PROJECT FROM A CONSULTING ENGINEER, BASED ON THE CURRENT B.C. BUILDING CODE REQUIREMENTS, TO DETERMINE WHETHER THE EXISTING SYSTEM CAN PROVIDE THE REQUIRED FLOW OR UPGRADING IS REQUIRED.
3. THE EXISTING CONNECTIONS ARE TO BE CAPPED.

Development Servicing Requirements

Development File: SVS01960
Civic Address: 1032 CLOVERDALE AVE
Page: 2

Date: Dec 22, 2016

Water

1. A FIRE HYDRANT WILL BE REQUIRED ON CLOVERDALE AVENUE NEAR THE EAST SIDE OF PROPOSED DRIVEWAY.
2. FIRE FLOW REQUIREMENT CALCULATIONS FOR THIS PROJECT MUST BE SUBMITTED BY THE CONSULTING ENGINEER BASED ON FIRE UNDERWRITERS SURVEY TO ALLOW THE MUNICIPALITY TO DETERMINE WHETHER THE EXISTING WATER SYSTEM CAN PROVIDE THE REQUIRED FLOW OR UPGRADING IS REQUIRED.
3. A SUITABLY SIZED WATER SERVICE MUST BE INSTALLED TO SERVE THE PROPOSED DEVELOPMENT FROM THE EXISTING 200 MM MAIN ON CLOVERDALE AVENUE.
4. THE EXISTING WATER SERVICES MUST BE REMOVED.

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9410

TO AMEND BYLAW NO. 8200,
BEING THE "ZONING BYLAW, 2003"

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - a) By deleting from Zone RS-6 (Single Family Dwelling) and adding to Zone RT-FC (Attached Housing Four Corners) the following lands:

Lot 9, Section 63, Victoria District, Plan 4628, except that Part in Plan 15395
(1032 Cloverdale Avenue)
 - b) By deleting from Zone RS-6 (Single Family Dwelling) and adding to Zone RT-FC (Attached Housing Four Corners) the following lands:

Lot 8, Section 63, Victoria District, Plan 4628, except that Part in Plan 14267
(1042 Cloverdale Avenue)
 - c) By deleting from Zone RS-6 (Single Family Dwelling) and adding to Zone RT-FC (Attached Housing Four Corners) the following lands:

Lot 7, Section 63, Victoria District, Plan 4628, except that Part in Plan 14267
(1052 Cloverdale Avenue)
- 2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9410**".

Read a first time this 9th day of January, 2017.

Public Hearing held at the Municipal Hall on the day of 24th day of January, 2017 and the day of

Read a second time this day of

Read a third time this day of

Approved under Part 4 of the *Transportation Act* on the

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the

Municipal Clerk

Mayor

PUBLIC HEARING

2870-30
Cloverdale
Avenue

A. "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, No. 9410"
PROPOSED REZONING FOR A 14-UNIT TOWNHOUSE DEVELOPMENT ON CLOVERDALE AVENUE

To rezone Lot 9, Section 63, Victoria District, Plan 4628, except that Part in Plan 15395 (**1032 CLOVERDALE AVENUE**); Lot 8, Section 63, Victoria District, Plan 4628, except that Part in Plan 14267 (**1042 CLOVERDALE AVENUE**); and Lot 7, Section 63, Victoria District, Plan 4628, except that Part in Plan 14267 (**1052 CLOVERDALE AVENUE**) from RS-6 (Single Family Dwelling) zone to RT-FC (Attached Housing Four Corners) zone to construct a 14 unit townhouse development. A **DEVELOPMENT PERMIT** will be considered for form and character, with variances to visitor parking, building separation, and rear yard setback. A **COVENANT** will also 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 Planning dated August 18, 2016 and Supplemental Report from the Director of Planning dated November 22, 2016; recommending that:
 - the application to rezone from RS-6 to RT-FC and the Development Permit be approved;
 - Final Reading of the Zoning Amendment and ratification of the Development Permit be withheld pending registration of a covenant to secure the following:
 - BUILT GREEN® Gold or EnerGuide 82 (or equivalent), including the installation of heat pumps for each dwelling unit;
 - Installation of the necessary conduit and piping to be considered solar ready for the future installation of solar photovoltaic or hot water heating systems;
 - \$1,000.00 per unit (\$14,000.00) to be provided to Saanich for use in the construction of a Children's water spray pad and permanent washrooms at Rutledge Park;
 - \$500.00 per unit to the Saanich Affordable Housing Fund; and
 - \$500.00 per unit to either a new Saanich Transportation Fund, or to the Saanich Affordable Housing Fund.
- Servicing Requirements dated December 22, 2016;
- Excerpt from the Committee of the Whole Meeting held September 12, 2016;
- Storm Water Management Statement dated August 7, 2015;
- Sustainability Statement received August 25, 2015;
- Report of the Advisory Design Panel dated December 23, 2015;
- An email from the Ministry of Transportation and Infrastructure dated September 21, 2015;
- A letter from the Quadra Cedar Hill Community Associated dated November 19, 2015; and
- 32 letters from residents.

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

- Egress from the site would be right-turn only and would be controlled by signage; there is no room on Cloverdale Avenue to construct a median.
- There are measures that could be undertaken at the driveway entrance to manage vehicles turning left onto Cloverdale Avenue; however, doing so could impede pedestrian use of the sidewalk.

APPLICANT:

T. Rodier, Outline Home Design and J. Gill, Seba Construction Ltd., presented to Council and highlighted:

- The proposed development is close to shopping, parks, schools, major public transit lines and a bike lane; it makes sense to increase density in this location due to its proximity to amenities and its walkability.
- The proposed development will promote and enhance street level engagement, pedestrian connections and will re-energize the neighbourhood.
- The addition of green space will act as a buffer between neighbours; it is a contemporary and durable design that fits in well with the character of the neighbourhood.
- The 14 units will be two to four bedrooms with garages; most units will include apron parking and all units will include dedicated bike storage and integrated recycling and garbage centres. Patios at street level are designed to promote community engagement.
- Rear units will have dedicated yards and a public pathway will circle the site.
- They met with neighbours and design changes were made in response to concerns.
- The development will be constructed to BUILT GREEN® Gold or EnerGuide 82 energy efficiency standards and green technologies will be utilized.
- The full complement of overall required parking is provided; however, only three are designated as visitor parking, as opposed to the five required. A proposed solution is to provide four additional, parallel parking spaces in front of the property with "two hour limit" signage.
- The homes will be built with a functional four foot crawl space for additional storage use.
- The density proposed is less than what is permitted.

In response to questions from Council, the applicant stated:

- Bike storage will be of a standard size and would be located in the foyer of the units; visitor bike parking will also be available.
- The proposed units would range in size from 1,300 ft² -1,750 ft².

PUBLIC INPUT:

N. Peters, Quailwood Close, stated:

- The current lack of affordable housing forces people out of centres into outlying areas, this proposal is supportable.

M. Daniel, Savannah Avenue, stated:

- The proposal would allow families to live and work in the same area; it is in a convenient location that is close to amenities.

J. Marcil, Savannah Avenue, stated:

- The proposed development does not fit with the character of the neighbourhood and the density is too high.
- There is concern with speeding and on-street parking on Savannah Avenue; speed bumps and no parking signage across driveways should be considered.
- Construction noise is a concern and neighbours should be compensated.

M. Webb, Savannah Avenue, stated:

- The proposed density is too high and the parking seems insufficient.
- The design of the access creates the potential for accidents.
- The claim of affordable housing cannot be supported given the proposed cost of the units.

P. Haddon, James Heights, Quadra Cedar Hill Community Association (QCHCA) member, Savannah Avenue, stated:

- A formal letter of general support has been submitted by the QCHCA; however, three concerns were identified: the safety of the access / egress when used by large vehicles, a possible increase in a demand for additional parking, and impacts to a predominately single family neighbourhood.
- The community contribution may not be adequate for the size of the proposal. The QCHCA is hopeful that a change in Community Contribution Policy may be forthcoming.
- The Quadra Corridor Study should be seen as a priority for the community.

H. Charania, Genevieve Road, stated:

- There is concern that the community contribution is not sufficient for the size of the proposed development; the combined contribution does not adequately represent the increased land value.
- Saanich communities deserve a fair Community Contribution Policy from which non-profit organizations could be exempt.

N. Stepushyn, Cloverdale Avenue, stated:

- He is opposed to the proposal in principle; the Local Area Plan (LAP) of 1999 is in conflict with the Official Community Plan (OCP); the LAP should be amended prior to any new development in the area being approved.
- The proposal is unsuitable for the location, existing housing stock should be retained.
- The community contribution does not adequately compensate area residents for possible inconveniences; traffic calming measures should be more suitably addressed via the amenity package.

M. Moser, Lovat Avenue, stated:

- The proposal is out of character and too dense for the existing neighbourhood; the LAP needs to be amended to protect the community.

W. Burke, Quadra Street, stated:

- Community development can be sensitive; however, this proposal will add to the area in a positive way.

D. Stubbington, Downham Place, stated:

- This is an enjoyable area near many positive amenities making the proposal both commendable and suitable.

D. Assenheimer, 1239 Tattersall Drive, stated:

- Current housing costs make this project supportable; the proposal will encourage residents to remain in the area.

A. Barker, Lovat Avenue, stated:

- The general aesthetics of the project are supportable; however, the proposed density is too much for the existing neighbourhood.
- A lack of visitor parking, access and egress concerns and existing traffic issues make the project impractical and unsupportable.

J. McCaw, Elliston Place, stated:

- Not opposed to the development; however, the proposed density is too much for the existing single family neighbourhood.
- Garages cannot and should not be used as a living space.
- Density should be reduced and parking availability should be increased. The access and egress design is dangerous.

K. Parmar, Bethune Avenue, stated:

- He is in full support of the project.

A. Lambrick, Cloverdale Avenue, stated:

- He supports the proposal due to the lack of existing affordable housing.

M. Ikonen, Whittier Avenue, stated:

- Current real estate listings and statistics in Saanich clearly indicate the need for affordable housing.
- Representing D. Machuk, Cloverdale Avenue, and D. Colbourne, Lovat Avenue, who both strongly support the proposal.

W. Marcinkovic, Vantreight Drive, stated:

- This proposal is less dense than a similar area project on Linwood; it was also built on land that was previously zoned as Single Family.
- Affordable housing is greatly needed in all areas of Saanich.

R. Warnhoff, Savannah Avenue, stated:

- The proposed density is not appropriate for the neighbourhood and parking will not be sufficient.

Resident, Cloverdale Avenue, stated:

- Bike lanes are not used regularly on Cloverdale Avenue; bike use is on the decline.
- The proposed density is not suitable for the neighbourhood and parking will be insufficient.

APPLICANTS RESPONSE:

- There are ongoing traffic concerns throughout Saanich; the applicant has been working with staff to ensure standards of functionality are met, including access and egress.
- Demographics show that dependence on vehicles is declining.
- Parking requirements have been met; however, two spots have been allocated to individual units versus toward visitor parking.
- An estimate cost range of the proposed units is \$500,000-\$600,000.

COUNCIL DELIBERATIONS:

Councillor Derman stated:

- There is a need for additional density in Saanich; however, the design needs to be thoughtfully executed in relation to the community it is being proposed within.
- As denser communities are developed, there is a need to consider providing additional public open spaces, green spaces and play areas. This project is close to amenities; however no additional amenities are being proposed.
- There is a need for the planning process to determine what a village is and where density should be located.
- Community contributions should be fair to the neighbourhoods affected by increased density to ensure the community is livable, attractive and desirable.
- This cannot be considered affordable housing.

Councillor Brice stated:

- There are many positive aspects of the proposed development; however, the number of units could be reconsidered.
- Further refinement of the proposal may be needed.

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

- The density of the site is .82:1; this does not represent a significantly high level of density.
- There may be an opportunity for the developer to increase open spaces.
- This area has been designated as Village Centre; therefore, the OCP has directed that additional density is appropriate for the area.

Motion:

MOVED by Councillor Haynes and Seconded by Councillor Brice: "That Council postpone further consideration of the application to rezone property at 1032, 1042 and 1052 Cloverdale Avenue to allow the applicant to consider comments made by Council."

Councillor Plant stated:

- Concerned with the incongruity between the LAP and the OCP; this needs to be updated to be consistent.
- Development has to benefit the community it is proposed within.
- There may not be enough benefit to the community versus potential challenges; however, the purchase prices are affordable.
- The right fit for the neighbourhood needs some consensus; the applicant should undertake further discussion with the QCHCA and neighbourhood residents.
- Community amenity policies need to be brought in line with other municipalities.

Councillor Sanders stated:

- Direct neighbours do not support the proposed development; their concerns need to be taken into consideration.
- A reduction in density, an increase in viable parking and improvements to the access design should be undertaken.
- This is a great location for density; however, it has to be reasonable and not negatively impact the neighbours.
- The applicant should be creative in determining the amenity contribution.

Councillor Murdock stated:

- The site is appropriate for infill and redevelopment; it is well-served by public transit, and is close to amenities and parks.
- The park does not replace the need for green space on the site; a reduction in units may alleviate concerns regarding increased on-street parking.
- Further discussion should take place with the neighbours to improve the safety, livability and viability of the proposal.

Councillor Haynes stated:

- The fit within the neighbourhood is not quite right; the applicant needs to address the concerns regarding the lack of green space, the proposed density and insufficient parking.
- There is a critical shortage of affordable housing.
- The applicant should reconsider the community contribution.

Councillor Derman stated:

- There needs to be elements of livability incorporated into the proposal; a reduced number of units may result in more green space.
- All area traffic concerns are not the making of this proposal; however, the developer should consider options to help improve those concerns.
- A larger global plan needs to be created to ensure that development is undertaken in the correct manner; clearly defined initiatives need to be in place to help better inform the communities we are trying to create.
- Densification is inevitable; however, it needs to be done in a way that improves communities.

Councillor Wergeland stated:

- The neighbours have concerns with parking and traffic; however, a developer should not inherit existing neighbourhood traffic or parking concerns.
- Affordable and varied housing is important to the viability of all communities.
- A better system for determining community contributions should be undertaken.

The Motion was then Put and CARRIED

1410-04
Report –
Planning

xref: 2870-30
Cloverdale
Avenue

1032, 1042 & 1052 CLOVERDALE AVENUE – DEVELOPMENT PERMIT AND REZONING APPLICATION

Report of the Director of Planning dated August 18, 2016 recommending that Council approve the application to rezone the property from RS-6 (Single Family Dwelling) zone to RT-FC (Attached Housing Four Corners) zone for a proposed 14 unit townhouse development; approve Development Permit DPR00619; and that Final Reading of the Zoning Bylaw Amendment and ratification of the Development Permit be withheld pending registration of a covenant to secure the items outlined in the report. Variances are requested for visitor parking, building separation and rear yard setback.

Councillor Haynes left the meeting at 8:05 p.m.

In response to questions from Council, the Acting Director of Planning stated:
- There is a requirement for six outdoor and 14 indoor bicycle parking spots.
- There are guidelines in terms of reducing impervious surfaces but no Zoning Bylaw requirements.
- A commitment to deconstruction of the existing dwelling could be included in the recommendations to the applicant.

Councillor Haynes returned to the meeting at 8:10 p.m.

APPLICANT:

T. Rodier, Outline Home Design, presented to Council and highlighted:
- The proposed development is close to a village centre with shopping, parks, public transit, the Galloping Goose and schools; the location may lessen the need for residents to have more than one vehicle.
- The development is designed to attract families to the neighbourhood.
- This is a good location for infill; the character of the neighbourhood will be maintained.
- Each unit would have a ground level patio which would integrate the residents with the neighbourhood; a crushed rock walkway would surround the development and create a buffer between the neighbouring properties.
- Each unit would have a dedicated place inside the unit for bike parking; there is also a dedicated location on site for recycling and garbage.
- There would be a mix of two and three bedroom units and a commitment to construction to BUILT GREEN® Gold or equivalent.

In response to questions from Council, the applicant stated:
- A full size garbage truck would not attend the site; the roadway is 25 feet wide and there is room to maneuver a regular sized vehicle.
- Two of the existing entrances on Cloverdale Avenue would be eliminated; access to and from the proposed development would be restricted to "right turn" movements only.
- There are no separate storage rooms in the homes but the design includes large closets.
- Eleven units have parking for two vehicles; three units have one garage parking



stall.

- The intent is to deconstruct and recycle the existing dwelling.
- The smaller units would be approximately 1,300-1,500 square feet and the larger 1,700-1,800 square feet.

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

- A covenant could be registered to restrict residential use of the garage however the Zoning Bylaw already prohibits this.

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

- The restriction for the "right turn" movement only is included in the servicing requirements; the driveway would have signage to that effect.

PUBLIC INPUT:

J. Schmuck, Rock Street, stated:

- The village centre has deteriorated over time; densification may result in revitalization.
- The Official Community Plan and Local Area Plan support density close to village centres; concerns of neighbours include traffic safety, increased on-street parking and the impact on the single family neighbourhood.
- The community amenity for Rutledge Park is appreciated.

D. Stubbington, Downham Place, stated:

- The development offers suitable homes to downsize or for families; it is in close proximity to shopping and services.

Saanich Resident, Quadra Street, stated:

- The proposal is supportable.

N. Stepushyn, Cloverdale Avenue, stated:

- Neighbours have concerns with the appropriateness of the location for multi-family housing; this is a neighbourhood of single family dwellings.
- Saanich commits to protecting urban forests; the proposed development will result in seven mature trees being removed.
- The proposed development is too much density and does not fit within the character of the neighbourhood.
- There are two new developments currently under construction that will add approximately 100 new multi-family units to the neighbourhood.

P. Ferguson, Savannah Avenue, stated:

- The number of parking stalls is not adequate and that may result in residents parking on Savannah Avenue; there is also concern that traffic would increase on Savannah Avenue due to the right turn only.
- The single entrance/exit on Cloverdale Avenue may be dangerous; the design needs more thought.

M. Webb, Savannah Avenue, stated:

- On-street parking and increased traffic flow on Savannah are concerns; right turn only has been attempted at another development on Cloverdale Avenue and it has not been effective.
- The concept of families having only one vehicle is great but may not be realistic;

the number of visitor parking stalls is not adequate and will result in increased on-street parking on Savannah Avenue.

B. Morton, Lovat Avenue, stated:

- The in-suite storage proposed is not adequate, one vehicle families is not realistic.
- The proposal is not supportable; this is not the right development for the location.

M. Ikonen, Whittier Avenue, stated:

- This project would provide affordable housing options for young families; there is only a small supply of townhomes in Saanich.

G. Nash, Tattersall Drive, stated:

- This property is outside the village centre; the Local Area Plan says that this area should be maintained with single family dwellings.

J. McCaw, Ellston Place, stated:

- The proposed density is not appropriate; a few less units may give more room for parking and driveways.

W. Marcinkovic, Vantreight Drive, stated:

- Townhomes are attractive to singles, young couples, young families and retirees; the proposed development gives residents an affordable opportunity to buy a home.
- Most condo buildings only offer residents one parking stall, therefore it is not unreasonable to offer one parking stall; moving trucks would only be on the property occasionally.
- The proposed development is well thought out and the applicant has addressed the neighbours' concerns; it may help to revitalize the community.

APPLICANT'S RESPONSE:

- Crawl spaces could be used for extra storage.
- The applicant would commit to a covenant that the garages be used solely for vehicle parking.

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

- Secondary suites are not permitted in townhomes.

COUNCIL DELIBERATIONS:

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

- It would be difficult to estimate if there would be an increase of traffic on Savannah as a result of the proposed development.

Motion:

MOVED by Councillor Haynes and Seconded by Councillor Plant: "That a Public Hearing be called to further consider the rezoning application on Lot 9, Section 63, Victoria District, Plan 4628, Except that Part in Plan 15395 (1032 Cloverdale Avenue); Lot 8, Section 63, Victoria District, Plan 4628,

Except that Part in Plan 14267 (1042 Cloverdale Avenue); and Lot 7, Section 63, Victoria District, Plan 4628, Except that Part in Plan 14267 (1052 Cloverdale Avenue).”

Councillor Haynes stated:

- Neighbours are concerned with the potential change of the character of the neighbourhood and the impacts of parking; infill near a village centre is appropriate.
- It is becoming more difficult to maintain larger unaffordable lots without subdividing.

Councillor Wergeland stated:

- This is an attractive development; there is a need for more affordable housing units.
- The potential increase of on-street parking impacts adjacent neighbours.

Councillor Sanders stated:

- The amenity package is appreciated; although the location for infill is appropriate, there may be too many units proposed.
- There is also concern with the lack of space between units and lack of green space; consideration should be given to construction of fewer units.

Councillor Brice stated:

- There may be too many units proposed for this property; the location is appropriate for infill.
- The applicant should address the concerns of neighbours including the on-street parking and increased traffic.

Councillor Brownoff stated:

- The proposed development is close to services and may help to revitalize the village centre; there is concern with the number of units, the amount of parking available and the increased traffic on Savannah Avenue.
- This may not be the right number of units for the property; the applicant needs to address the concerns identified.

Mayor Atwell stated:

- Although future uses of the property should be considered, the proposal should be addressed on its current merits.

Councillor Murdock stated:

- The proposed development is close to public transit and parks; there is concern with the lack of visitor parking and the potential for increased on-street parking on neighbouring streets.

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



TECHNICAL MEMORANDUM 1

STORMWATER MANAGEMENT STATEMENT

TO: District of Saanich
770 Vernon Avenue
Victoria, BC
V8X 2W7

FROM: McElhanney Consulting Services Ltd.
#500-3960 Quadra Street
Victoria, BC
V8X 4A3

ATTN: WHOM IT MAY CONCERN

DATE: August 7, 2015

McElhanney File Number: 15-310 (10)

RE: TECHNICAL MEMORANDUM 1 - STORMWATER MANAGEMENT STATEMENT
1032, 1042, 1052 Cloverdale Avenue - Townhouse project

The following are the details to address the requirements of Schedule "H" of the Subdivision Bylaw 7452 and to provide information in accordance with Saanich Planning Form APPL8, with respect to the Development Permit Application Storm Water Management Statement. The project site is within the Type II Watershed requirements under Schedule "H". The questions noted in italics are as shown on the application form.

a) Will there be an increase or decrease in impervious area compared to existing conditions?

The total site area is approximately 2,600 square meters. The existing properties contain a combination of homes, sheds, asphalt and gravel drives, and landscaping. The existing properties have a total impervious area of approximately 500 square meters.

The proposed townhouses will have an impervious area of approximately 800 square meters.

The area of the proposed paver access road will be approximately 600 square meters.

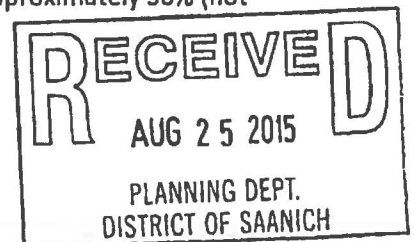
The proposed sidewalk that interconnects the units throughout the site has an impervious area of approximately 130 square meters.

The proposed development will increase the impervious area compared to the existing conditions.

b) What percentage of the site will be impervious cover compared to existing conditions?

The percentage of impervious cover on the existing site is approximately 20%.

The percentage of impervious cover on the proposed development is approximately 36% (not including the paver access road).



- c) How will impervious surface area be minimized (e.g. minimized paved area and building footprints, pervious paving, green roofing, absorbent landscaping)?**

Impervious surface area has been minimized by proposing a minimum building footprint as well as pavers to minimized hard surfaces. Pavers have not only been proposed within the roadway, but also in the driveway areas.

Sidewalks will be sloped to drain towards adjacent landscape areas where practical.

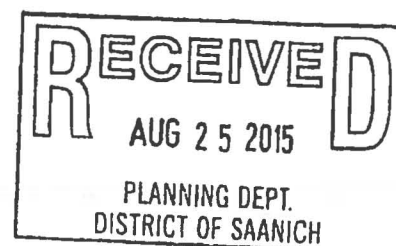
- d) How will the proposed system detain and regulate flows and improve storm water quality (e.g. Infiltration systems, engineered wetlands, bioswales)?**

Live storage volume will be provided in accordance with Schedule H, Section 3.5.16.3.2 of the Engineering Specifications to Bylaw 7452. For a Type II Watershed, this would be 100 cu.m/ha for the impervious area. Since the proposed development has an impervious area of approximately 950 sq.m, not including pavers, the resulting storage volume required is 9.5 cu.m. This volume will be confirmed during detailed design. This volume will be accommodated using storm water detention tanks.

Infiltration will also be utilized to the extent possible as permissible by the Geotechnical Engineer to reduce this volume. The release rate of 0.95 L/s (equivalent to 10 L/s/ha as per Saanich specifications) will be achieved using a flow control manhole to the extent possible.

- e) If the intent of the guideline cannot be met, explain why.**

n/a



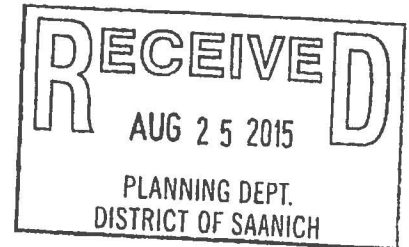
SUSTAINABILITY STATEMENT

Parcel Address: 1032/1042/1052 Cloverdale
Victoria, BC

Proposed Development: 14 Unit Town Homes

Applicant: Seba Construction
1167 Jolivet Cre
Victoria, BC V8X 3P3

Contact Person: Jamie Gill
Seba Construction
250-516-1224
sebaconstruction1@gmail.com



Sustainable Development Objective

To develop the site in a manner that, while being economically viable, provides for quality housing which will complement and enhance the surrounding neighborhood and become a valued asset to its residents and the community as a whole.

Social Indicators

Location and Density

The Quadra Action Plan states that further redevelopment in the Cloverdale Triangle, south of Cloverdale Avenue and west of Quadra Street, for multi-family housing would be desirable. It recognizes, however, that a broader range of housing types and densities should be encouraged through zoning and design considerations. The four corners village, which encourages diversity of lifestyle, housing, economic and cultural opportunities, is a suitable location for townhouses given the close proximity to shopping, services, parks, schools and major transportation routes.

To the north of the property, the townhouses are located 7.5 meters from the neighboring single family lots on Elliston Place, maintaining the typical single family separation. To the south, the townhouses are close to the street, encouraging pedestrian level interaction between the residences and the neighborhood. The development will act as a transition from the high density apartment use to the west at 3501 Savannah Ave. and the single family residential remaining to the east of the subject property along Cloverdale Ave.

Transportation

The surrounding area is well served by transit with main bus routes running on Quadra and Cloverdale. Bus stop locations are within easy walking distance. Bike lanes currently front this property thus making bicycle commuting easier. The proposed development encourages the use of bicycles by having bicycle storage in each unit and short-term bicycle parking for visitors. The location of the project, next to shops, services and schools, make it ideal for walking.

To encourage non-vehicular transportation, Seba Construction will also be offering a \$500.00 cash contribution to the homeowners of each unit for alternative transportation solutions of their choice. The funds will be placed in our lawyers trust account until the homeowner produces a receipt for some sort of transportation (bike, buss pass etc.) at which point they will be reimbursed for their investment. We hope this helps the homeowner understand the ease of transportation around the area, thus minimizing their carbon footprint.

Community Character and Livability

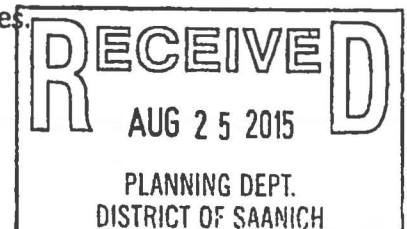
The townhouse property is surrounded by an apartment building to the west, single family dwellings to the east, single family dwellings to the north and commercial to the south. Our development provides additional quality housing opportunities while keeping in line with the traditional look of the neighborhood.

The units range from two bedroom to four bedroom units and have ample living spaces for families. The site lends itself to families given its relationship to the school, shops and services. The back townhouses (blocks 3,4) have access to a private outdoor space in the rear yard and the front blocks (1,2) have dedicated outdoor space along the street side. All the units will have access to a walking path that surrounds the property. This will be a nice place to take a short stroll with pets, kids etc., while interacting with the local community.

The townhouses will meet the mandatory adaptable building guidelines with the voluntary guidelines implemented where possible.

Economic Indicators

The proposed project will significantly raise the assessed value of these properties and contribute to the Saanich tax base. All municipal infrastructure is presently in place. The proposal aims to enhance the neighborhood and provide a positive effect on the area. It will create employment during the construction phase and the eventual homeowners will support local business in the established commercial area. All suppliers and trades that are used by Seba Construction are local, further benefitting the local economy through the support of local businesses.



Environment Indicators

Each unit will consist of low E windows, low flush toilets, power smart appliances, tank less water heater on gas and individual heat pumps. This will allow us to satisfy the requirements for the Built Green Gold or the Energuide 82 program. Further to this, each home will be made solar ready.

Storm Water Protection

Ground water will be controlled through the use of interlocking brick, which enables ground water recharge. This element will play a major role in the storm water retention system. A professional engineer has designed a storm water management system and storm water tanks will be used on site to control excess water.

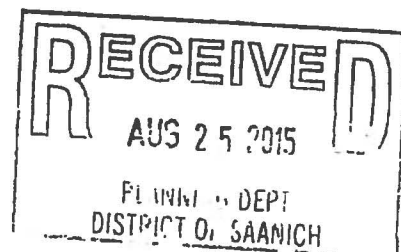
Sustainable Design and Construction

Materials and Resources

The existing homes will have an environmental report completed before removal. Prior to deconstruction, the home we will have all the hazardous materials removed. The remainder of the home will be salvaged through a reclamation sale and items not sold will be donated to the Habitat for Humanity building program. The existing concrete will be used as clean fill under the supervision of the project geotechnical engineer. The goal of this project, as it is with all Seba Construction projects, is to reduce the amount of material that is sent to the landfill.

Energy Efficiency

The building envelope will be constructed to energy efficient standards and include a high quality rain screen. We are also adding a provision to allow for conduit in the construction assemblies to accommodate future incorporation of solar energy use in the home. Energy efficiency will be a major factor in the selection of all fixtures and appliances used within the development. In material selection, locally sourced materials and supplies will be favored, along with products that are determined to be produced with energy efficient methods using non-hazardous, environmentally conscious manufacturing methods.



THE CORPORATION OF THE DISTRICT OF SAANICH

TO: MAYOR AND MEMBERS OF COUNCIL

DATE: DECEMBER 23, 2015

FROM: ADVISORY DESIGN PANEL

**SUBJECT: APPLICATION BY SEBA CONSTRUCTION LTD. FOR REZONING AND DEVELOPMENT PERMIT TO CONSTRUCT A 14-UNIT TOWNHOME PROJECT CONSISTING OF TWO BLOCKS OF 4 UNITS AND TWO BLOCKS OF 3 UNITS AT 1032, 1042 AND 1052 COVERDALE AVENUE
PLANNING FILES: DPR00619 / REZ00562
CASE #2015/014**

BACKGROUND AND PRESENTATION

Jamie Gill, SEBA Construction Ltd., Tim Rodier, Outline Home Design, and James Partlow, Lombard North Group (B.C.) Inc., attended to present design plans and answer questions from the Panel.

C. Bell briefly outlined the application.

T. Rodier, Outline Home Design, stated:

- The design of the townhome project adds character to and augments the existing neighbourhood and creates a buffer between the village centre, the nearby large apartment building and the subject property.
- The townhomes are small in scale and would be ideal as a starter home.
- Prefinished, cement fibre board would be used in most of the development as it has a longer life span than wood products and should represent as new in 10-15 years.
- Four colours are proposed in a muted palette that repeats and alternates along the length of the townhome project.
- Transition space is an important factor to the development proposal. The courtyard space will serve as a connection area for residents.
- The courtyard and pathways will incorporate finished concrete.
- Due to the smaller scale of the development and mass transit opportunities nearby, an increase in vehicular traffic is not anticipated.
- Each unit will provide parking for one vehicle; one handicapped space will be provided for the development. Electric vehicle chargers are also proposed.
- Larger trucks or emergency vehicles will need to back out of the site due to space constraints.

J. Partlow, Lombard North Group:

- A fair amount of structure was incorporated in the approach to the Landscape Plan; the interphase between the proposed units and the sidewalk proposes to retain trees that will assist in preserving the character of the neighbourhood.
- The courtyard will contain medium sized trees including red sunset maples and hedge maples.
- The front entry will have a fairly simple scheme; however, the interior of the site will contain a lot of green canopy. Each unit is proposed to have specimen shrubs installed, which will grow and become a point of interest. Entry patios will be surrounded by broadleaf evergreens.

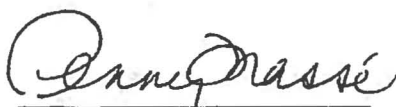
- Existing conifers will be retained and additional conifers will be added in the corner and rear property line of the site.
- A single red oak will provide canopy in the rear of the development and a solid board, cedar fence is proposed to secure the site on three sides.
- Ground cover will include large masses of heather in various colours.
- Landscaping will have an architectural approach and will include many opportunities that will read well from the interior and public spaces.
- Consideration will be given to plantings that grow in an area lacking ambient light.
- No plantings can be considered for the new boulevard as it has been identified for future road widening and will therefore be paved, existing overhead wires prohibit any planting in the boulevard.

Comments from Panel members:

- The angle of the roofline accentuates the height and is quite steep; if dropped slightly it would make the homes look wider and reduce the impression of height.
- The colour palette is attractive; however, the lightest colour is used on the side of the buildings and results in a noticeable contrast.
- The wall that is incorporated into the upper and main floor at the rear of the units creates discontinuity from the living room.
- Darker areas of the site, including the garbage / bench area and portions of the pathway are too dark; controlled exterior lighting should be considered. This proposal does not adequately consider the policies of Crime Prevention through Environmental Design (CPTED).
- The site plan is too tight; if at all possible the buildings should incorporate larger separations.
- The west elevation indicates there is no separation between the driveway and the windows of the washroom and laundry room in the units.
- The site plan needs to be revisited; one additional foot into the setbacks or otherwise would provide the needed separation between the buildings.
- There is a claustrophobic impression to the current site plan.
- Mature plantings should be utilized throughout to help with screening.
- More separation and protection in the front of the buildings would be appreciated.
- An increase in the density of plantings proposed for the front of the units would be beneficial.
- The walkway may not be utilized as much as anticipated and the space could be used to create some separation.

RECOMMENDATION:

That it be recommended that the design of the proposed 14-unit townhome project at 1032, 1042 and 1052 Cloverdale Avenue be approved subject to a strong recommendation that a greater separation between the buildings be incorporated into the plans for the front and rear of the development, and the courtyard and pathways be constructed with a solid material and be well lit.



Penny Masse, Secretary
Advisory Design Panel

Clerksec - QCHCA Cloverdale Letter

POST TO	General	POSTED	MAR 07 2017
COPY TO			
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED:	BIM ✓		

From: Shawn Newby [redacted]
To: <clerksec@saanich.ca>, Chuck Bell saanich <chuck.bell@saanich.ca>, <mayo...>
Date: 3/5/2017 10:30 AM
Subject: QCHCA Cloverdale Letter
CC: jamie gill <jamiegill24@gmail.com>, susan haddon2 [redacted]
Attachments: Cloverdale Letter 2.0.docx

Hello,

Please see the attached letter pertaining to 1032, 1042, 1052 Cloverdale Avenue.

RECEIVED

MAR 06 2017

LEGISLATIVE DIVISION
DISTRICT OF SAANICH

PA

February 25, 2017



Quadra Cedar Hill Community Association

To: Mayor and Council

Mr. Chuck Bell, Planner, Municipality of Saanich;

Re proposed townhouse development at 1032/1042/1052 Cloverdale Avenue

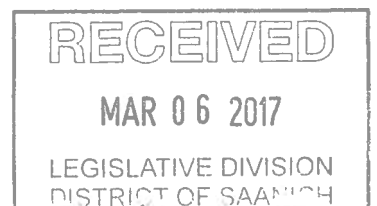
Dear, Mayor, Council and Chuck,

I am writing on behalf of the Quadra Cedar Hill Community Association. Members of the QCHCA recently attended a meeting on Tuesday, February 21st 2107 organized by Jamie Gill from Seba Construction to address the community's concerns with the townhouse development. This was at the request of Saanich Council to give the developer and residents the opportunity to address outstanding issues. In attendance were 16 residents and 2 realtors. The meeting lasted approx. 1 hour and 45 min and after a presentation from Seba Construction regarding the recent changes to the proposal, the residents were welcome to ask questions to address their concerns with the development.

The consultation process regarding this project began in March 2014. Our association has been present for a number of neighbourhood meetings and Council meetings regarding the rezoning of the three properties from single family dwelling to a Attached housing zone that would include 13 town house units.

The main concerns that residents had with the project were parking, density and would this project represent the character of the neighbourhood. Seba Construction came to the meeting with a new design for the development that addressed these concerns. The changes to the original design are as follows:

- 1) Reducing the number of units on the property from 14 to 13 townhouses. This will reduce the amount of parking required, lower density and create more greenspace.
- 2) Removing the communal pathway at the back of the property to create more privacy between the new development and the existing neighbours on Elliston behind the site.
- 3) Strata will need to create a bylaw that will be covenanted by the municipality of Saanich that requires property owners to only use their garages for parking and not for storage. There is a 4ft crawl space under each unit to address storage. *Note - The policing of this bylaw would seem to be problematic.



- 4) The community contribution is being increased by \$2000 per door that would see an approx. total of \$40,000, up \$26,000 from the original contribution. *Note - These funds could go to the creation of a children's water spray pad at Rutledge Park. Neighbours would like to see extra funds go to sidewalks on Savannah, but we believe that this responsibility is with Saanich engineering and that the community contributions should go to a neighbourhood amenity.
- 5) An area dedicated to bike parking will be lit up at night to address security concerns.

The development will provide 28 parking spaces, including 3 visitor spaces, which is more than the 26 that is required. There will also be four boulevard spaces for additional public parking. The neighbours voiced their concern about the parking problem on Savannah. They are concerned about the lack of parking on the street. It was brought to our attention from Jamie Gill that the residents in the apartment building on the corner of Savannah and Cloverdale are required to pay \$30 per space so many of them opt to park on the street instead of paying for parking. * Note – This was not verified information.

The price of each unit is expected to be between \$500,000 - \$600,000.

To summarize, the recent meeting between Seba Construction and neighbours was productive and although the neighbours still have concerns with property set backs, the retention of some trees, and parking, they were overall pleased with the design changes and seemed to support the project with the proposed changes.

Our association originally had no objection to the idea of the townhouse development with the condition that Seba Construction addressed the concerns of the neighbours. We feel that with the new design and the renewed support of the neighbours, that the Quadra Cedar Hill Community Association can support the townhouse development and the proposed changes.

Sincerely,

Shawn Newby

Vice President

Quadra Cedar Hill Community Association



Planning - RE: Saanich Referral re 1032-1042-1052 Townhouses

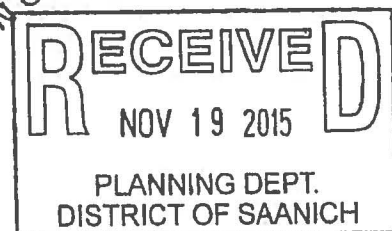
From: "John Schmuck" [REDACTED]
To: Chuck.Bell@saanich.ca; Planning.Mun_Hall.Saanich@saanich.ca
Date: 11/19/2015 1:52 PM
Subject: RE: Saanich Referral re 1032-1042-1052 Townhouses
CC: sebaconstruction1@gmail.com
Attachments: QCHCA Letter re 1032-1042-1042 Cloverdale.doc

Hello Chuck - attached is the QCHCA response on this application. We are hoping that the issues identified by the neighbors can be addressed.

John Schmuck

President, Quadra Cedar Hill Community Association
[REDACTED]

EXTERND
IN CASE



From: Planning Planning [mailto:Planning.Mun_Hall.Saanich@saanich.ca]
Sent: Thursday, September 03, 2015 3:11 PM
To: Quadra Cedar Hill Community Association
Subject: Saanich Referral

September 3, 2015

Dear Quadra/Cedar Hill Community Association:

Re: Application for Development:

Applicant: Seba Construction
Site Address: 1032 CLOVERDALE AVE
1042 CLOVERDALE AVE
1052 CLOVERDALE AVE
Legal: LOT 9 SECTION 63 VICTORIA LAND DISTRICT PLAN 4628
EXCEPT THAT PART IN PLAN 15395.
LOT 8 SECTION 63 VICTORIA LAND DISTRICT PLAN 4628
EXCEPT PLAN 14267.
LOT PT7 SECTION 63 VICTORIA LAND DISTRICT PLAN 4628
Folder No.: DPR00619
Description: TO REZONE FROM RS-6 SINGLE FAMILY DWELLING TO RT-FC ATTACHED HOUSING TO CONSTRUCT A 14 UNIT TOWNHOUSE PROJECT CONSISTING OF TWO BLOCKS OF

FOUR UNITS AND TWO BLOCKS OF 3 UNITS.

The District of Saanich has received an application for a site within your Community Association area. The Planning Department is referring the proposed plans and relevant information to your Community Association for review and comment. Please note that any requested variances may be subject to change based on the Planners detailed review of the file.

In a written letter or email to planning@saanich.ca, please provide your comments to the Planning Department indicating if your Community Association:

- Has no objection to the project
- Generally has no objection with suggested changes or concerns
- Does not support the project (please provide reason).

We would appreciate receiving your comments by October 2, 2015 so that they can be included in the package that is forwarded to Council. If you cannot meet this time frame, please email or call our office to indicate if and when you might be able to respond to the referral.

If you require further information about the proposed development please contact CHUCK BELL Local Area Planner at 250-475-5494 ext.3467.

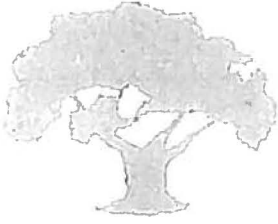
It is suggested that you periodically check our website, www.saanich.ca *Active Planning Applications* as any revised site plans for this application will be posted there.

Sincerely,

Chuck Bell
Planner

cc: Clerks Department

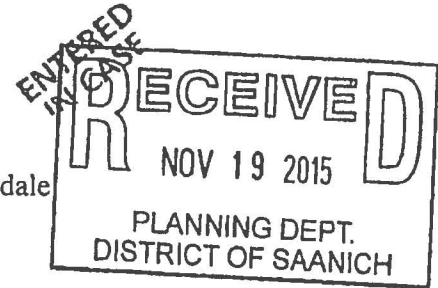
November 19, 2015



QUADRA CEDAR HILL COMMUNITY ASSOCIATION

To Mr. Chuck Bell, Planner, Municipality of Saanich;
Re proposed townhouse development at 1032/1042/1052 Cloverdale

Dear Chuck,



Our association has been consulting on this project since March of 2014. We have had numerous on-site meetings with the proponents and two public meetings have been held with the neighbors of this site on June 1st, 2015 and October 22nd, 2015. While our association is generally in support of this development, the following issues have been identified during our consultation:

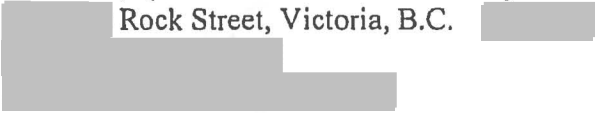
- 1) Traffic safety re the single entrance/exit – there is concern over safety for pedestrians walking along the Cloverdale sidewalks when vehicles enter/exit this property. It is to be noted that this is a current walking route for many students attending Cloverdale Traditional School. Special concern was noted over large vehicle access such as garbage trucks and moving vans. Has Saanich Engineering thoroughly assessed the safety impact for this design and the expected increase in vehicle traffic on Cloverdale ?
- 2) Parking Issues – neighbors expressed concern over residents of this complex and their guests using existing on-street parking along both the south side of Cloverdale and also along Savannah Avenue. There is existing competition now for these spaces between neighbors, residents of the apartment complex at 3501 Savannah, and also the various commercial businesses in the Quadra/Cook/Cloverdale village centre. We recommend that at a minimum Savannah Avenue be designated as “Residential Only Parking” if this development is to proceed. Also a suggestion was made for a covenant to be included instructing these townhouse owners that their covered garages must be used for parking as opposed to storage, to avoid owners using street parking.
- 3) Impact on the existing “single family neighborhood” from this multi-family development. There was a strong turnout by neighbors at the two public meetings who expressed concern over losing their current sense of neighborhood.

We do acknowledge that this proposed development conforms to the Saanich Official Community Plan allowing for densification close to Village Centers and along major transit corridors. As well this densification could provide impetus for the desired redevelopment of the Quadra/Cook/Cloverdale “Four Corners” village center. It is also to be noted that the recent eight unit townhouse development at the corner of Linwood and Cook Street has been very well received by the neighborhood and all of the units sold very quickly.

In summary, we do not object to the proposed townhouse development at this site, providing that the above concerns of the neighbors be addressed.

Sincerely,

John Schmuck
President, Quadra Cedar Hill Community Association
Rock Street, Victoria, B.C.



2870 - 50 Cloverdale

POST TO	General	MAR 07 2017
COPY TO		
INFORMATION	<input checked="" type="checkbox"/>	
REPLY TO WRITER	<input type="checkbox"/>	
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>	
SPORT	<input type="checkbox"/>	
FOR		
ACKNOWLEDGED:	-	

Clerksec - Re: QCHCA Cloverdale Letter

From: Jamie Gill <[redacted]>
To: Shawn Newby <[redacted]>
Date: 3/6/2017 8:50 AM
Subject: Re: QCHCA Cloverdale Letter
CC: <clerksec@saanich.ca>, Chuck Bell saanich <chuck.bell@saanich.ca>, <mayo...>

Hi Shawn

Thank you for taking the time to attend our meeting and provide a detailed letter.

I would like to note that we have 5 visitor parking spots, as it was mentioned we only had 3 in the letter.

Jamie

On Mar 5, 2017, at 10:29 AM, Shawn Newby <[redacted]> wrote:

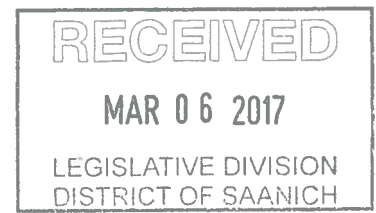
Hello,

Please see the attached letter pertaining to 1032, 1042, 1052 Cloverdale Avenue.

<Cloverdale Letter 2.0.docx>

Sincerely,

Shawn Newby
 Vice President
 Quadra Cedar Hill Community Association
 [redacted]



PH

Clerksec - 1032/1042/1052 Cloverdale-Rezoning

POST TO General | POSTED FEB 24 2017

COPY TO SH ✓

INFORMATION

REPLY TO WRITER

COPY RESPONSE TO LEGISLATIVE DIVISION

EXPORT

FOR _____

ACKNOWLEDGED: BIM ✓

From: Seba Construction <[redacted]>
To: jamie gill <[redacted]>
Date: 2/22/2017 2:26 PM
Subject: 1032/1042/1052 Cloverdale-Rezoning
Attachments: 1506 Cloverdale FE8.17 Site Overview.pdf; IMG_20170222_0001.pdf

Dear Mayor and Council

Sorry for the long winded email but after revising our plan and meeting with the community, I wanted to get your thoughts on our revised proposal while providing you with the notes.

I have attached the revised plans to this email, along with the sign up sheet/questionnaire from our meeting last night. Please note the sign up sheet shows 14 people however out of that there were 3 representatives from the association.

Community Meeting summary from questionnaire:

- We asked what the general response was to the revised plan (1-5, with 5 being most supportable), our average out of ten questionnaires we received back was 3.4/5
- We asked if the parking situation has now been fixed for our development the overall response was yes for 7/10 of the folks at the meeting
- Three of the residents were not able to attend however we emailed the plans to them, with the details and are waiting on the questionnaire to be returned

Revisions to plans

1. Density Issue

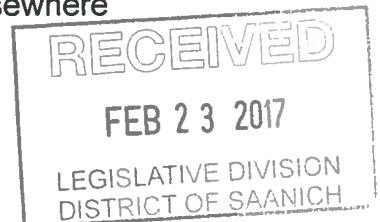
- With the loss of a unit now it brings our density to 1 unit per 202m2 this is now much less then what was allowed at Linwood and is comparable to our Cedar Hill project and others in town.
- There is a graph on the plans showing it in comparison with our previous plans and Linwood
- Our proposed lot coverage is down as well by 1.3%
- Linwood lot coverage was 36% and we are now at 31.9%

2. Parking Issue

- Originally we had 28 parking spots with 3 being visitors and no outside parking spots
- Now we still have 28 spots but have 5 dedicated to visitor spots and plus the additional 4 outside the development
- The requirement based on 13 units is 26 spots and four of those being visitors, so we have surpassed that
- Our project will clearly be serviced by our own parking , none needed elsewhere
- Parking Variance has been removed from the project
- Will also covenant that all garages to be used for parking only

PH

3. Green Space (common area)



- With the removal of unit 7 we have now created an entrance path to the project, with an open space that the strata could agree on (benches, sitting area, small playground)
- To expand on the above note, this green space can go grow in the future as the properties to the right of these get developed. It could be also used by the community as we propose a gate to enter the green space
and then a gate to enter the development
- Have added more bike spots as well
- All back units have their own private backyards so that is their green space

4. Variances

- Absolutely no variances requested, all falls within and well below the limit of the our proposed rezoning under the RTFC

5. Community Contribution

- I am willing to contribute a further \$2000 per unit towards the community (26,000), this could be used for:
 - residents only parking on Savannah
 - Radar install to slow people down
 - Parking Bays on Savannah
 - Further improvements to Rutledge Park
etc
- I think its best for me to hand over the funds to the association and then the neighbours can work with them on whats best for them.
- This would bring the total community contribution/Saanich transportation/Affordable housing to 28,000 (previous) + 26,000 (new) = \$54,000
- Total going to the association would be \$40,000 (maybe then can pass on the water park feature and put it towards Savannah - best for them to decide
- Divided by 13 units = 4153 per unit " Compared to linwood they gave 2000 a unit - so we have doubled it

Two issues that are a bit of a challenge and I think require work from Saanich

1. Savannah Parking

- I took the time to visit this area in the morning, lunch and dinner, there is a big problem here regarding parking
- I spoke to a resident at the apartment building next door and he admitted that he parks on Savannah because the apartment building charges 30 dollars a month
- Then I looked at their visitor spots they all have very limited time on them , hence pushing those people onto the road as well
- Now I can appreciate the concern that residents had worrying about the push over from our development, however I feel that we have enough spots in place now so this won't occur
- However I think Saanich should change their bylaws on that and not allow apartment buildings to charge rent for parking
- While I was there in the evening there was easily 30-35 spots wide open and Savannah was filled up

- I am not sure how this gets resolved for the folks but maybe a motion could be put forward for staff to look into this

2. Local Area Plan / Official community plan

- This has been brought up over and over again, probably being the biggest issue for certain residents.
- As far as we know the OCP designates this a village and close to village density is appropriate, the OCP is looked over the LAP
- When we first talked to staff we were told the above, hence moving forward with the rezoning package

I thank you for reading through my long winded email and viewing the attachments. Your comments/suggestions would be much appreciated as we continue on.

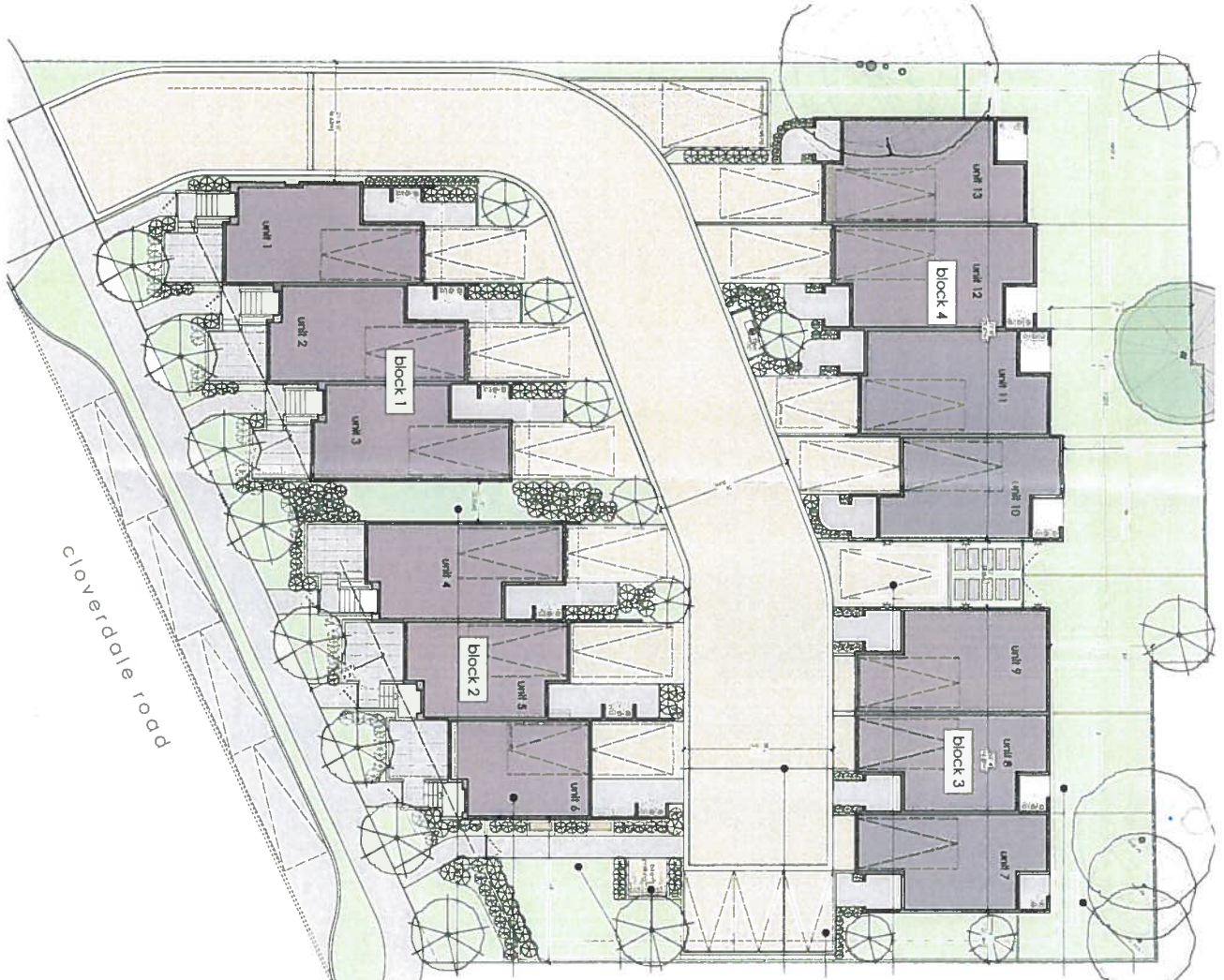
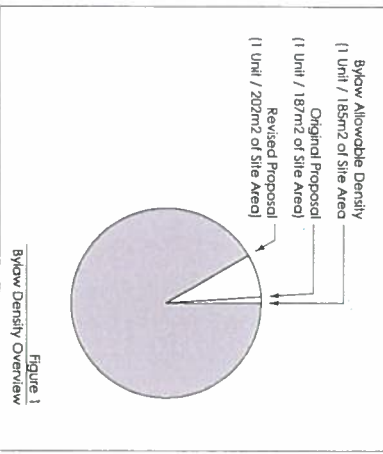
If you would like to phone or call me, either or is great.

Sincerely,

Thank You
Jamie Gill
Seba Construction

This electronic transmission and any attached documents or other writings are confidential and are for the sole use of the intended recipient(s) identified above. This message may contain information that is privileged, confidential or otherwise protected from disclosure under applicable law. If the receiver of this information is not the intended recipient, or the employee, or agent responsible for delivering the information to the intended recipient, you are hereby notified that any use, reading, dissemination, distribution, copying or storage of this information is strictly prohibited. If you have received this information in error, please notify the sender by return email and delete the electronic transmission, including all attachments from your system.

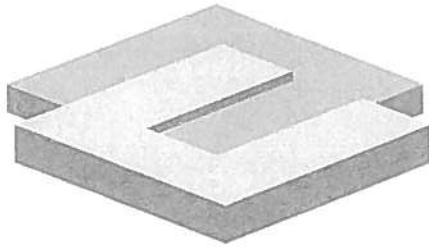
Site Area	2622m ²	Original Prop.	33.2%
Revised Prop.	31.9%		
Site Coverage	13	Original Prop.	14
# of Units	1/202m ²		1/187m ²
Density	26	Parking Req. Provided	28
Parking Req. Provided	28	Visitor Park. Req. Provided	5
Visitor Park. Req. Provided	4	Variance Request	3
Variance Request	0		



- larger back yards
- no variance on setback
- additional visitor parking or loading zone
- additional visitor parking
- larger separation between buildings drive site is wider (27'4"/78.23m) on additional +/- 3m is provided between buildings
- larger bike parking area
- new common area walking path to road, siting area
- units reconfigured for less density reduced visible density from street
- larger separation between buildings (removes variance request for building separation)

Cloverdale Townhomes
Revised Site Configuration
Feb. 8, 2017 1:250

PH



seba
CONSTRUCTION

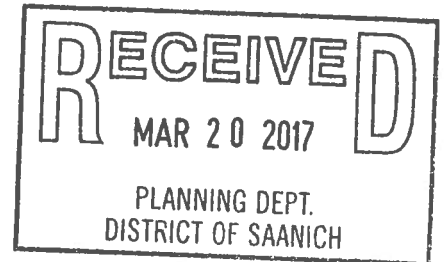
INFORMATION OPEN HOUSE

Proposed Residential Development

1032/1042/1052 Cloverdale

Saanich, B.C.

February 21st, 2017



Attendance Sheet

Name Phone/Email Address

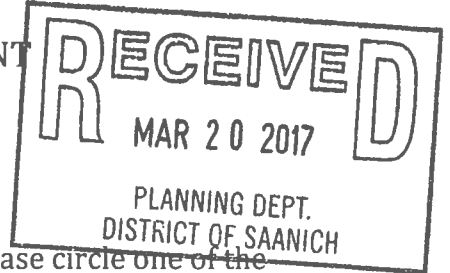
B. Thomas		Cloverdale
Susan/Martin Welt		Savannah
Rachel Mills		Cloverdale Ave
JOHN SCHMUCK J		Koenig
NICK STERUSHYAN		hefe@yahoo.ca 979 CLOVERDALE
Marg+Dave Melvin		melvine@shaw.ca
Shawn Newby 2		shawn@shawnnewby.com
Art Beck		art.beck@shaw.ca
Paul Ferguson 2		
Brenda Morrison 2		
John Tucker je		
HANFRED MOSER f		FT AVE
Wendy Hammond e		HOV AT
Ratny Morris		

PH



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CONSTRUCTION

PROPOSED RESIDENTIAL DEVELOPMENT
1032/1042/1052 CLOVERDALE
QUESTIONNAIRE



1. General response to the February 2017 revised plans (please circle one of the numbers below, 5 being most supportable)

① 2 3 4 5

2. With the removal of the parking variance and giving 28 spots inside the development/4 outside, do you think the parking issues has been dealt with now?

No. The development is much too dense; it will contribute to further parking problems on Savannah.

3. The community contribution has been increased by \$2000 per unit (\$26,000) to a total of \$40,000 for the project, what would be your first choice on what this money is spent on by the community?

I would prefer to stop the development. The money is not important.

4. What are your thoughts on the reduction in density, greater separation between blocks and added green space into the development?

Still much too dense and inappropriate for the neighbourhood. 3 houses to 13

5. Other Comments:

is ridiculous.

Seba should not be allowed to cut so many trees. Please do not build such

Name:

G. Atkinson

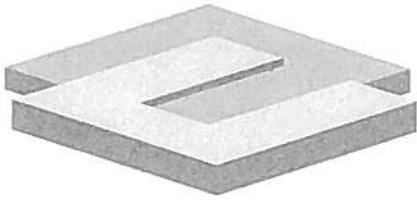
density north of Cloverdale

Address:



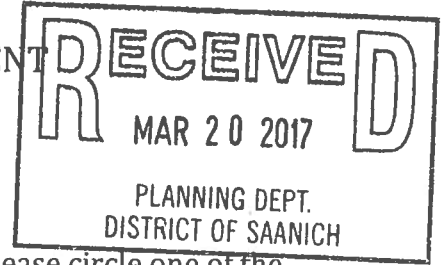
Savannah

Email/Phone:



seba
CONSTRUCTION

PROPOSED RESIDENTIAL DEVELOPMENT
1032/1042/1052 CLOVERDALE
QUESTIONNAIRE



1. General response to the February 2017 revised plans (please circle one of the numbers below, 5 being most supportable)

1 (2) 3 4 5

2. With the removal of the parking variance and giving 28 spots inside the development/4 outside, do you think the parking issues has been dealt with now?

NO

3. The community contribution has been increased by \$2000 per unit (\$26,000) to a total of \$40,000 for the project, what would be your first choice on what this money is spent on by the community?

IMPROVEMENTS FOR PEDESTRIANS
ALONG SAVANNAH + CLOVERDALE

4. What are your thoughts on the reduction in density, greater separation between blocks and added green space into the development?

NOT ENOUGH IMHO IT SHOULD
BE LESS DENSE AND REMAIN AT CURRENT
DENSITY AND MAYBE DOUBLE

5. Other Comments:

OR REACH A MAX OF 8 UNITS

LOCAL AREA PLAN SHOULD BE ADDRESSED
BEFORE THIS SETS A PRECEDENT FOR

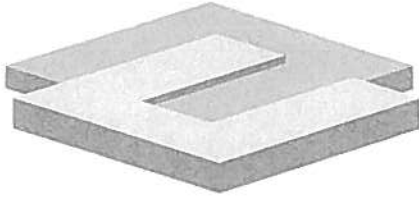
Name:

THE NEIGHBORHOOD

Address:

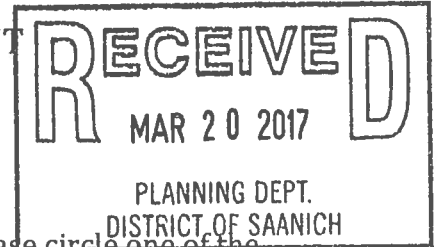
Email/Phone:

MANFRED MOSER
[REDACTED] LOVAT AVE



seba
CONSTRUCTION

PROPOSED RESIDENTIAL DEVELOPMENT
1032/1042/1052 CLOVERDALE
QUESTIONNAIRE



1. General response to the February 2017 revised plans (please circle one of the numbers below, 5 being most supportable)

1 2 3 4 5

2. With the removal of the parking variance and giving 28 spots inside the development/4 outside, do you think the parking issues has been dealt with now?

Not really.

3. The community contribution has been increased by \$2000 per unit (\$26,000) to a total of \$40,000 for the project, what would be your first choice on what this money is spent on by the community?

4. What are your thoughts on the reduction in density, greater separation between blocks and added green space into the development?

Insufficient.

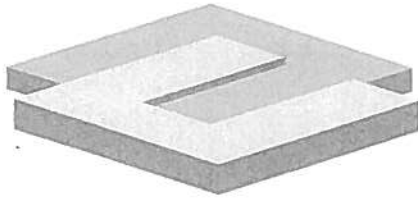
5. Other Comments:

It adds to neighborhood density. It doubts existing density. Is parking adequate. I doubt it.
The previous proposal increases parking by only 2.

Name:

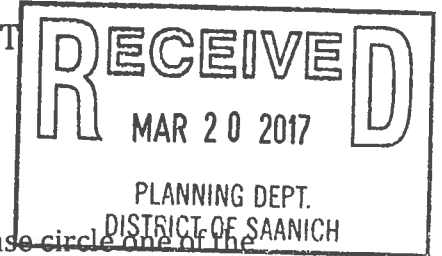
Address:

Email/Phone:



seba
CONSTRUCTION

PROPOSED RESIDENTIAL DEVELOPMENT
1032/1042/1052 CLOVERDALE
QUESTIONNAIRE



1. General response to the February 2017 revised plans (please circle one of the numbers below, 5 being most supportable)

1 2 3 4 (5)

2. With the removal of the parking variance and giving 28 spots inside the development/4 outside, do you think the parking issues has been dealt with now?

YES,

3. The community contribution has been increased by \$2000 per unit (\$26,000) to a total of \$40,000 for the project, what would be your first choice on what this money is spent on by the community?

PARKS.

4. What are your thoughts on the reduction in density, greater separation between blocks and added green space into the development?

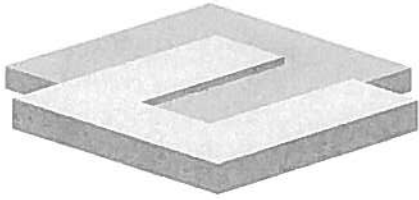
FINE

5. Other Comments:

Name: *BARB.*

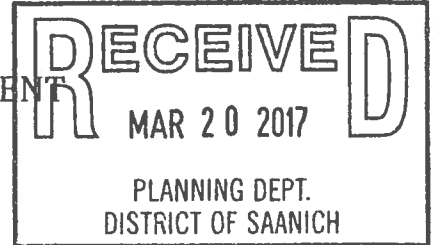
Address: *Cloverdale ave.*

Email/Phone: [REDACTED]



seba
CONSTRUCTION

PROPOSED RESIDENTIAL DEVELOPMENT
1032/1042/1052 CLOVERDALE
QUESTIONNAIRE



1. General response to the February 2017 revised plans (please circle one of the numbers below, 5 being most supportable)

1 2 3 4 5

2. With the removal of the parking variance and giving 28 spots inside the development/4 outside, do you think the parking issues has been dealt with now?

yes.

- Saanich needs to address parking

3. The community contribution has been increased by \$2000 per unit (\$26,000) to a total of \$40,000 for the project, what would be your first choice on what this money is spent on by the community?

Swanwick

unsure.

4. What are your thoughts on the reduction in density, greater separation between blocks and added green space into the development?

I think lots of thought has gone into this and I think its looking good.

5. Other Comments:

I worry about increase population but I

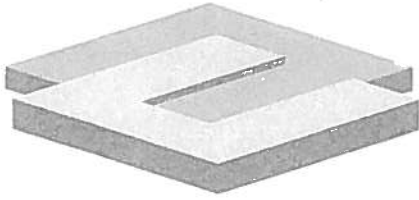
Name: Wendy Hammond

Address: [redacted] LOVAT AVE

do support this

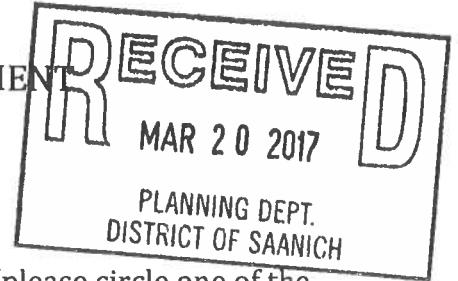
Email/Phone: [redacted]

development.



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CONSTRUCTION

PROPOSED RESIDENTIAL DEVELOPMENT
1032/1042/1052 CLOVERDALE
QUESTIONNAIRE



1. General response to the February 2017 revised plans (please circle one of the numbers below, 5 being most supportable)

1 2 3 (4) 5

2. With the removal of the parking variance and giving 28 spots inside the development/4 outside, do you think the parking issues has been dealt with now?

YES

3. The community contribution has been increased by \$2000 per unit (\$26,000) to a total of \$40,000 for the project, what would be your first choice on what this money is spent on by the community?

Don't know @ this point

4. What are your thoughts on the reduction in density, greater separation between blocks and added green space into the development?

generally favourable.

5. Other Comments:

As the project stands now I don't have any major objections.

Name:

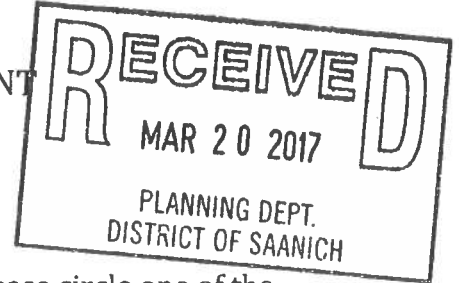
Address:

Email/Phone:



seba
CONSTRUCTION

PROPOSED RESIDENTIAL DEVELOPMENT
1032/1042/1052 CLOVERDALE
QUESTIONNAIRE



1. General response to the February 2017 revised plans (please circle one of the numbers below, 5 being most supportable)

1 2 3 4 5

2. With the removal of the parking variance and giving 28 spots inside the development/4 outside, do you think the parking issues has been dealt with now? *Yes.*

3. The community contribution has been increased by \$2000 per unit (\$26,000) to a total of \$40,000 for the project, what would be your first choice on what this money is spent on by the community?

No preference at this time

4. What are your thoughts on the reduction in density, greater separation between blocks and added green space into the development?

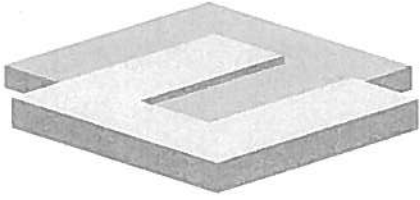
Positive moves, shows good faith

5. Other Comments:

Name: *Margaret + David Melvin*

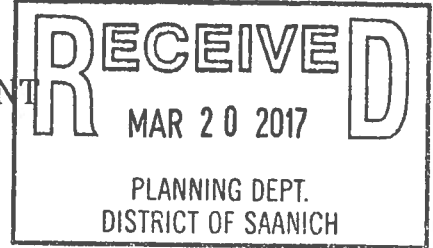
Address: *[redacted] cloverdale*

Email/Phone: *[redacted]*



seba
CONSTRUCTION

PROPOSED RESIDENTIAL DEVELOPMENT
1032/1042/1052 CLOVERDALE
QUESTIONNAIRE



1. General response to the February 2017 revised plans (please circle one of the numbers below, 5 being most supportable)

1 2 3 (4) 5

2. With the removal of the parking variance and giving 28 spots inside the development/4 outside, do you think the parking issues has been dealt with now?

YES AS IT APPLIES DIRECTLY TO THE PROJECT.

3. The community contribution has been increased by \$2000 per unit (\$26,000) to a total of \$40,000 for the project, what would be your first choice on what this money is spent on by the community?

IMPROVING SAVANNAH PARKING / SIDEWALKS

4. What are your thoughts on the reduction in density, greater separation between blocks and added green space into the development?

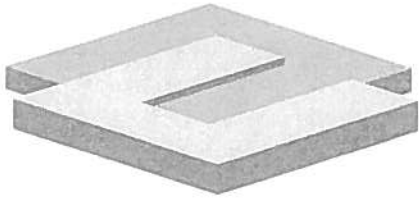
GREAT IMPROVEMENT, THE PROJECT IS VERY WELL DESIGNED

5. Other Comments:

Name: MARTIN + SUSAN WEBB

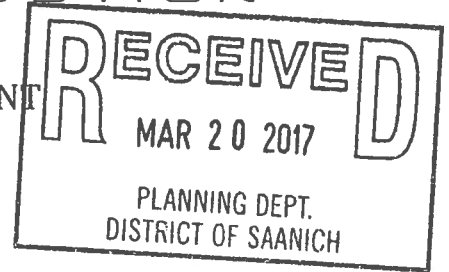
Address: [REDACTED] SAVANNAH AVE.

Email/Phone: [REDACTED]



seba
CONSTRUCTION

PROPOSED RESIDENTIAL DEVELOPMENT
1032/1042/1052 CLOVERDALE
QUESTIONNAIRE



1. General response to the February 2017 revised plans (please circle one of the numbers below, 5 being most supportable)

1 2 3 4 (5)

2. With the removal of the parking variance and giving 28 spots inside the development/4 outside, do you think the parking issues has been dealt with now? *yes*

3. The community contribution has been increased by \$2000 per unit (\$26,000) to a total of \$40,000 for the project, what would be your first choice on what this money is spent on by the community? *Improving Saanich rd.*

Sidewalks, lighting, parking

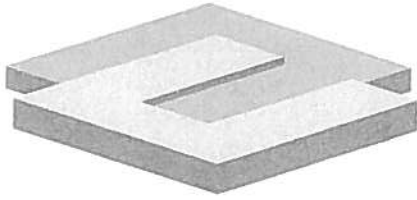
4. What are your thoughts on the reduction in density, greater separation between blocks and added green space into the development? *good.*

5. Other Comments:

Name: *Rachel Mills*

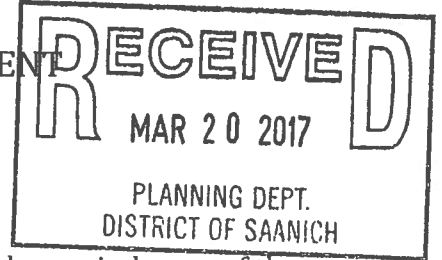
Address:

Email/Phone: *aldr@llw.net*



seba
CONSTRUCTION

PROPOSED RESIDENTIAL DEVELOPMENT
1032/1042/1052 CLOVERDALE
QUESTIONNAIRE



1. General response to the February 2017 revised plans (please circle one of the numbers below, 5 being most supportable)

1 2 (3) 4 5

2. With the removal of the parking variance and giving 28 spots inside the development/4 outside, do you think the parking issues has been dealt with now?

YES

3. The community contribution has been increased by \$2000 per unit (\$26,000) to a total of \$40,000 for the project, what would be your first choice on what this money is spent on by the community?

- TRAFFIC CALMING ON SAVANNAH
- IMPROVEMENTS

4. What are your thoughts on the reduction in density, greater separation between blocks and added green space into the development?

- A SIGNIFICANT IMPROVEMENT

5. Other Comments:

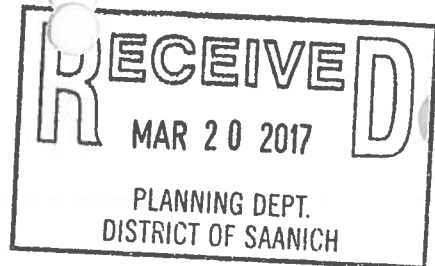
PREVIOUS COMMENTS ON ZONING STILL APPLY...

Name: NICK STEPOSTYAN

Address: [REDACTED] CLOVERDALE

Email/Phone: [REDACTED]

From: Simon Button [REDACTED]
Subject: Re: 1032/1042/1052 Cloverdale
Date: February 23, 2017 at 3:27 PM
To: Seba Construction [REDACTED]



- Q1: 5
- Q2: No parking concern with either previous or current site plan.
- Q3: Pedestrian infrastructure such as a pedestrian crossing across Cloverdale Avenue at Glasgow Park
- Q4: Previous and current density is satisfactory. Previous and current building separation is satisfactory however the space between the two front blocks seems under-utilized. The added green space is a benefit.

Simon & Malakai Button
3521 Savannah Ave
250 882 9294

On 22 February 2017 at 12:47, Seba Construction <[REDACTED]> wrote:
Hi Simon

I know you are probably tied up at the moment but once you have read through the email below would you please fill out this questionnaire we had at the end of our meeting last night!

Thanks

Jamie

Jamie Gill
Seba Construction
[REDACTED]

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On Feb 20, 2017, at 12:49 PM, Jamie Gill <[REDACTED]> wrote:

Begin forwarded message:

From: Seba Construction <[REDACTED]>
Subject: 1032/1042/1052 Cloverdale
Date: February 20, 2017 at 12:47:30 PM PST
To: jamie gill <[REDACTED]>

Hi

Attached to this email is the revised plan and also some notes to follow along that will be discussed at the meeting.

1. Density Issue

- With the loss of a unit now it brings our density to 1 unit per 202m² this is now much less than what was allowed at Linwood and is comparable to our Cedar Hill project and others in town.
 - There is a graph on the plans showing it in comparison with our previous plans and Linwood
- Our proposed lot coverage is down as well by 1.3%
- Lindwood lot coverage was 36% and we are now at 31.9%
- Maybe Linwood was too dense and this should be a site specific zone to make the community feel comfortable moving ahead

2. Parking Issue



From: Janie D. McCaw [redacted]
 Subject: Re: PROPOSED RESIDENTIAL DEVELOPMENT.pdf
 Date: March 7, 2017 at 10:05 AM
 To: Seba Construction sebaconstruction1@gmail.com

sorry I have taken so long to respond to the survey
 I think the parking is good now...esp the one between the buildings to turn around in and park
 I think the fact that for me the path has been taken out and the townhouses have private backyards facing my property is good
 the amenity package is much improved
 the fact that the garage can not be converted to living space is great
 I still think the density is too high..and there is not much green space there yet ...but plan is greatly improved
 hopefully Saanich will do something to help with the parking and traffic on Savannah
 those are my thoughts
 I also am concerned about the fencing between my home and the development...and grading of the property as mine is lower at the back
 The hawthorn tree at the back and the plum tree at the back I think you said will stay...which I am very happy about...the birds love those trees..esp the hawthorn
 Janie McCaw
 [redacted]
 [redacted]

On Wed, Feb 22, 2017 at 6:15 PM, Seba Construction [redacted] wrote:

Sent from my iPhone

F

Planning - DPR00619 1032 Cloverdale - Public Feedback on proposal

From: BONNIE CAMPBELL <[REDACTED]>
 To: <planning@saanich.ca>
 Date: 2/21/2017 1:57 PM
 Subject: DPR00619 1032 Cloverdale - Public Feedback on proposal
 CC: <Chuck.Bell@saanich.ca>

✓	ACKNOWLEDGED
✓	CLERKS
	REPLIED

To Saanich Planning Department,

I reside at 1057 Elliston Place and am writing in response to the proposed development at 1032 Cloverdale. I do not oppose the development in principle and am fine with seeing density increased along Cloverdale at that location. In fact, I would much rather see this planned density than the ad hoc density that is occurring with illegal suites and rental houses. For example, my neighbor has a suite that is poorly designed and probably unsafe (very noisy, only one entrance/exit that is a few feet from my house, ridiculous number of cars associated with and no off-street parking provided for them). Bring on the planning!!! Planning rules!!

My concerns with the Cloverdale development are:

- 1) there must be sufficient off street parking for the density - one or two spots per unit plus guest parking
- 2) it must be safe for emergency and other vehicles to attend the site
- 3) the amount of money the developer has to put into local improvements could be greater.
- 4) The local improvement money should NOT be directed to a park that is already developed - how about improving Savannah Avenue instead, even just one side of it? It would be an excellent route to connect Cloverdale and Tattersall with bike lanes and sidewalks, taking people off of the scary section of Quadra between Cloverdale and Tattersall. Savannah is a great example of a crappy street if you are a pedestrian or on a bike.
- 5) consideration needs to be given to noise and the design of egress/entrance - don't want to hear 18 sets of doors, sliding doors, garage doors, garbage bins at all hours.
- 6) Don't want to see any of the setbacks reduced, especially along the back and west side where single family residences are located. Would rather see the building go higher.

I am sorry I haven't been able to make it to any meetings in person, they always seem to be on a Tuesday night which doesn't work.

Thank you for your consideration,

Bonnie Campbell
 [REDACTED] Elliston Place
 Victoria BC
 [REDACTED]
 [REDACTED]

RECEIVED
 FEB 22 2017
 LEGISLATIVE DIVISION
 DISTRICT OF SAANICH

RECEIVED
 FEB 21 2017
 PLANNING DEPT.
 DISTRICT OF SAANICH

PH

Planning - Development in Cordova Bay Village

From: Paul Wood <[REDACTED]>
To: "Fred Haynes" <Fred.Haynes@saanich.ca>
Date: 2/12/2017 3:36 PM
Subject: Development in Cordova Bay Village
CC: "mayor@saanich.ca" <mayor@saanich.ca>, "susan.brice@saanich.ca" <sus...

Dear Councillor Haynes,

Thank you again for your e-mails of 9 February 2017 regarding my letter to Mayor Atwell, Saanich Council and the Planning Department.

I have been reflecting on your statement that 'there is not the opportunity for a moratorium in advance' on planning proposals related to the Cordova Bay village, or for 'the additional private engagement suggested' in my letter. Your statement implies that the planning process is driving the decision regarding the proposals for developing the village, even though the community has legitimate concerns about this process. The point of my letter is to suggest that Council needs to step back and consider the issue of what sort of Cordova Bay 'village' would be acceptable to local residents, especially since we have not been consulted on this matter. There is not a coherent plan in place for development in Cordova Bay that reflects the views of *all* of the stakeholders involved.

The Saanich Planning Department has requested input from the Cordova Bay Association for Community Affairs regarding the Doumac development and the plaza redevelopment. But the Board of the CBACA has neither consulted with members of the Association in formulating its response nor asked members about the plaza redevelopment. The CBACA has done nothing to promote a conversation amongst residents of Cordova Bay regarding their vision for the development of the village, and the Board's endorsement of the proposed development of 986-990 Doumac ignores the widespread opposition to the planned condominium building within the local community. Moreover, there has not been any meaningful consultation between the Planning Department and the Cordova Bay community about the views of local residents regarding the future development of the village.

Understandably, many people living in the area around the Cordova Bay village are frustrated with the current state of affairs. Many believe that the Board of the CBACA has failed to speak on their behalf. Many also believe that although the Saanich Official Community Plan presents itself as a consultative document, the 'vision' for what are called 'villages' in the Plan does not correspond to their concept of what a village should be. In particular, many local residents reject the notion that four-storey buildings are appropriate for a village (compare the *OCP* §4.2.3, Policy 9).

Typically, when local elections are held there is considerable discussion in the media regarding low voter turnouts and a lack of engagement between residents and local government. The many people I am in contact with in the neighbourhood believe that they are disenfranchised because neither the CBACA nor Council nor the Planning Department are willing to register their concerns, despite the fact that it is we who will have to live daily with the decisions taken by those who ignore our views. I suggest that disillusionment with local politics is not difficult to explain given the current state of affairs in the Cordova Bay community.

Yours sincerely,
 Paul Wood

Paul Wood | [REDACTED] Cordova Bay Road | Victoria | British Columbia | Canada | [REDACTED]
 [REDACTED]

From: Fred Haynes [Fred.Haynes@saanich.ca]
Sent: February-09-17 12:15 PM
To: Paul Wood <[REDACTED]>
Subject: Re: open Council: noted : Development in Cordova Bay Village

Hello Paul,

I have just chatted with staff. In this matter there is the scheduled presentation at council as you indicate. I am informed that this is the opportunity for all members of the community who desire to have input.

(PH)

Given that, there is not the opportunity for a moratorium in advance, or for the additional private engagement suggested. I realize this is not the outcome on your suggestion you were hoping for. As a councillor, you can understand that in these matters it is essential I keep an open mind and can then adjudicate based upon all inputs.
Kindest regards,

Fred Haynes, Councillor
District of Saanich
Mobile [250-889-9352](tel:250-889-9352)

On Feb 9, 2017, at 12:07 PM, Paul Wood <[REDACTED]> wrote:

Dear Mr. Haynes,
Thank you for replying to my e-mail so promptly. I very much hope that it will be possible to establish some kind of dialogue between Council, the Planning Department and residents of Cordova Bay. There is some urgency involved, insofar as the proposal for the development of 986-990 Doumac is to be considered at a Public Hearing scheduled for Tuesday, 21 February.
With my best wishes.
Yours sincerely,
Paul Wood

Paul Wood | [REDACTED] Cordova Bay Road | Victoria | British Columbia | Canada | [REDACTED]

From: Fred Haynes [<mailto:Fred.Haynes@saanich.ca>]
Sent: February-09-17 11:41 AM
To: Paul Wood <[REDACTED]>
Subject: Re: noted : Development in Cordova Bay Village

Hello Paul
Thank you for bringing you idea forward. I am discussing with staff on what options are available.

Fred Haynes, Councillor
District of Saanich
Mobile [250-889-9352](tel:250-889-9352)

On Feb 9, 2017, at 9:09 AM, Paul Wood <[REDACTED]> wrote:

Dear Mayor Atwell, Councillors, and members of the Planning Department,
On behalf of the undersigned, I would like to apologize for the mistaken circulation to you of an earlier draft of the letter below.
Yours sincerely,
Paul Wood

Paul Wood | [REDACTED] Cordova Bay Road | Victoria | British Columbia | Canada | [REDACTED]

Dear Mayor Atwell, Saanich Councillors and members of the Planning Department,
We the undersigned believe that a constructive dialogue between yourselves and the residents of Cordova Bay is urgently needed. We request that a moratorium be declared regarding the current development applications related to what has been designated in the Saanich Official Community Plan as the Cordova Bay 'village', specifically those for 986-990 Doumac and for 5120-5144 Cordova Bay Road. In our view, the residents of Cordova Bay, along with the Planning Department, Mayor and Council, should collaborate in articulating a community-based vision for the development of the village. We maintain that

the Cordova Bay village requires a set of site-specific development regulations which respect the character of our neighbourhood. Given that such regulations are in place for the Cadboro Bay village, we do not consider our request to be unreasonable.

We regret that the concerns of the residents of Cordova Bay about these proposed developments have not been canvassed by the Cordova Bay Association for Community Affairs. Although the CBACA has expressed its support for the proposed development of 986-990 Doumac, this decision was made by the Board without consulting the membership of the Association. Moreover, there appears to be a conflict of interest involved in this decision. The ex-President and current first Vice-President of the CBACA, Anthony Minniti, is the Vice-President of Operations in Western Canada for the Century Group (<https://ca.linkedin.com/in/anthony-minniti-2714a918> and <http://www.cgigc.com/about-us/>). The site of the Century Group office at 5150 Cordova Bay Road is owned by James Christopher (Chris) Hemeon, who is also the owner of 986-990 Doumac. Since the owner of the office site rented by the Century Group will benefit from the development of the Doumac properties, there is the perception that the decision taken by the Board of the CBACA involves a conflict interest.

We prefer not to comment on the position taken by the President and Board of the CBACA. But their views are not endorsed by many of the local residents whom the CBACA supposedly represents. We therefore ask that a consultative process be established so that members of the local community can have their rightful say in the upcoming planning decisions, not least because the proposed developments will adversely affect the quality of life in our neighbourhood.

Sincerely,

Laurie Moore & Sherry Robertson [redacted] Cordova Bay Road [redacted]	Elizabeth Fraser & Dr. Donald W. Jackson [redacted] Cordova Bay Road [redacted]	Steve Corner & Jan Corner [redacted] Jersey Road [redacted]
Shelley Andrews [redacted] Cordova Bay Road [redacted]	Greg D. Abbott [redacted] Eagle View Lane [redacted]	Jan Willoughby [redacted] Cordova Bay Road [redacted]
Rod Clayards & Bev Ward [redacted] Cordova Bay Road [redacted]	Phil Howe & Penny Howe [redacted] [redacted]	Colin Millard & Dr. Fiona Millard [redacted] Sunnymead Way [redacted]
Alexandra Rickards [redacted] [redacted]	Sharlene Shore [redacted] Cordova Bay Road [redacted]	Paul Wood & Judy Wood [redacted] Cordova Bay Road [redacted]
Sheena Hanbury [redacted] Cordova Bay Road [redacted]	Dr. Derek Hopkins & Lisa Hopkins [redacted] Cordova Bay Road [redacted]	Kim McGowan & Dawna McGowan [redacted] Cordova Bay Road [redacted]
Dinah Ellett & Barry Ellett [redacted] Cordova Bay Road [redacted]	Jewel Swanson & Greg Smith [redacted] Cordova Bay Road [redacted]	Jill Turyck [redacted] Cordova Bay Rd. [redacted]

<SaanichCouncil.docx>

Clerksec - 1032/1042/1052 Cloverdale Ave.

From: Nick Stepushyn <[REDACTED]>
To: Clerksec@saanich.ca; [REDACTED]
Date: 2/8/2017 10:33 AM
Subject: 1032/1042/1052 Cloverdale Ave.
CC: johnschmuck@shaw.ca; Chuck.Bell@saanich.ca
Attachments: CLOVERDALE COMMUNITY POLL.docx

Please forward this new letter to Saanich Mayor and Council for their records regarding the proposed townhome development on Cloverdale Ave.

May thanks,

Nick Stepushyn
[REDACTED] Cloverdale Ave.

RECEIVED
FEB 08 2017
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

PH

February 8, 2017

Dear Neighbour,

Re: Rezoning at 1032/1042/1052 Cloverdale Ave.

POST TO	General	POSTED	FEB 14 2017
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INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
		COPY RESPONSE TO LEGISLATIVE DIVISION	
REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED:	BIM		

As you may be aware, a public hearing was held regarding the rezoning of the above addresses to construct a 14-unit townhome complex on Monday, January 24 at the Saanich municipal hall. The outcome of the hearing was that the council felt, as did we, that the proposal needed further work to be acceptable both to them and the neighbourhood. Several issues were raised which included parking and traffic control, siting and set-backs, access for large vehicles, the existing amenities package, as well as the suitability of the project itself in our neighbourhood.

Seba construction, the company involved, have been asked to go back to the drawing board and present a new application with a view to addressing some of these concerns. To that end, they have generously called for a neighbourhood meeting to better gauge the response to a new, smaller development. That meeting will be held on **Tuesday, February 21, at Cloverdale School (Library) from 7-9PM (3427 Quadra Street).**

I have been asked by some of the neighbours to canvass opinions and present them to Seba Construction and to Saanich Council before the meeting in an effort to facilitate and further this new application. Here, then, in no particular order, are some questions I feel will provide direction.

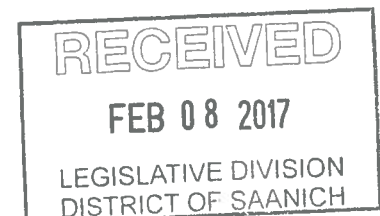
-Do you support the construction of ANY townhome complex on this site even though it contravenes the policies laid out in the Local Area Plan 1999 with regards to the extent of multi-family development outside the "Cloverdale Triangle"?

-What level of development do you consider to be appropriate for this site? Is it three new-construction single family homes? Three duplexes? An 8-unit townhome complex? Or something else?

-How important are building setbacks and sightlines to you? The current design calls for the front row of townhomes to be built almost right up to the sidewalk, while existing buildings have setbacks of 25 feet or more. Is a three story building (2 ½ when viewed from the street) appropriate for this location?

-Is green space of importance to you? And if so, what proportion of the overall green space should be visible from the road?

-Can anything be done to improve the long, narrow access road with a view to improving safety and traffic flow?



-Can anything be done to improve the parking situation on Cloverdale and the surrounding side streets? (Savannah & Lovat in particular) Would “Residents only” or timed-controlled signage be appropriate?

-How best to control the increased traffic on the neighbouring side streets? Is it by speed bumps or traffic circle or some other physical device?

-What would you consider to be an appropriate amenities package? The current proposal calls for a \$2000 contribution per unit to a splash pad at Rutledge Park, the Saanich Transportation Fund and the Saanich Affordable Housing Fund. I believe that if this complex is to be truly family-friendly then the amenities package should contain such things as sidewalk extensions on Savannah, a crosswalk on Cloverdale, and improvements to Glasgow Park.

I would appreciate your thoughts on these questions specifically, but I also welcome any other input you can provide. My intention is to collect and catalogue the community responses and then provide them to Seba Construction and Saanich Council, leaving them enough time before the neighbourhood meeting to provide us with a reasonable response. To that end I would ask that you reply to me by Wednesday, February 15th with your thoughts and concerns.

The best way to respond would be my personal email, crooning_chef@yahoo.ca, but you can also feel free to phone me at 250-383-7836, or drop a note in my mailbox at 979 Cloverdale Ave.

I thank you in advance for your support; we have been given a rare second chance to decide once and for all what our vision of this neighbourhood is for the future. Let's use this opportunity to build the community we all want to live in.

Sincerely,

Nick Stepushyn
[redacted] Cloverdale Ave.

2870-30 Cloverdale

From: May Cheung <[REDACTED]>
To: <clerksec@saanich.ca>
Date: 1/24/2017 3:15 PM
Subject: Zoning bylaw,2003,amendment bylaw, 2017, no. 9410

Hi there,
I'm in agreement with my neighbour @ [REDACTED] Cloverdale avenue.
I'm not happy with the size ,etc with this development.
I am certain Nick Stepushyn will be present tonight.
I cannot make it there tonight.
M. Cheung.

Sent from my iPad

(Pt)

RECEIVED
JAN 23 2017
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

Council - Re: Development at 1032, 1042 and 1052 Cloverdale

From: Alex Nagelbach <[redacted]>
To: <council@saanich.ca>
Date: 1/24/2017 1:40 PM
Subject: Re: Development at 1032, 1042 and 1052 Cloverdale

Good afternoon,

I would like to confirm my support for the proposed Cloverdale development that is subject to a public hearing tonight. This is the perfect area for us to add density, because it is close to services and active transportation routes. I appreciate the developer's amenities for alternative transportation modes as well.

Thanks,
Alex Nagelbach
[redacted] Lavender Ave

On Mon, Sep 12, 2016 at 2:35 PM, Alex Nagelbach <[redacted]> wrote:
Dear Mayor and Council,

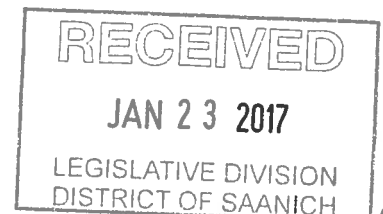
I grew up on Savannah Ave right around the corner from the proposed development at 1032, 1042 and 1052 Cloverdale. I generally support projects that add density within the urban core, and I believe this will be a good addition to the neighbourhood. I personally believe our parking minimum requirements are too strict and undermine our multi-modal goals. Therefore, I recommend approving the parking variance requested for this project.

What was not clear to me from the report for this project is what bike parking and/or bike storage amenities will be provided as part of the project. Obviously residents can store bikes in their own units, but this isn't always practical (e.g., if units open up directly to a staircase). I recommend asking the developer:

1. Where are residents reasonably expected to store/park their bikes?
2. Where can visitors safely and securely park their bikes?

Finally, I have seen correspondence related to this development that discusses increased traffic on Cloverdale and Savannah. Increased traffic on Savannah Ave between Cloverdale and Tattersall has been a problem for years, both in terms of volume and average speed, as motorists rat run to avoid congestion along Quadra. I used to play street hockey on Savannah, and with young children of my own, I see how this would be impossible given the current state of traffic on Savannah. Traffic calming measures including speed bumps are long overdue and have general support from residents on Savannah.

Thanks for your consideration,
Alex Nagelbach, CPA, CGA
[redacted] Lavender Ave



PH
A

Sharon Froud - Proposed rezoning for 14-unit townhouse development on Cloverdale Avenue

From: Sharon Froud
To: [REDACTED]
Date: Tuesday, January 24, 2017 1:44 PM
Subject: Proposed rezoning for 14-unit townhouse development on Cloverdale Avenue
BC: Sharon Froud

Ms. Sultana:

My apologies for the delay with replying to your email. There is not an opportunity to vote online. However we have provided your email below to Council. Should you have any questions please let me know.

Regards,
Sharon

Sharon Froud

Deputy Legislative Manager
Legislative Division
District of Saanich
770 Vernon Avenue
Victoria BC V8X 2W7

t. 250-475-1175 ext.3507
sharon.froud@saanich.ca
www.saanich.ca

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Please consider the environment before printing this e-mail.

>>> Doreen Sultana <[REDACTED]> 1/16/2017 8:44 PM >>>
To Whom It May Concern,

This is in regard to the proposed townhouse development on Cloverdale Ave. My question is: If we can't attend the meeting on January 24th, is it possible to vote on this on-line? We would like it to be known that we are against this proposal.

pt

Thank you,

1484627363815_6516 dir=ltr>
Regards,
1484627363815_6516 dir=ltr>
Mr. & Mrs. S. Sultana

Clerksec - Brenda Morton on line

From: "Brenda M" <[redacted]>
To: <clerksec@saanich.ca>
Date: 1/22/2017 9:31 PM
Subject: Brenda Morton on line

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INFORMATION	<input type="checkbox"/>
REPLY TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>
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ACKNOWLEDGED:	

[redacted] Lovat,
Victoria
[redacted]

Jan 22, 2017

To Mayor and Council,
Townhouse Development
1032-1052 Cloverdale

Here are some of my concerns;

1. Saanich core local area plan of 1999 recommends retention of existing housing North of Cloverdale...this is the North side and here we go letting single houses go. The Area plan has not changed that I know of.
2. The proposal is for 2 sets of Townhouses...2x4&2x3....7 facing Cloverdale and 7 backing onto Elliston behind. A long narrow corridor, with no turn around would be entered at the end of the property, close to Savannah, and vehicles would then reverse back to Cloverdale where it would be "Right turn only" by reversing into the traffic coming down Cloverdale from Quadra. Very dangerous I would think.
3. Here is my idea. Were there to be 2 or 3 less Townhouses out front, then a driveway could go in, at the start of the site, as you would drive down from Quadra. This would be the entrance for all vehicles... Residents, Trucks, Handi-Dart etc, which could then proceed along the already proposed lane and exit out straight into Cloverdale, on the right turn toward Savannah. I would ask that consideration be given to this simple solution as an alternative to the great concerns about access I have heard at all the Meetings.Perhaps fiscally it is not an idea Seba would consider!!!
4. Having made this suggestion, I will not dwell on my others too much. After the last meeting,at Council, I was shocked to hear that the only storage space is in the closets. With all the stuff adults and kids have today with equipment, gadgets,clothes etc I do not think the garages will be used for vehicles. They certainly are not in most houses on Lovat. Cars are in driveways or on the street and garages are filled with "stuff".
5. I also have concerns about lack of play area for kids. Poor little tykes will ride bikes around parked cars (...watch for scratches)...throw balls, (watch windows.) There will need to be a Crosswalk nearby, across busy Cloverdale, so kids can go down Glasgow to Rutledge Park.
6. At this I have said enough. I do not think this Project is suitable for the site.
7. Thank you for taking your time to read it.
8. Brenda Morton

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DISTRICT OF SAANICH

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2870-30 Cloverdale

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ACKNOWLEDGED:	

January 21, 2017
Saanich Municipal Council

Re: Seba Construction Application to Re-zone 1032, 1042 and 1052 Cloverdale Avenue

Dear Mayor and Council,

Although extremely busy, I am taking the time to write about the above application in order to inform Saanich Council of my opposition to further density in the neighbourhood, which the above application, if approved, will clearly do.

I am unable to attend the meeting on Tuesday, the 24th and I was unable to attend the previous council meeting in September 2016 regarding this application. However my husband, Stuart Paterson, will be attending the meeting on the 24th.

I have a long history of living in the area. My family owned a home on Elliston Place and us kids went to Cloverdale School, as well as Reynolds, S.J. Willis and Mt. View high schools. As a young girl, I often walked to the Saanich public library at the old strip mall, when Woolco was there. I returned to this neighbourhood upon the purchase of my home on Lovat Avenue 27 years ago.

I am an avid cyclist. I cycle to work and appointments, as well as to downtown and beyond. I've been regularly cycling for at least 20 years. I cycle for my health and to stay fit, as well as to stay strong as I have arthritis.

The traffic from the development at Uptown has created lines of stopped traffic on both Cloverdale and Tattersal, to the point that when I am driving my car, it is common to wait a long time before being able to make a left turn. This occurs from time to time, not just during peak times.

Now Saanich have approved a number of huge apartment/condo buildings going up on Quadra, between Cloverdale and Inverness roads, as well as on Glasgow and Inverness. We, who live here, have all that traffic and impact to absorb as well as the Uptown and beyond nearby development traffic. **And we have yet to feel the impact of these new buildings that are in construction.** People in the neighbourhood are not looking forward to it, to say the least.

All the recent development around here has me thinking very hard about how I will vote in the next municipal elections. This area is over-developed already. Development is rampant and needs to be reined in. You aren't doing your jobs.

It is time to develop elsewhere, Council – the people living in single family homes have to have some say in things. We do pay our taxes after all – taxes, which in my 27 years of paying them to Saanich, have only once gone down slightly from the year before.

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 JAN 23 2017
 LEGISLATIVE DIVISION
 DISTRICT OF SAANICH

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In this neighbourhood, we have young people going to school and old people walking, who may not be able to drive. We have people cycling up and down Cloverdale all the time, including me. We have families walking together, who may cross Cloverdale to go to Rutledge Park. There are people taking their dogs out for a stroll after work.

Here are the reasons why I and my husband are against the above application:

1. It goes against the core local area plan, August 1999. Section 4.0 states “north of Cloverdale Avenue... retention of existing housing stock is encouraged.” The proposed development is north. Don’t you follow your own core local area plans? I don’t understand why this application is even being considered.
2. The traffic at the top of Cloverdale, where the development is proposed, is already too busy from a safety perspective. I can imagine people – who would live or be visiting the proposed 14-unit town home – driving around the block so they can turn right off of Cloverdale (as they won’t be permitted to turn left off of Cloverdale, if going the other way), or worse yet, people turning left off Cloverdale anyways. I can imagine taking my life in my hands if I want to cycle down Cloverdale after shopping at Thrifty’s.
3. The location of an elementary school within a block of the proposed development should be of utmost consideration when adding more high density to the neighbourhood, where the young students live.
4. We need to preserve what we have left of the neighbourhood “feel” to our neighbourhood – and not further erode that quality on the north side of Cloverdale. Otherwise Cloverdale just becomes just another busy road with offices, businesses and apartments/condos.
5. The application also includes restricted parking. I think it’s reasonable to expect that the lack of parking at the town homes will spill out to the rest of the neighbourhood, where there is already enough people parking along Cloverdale and Savannah from the businesses on the south side of Cloverdale.
6. Savannah is already a cut-through for drivers trying to miss lights/intersections at both Cloverdale and Cook/Quadra and at Tattersal and Quadra. The approval of this development will exacerbate this current problem. **Council needs to be reminded that the streets around here are narrow and kids play on them.** People walk their dogs and baby strollers. Two cars going in opposite directions have to slow down to pass each other and sometimes can’t pass because people are walking. I think people walking is a good thing and needs to be safe.
7. The current design of the access road for the proposed town homes is too narrow for large vehicles, including municipal and garbage pick-up vehicles, and would leave no option other than to have those vehicles back out onto Cloverdale.

8. With the BC Ambulance Service near the bottom of Cloverdale on the other side of Douglas Street, and the fire and police departments near the end of Tattersal/Saanich roads, it can get very loud at times with those sirens. However, my main point is that those emergency services need to be able to get through traffic and there needs to be room for that traffic to get out of the way.
9. As taxpayers who love our neighbourhood, who see it being eroded by high density developments everywhere around us, the \$2000 per town home unit that Saanich has requested from the developers will not benefit the neighbourhood – the further worries about safety and the stress of relentless traffic, as well as not liking what our neighbourhood is turning into, is not remotely interchangeable with the \$28,000 Saanich would receive for affordable housing or whatever non-related purpose the developer’s cash would go to.




Other thoughts. Whenever my husband or I need to do errands, we wish each other “good luck” in trying to drive anywhere around here. And my husband always worries about me cycling. Here’s an explanation: while cycling on Cloverdale to work at 8:30 a.m., I ended up “sailing” over the front hood of a taxicab when the driver “didn’t see me” as he cut across Cloverdale from Alder Street. Fortunately I was okay but shaken up – I didn’t go to work that day. There were witnesses and the Saanich police attended. All very nice, but it could have been a lot worse. THAT happened at least seven years ago and now the traffic in this area is much increased.

Please do not approve this development application – or any other similar application in the vicinity of this neighbourhood core.

Help us deal with the traffic we already have to deal with.

Please do not make this area more dense. It is already quite threatened – the quality of our daily lives is what I am writing about.

Regards,


Heather Smart (homeowner)
 Lovat Avenue
Victoria BC 

Please note: From my home, I cycled to Staples to output this letter and buy envelopes. Then I cycled to Save-on Foods to pick up a prescription, Saanich Municipal Hall to deliver this letter and home from there. I did not use the Galloping Goose or Lochside Trail to do my errands. I highlight this fact because there are many cyclists living and cycling for transportation in this area, not just recreationally.

Clerksec - Rezoning 1032, 1042 & 1052 Cloverdale Ave.

From: Shelagh Butterfield <[REDACTED]>
To: "clerksec@saanich.ca " <clerksec@saanich.ca>
Date: 1/21/2017 12:39 PM
Subject: Rezoning 1032, 1042 & 1052 Cloverdale Ave.

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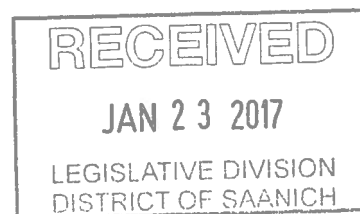
Dear Mayor and Council,

The Official Community Area Plan calls on council to “maintain single family dwellings as the principal form of development outside the Cloverdale triangle” and “consider infill housing only where the scale and massing is appropriate and the environmental, social, and traffic impacts would be within acceptable neighbourhood limits.” Building fourteen 2 1/2 story townhouses isn’t following protocol. With this in mind, I think the scale and massing of this townhouse development is unacceptable. Too many townhouses are being crammed onto three single family building lots.

Revitalizing the Village Centre is a noble idea, but there is no guarantee the fourteen townhouses will do that. Yes, by locating the townhouses close to the Village Centre it will make walking, cycling and transit more attractive, but I don’t think the project will reduce car use. And since there is not enough on-site parking space on the property their cars and those of visitors will spill onto the neighbouring streets causing traffic and parking problems.

The density of the townhouses, parking and traffic problems make this project untenable unless it is scaled down in size.

Sincerely, Sheila Butterfield



PH

Clerksec - Public Hearing: 1032/1042/1052 Cloverdale Ave

From: Simon Button <[REDACTED]>
To: <clerksec@saanich.ca>
Date: 1/20/2017 8:06 AM
Subject: Public Hearing: 1032/1042/1052 Cloverdale Ave

We would like the following comments included in the public hearing on Jan 24 as we will not be able to attend.

We support the concept of townhouses on Cloverdale Ave because:

- Townhouses are one of the most under supplied housing options across North America. Many residents appreciate having a front door that goes directly outside but don't want to spend the time maintaining a single family home or have the money to buy one.
- Saanich should be encouraging new homes to be built in locations which are walkable, bikeable, have good transit service and are close to amenities - such as this location
- Cloverdale Ave already has a mix of building types such as the four-storey apartment building next door to the proposed development, the office building across the street and the five-storey condo building across from Rutledge Park
- By allowing more than one home to be built on one lot, Saanich can provide services more efficiently and keep property taxes lower for all residents of the District

We encourage Saanich to:

- Allow the construction of townhomes on Cloverdale Ave
- Update the 1999 Local Area Plan which is clearly out of date so that it better reflects current views
- If there is high demand for on-street parking, Saanich should explore charging people for on-street parking. Profits could be given to the neighbourhood association to reinvest in the community.

Simon and Malakai Button

[REDACTED] Savannah Avenue

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 JAN 20 2017
 LEGISLATIVE DIVISION
 DISTRICT OF SAANICH

PH

2870-30

Clerksec - Proposed rezoning of 1032, 1042 & 1052 Cloverdale Ave.

From: "AD Melvin" [REDACTED]
To: <clerksec@saanich.ca>
Date: 1/19/2017 4:28 PM
Subject: Proposed rezoning of 1032, 1042 & 1052 Cloverdale Ave.

To Mayor and Council

As long-time residents and home owners on Cloverdale Avenue, we strongly urge that the proposal to demolish three single family buildings in order to construct a large complex of up to 14 units, be denied.

Over the years, the traffic volume on Cloverdale itself, as well as on Savannah Avenue and Lovat Street, has increased markedly. This is due largely to an overall increase in traffic throughout the Greater Victoria area, and we accept that it is part of sustaining a growing population.

The proposed development will add a significant number of vehicles to this immediate section of Cloverdale and its auxiliary access roads. We feel that the decrease in safe access to and from the street, and the added congestion will seriously impact ourselves and our neighbours.

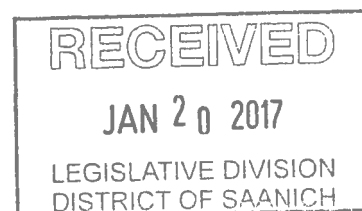
The Core Local Area Plan drafted by Saanich in August 1999 states that north of Cloverdale Ave. retention of the existing housing stock is encouraged. This proposal contravenes that position.

In addition to the traffic concerns, the construction of a large complex which will sit very close to the sidewalk, will take much away from the neighbourhood feeling we have managed to maintain. The proximity of Cloverdale Traditional Elementary School means that a significant number of children walk up and down Cloverdale every day, and their safety also needs to be considered.

We are asking that Council turn down the proposed rezoning, at least in its current form.

We are unable to attend the meeting in person, as we are out of the country then, but hold a very strong hope that the proposal is rejected.

Thank you,
 Margaret and David Melvin
 [REDACTED] Cloverdale Ave.



(PH)

2010-30 Cloverdale

Penny Masse - Fwd: 1032/1042/1052 Cloverdale

From: Seba Construction <sebaconstruction1@gmail.com>
To: Penny Masse <Penny.Masse@saanich.ca>
Date: 1/19/2017 1:38 PM
Subject: Fwd: 1032/1042/1052 Cloverdale
CC: Chuck Bell <Chuck.Bell@saanich.ca>

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REPLY TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>
REPORT FOR	<input type="checkbox"/>
ACKNOWLEDGED:	

Hi Penny

Could you please add this correspondence below to council with regards to our public hearing for Cloverdale.

The owners live at [redacted] Savannah.

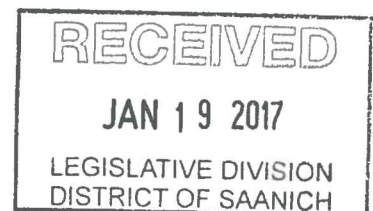
Thanks

Jamie Gill
Seba Construction
250-516-1224
www.sebaconstruction.com

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Begin forwarded message:

From: Simon Button [redacted]
Subject: Re: 1032/1042/1052 Cloverdale
Date: January 19, 2017 at 1:20:30 PM PST
To: Seba Construction <sebaconstruction1@gmail.com>



Hi Jamie,

I do not have any major concerns regarding your development and am supportive of townhouses along Cloverdale Ave. If it moves forward I hope the construction phase is as short and quiet as possible.

Good luck,

Simon Button

On 19 January 2017 at 09:27, Seba Construction <sebaconstruction1@gmail.com> wrote:

Hi

We are gearing up for our public hearing regarding our townhouse proposal on Cloverdale.

Just going through the feedback sheets from our community meetings and noted no comments were put forward on your sheet.

If there is anything you would like to add, I would appreciate it.

Thank You

Jamie Gill
Seba Construction
250-516-1224
www.sebaconstruction.com

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Clerksec - Proposed Rezoning of 1032, 1042 and 1052 Cloverdale

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INFORMATION	<input type="checkbox"/>
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COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>
FOR	
ACKNOWLEDGED:	

From: Paul Ferguson [REDACTED]
To: <clerksec@saanich.ca>, Vicki Sanders <vicki_sanders@telusnet>
Date: 1/14/2017 5:02 PM
Subject: Proposed Rezoning of 1032, 1042 and 1052 Cloverdale

Hello

I won't be able to attend the public hearing about the rezoning of 1032, 1042 and 1052 Cloverdale on January 24th, so I'm emailing my views instead.

As the project proposal stands now, I'm against it. My main reasons are:

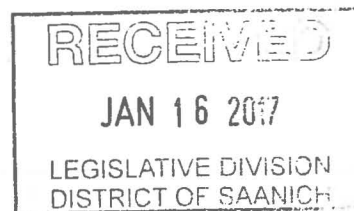
* There are too many units proposed for the available space. It will be overcrowded, and the single traffic entrance/exit will be difficult, inconvenient and dangerous. This section of Cloverdale is extremely busy during peak hours, and a single entrance/exit, with cars trying to enter and leave during rush hour, is a very bad idea. Two gates - one entrance, one exit - would be much better.

* The proposal doesn't provide enough parking for residents and guests. The developers are touting the project as one which will attract people who will either bus or bike. I don't believe it. I believe that some households will have more than one car. I believe the guest parking the project proposes will not come close to being adequate to the needs of visitors to the townhouse. The overflow will inevitably spill into Savannah Ave first. I live near the Cloverdale end of Savannah Ave, and parking is already a sore issue. There is presently an apartment building across the street from us, and there exists constant and repeated friction between the residents living in single-family houses along this end of Savannah and both residents and visitors of the apartment building over parking problems. The last thing this street needs is more people trying to park their cars here.

I would not be opposed to the development if these issues were addressed satisfactorily. However, as it stands, it's unacceptable.

Regards

Paul Ferguson
 [REDACTED] Savannah Ave



Clerksec - Proposed Rezoning of 1032, 1042 and 1052 Cloverdale Avenue

From: Gill Atkinson [redacted]
To: <clerksec@saanich.ca>
Date: 1/14/2017 5:03 PM
Subject: Proposed Rezoning of 1032, 1042 and 1052 Cloverdale Avenue
CC: <vicki_sanders@telus.net>

POST TO	POSTED
COPY TO	
INFORMATION	<input type="checkbox"/>
REPLY TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>
FOR	<input type="checkbox"/>
ACKNOWLEDGED.	

Dear Mayor and Council,

I will be unable to attend the public meeting regarding the proposed rezoning of 1032, 10443 and 1052 Cloverdale Avenue, so I would like to submit my views by email instead.

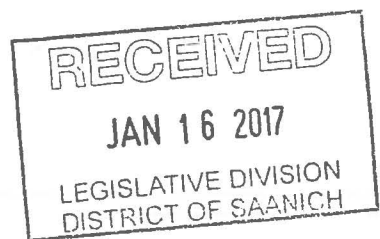
As a local resident, I do not support this proposal. The proposed development for 14 units is too dense and will lead to further problems in the neighbourhood with parking, traffic congestion and safety. There are too few parking spaces for the residents and their visitors, which means that inevitably they will look for parking elsewhere. I live on Savannah Avenue, and we already have a serious problem with parking, mainly due to the residents of the apartment block on the corner of Savannah and Cloverdale. Tenants of this building have to pay for parking on site, so instead, some choose to park on Savannah. This can mean blocked driveways, poor vision when leaving driveways and damage to boulevards.

In addition, Coverdale is a busy road, especially during rush hour. It has been proposed that residents of the new town house development will have to turn right on exiting the complex. In my experience of the condo building across the road from the proposed development, where they already have this rule, it is not adhered to causing problems. The proposed development is close to Cloverdsle School. Many children walk to and from school along this section of Cloverdale. I am concerned for their safety given the density of traffic and possible problems with just a single exit for the complex.

I hope you will reject this proposal for the sake of our neighbourhood.

Sincerely,

Gill Atkinson
[redacted] Savannah Ave.



5870-30 Cloverdale

Clerksec - The rezoning of 1032, 1042 and 1052 Cloverdale Avenue

From: "Brian" [REDACTED]
To: <clerksec@saanich.ca>
Date: 1/13/2017 3:10 PM
Subject: The rezoning of 1032, 1042 and 1052 Cloverdale Avenue
CC: "Vicki Sanders" <vicki_sanders@telus.net>

POST TO	POSTED
COPY TO	
INFORMATION	<input type="checkbox"/>
REPLY TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>
REPORT FOR	
ACKNOWLEDGED:	

Dear Mayor and Council,

After thinking about the feasibility of the Seba Construction Company project, and the rezoning of 1032, 1042 and 1052 Cloverdale Avenue; I have some concerns with the construction of the 14 unit townhome complex. These concerns are related to density, parking, and traffic.

My first concern is with the number of town homes that are to be squeezed onto those three lots. In my opinion, there are too many of them. Going from three single family dwellings to fourteen families living on the same amount of land is excessive. No doubt the residents will be crammed together. This project needs to be scaled down to a reasonable number of units. For example, there are only eight residences in the town house complex that is located on the corner of Cook Street and Linwood beside Thrifty Foods. It is a well thought out quality development that has plenty of on site and street parking for its residents and visitors.

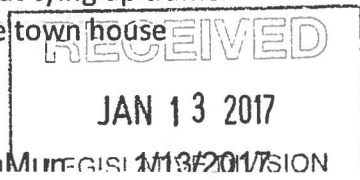
Secondly, the Seba development doesn't allow for enough on-site parking. The lack of on-site parking will inevitably cause parking problems on Cloverdale Avenue and Savannah Avenue as the town house owners look for other places to park their vehicles and those of their visitors. People close to the Seba complex are presently parking their vehicles on the grass boulevards on that section of Cloverdale because there is not enough street parking available for them. (See Photo)

Furthermore, it is wishful and delusional thinking for Seba Construction to speculate that the residents of the townhouses, and their visitors will give up their vehicles in favour of biking and walking.

Also, it is doubtful the town house owners will park their vehicles in their garages. The Seba townhouses have garages to accommodate one vehicle, but I've observed that most people convert their garages into workshops or storage areas. If this happens some of their vehicles will most likely be parked on Cloverdale and Savannah Avenue.

Cloverdale already has it's fair share of parked vehicles so there is little room for more of them. (See Photo) Businesses that are located along Cloverdale Avenue, and their customers, park their vehicles on Cloverdale. Also, people who work downtown park their cars on Cloverdale during working hours so they can take the bus to work. In addition to this, a number of apartment dwellers who reside at the corner of Cloverdale and Savannah park their vehicles on the Cloverdale and Savannah in order to avoid paying for parking. If they want to use the apartment parking lot there is a monthly charge. All of these scenarios are putting parking pressure on the residents at the corner of Cloverdale and Savannah Avenue.

Cloverdale is already congested with traffic at certain times of the day. Almost ten thousand cars travel the street daily. Around five o'clock traffic is usually backed up from Quadra all the way down to Rutledge Park. Since the traffic light at Quadra and Cloverdale only lets about seven vehicles across the intersection before the light turns red, it keeps that traffic backed up for a long time. The residents of the Seba development will need to be entering and exiting their property without tying up traffic. Seba Construction's solution to the problem is to put a traffic sign at the exit of the town house



driveway allowing residents to only turn right on Cloverdale. However, it won't work. Directly across the street from the Seba Construction complex there is such a sign forbidding a right hand turn on Cloverdale, but I've observed no one obeys it.

Please do not allow fourteen townhouses to be crammed on to the properties at 1032, 1042 and 1052 Cloverdale Avenue. I think that if the project is approved it needs to be scaled down to a reasonable number units with plenty of on-site parking in order to allow for a quality life style for the residents, and to prevent additional traffic congestion and parking problems on Cloverdale and Savannah. As I have already mentioned, the town house development at the corner of Cook and Linwood beside Thrifty Foods has only eight units. It is a quality development with lots of on-site and street parking available. Please follow that example.

Sincerely, Brian Butterfield

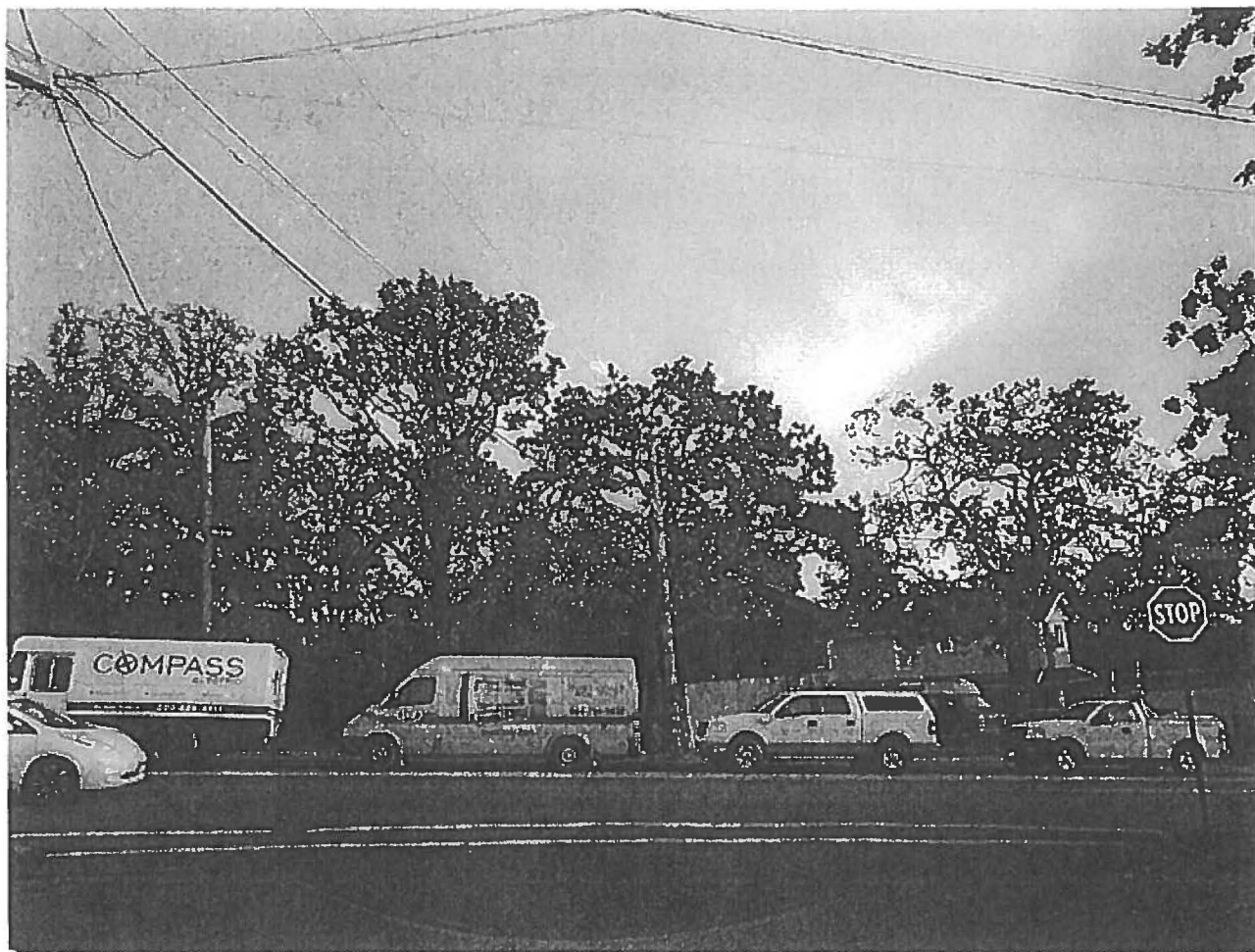
The first two photos show residents at the top of Cloverdale having to illegally park on the grass boulevard because there isn't enough street parking available on Cloverdale. These properties are adjacent to the proposed Seba Construction complex.

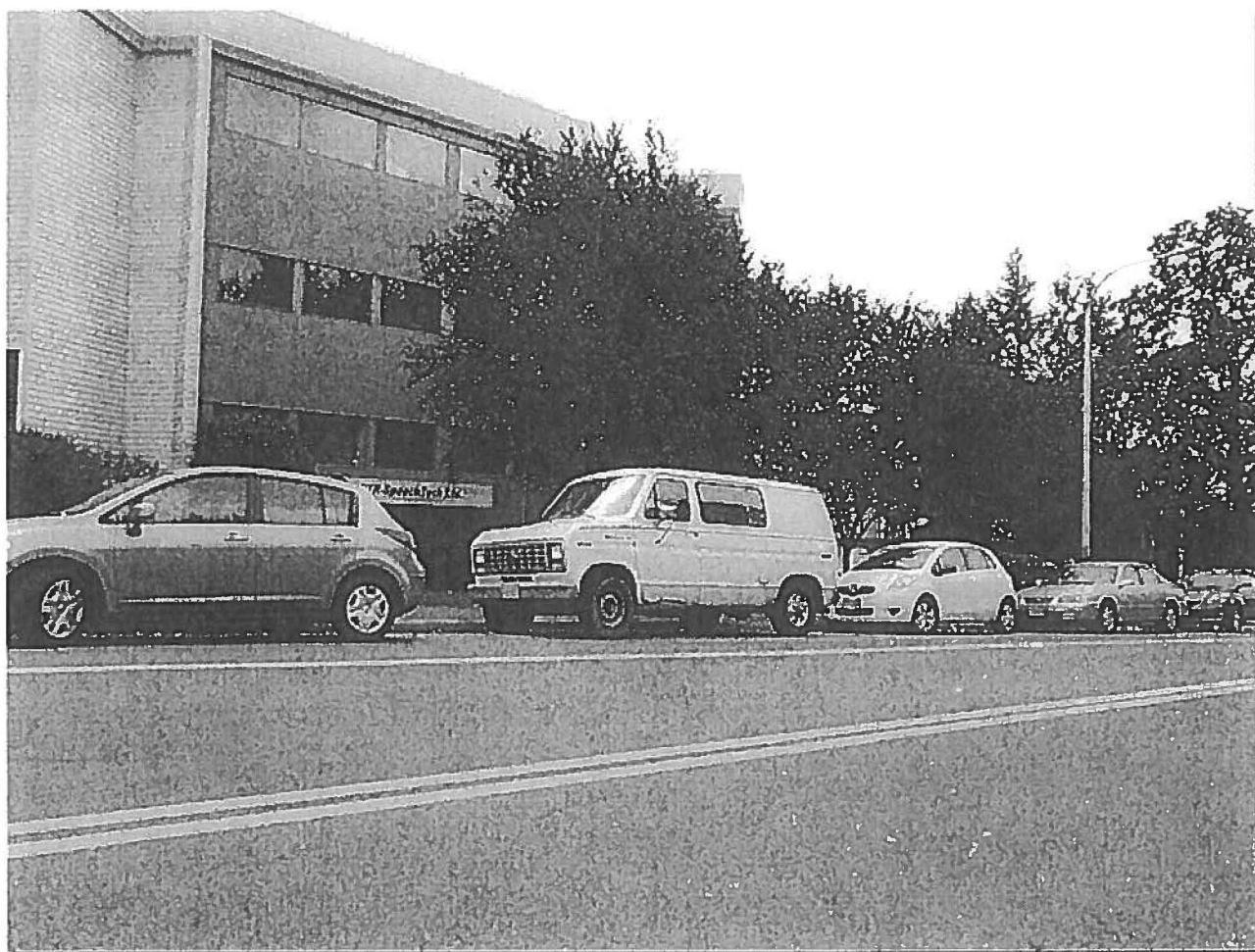
The remaining photos show the amount of parking that is taking place along the south side of Cloverdale.

There is no street parking allowed on the entire length of the north side of Cloverdale.







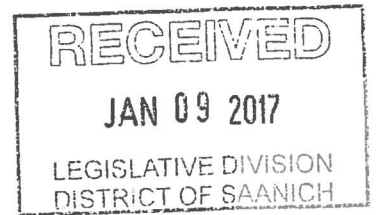




██████████ Cloverdale Ave.
Victoria BC ██████████

January 9th, 2017

POST TO <i>Seba</i>	POSTED JAN 12 2017
COPY TO <i>SH</i>	
INFORMATION	<input checked="" type="checkbox"/> <i>for PHea. inc.</i>
COPY TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>
REPORT	
FOR	
UNACKNOWLEDGED	<i>BLM. / f</i>



Mayor Richard Atwell and Saanich Council:

As you may be aware, there is a proposal by Seba Construction to Saanich to rezone 1032, 1042 & 1052 Cloverdale Ave. to permit the construction of a 14-unit town home complex where three single family homes currently exist. This matter has been before the Saanich council and they have recommended that a public hearing be held to better judge the neighbourhood response to the project.

The general feeling of the neighbourhood tends toward opposing the project for a number of reasons; it is too big and too dense, parking variances have been requested meaning an increase in on-street parking, traffic control and access for municipal vehicles will be an issue with the current design, it contravenes the Local Area Plan which encourages the retention of existing single family neighbourhoods, and there is no benefit to the immediate community.

I recognize however, that Cloverdale Avenue cannot stand still; there is a genuine need to redevelop the Four Corners village area. If it is the will of the council that this proposal go through I would like to propose a few extras for the immediate community that would make such a project easier to bear.

The issues of parking and traffic are central to this development. Cloverdale Avenue cannot support any more on-street parking. What little there is is taken up by staff of local businesses who park there during the day. This is not the point of on-street parking. There should be a posted time limit along the North side of Cloverdale, and any residents issued with parking permits. Furthermore the small side streets of Savannah and Lovat should be posted as "residents only." This will leave plenty of space available for patrons of these businesses.

The proposed access to Cloverdale for the development is to be Right turn only. This will put extra pressure on Savannah, which must now handle all traffic leaving the complex and travelling East or North. I propose some sort of traffic calming measures on Savannah, either in the form of speed humps, or a roundabout (traffic circle) at Savannah and Lovat. This will at least slow down any extra traffic to a speed appropriate for a small residential street.

Seba Construction has made much of the fact that their development is family-friendly, and that they comprise much of their target market. I applaud their desire to provide affordable homes for families, but I think Saanich can also do their part. The prime draw for families in this neighbourhood is Rutledge Park. It is a fantastic green space and a prime recreational area. Sadly, it is also across the street and three blocks down. Residents of this development do not have the easy access to parkland like the recently completed complex at 3440 Linwood, which is adjacent to Cloverdale School.

I propose that a walking "corridor" be established to allow families access to Rutledge Park. This corridor would include a mid-block lighted crosswalk adjacent to the entrance to Glasgow Park, as well as improvements to Glasgow Park itself.

The crosswalk would have pedestrian-controlled lighting as well as a landscaped median, similar in design to that at 3440 Linwood. This would be an effective traffic calming measure on Cloverdale Avenue, as well as providing a visual cue that you are entering a village environment. Suitable signage or banners could be added as the vision of the Four Corners Village is realized.

The walking path through Glasgow Park provides access to the North end of Rutledge Park, however the park itself is in need of some attention. As the park is predominantly Garry Oak meadow, perhaps some split-rail fencing sectioning off the more sensitive areas, along with some informational signage would be appropriate. Improvements to the walking path and additional seating would also be appreciated.

Seba Construction has already allotted \$2000 from the sale of each unit to projects within the community, so the funding for these improvements already exists in part. I propose that a matching contribution from Saanich will nearly cover all of these items.

I think it is very important that in cases such as these, where the will of the neighbourhood is predominantly against the project, that there be some contribution from the municipality if the development goes through; some means of compensating those who will have to put up with more traffic, less parking and less privacy on a daily basis. If council decides to allow this project, I think they would do well to consider my points as an olive branch and a way of saying thank you to the community.

Respectfully,

Nick Stepushyn
[redacted] Cloverdale Ave.
Victoria BC [redacted]
[redacted]

From: Nick Stepushyn [REDACTED]
To: Chuck Bell <chuck.bell@saanich.ca>, John Schmuck <johnschmuck@shaw.ca>
Date: 10/16/2016 2:04 PM
Subject: Fw: 1032/1042/1052 Cloverdale

On Sunday, October 16, 2016 2:03 PM, Nick Stepushyn [REDACTED] wrote:

Hi Jamie, I'm sorry it has taken so long to reply; we have had a tough time with the baby this week-teething and such.

Thank you for forwarding me your revised drawings- I think the four parking bays are a positive addition to the project. By posting 2 hour signage you will not have all day commuter parking and they will be used as intended- for visitors to the complex. Well done.

I am sad to hear that Saanich engineering was unreceptive to the idea of a mid-block crosswalk. I think with that small addition, and a few improvements to Glasgow park, you would really have the whole package as far as a safe, family-friendly development despite the fact we are on a busy road. Would you be so good as to provide me with your contact in the engineering department? Perhaps I can also apply a little bit of pressure; it seems like it's not a lot to ask. It would also be an excellent traffic calming measure and a visual cue that one is entering the Four Corners village.

Jamie, ultimately you know my animosity toward the project is mainly directed at Saanich planning and council, who have chosen to disregard their own policies toward development North of Cloverdale. That has not changed, and I intend to remind them of this breach at the public hearing. This is very much the thin edge of the wedge, and I will not stand by idly while they chip away at our neighbourhood integrity. I do not want large-scale development to creep steadily Westward down Cloverdale simply because of their village concept. The line has to be drawn somewhere.

Having said that, we are very close to a solution here with your particular project. I think if Saanich wants this project they will have to provide the neighbourhood with a few amenities like the crosswalk. I realize that you are committed to improvements in Rutledge park proper, but now Saanich need to come to the table with something all the residents can see and use on a daily basis; a reminder that there can be give as well as take when it comes to dealing with the city.

Perhaps between the two of us we can compel the city to come forward with something for the neighbourhood before we go to public hearing. It would certainly go a long way toward bringing us all on board.

With respect, Nick

On Wednesday, October 12, 2016 11:29 AM, Seba Construction <sebaconstruction1@gmail.com> wrote:

Hi Nick

We met with Saanich planning and have come up with a revised site plan. The only change to the plan is that we have added four additional parallel bay parking spots out front with maximum 2 hour parking signs.

I have attached the revised drawing.

We feel that this adds additional parking to our project and the community. This also adds a buffer in between the front units and the road.

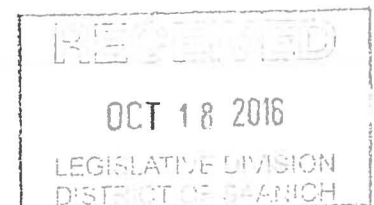
Our next discussion was with Saanich engineering regarding the possible cross walk from Savannah. They were not in favour of this because they felt two blocks down there is already a cross walk in place to connect to the park.

Our next steps are to resubmit the drawings and get on a public hearing date.

Nick, if you have had any change in your thoughts toward the project, I would appreciate if you could write a letter.

Thank You

Jamie Gill Seba Construction 250-516-1224 www.sebaconstruction.com



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Nick Stepushyn
Cloverdale Ave.
Victoria, BC

September 15, 2016

Mayor Richard Atwell & Saanich Council,

I was in attendance at the meeting of the whole on Monday, September 12th when the application to rezone 1032, 1042 & 1052 Cloverdale Avenue to permit the construction of a 14-unit townhome complex came before council. I would like to thank you for the discretion you showed in sending this matter through a public consultation process. Clearly this is a contentious issue, and it is my firm belief that two public meetings hosted by Seba Conatruction were insufficient in allaying public concern about the project. I look forward to again presenting our case against the proposal.

I was, however, disappointed that the council did not address the biggest issue at stake here, the apparent major change in policy towards development of multi-family homes outside the Cloverdale triangle.

The Local Area Plan of 1999 clearly presents a vision for the neighbourhood backed by the council of the day. It clearly defines the Cloverdale triangle and limits of the Four Corners village. Furthermore, it safeguards the existing area North of Cloverdale saying "the integrity of existing single family dwelling neighbourhoods will not be compromised" (Section 4.0). The Official Community Plan backs up this policy, saying in Section 5.1; Community Values, "Respect for the character of existing neighbourhoods"

The Official Community Plan is deliberately vague about the size and extent of the Four Corners village, saying only that "the scale and extent of... villages will be determined through a separate planning process"

The Official Community Plan therefore does not supersede the Local Area Plan on this matter, and only serves to reinforce the intent to maintain the existing neighbourhood.

If this council truly believes that the community is better served by development in this area then the appropriate way to proceed is to first amend the Local Area Plan to reflect the new vision. This would need to be an impartial and open legislative process with public consultation. This council is not serving its constituents by railroading through such a major policy change on the back of a building permit application.

I would welcome the opportunity to participate in such a process, but until such time I would remind council that it is bound by the policies laid out and by the will of the people, who have clearly spoken.

I urge council to reject this application on the basis that it is an idea whose time has not yet come.

With kindest regards,

Nick Stepushyn

DEAR COUNCILLORS,

FIRSTLY, MY APOLOGIES FOR NOT BEING PRESENT,
AND MY THANKS TO MR. STEPUSHYN FOR RELAYING THIS
NOTE.

I ADMIT TO NOT BEING FULLY VERSED IN THE DETAILS OF
THIS PROJECT. BUT THEN AGAIN, THE CHANCE FOR ME
AND MY NEIGHBOURS TO LEARN AND MAKE OUR INPUT
VIA A PUBLIC HEARING IS ALL I AM ~~SEE~~ HOPING FOR.

THE ISSUES OF INCREASED TRAFFIC AND DEMAND FOR
STREET PARKING ON SAVANNAH AND LOVAT ARE
SERIOUS CONCERNS FOR ME, A FATHER OF TWO YOUNG
BOYS WHO LIKE TO PLAY AND RIDE BIKES. I
ALSO DISAGREE IN PRINCIPAL WITH DEVIATIONS
FROM THE ESTABLISHED LOCAL AREA PLAN.

THANK YOU FOR YOUR TIME AND CONSIDERATION ON
THIS ISSUE.


TYLER WILSON

 LOVAT AVE

Dear Neighbour,

You may be aware of the proposal to by Seba Construction rezone 1032, 1042 & 1052 Cloverdale Avenue to permit the demolition of the three single family homes and construction of a 14-unit townhome complex. This matter will come before the Saanich council on Monday, September 12th at 7:00PM at the municipal hall.

There is a strong feeling among many of the neighbours that this development is not the right project for our area; that there are concerns about increased traffic and parking, and the suitability of the project itself.

Seba Construction proposes a right-turn only exit from the complex which would direct traffic down Cloverdale. Anyone wishing to head East would have to take Savannah and then turn right onto Tattersal. Seba is also seeking a parking variance as they propose to include only three visitor spots for the complex, which would exacerbate the parking problems on Savannah and Lovat.

The project itself is also contrary to the policies laid out in the Local Area Plan of 1999 (Saanich Core) which states that any multi-family development is to be mainly concentrated in the "Cloverdale triangle" area, and that the existing single family homes North of Cloverdale are to be retained. I have attached the relevant maps and text from the Local Area Plan. I find this aspect to be the biggest issue as I cherish our neighbourhood identity.

The project has been approved by Saanich Planning and will now go to the council for approval on Monday. They will either approve it outright, or recommend that it go through a public hearing process. I am hoping to gather enough support against it to force that hearing process. I do not believe that enough consideration has been given to the concerns of the neighbours and what little has been shown amounts to no more than lip service and tautology.

I would urge you, if you have any interest in stopping this project, to attend the council meeting and voice your concerns. Numbers do matter to them, and the more the better. If you are unable to attend but would like to be heard, I would ask that you write a brief note on the back of this letter, along with your name and address, and I can collect it on Monday afternoon. Just give me a call to let me know.

If you have any further questions or concerns I would be happy to discuss them with you; I have a pretty complete understanding of the project as well as the relevant Saanich documents, so I believe I can present a thorough overview.

Thank you in advance,



Nick Stepushyn

█ Cloverdale Ave. █



Monday 12th, 2016

To the Saanich Council,

After learning about the Seba Construction rezone 1032, 1042 and 1052, I feel that this development is not the right project for our area, because of the three reasons mentioned in the letter at the back.

So, I would urge the Saanich Council to send the project to a public hearing process and allow the neighbors to express their views on it.

I would like to take this opportunity to express to all the Council members our thanks for the excellent work they provide for the tranquility of our town.

Carol Reid

█ Cloverdale Avenue, Victoria, █

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Kevin Spencer

■ Cloverdale Avenue, Victoria ■

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Basma Eddiani

█ Cloverdale Avenue, Victoria, █
█
█

PH

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Thank you in advance,



Nick Stepushyn

Cloverdale Ave. [REDACTED]

Rec'd Sep 12/16
@ Council mtg

Monday 12th, 2016

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Salma Eddiani

█ Cloverdale Avenue, Victoria, █
█
█

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■ Cloverdale Ave. ■

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Farida Selki

█ Cloverdale Avenue, Victoria █

█

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The project itself is also contrary to the policies laid out in the Local Area Plan of 1999 (Saanich Core) which states that any multi-family development is to be mainly concentrated in the "Cloverdale triangle" area, and that the existing single family homes North of Cloverdale are to be retained. I have attached the relevant maps and text from the Local Area Plan. I find this aspect to be the biggest issue as I cherish our neighbourhood identity.

The project has been approved by Saanich Planning and will now go to the council for approval on Monday. They will either approve it outright, or recommend that it go through a public hearing process. I am hoping to gather enough support against it to force that hearing process. I do not believe that enough consideration has been given to the concerns of the neighbours and what little has been shown amounts to no more than lip service and tautology.

I would urge you, if you have any interest in stopping this project, to attend the council meeting and voice your concerns. Numbers do matter to them, and the more the better. If you are unable to attend but would like to be heard, I would ask that you write a brief note on the back of this letter, along with your name and address, and I can collect it on Monday afternoon. Just give me a call to let me know.

If you have any further questions or concerns I would be happy to discuss them with you; I have a pretty complete understanding of the project as well as the relevant Saanich documents, so I believe I can present a thorough overview.

Thank you in advance,



Nick Stepushyn

█ Cloverdale Ave. █

Rec'd Sep 12/16
@ Council mtg.

Monday 12th, 2016

To the Saanich Council,

After learning about the Seba Construction rezone 1032, 1042 and 1052, I feel that this development is not the right project for our area, because of the three reasons mentioned in the letter at the back.

So, I would urge the Saanich Council to send the project to a public hearing process and allow the neighbors to express their views on it.

I would like to take this opportunity to express to all the Council members our thanks for the excellent work they provide for the tranquility of our town.

Abdelwahed Eddiani

█ Cloverdale Avenue, Victoria, █

█
█
█

PH

Dear Neighbour,

You may be aware of the proposal to by Séba Construction rezone 1032, 1042 & 1052 Cloverdale Avenue to permit the demolition of the three single family homes and construction of a 14-unit townhome complex. This matter will come before the Saanich council on Monday, September 12th at 7:00PM at the municipal hall.

There is a strong feeling among many of the neighbours that this development is not the right project for our area; that there are concerns about increased traffic and parking, and the suitability of the project itself.

Séba Construction proposes a right-turn only exit from the complex which would direct traffic down Cloverdale. Anyone wishing to head East would have to take Savannah and then turn right onto Tattersal. Séba is also seeking a parking variance as they propose to include only three visitor spots for the complex, which would exacerbate the parking problems on Savannah and Lovat.

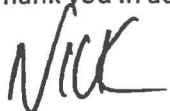
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Thank you in advance,



Nick Stepushyn

■ Cloverdale Ave. ■

Rec'd. Sept. 12/16.
@ Council Mtg.

Kai Michaluk
[redacted] Cloverdale Avenue
Victoria, BC

September 12, 2016

To Whom It May Concern:

My name is Kai Michaluk and I have lived at 979 Cloverdale Avenue for two years now while attending the University of Victoria. I would like to express my distaste at the notion of building another apartment complex on this street. Simply put, it doesn't need it. For the sake of those of us who already live here, don't change this street. Cloverdale Avenue already attracts enough traffic as a major connecting road. The addition of another gaudy apartment block on this already busy street would not only be an eyesore, but also decrease available parking to all surrounding residents, all the while increasing traffic to the area all around. Please, attempt to reconsider any building plans.

Sincerely,

Kai Michaluk

[redacted]

PH

2870 - 30 Cloverdale

Council
Administration
Media

From: Alex Nagelbach [redacted]
To: <council@saanich.ca>
CC: <sharon.hvozdanski@saanich.ca>
Date: 9/12/2016 2:35 PM
Subject: Development at 1032, 1042 and 1052 Cloverdale

Dear Mayor and Council,

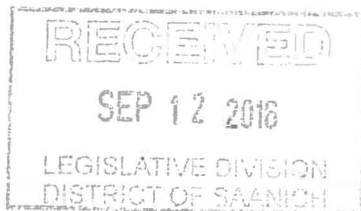
I grew up on Savannah Ave right around the corner from the proposed development at 1032, 1042 and 1052 Cloverdale. I generally support projects that add density within the urban core, and I believe this will be a good addition to the neighbourhood. I personally believe our parking minimum requirements are too strict and undermine our multi-modal goals. Therefore, I recommend approving the parking variance requested for this project.

What was not clear to me from the report for this project is what bike parking and/or bike storage amenities will be provided as part of the project. Obviously residents can store bikes in their own units, but this isn't always practical (e.g., if units open up directly to a staircase). I recommend asking the developer:

1. Where are residents reasonably expected to store/park their bikes?
2. Where can visitors safely and securely park their bikes?

Finally, I have seen correspondence related to this development that discusses increased traffic on Cloverdale and Savannah. Increased traffic on Savannah Ave between Cloverdale and Tattersall has been a problem for years, both in terms of volume and average speed, as motorists run to avoid congestion along Quadra. I used to play street hockey on Savannah, and with young children of my own, I see how this would be impossible given the current state of traffic on Savannah. Traffic calming measures including speed bumps are long overdue and have general support from residents on Savannah.

Thanks for your consideration,
Alex Nagelbach, CPA, CGA
[redacted] Lavender Ave



2870-30

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Dear Neighbour,

You may be aware of the proposal to by Seba Construction rezone 1032, 1042 & 1052 Cloverdale Avenue to permit the demolition of the three single family homes and construction of a 14-unit townhome complex. This matter will come before the Saanich council on Monday, September 12th at 7:00PM at the municipal hall.

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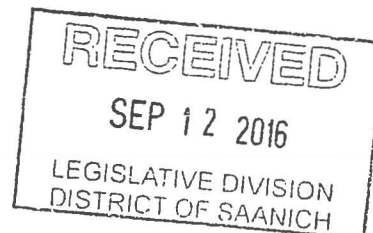
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If you have any further questions or concerns I would be happy to discuss them with you; I have a pretty complete understanding of the project as well as the relevant Saanich documents, so I believe I can present a thorough overview.

Thank you in advance,


Nick Stepushyn


Cloverdale Ave. 



The housing concept for the Saanich Core is indicated on Map 4.2. The concept generally directs new development to areas already subject to change to ensure that the integrity of established single family dwelling neighbourhoods will not be compromised.

The Quadra Corridor Action Plan supports further redevelopment in the Cloverdale triangle, south of Cloverdale Avenue and west of Quadra Street, for multi-family housing. It recognizes, however, that a broader range of housing types and densities should be encouraged through zoning and design considerations.

North of Cloverdale Avenue and west of Quadra Street retention of the existing housing stock is encouraged.



LEGEND

- 1 Single-Family & Duplex
- 2 Multi-family
- 3 Potential Multi-Family
- Cloverdale Triangle

**MAP 4.2
HOUSING CONCEPT**

© 1999, Saanich Local Area Plan/Saanich Community Council/Map/Saanich Core Housing Concept
Rev. 04/1999

2870-30

██████████ Cloverdale Ave.
Victoria BC
██████████

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An open letter to Saanich zoning & planning
Re: proposed development at 1032, 1042 & 1052 Cloverdale Ave.

To whom it may concern,

Last week a letter was circulated to residents of the 1000 block of Cloverdale Ave, and Savannah St. by Seba Construction regarding a plan to demolish three private, detached homes on Cloverdale and replace them with a 14-unit townhouse complex. They are seeking public input at a meeting on Monday, June 15 from 7-9 in the library of Cloverdale Traditional School. Their letter states that, as of this time, they have not yet applied for changes to zoning to permit this development. This proposal has raised some serious concerns from residents in the area. We see few benefits to the project and many potential problems.

Cloverdale Ave. is a unique street. It is a commuter road, it is home to commercial properties both office and light industrial, it connects two major North/South arteries, and it has two major apartment/condo buildings, yet despite all that it still manages to retain a mix of low density housing and pockets of single family homes. It has the feel of a neighbourhood street with mature trees, bike lanes and sidewalks.

Having detached housing along all parts of the street is key to maintaining that neighbourhood-feel. By tearing down three single family units to make way for another large complex we are in danger of becoming just another busy road. I can think of many streets in this city where I would rather not spend time because they are lined with faceless, lifeless & overbearing buildings with only token amounts of green space. I shudder to think that my own street may become one of them.

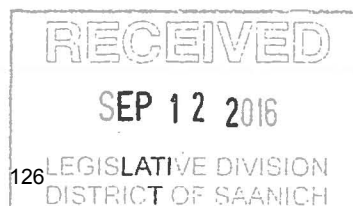
Traffic management is another big concern. If the proposed complex is to have 14 units, that makes for a conservative 24 cars; twenty-four cars coming and going all day, struggling to find parking or turning left over a double yellow line to go up Cloverdale, all within a few hundred meters of the Quadra/Cloverdale intersection.

Notwithstanding the above, allowing this project to proceed would set a dangerous precedent on the street. It would send a clear message to any would-be developer that if Seba Construction can get away with it, so can they.

Policy-makers in Saanich would seem to agree with me on these points; I might point out the policy laid out in the Saanich Core Local Area Plan, August 1999, section 4.0 which states "North of Cloverdale Avenue... retention of the existing housing stock is encouraged." The proposed development is on the North side of Cloverdale.

I urge you to consider these points, and strongly encourage a representative to attend the meeting to be held on Monday evening. Together we can put a stop to this unwanted and inappropriate development.

Sincerely,
Nick Stepushyn



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RE: Saanich Referral re 1032-1042-1052 Townhouses (8) People

John Schmuck <johnschmuck@shaw.ca> 11/19/15 at 1:52 PM
 To: 'Planning Planning', 'Chuck Bell'
 CC: 'Seba Construction'

Hello Chuck - attached is the QCHCA response on this application. We are hoping that the issues identified by the neighbors can be addressed.
 John Schmuck
 President, Quadra Cedar Hill Community Association
 Phone (250) 384-5190

From: Planning Planning [mailto:Planning.Mun.Hall.Saanich@saanich.ca]
 Sent: Thursday, September 03, 2015 3:11 PM
 To: Quadra Cedar Hill Community Association
 Subject: Saanich Referral

September 3, 2015

Dear Quadra/Cedar Hill Community Association:

Re: Application for Development:

Applicant: Seba Construction
 Site Address: 1032 CLOVERDALE AVE
 1042 CLOVERDALE AVE
 1052 CLOVERDALE AVE
 Legal: LOT 9 SECTION 63 VICTORIA LAND DISTRICT PLAN 4628 EXCEPT THAT PART IN PLAN 15395.
 LOT 8 SECTION 63 VICTORIA LAND DISTRICT PLAN 4628 EXCEPT PLAN 14267.
 LOT PT7 SECTION 63 VICTORIA LAND DISTRICT PLAN 4628 DPR00619
 Folder No.:
 Description: TO REZONE FROM RS-6 SINGLE FAMILY DWELLING TO RT-FC ATTACHED HOUSING TO CONSTRUCT A 14 UNIT TOWNHOUSE PROJECT CONSISTING OF TWO BLOCKS OF FOUR UNITS AND TWO BLOCKS OF 3 UNITS.

The District of Saanich has received an application for a site within your Community Association area. The Planning Department is referring the proposed plans and relevant information to your Community Association for review and comment. Please note that any requested variances may be subject to change based on the Planners detailed review of the file.

In a written letter or email to planning@saanich.ca, please provide your comments to the Planning Department indicating if your Community Association:

- o Has no objection to the project
- o Generally has no objection with suggested changes or concerns
- o Does not support the project (please provide reason).

We would appreciate receiving your comments by October 2, 2015 so that they can be included in the package that is forwarded to Council. If you cannot meet this time frame, please email or call our office to indicate if and when you might be able to respond to the referral.

If you require further information about the proposed development please contact CHUCK BELL Local Area Planner at 250-475-5494 ext.3487.

It is suggested that you periodically check our website, www.saanich.ca Active Planning Applications as any revised site plans for this application will be posted there.

Sincerely,

Chuck Bell
 Planner

cc: Clerks Department

mbna

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RE: Saanich Referral re 1032-1042-1052 Townhouses (8)

People

Nick Stepushyn
To John Schmuck
CC chuck.bell@saanich.ca, Seba Construction

11/19/15 at 9:43 PM

Hi John, thank you for copying me on your official community response to the proposed development on Cloverdale Avenue. I think you brought up most of the major points we talked about at the two information meetings. I am particularly touched that you included our concerns about the loss of the "neighbourhood feel" as that is an important issue for me, but might I remind you of a few more that were missed?

There was considerable talk about the siting of the front row of townhouses and their proximity to the road. In this neighbourhood we have considerable setbacks both for commercial and residential properties and this new development will stick out like the proverbial sore thumb. I know you have spoken at length about projects in the Western communities being built immediately adjacent to the sidewalk, but we are not in Colwood or Langford.

To say that this will engage the passing public is simply not true; I cannot recall ever having felt engaged while walking past a row of buildings with lots of hardscaping and minimal greenery- front lawns and open sight lines will do a far better job of this.

The issue of tree cover also needs to be addressed. This proposed project lies within a Saanich designated "significantly treed area." Although Seba Construction does not propose removing any protected species, the loss of the large Fir tree will detract significantly from the neighbourhood. I will of course allow that replacement greenery will be planted, but I do not have the patience to wait the twenty or so years for it to mature. I would strongly urge Saanich to respect their own commitment to maintaining urban tree cover.

In short, I feel it is premature at this time to say that the QCHCA can support this project as it is designed, if indeed at all. The response from the neighbours at both meetings was stand-offish at best; the feeling being that this was a project neither necessary nor desired.

I am not opposed to change; I realize that ultimately the Quadra/Cloverdale intersection will need to be redeveloped, but this project is too big, too dense and too soon. I believe I have the interests of my neighbours in mind and would strongly urge Saanich to consider our views as it is we, ultimately, who will have to live with their decision.

Respectfully,
Nick Stepushyn
Cloverdale Ave.

Show original message

Reply Reply to All Forward More

John Schmuck <johnschmuck@shaw.ca>
To 'Nick Stepushyn'

11/20/15 at 1:35 PM

Hi Nick - and thank you for this response to our letter to Saanich re the Cloverdale townhouse proposal. I reviewed the notes in our file at length before writing our QCHCA response. It can be challenging to walk that fine line in trying to

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RE: Saanich Referral re 1032-1042-1052 Townhouses (8)

People

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Reply Reply to All Forward More

John Schmuck <johnschmuck@shaw.ca> 11/20/15 at 1:35 PM
To 'Nick Stepushyn'

Hi Nick – and thank you for this response to our letter to Saanich re the Cloverdale townhouse proposal. I reviewed the notes in our file at length before writing our QCHCA response. It can be challenging to walk that fine line in trying to communicate the neighborhood issues, while at the same time allowing some latitude for the proponent. In this case we do respect the process that Seba Construction has followed in this 18 month process, even though they may not have been as thorough as we would have liked in broadcasting the notices for the neighborhood meetings. And we do look at this proposal as part of the process for the revitalization of the "Cloverdale Village".

I'm pleased that you copied your email to Saanich Planning and to planner Chuck Bell. This should add it to the information package which will be considered by Planning in their report to council. And I do encourage you to attend the Saanich council meeting once it is scheduled for this proposal. I'll do my best to copy to you on the scheduling date once I receive it from Saanich.

Thanks for being an active part of the process ..

John Schmuck
President, Quadra Cedar Hill Community Association

Show original message

Reply Reply to All Forward More

Nick Stepushyn 11/20/15 at 10:42 PM
To John Schmuck
CC Chuck Bell

Hi John, thanks again for letting me voice my opinions- as you can tell I have some dally strong feelings about the subject.

I guess where I'm coming from is that when my wife and I bought our house six years ago she had some reservations about the area, so I actually did a little research, found the then current Local Area Plan, and saw for myself that Saanich identified the houses along the North side of the street were to be retained. Interestingly enough, they had identified my lot in particular, as well as the three to the south of me as potential medium density.

What I find a little difficult to take is that the new Official Community Plan supersedes the old Area Plan and has very different goals for the area in question. We moved here with a particular idea of what our neighbourhood would look like for the foreseeable future, and now that future has been put in jeopardy.

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RE: Saanich Referral re 1032-1042-1052 Townhouses (8) People

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John Schmuck
 President, Quadra Cedar Hill Community Association

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Reply Reply to All Forward More

Nick Stepushyn 11/20/15 at 10:42 PM
 To John Schmuck
 CC Chuck Bell

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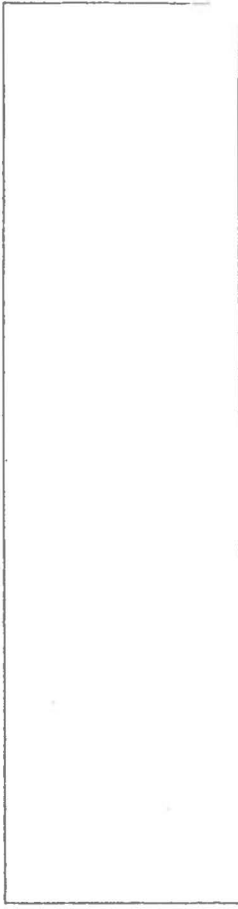
I do not want to live on a street lined with mid-rise multi-family buildings. If I did, I could have have bought a house where that sort of street-scape already existed. I want to look out my front window and see single family homes with front lawns and owners that I can relate to. I want to live in a neighbourhood.

Another potential problem I see is that approval for this project opens the door to anyone hoping to do likewise further down the street. Without getting into specifics, I have heard rumblings about a project at the corner of Cloverdale and Lovat along the same lines as what Seba proposes. That would be the death knell for the neighbourhood.

If it crosses your mind at the time, please let me know when this proposal will go before council. I have registered my interest with the municipal clerk's office so I should receive that information from them, but it never hurts to be reminded. I am eager to attend the meeting and speak my views in person.

Thank you again,
 Nick Stepushyn
 Cloverdale Avenue

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2870-30

Council
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Media

To the Members of the Saanich Planning Department and Saanich Council

*Our Concerns Regarding a Development Proposal
Properties - 1032, 1042 and 1052 Cloverdale Ave*

We recently became aware of the plan to redevelop the above mentioned properties into a 14 unit townhouse complex and the approval from the Saanich Planning Department. Frankly we are shocked that the department would approve such a development practically contradicting and violating its own policies. This is the case since the Local Area Plan of 1999 states that the section of single family homes north of Cloverdale Ave. should be preserved as such.

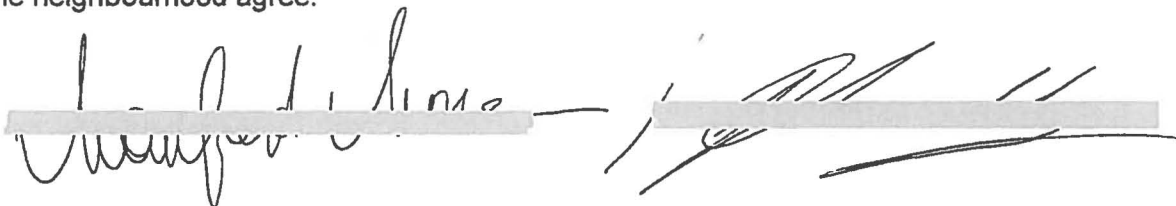
Granting the development to go ahead violates this area plan and sets a dangerous precedent for further proposals. With such a trend continuing further developments are likely to proceed ultimately completely undermining and circumventing the area plan to the detriment of all members of the neighbourhood. This would negatively affect the lifestyle as well as the financial circumstances for everyone here.

Redevelopment of the properties should keep them as separate properties with one dwellings each.

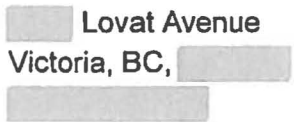


If there is a strong desire to change the designation of the area this should only be done via a revamp of the Local Area Plan, following due process with public consultations and everything else involved and not by simply ignoring the plan by granting exemptions.

We therefore ask the members of the Saanich Council to step up and oppose this and any further similar developments in the area, representing all the home-owners and voters in the area instead of the financial interests of a single developer.

In summary, we **strongly oppose** the proposal to develop the existing 3 single dwelling properties into a massive multi family complex. We are certain the large majority of people in the neighbourhood agree.



Manfred Moser and Yen Pham


Lovat Avenue
Victoria, BC, 


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To Whom It May Concern:

I live on Savannah Ave, near Cloverdale. Twice a day I walk my dog down Savannah. Many people use Savannah, to walk their dogs, children walking to and from school, and many others to get to where they are going.

There is a lot of traffic that uses Savannah to cut across and avoid the traffic lights at Quadra and Cloverdale. Most are in a hurry and only slow down because Savannah is so narrow they need to carefully pass by oncoming traffic. The local neighbourhood people usually drive a decent speed.

Every time I am out walking on Savannah, I feel I take my life in my hands. I walk most of the way facing traffic so I can leap out of the way and keep both myself and my dog safe. The only sidewalk along the way is in front of the apartment directly opposite where I live.

People often pull up beside this sidewalk and stop, leaving one very narrow lane for traffic to pass on either side of them. Alternately, they stop across my driveway and if there is someone already parked in front of the apartment, passing is very limited.

I am horrified to think that even more traffic will be directed down Savannah if this project goes ahead. As the volume of traffic increases the safety issues increase. The people living in this neighbourhood will be adversely affected even further.

At the very least, a study of the traffic use and volume on Savannah Ave should be undertaken before final decision is made.



Leslie Kallen
 Savannah Ave.

2870-30

Council
Administration
Media

■ Cloverdale Ave.
Victoria, BC
V8X 2T4

June 18, 2015

Jamie Gill c/o Seba Construction
2284 Cadboro Bay Rd.
Victoria, BC
V8R 5G9

Dear Mr. Gill,

I was in attendance at the meeting held on Monday, June 15 seeking neighbourhood consultation regarding your proposed plan to rezone 1032, 1042 & 1052 Cloverdale Avenue to permit the construction of a 14-unit townhome complex. I would like to thank you for your time, your concise presentation, and above all for involving the public at this early stage. As you may have gathered from the general tone of the meeting, your proposal has garnered very mixed reactions. All of the area residents had valid concerns regarding increased density, traffic handling, building siting and setbacks, tree preservation and even the viability of the project itself. Perhaps you will let me share some of my views on the subject.

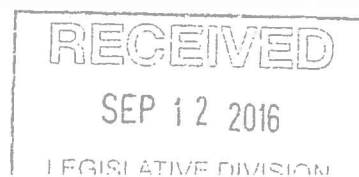
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Having detached housing along all parts of the street is key to maintaining a neighbourhood-feel. By tearing down three single-family units to make way for another large complex we are in danger of becoming just another busy road. I can think of many streets in this city where I would rather not spend time because they are lined with faceless, lifeless & overbearing buildings with only token amounts of green space. I shudder to think that my own street may become one of them.

Traffic management is a big concern. If the proposed complex is to have 14 units, that makes for a conservative 24 cars; twenty-four cars coming and going all day, struggling to find parking or turning left over a double yellow line to go up Cloverdale, all within a few hundred meters of the Quadra/Cloverdale intersection. During the afternoon rush hour, cars are frequently backed up as far as Savannah, which would make access to the complex difficult if not downright dangerous.

The proposed complex lies within a designated "significantly treed area" and yet Seba Constuction would like to remove several specimens, including an ancient Fir to make way for buildings and hardscape. In fairness, you do propose planting new trees to screen the fronts of the buildings, but I don't have the patience to wait the fifty-odd years it will take for them to mature.

The siting of the town homes themselves raises concern; they are minimally set back from the road to allow for two rows of buildings. At three stories in height, they



would stand out from all the other nearby buildings and loom over the street. Residential set-backs in the area are all 25 feet or greater, and because most of the commercial and apartment buildings were built long ago, they have similar siting, creating the impression of a broad and easy Avenue. This new development would stand out like a sore thumb.

Notwithstanding the above, allowing this project to proceed would set a dangerous precedent on the street. It would send a clear message to any would-be developers that if Seba Construction can get away with it, so can they.

Policy-makers in Saanich would seem to agree with me on these points, and I again point out the policy laid out in the Saanich Core Local Area Plan, August 1999, section 4.0 which states "North of Cloverdale Avenue... retention of the existing housing stock is encouraged." The proposed development is on the North side of Cloverdale.

The question of saleability also needs to be addressed. In recent years there have been many large-scale condo units built in the area defined by Saanich planning as the "Cloverdale triangle." The most recent to be built, Midtown Park, a high-end project which includes such features as geothermal heating, underground parking, bicycle storage and top-shelf finishes, has been sluggish to sell, and still hasn't reached full occupancy. The Shire development on Quadra St. has been struggling to get off the ground for as long as I have lived in the area. A proposed condo unit at the corner of Glasgow and Inverness still has not progressed further than the application for re-zoning. Taken together, the writing is on the wall for future development, and I believe the saturation point has been reached for this area.

As a whole, this project is the wrong solution for a problem that doesn't exist, it is completely out-of-keeping with the rest of the neighbourhood, and it would incite a good deal of ill will among area residents. We have a good deal more to lose than to gain in this matter. Carry on if you must, but you will have a keen adversary in me.

Kindest regards,

Nick Stepushyn

 Cloverdale Ave.
 Victoria, BC


Council
 Administration
 Media

Mayor Richard Atwell & Saanich Council

On Monday, June 15, I attended a meeting held by Seba Construction seeking neighbourhood input into a proposed redevelopment of 1032, 1042 & 1052 Cloverdale Avenue. They propose the rezoning of those three lots to permit the construction of a 14-unit townhome complex. At this point, they have not formally started the redevelopment application process.

The meeting was well attended by residents of Cloverdale Avenue itself, and the adjoining streets, Lovat, Savannah and Tattersal. The president of the Quadra Cedar Hill Community Association, John Schmuck was also in attendance.

The presentation was met with a very cool reaction. Many of us expressed legitimate concerns about the increased density, the siting of the units themselves, access for municipal and emergency vehicles, and most disappointingly, the complete disregard for the policies laid out in the Saanich Core Local Area Plan. Allow me to explain my views on the proposal.

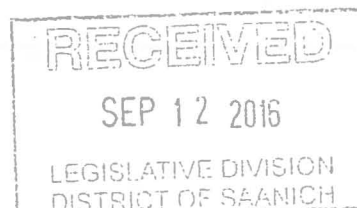
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I urge you to consider these points when the project comes up for redevelopment. It is the wrong solution for a problem that doesn't exist, it is completely out-of-keeping with the rest of the neighbourhood, and it would incite a good deal of ill will among area residents. We have a good deal more to lose than to gain in this matter.

Sincerely,
Nick Stepushyn

Brian

From: "Brian" [REDACTED]
Date: Sunday, September 11, 2016 1:55 PM
To: "Brian Butterfield" [REDACTED]
Subject: Seba Construction Project Final Draft.

Dear Mayor and Council,

I think the traffic and parking problems need to be addressed and resolved before the fourteen unit townhome project on Cloverdale Avenue is approved.

After thinking about the feasibility of the Seba Construction project for many months, and the rezoning of 1032, 1042 and 1052 Cloverdale Avenue; I have some concerns. With the construction of a 14 unit townhome complex, I think that number of townhomes on those three lots will cause significant traffic and parking problems for our neighbourhood. For example, Cloverdale Avenue won't be able to offer the amount of residential parking that might be needed for their vehicles and their visitor's vehicles especially since most families own two vehicles.

The traffic on Cloverdale can be extremely congested at times, especially during rush hour. The 14 unit townhomes will only add to this situation. During rush hour the traffic is usually backed up from the Quadra, Cook and Cloverdale intersection all the way down to Rutledge Park. Even though I like the idea of creating a village at Four Ways, I'm not sure this project is going to favour our neighbourhood in the long run because of the traffic and parking problems it will create.

I think the project needs to be scaled down in order to provide more on-site parking. If you look at the buildings across the street from the Seba townhouse proposal, they have lots of on-site parking on their properties. And, if you look down Cloverdale during the day, vehicles are parked on it all the way down to Rutledge Park. The residents living in the houses along that stretch of the street appear to be using Cloverdale Avenue for their vehicles, and their guest's vehicles to be parked. There isn't any more room for additional street parking along Cloverdale Avenue.

A major concern is the lack of visitor parking that is being designated for the 14 unit townhome complex. Three visitor parking spaces are not enough for a 14 unit townhouse project. The solution is to reduce the number of townhouses in order to have plenty of additional parking spaces on the property. Most families own two vehicles, and most people have visitors with vehicles calling on them on a regular basis. Ignoring this fact should not be overlooked. The lack of on-site parking alone will cause parking and traffic problems to occur on both Cloverdale Avenue and Savannah Avenue.

On the corner of Savannah and Cloverdale there is an apartment located there, which is already causing parking problems for the home owners that are located across the street from them on Savannah Avenue. The residents of the apartment have to pay a monthly fee in order to park on the property of the apartment, so many of them choose to park on the street corner of Savannah Avenue and Cloverdale in order to avoid paying the parking fee. This is already causing big problems for the home owners that are located across from the apartment on Savannah Avenue. Furthermore, the home owners believe the residents of the townhomes and their visitors will start parking on Savannah Avenue because they will have no where else to park their vehicles on Cloverdale Avenue. This will clog up that narrow section of the street on Savannah Avenue causing tension between the apartment dwellers, home owners, and town house owners.

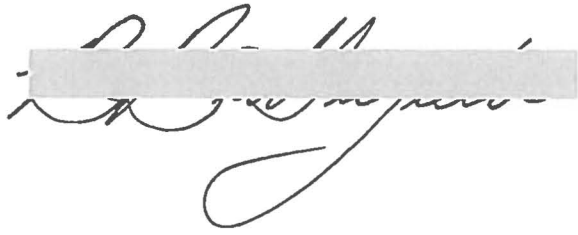
Seba Construction is proposing a right turn only exit from the complex in order to prevent traffic problems from occurring. The businesses and condominium on the opposite side of the street have those same signs posted on their property preventing vehicles from turning left on Cloverdale Avenue. There is also a double line running down the middle of the street in front of those properties, however, hardly anyone heeds the signs and the double lines. I have witnessed many people disobeying the no turning left sign, and then crossing the double line on a daily basis as I travel up and down Cloverdale. In fact, my son was involved in a traffic accident when a vehicle was illegally turning left as it came out of a condominium complex on Cloverdale. The driver crossed the double line, crashing into my son's car as he was exiting Savannah Avenue onto Cloverdale Avenue. My son was legally turning left in order to travel down Cloverdale Avenue. My point is many people will ignore the right turn only exit sign, especially if they are in a hurry, or if they think the coast is clear for them to turn right.

Furthermore, it is wishful thinking that the residents of the townhouses, and their visitors will give up their cars in favour of biking, taking a bus, and walking in order to reduce their carbon footprint as Seba Construction told us at a community meeting. Seba is speculating the owners of the townhouses will mainly be using public transit, walking and biking to get around the town. I'm not sure that is going to hold true because people love their vehicles.

In conclusion, I think the traffic and parking problems that the townhome complex will create need to be addressed and solved before the project is advanced any further. One way of solving the problem would be to reduce the number of townhome units to a reasonable number in order to allow for on-site parking.

9/11/2016

Sincerely, Brian Butterfield

A handwritten signature in black ink, which appears to be "Brian Butterfield". A horizontal grey rectangular redaction box covers the middle portion of the signature, obscuring the middle letters of the first name and the first few letters of the last name.

9/11/2016

Cloverdale

Planning Department,
Municipality of Saanich
770 Vernon Street,
Saanich, B.C.
V8X 2W7

Tattersall Drive
Saanich, B.C.
December 10th, 2015

✓ Reby

DPR00619

REZ00562

Re: Development application DPR00619

To whom it may concern,

I am writing this letter in response to the proposal by Seba Construction, to build a multi-unit residential development at the site of the current single family residences of 1032, 1042 and 1052 Cloverdale Avenue.

The application details are as follows:

Applicant: Seba Construction
Site Address: 1032 CLOVERDALE AVE
 1042 CLOVERDALE AVE
 1052 CLOVERDALE AVE
Legal: LOT 9 SECTION 63 VICTORIA LAND DISTRICT PLAN 4628 EXCEPT THAT PART IN PLAN 15395.
 LOT 8 SECTION 63 VICTORIA LAND DISTRICT PLAN 4628 EXCEPT PLAN 14267.
 LOT PT7 SECTION 63 VICTORIA LAND DISTRICT PLAN 4628
Folder No.: DPR00619
Description: TO REZONE FROM RS-6 SINGLE FAMILY DWELLING TO RT-FC ATTACHED HOUSING TO CONSTRUCT A 14 UNIT TOWNHOUSE PROJECT CONSISTING OF TWO BLOCKS OF FOUR UNITS AND TWO BLOCKS OF 3 UNITS.

This location is described by Saanich as the "Saanich Core" and therefore development therein is to be in accordance with the "Local Area Plan" for this location.

1032, 1042 and 1052 Cloverdale Avenue are located on the North Side of Cloverdale Avenue, between Quadra Street and Savannah Avenue.

Saanich Core Local Area Plan Housing Stock policy 4.1, page 21 (see attached) reads:

"Maintain single family dwellings as the principal form of development outside the Cloverdale triangle."

The properties subject to this development proposal are north of, and outside of, the "Cloverdale Triangle" which is bounded by Cloverdale Avenue, Quadra Street, Tolmie Avenue, and Blanshard Street.

There was some disingenuous argument by the proponents of the development that the properties on the north side of Cloverdale Avenue are also part of the "Cloverdale Triangle", but this cannot be the case any more than the properties on the north side of Tolmie Avenue are actually part of Victoria (Tolmie Avenue being one of the southern boundaries of Saanich where it borders Victoria, as you certainly know).

Therefore Saanich Council must reject this development proposal since Saanich is obliged to respect its Local Area Plan, whose policy is to retain single family dwellings at that location.

Sincerely,

~~Craig Nash~~

Craig Nash.

	ACKNOWLEDGED
✓	CLERKS
	REPLIED

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 DEC 10 2015
 PLANNING DEPT.
 DISTRICT OF SAANICH

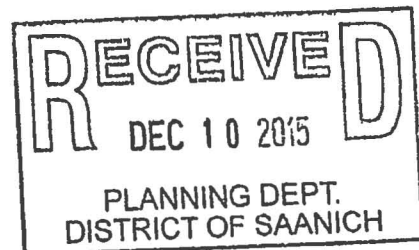
**TABLE 4.1
Housing Stock**

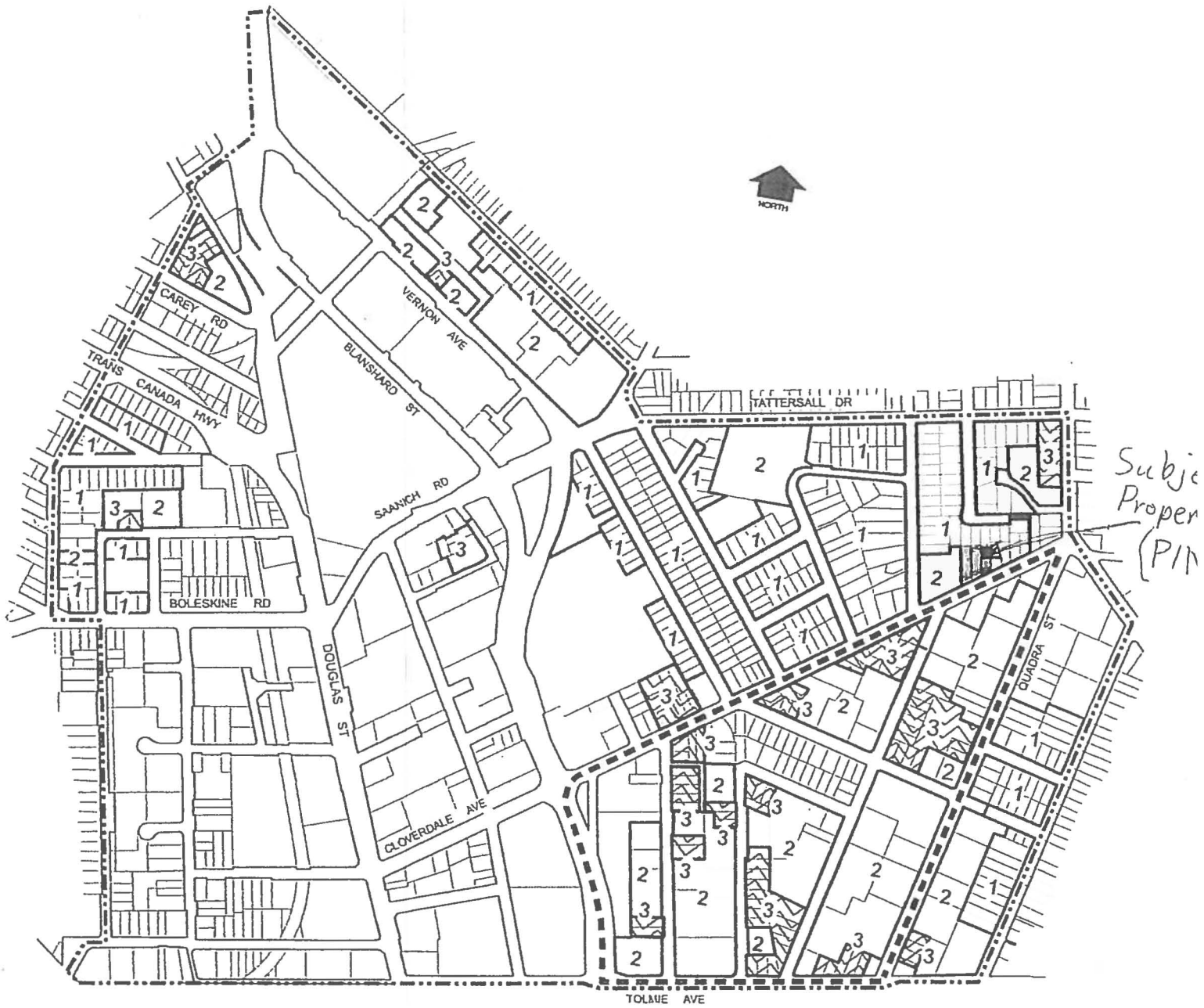
	1988	June, 1998	Estimated Build-Out
Single & Two-Family	594	510	320
Multi-Family	1581	2235	2650
Total	2175	2745	2970
Population	4785 *	5215 **	5643 **

* @ 2.2 persons per unit
 ** @ 1.9 persons per unit

POLICIES

- 4.1 Maintain single family dwellings as the principal form of development outside the Cloverdale triangle.
- 4.2 Consider infill housing only where the scale and massing is appropriate and the environmental, social, and traffic impacts would be within acceptable neighbourhood limits.
- 4.3 Consider rezoning for new multi-family housing as indicated on Map 4.2.
- 4.4 Encourage residential use above the ground floor, when considering new commercial development or redevelopment within the Quadra-Cloverdale village commercial area as shown on Map 3.8.
- 4.5 Consider the proposed LRT station locations (see Map 9.4) identified in the *Victoria Light Rail Transit Implementation Study, 1996* when reviewing rezoning applications containing a housing component.





LEGEND

- 1 Single-Family & Duplex
- 2 Multi-family
- 3 Potential Multi-Family
- Cloverdale Triangle

**MAP 4.2
HOUSING CONCEPT**

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RECEIVED
DEC 10 2011

Cloverdale (3)

█ Cloverdale Ave.
Victoria, BC
█

RECEIVED
JUN 18 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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COPY TO SH/HM
INFORMATION
REPLY TO WRITER
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT
FOR
ACKNOWLEDGED: blm

Mayor Richard Atwell & Saanich Council

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I urge you to consider these points when the project comes up for redevelopment. It is the wrong solution for a problem that doesn't exist, it is completely out-of-keeping with the rest of the neighbourhood, and it would incite a good deal of ill will among area residents. We have a good deal more to lose than to gain in this matter.

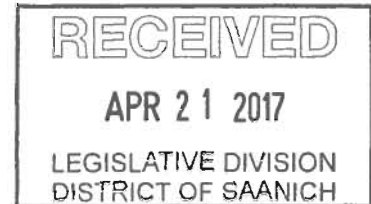
Sincerely,
Nick Stepushyn



1410-04; 2870.30 DEL MONTE

Bylaw No. 9443**The Corporation of the District of Saanich****Supplemental Report**

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: April 19, 2017
Subject: Subdivision and Rezoning Application
File: SUB00741; REZ00559 • 5117 Del Monte Avenue

**RECOMMENDATION**

1. That the application to rezone from the A-1 (Rural) Zone to the RS-12 (Single Family Dwelling) Zone be approved;
2. That prior to Final Reading of the Zoning Amendment Bylaw, the applicant register a restrictive covenant for the following:
 - To prohibit subdivision of the subject parcel until the area shown as proposed park is dedicated to the municipality;
 - To limit dwelling size to the Gross Floor Area (R) under the RS-10 (Single Family Dwelling) zoning regulations (348 m² non-basement gross floor area);
 - To require that buildings must be designed generally in accordance with the illustrative house elevations prepared by Victoria Design Group, date stamped October 24, 2016;
 - To require that the dwellings on proposed Lots 1 – 4 are constructed to a minimum BUILT GREEN® Gold, EnerGuide 82, or equivalent energy efficient standard and include the necessary conduit and piping to be considered solar-ready for the future installation of solar photovoltaic or hot water heating systems;
 - To require the planting of two replacement trees in each front yard; and
 - To require shared driveways as shown on the site plan date stamped October 24, 2017.
3. That Council support Option 1 in regard to the development of a sidewalk along Del Monte Avenue.

PURPOSE

The purpose of this report is to provide further information to Council as requested, on the following issues: having fewer lots and dwellings; providing pedestrian infrastructure that respects the character of the neighbourhood and preserves more trees; and shared driveways.

DISCUSSION**Background**

The applicant proposes to rezone the property in order to subdivide into three additional lots, for a total of four residential lots. The parcel is currently within the A-1 (Rural) Zone, and contains an existing dwelling and a number of accessory structures.

PH B

At the May 16, 2016 Committee of the Whole meeting Council received a planning report summarizing:

- A request from the applicant to rezone from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone for the purpose of creating five lots total;
- Dedication of a portion of the parcel as Park;
- Conceptual house designs;
- Impact of the proposed development in relation to tree removals;
- Geotechnical considerations; and
- Servicing impacts.

At that meeting, members of Council made a number of comments regarding the proposal and requested further consideration of the following:

1. Having fewer lots and dwellings;
2. Providing pedestrian infrastructure that respects the character of the neighbourhood and preserves more trees; and
3. Shared driveways.

Additional Information

In response to the comments made by Council at the May 16, 2016 meeting, the applicant has provided the following information.

1. Fewer Lots and Dwellings

In response to Council's request, the applicant has amended the application to rezone the site from the A-1 (Rural) Zone to the RS-12 (Single Family Dwelling) Zone in order to subdivide to create three additional lots resulting in a total of four lots for single family dwelling use. The previous proposal requested rezoning to the RS-10 (Single Family Dwelling) Zone in order to create four additional lots for a total of five lots for single family dwelling use. As with the previous proposal, the applicant also proposes to dedicate 5696.7 m² of land to Saanich to add to Doumac Ravine Park (see Figure 1).

The proposed residential lots would range in area from 1,242 m² to 1,368 m² (average lot area of 1,294 m²) and would comply with the minimum, average and maximum lot sizes specified in Cordova Bay Local Area Plan policy 7.3 which states:

"Allow a minimum lot area of 665 m² for a conventional lot, and 930 m² * for a panhandle lot within the area designated 'Residential II' on Map 7.1 provided that the average lot area within the land being subdivided is not less than 930 m² and that no lot is created which has an area in excess of 1500 m². Where a parcel is greater than 1860 m² and where road dedication would reduce the net area to less than 1860 m², the parcel area prior to dedication may be used for lot averaging purposes." (*excludes panhandle area).

The development would be concentrated in the area of disturbance on the higher level of the site just to the east of Del Monte Avenue. The lower, heavily treed portion of the property would be preserved and dedicated to Saanich as parkland. No variances are requested. The proposal is consistent with the Official Community Plan which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary.

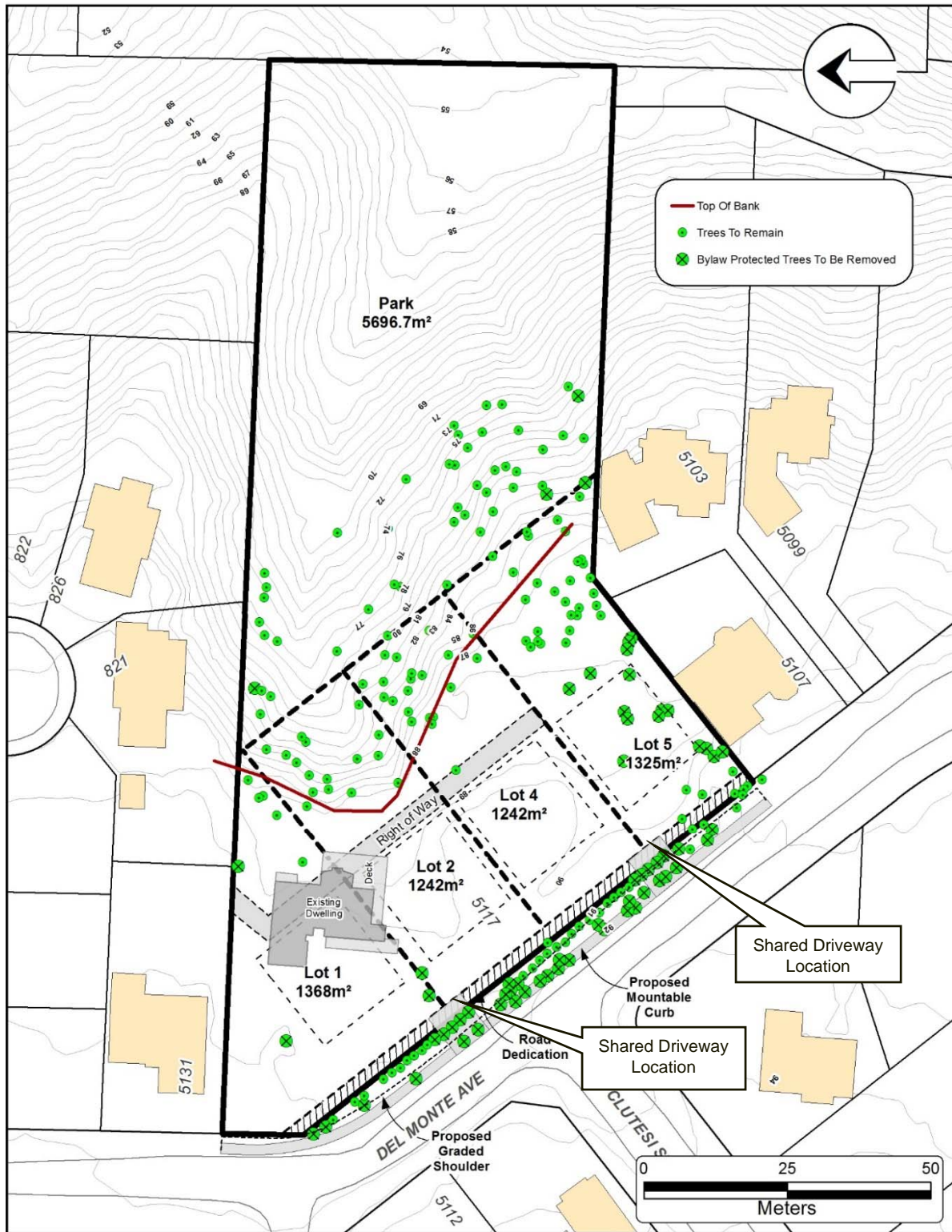


Figure 1: Proposed Subdivision



Figure 2: Conceptual Streetscape and House Elevations (from plans by Victoria Design Group)

Although the applicant is proposing the RS-12 (Single Family Dwelling) Zone, they have indicated a willingness to limit dwelling size to the Gross Floor Area (R) under RS-10 (Single Family Dwelling) zoning regulations (348 m² non-basement gross floor area) reflecting the larger lot areas with the revised proposal. A conceptual streetscape elevation view along Del Monte Avenue has been provided as well as front elevation sketches for each of the dwellings (see Figure 2). The plans are provided for illustrative purposes to give an understanding of how the massing of the new houses would fit into the neighbourhood.

Homes of this size and design would be in keeping with the character of other new homes in the neighbourhood. A covenant to restrict house size to the Gross Floor Area (R) allowable under the RS-10 Zone, and to require that house design and massing generally conforms to the plans presented (see Figure 2), should be registered prior to Final Reading of the Zoning Amendment Bylaw.

A Geotechnical Assessment of the revised proposal was provided by Ryzuk Geotechnical. The assessment noted that suitable building sites within proposed Lots 1 to 4 are located on the gentle slope east of Del Monte Avenue. It is envisioned that typical residential construction techniques would be used for the buildings within these lots and no buildings would extend within 5 m of the current slope crest (Structural Setback Line). The report makes recommendations regarding the type and depth of fill material that may be placed between the slope crest and the noted 5 m setback. Disposal of stormwater onsite is not recommended. The applicant has advised that stormwater detention and regulation of flows would be provided through individual onsite detention tanks that would capture the drainage from impervious surfaces and slowly release it into the municipal system. Suitable covenants to require that the site must be developed in accordance with the recommendations of the Geotechnical Report can be addressed through the subdivision process.

2. Pedestrian Infrastructure, Neighbourhood Character, and Trees

A Tree Retention Report was prepared for the site by Talbot Mackenzie & Associates. Tree resources on the property and municipal frontage consist of a mixture of native and non-native species including; Douglas-fir, Grand fir, Western Red Cedar, Western Hemlock, Big Leaf Maple, Red Alder, Arbutus, Dogwood, Yew, Lombardi poplar, black cottonwood, Leyland Cypress, Austrian pine, Giant sequoia, and some ornamental species. An estimated 13 bylaw-protected trees on the site would likely require removal. Five other trees on the site are recommended for removal due to structural defects that could pose a hazard for future residents. The Tree Protection Bylaw requires one replacement tree to be planted for each protected tree removed.

Property dedication is required along the entire frontage of the subdivision on Del Monte Avenue towards a 20 m wide road allowance. In order to maximize retention of the boulevard trees as requested by Council, the Engineering Department has revised the Development Servicing Requirements from the previous proposal to require that Del Monte Avenue, fronting the subdivision, must be improved to municipal residential road standards complete with typical concrete curb, gutter, and 2.0 m wide sidewalk.

The previous requirement for a 1.8 m separated sidewalk, along with the construction of the driveways, would have required removal of an estimated 67 of the 74 trees on the Del Monte Avenue boulevard. The current proposal would result in the loss of 42 boulevard trees: 25 for a monolithic sidewalk, 13 for driveways, and 4 for underground services. Of the 42 trees that would be removed, 17 are Leyland Cyprus. The other removals include Western Red Cedar (11), Big Leaf Maple (6), black cottonwood (3), Douglas fir (2), Lombardi poplar (1), Arbutus (1)

and Pacific Dogwood (1). It is anticipated that 33 boulevard trees (22 Leyland Cypress) would be retained.

Leyland Cypress is a hybrid, non-native hedge. The trees are rapid growing with invasive shallow root systems, and are costly to maintain due to the need for frequent pruning. A Tree Retention Report prepared for the development by Talbot Mackenzie & Associates indicates that many of the Leyland Cypress trees along Del Monte Avenue have poor structural characteristics as a result of their crowded growing environment, previous topping and limb failure.

Saanich Parks agrees with the project arborist's observations. Additionally, if these trees are retained Parks anticipates higher than normal costs for trimming (\pm \$2,000 every two years), increased risk of a trip hazard being created as the concrete sidewalk panels are raised through growth of the shallow roots, and more than normal costs for sidewalk maintenance.



Figure 3: Road surface damage on Del Monte Avenue caused by Leyland Cypress roots

Should Council agree to approve the rezoning application, the following sidewalk options are available to Council:

Option 1 – Typical Sidewalk (Recommended Option to lessen tree loss, while still installing a sidewalk):

Construction of the typical concrete curb, gutter, and 2.0 m wide sidewalk as per the Development Servicing Requirements would result in the loss of 25 trees, but fewer than the original proposal (see Option 2). Another 17 trees would be removed for driveways and underground services. Thirty-three of the 74 boulevard trees would be retained. Twenty-two of the retained trees are Leyland Cypress. The health of the remaining trees may be impacted by retaining wall construction and placement of fill within the boulevard.

Option 2 – Separated Sidewalk:

Construction of a separated sidewalk, along with the construction of driveways, would likely require the removal of nearly all of the non-native trees on the Del Monte Avenue boulevard including the Leyland Cypress hedge. A separated sidewalk would permit retention of some native trees and planting of other appropriate boulevard trees within the green strip between the sidewalk and the road, provide better sight lines for vehicles leaving driveways, and permit a slight widening of the narrow road. This option would be contrary to Council's request to provide pedestrian infrastructure that respects the character of the neighbourhood and preserves more trees.

Option 3 – No Sidewalk:

Cordova Bay Local Area Plan (1998) contains the following policy:

- Policy 11.8 a) "Assign a high priority to construct a sidewalk along Del Monte Avenue to provide a safe walking route along Cordova Bay Ridge."
- b) "Consider a Specified Area Bylaw to fund the sidewalk construction."

Most of Del Monte Avenue has no sidewalk and residents in the area have not indicated a willingness to contribute to the cost of sidewalk construction through a Specified Area Bylaw. Opportunities to achieve construction through infill development are limited. Sidewalk construction would likely require removal of trees and other vegetation which has the potential to negatively impact the character of the streetscape.

Elimination of the requirement to construct a sidewalk fronting the proposed subdivision would result in retention of most of the trees. Only minor tree loss would result from driveway construction, underground services, and required road improvements.

3. Shared Driveways

In accordance with Council's request, the current proposal is to construct two shared driveways to serve the four new houses. Shared driveways, as proposed, would require removal of 13 trees as compared with ±35 trees for the previous 5 lot, 5 driveway proposal. In addition to retaining trees, shared driveways would limit the number of individual driveway accesses to Del Monte Avenue. Shared driveways would be secured by covenant.

Additional Community Consultation

The applicant has stated that: an open house to present the revised proposal was held on October 5, 2016. In addition, the applicant indicated they made a presentation to the Cordova Bay Association for Community Affairs on September 14, 2016.

The Planning Department sent a referral to the Cordova Bay Association for Community Affairs and received a response indicating no objection to the proposed subdivision. The response indicated that the Association sees the proposed park addition as a positive community contribution.

CONCLUSION

The proposal is consistent with the Official Community Plan which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary. The proposal would also dedicate 5696.7 m² of land to Saanich for park. Although the proposed lot sizes far exceed the minimum lot size requirements for RS-12 (Single Family Dwelling) Zone, the applicant is willing to limit house size to the RS-10 (Single Family Dwelling) zoning regulations of 348 m² non-basement area. There is also a commitment to construct the dwellings to a BUILT GREEN® Gold, Energuide 82, or equivalent energy efficient standard and include the requirements for future installation of solar voltaic or hot water heating systems. The applicant has proposed shared driveways to limit the number of accesses to Del Monte Avenue in an attempt to address the concerns raised by Council. Construction of the typical concrete curb, gutter, and 2.0 m wide sidewalk as per the Development Servicing Requirements (Option 1) is a balanced approach to retaining trees which, in part, helps define the neighbourhood's character while meeting the needs for a safe pedestrian network to support alternative mobility options.

For the above noted reasons, Staff believe the revised application is supportable.

Prepared by 
Neil Findlow
Senior Planner

Reviewed by 
Jarret Matanowitsch
Manager of Current Planning

Approved by 
for:
Sharon Hvozdzanski
Director of Planning

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Attachment

cc: Paul Thorkelsson, Administrator
Graham Barbour, Manager of Inspection Services

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.



Paul Thorkelsson, Administrator



The Corporation of the District of Saanich

Mayor
Council
Admins
Com. Assn.
Applicant
MPV 29716 Dh

Council
Administrator
Media

Report

To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: April 22, 2016
Subject: Subdivision and Rezoning Application
File: SUB00741; REZ00557 • 5117 Del Monte Avenue

PURPOSE

Project Proposal: The applicant proposes to rezone from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone in order to subdivide to create four additional lots resulting in a total of five lots for single family dwelling use. The applicant also proposes to dedicate 5696.7 m² of land to Saanich to add to Doumac Ravine Park.

Address: 5117 Del Monte Avenue

Legal Description: Lot B, Sections 45 & 46, Lake District, Plan 9363

Owner: David M. & Stephania Morris

Applicant: McElhanney Consulting Services Ltd; Dave Smith

Parcel Size: 11,115 m²

Existing Use of Parcel: Single Family Dwelling

Existing Use of Adjacent Parcels:
North: Single Family Dwelling (RS-12) Zone
South: Single Family Dwelling (RS-10 & RS-12) Zones
East: Doumac Park (P-4N) Zone
West: Single Family Dwelling (RS-12) Zone

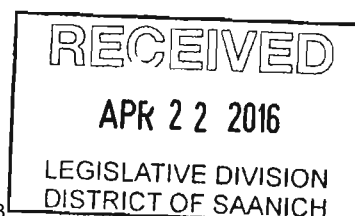
Current Zoning: Rural (A-1) Zone

Minimum Lot Size: 2 ha

Proposed Zoning: Single Family Dwelling (RS-10) Zone

Proposed Minimum Lot Size: 780 m²

Local Area Plan: Cordova Bay



LAP Designation: Residential II

Community Assn Referral: Cordova Bay Association for Community Affairs • Response received October 9, 2015 indicating no objections.

PROPOSAL

The applicant proposes to rezone from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone in order to subdivide to create four additional lots resulting in a total of five lots for single family dwelling use. The remaining 51% (5696.7 m²) of the site would be dedicated to Saanich to allow for the expansion of Doumac Ravine Park. The existing dwelling and accessory buildings and structures would be deconstructed.

PLANNING POLICY

Official Community Plan (2008)

- 4.2.1.1 “Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact; Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainably; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.”
- 4.2.1.2 “Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.”
- 4.2.4.3 “Support the following building types and land uses in Neighbourhoods:
- single family dwellings;
 - duplexes, tri-plexes, and four-plexes;
 - townhouses;
 - low-rise residential (up to 4 storeys); and
 - mixed-use (commercial/residential) (up to 4 storeys).”
- 4.2.1.14 “Encourage the use of ‘green technologies’ in the design of all new buildings.”

Cordova Bay Local Area Plan (1998)

The Cordova Bay Local Area Plan, Map 7.1 designates the site “Residential II”. The following policies are relevant:

- 5.1 “Encourage protection of indigenous vegetation, wildlife habitats, urban forest landscapes, and sensitive marine environments within Cordova Bay when considering applications for change in land use.”;

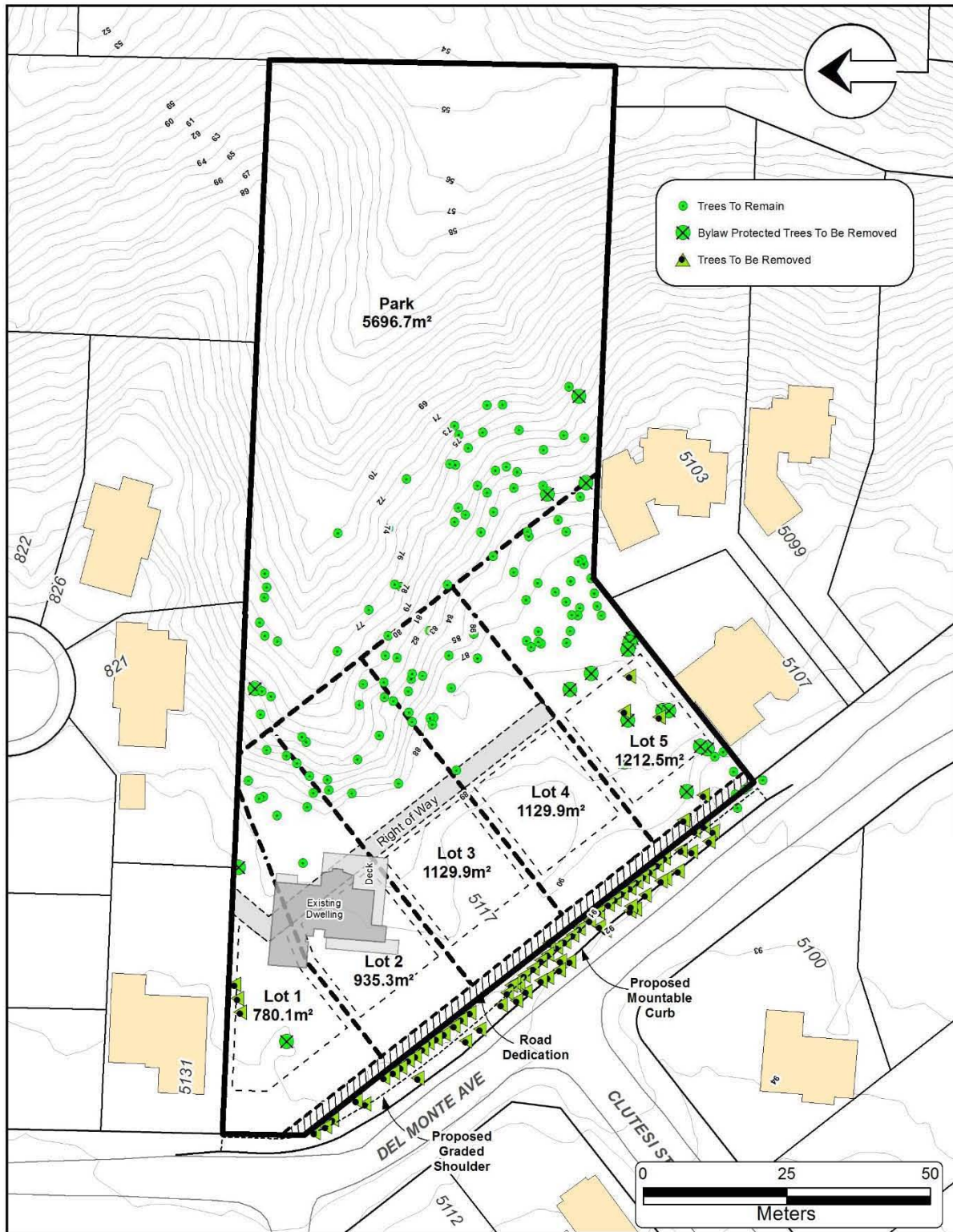


Figure 1: Proposed Subdivision

- 7.3 “Allow a minimum lot area of 665 m² for a conventional lot, and 930 m² * for a panhandle lot within the area designated ‘Residential II’ on Map 7.1 provided that the average lot area within the land being subdivided is not less than 930 m² and that no lot is created which has an area in excess of 1500 m². Where a parcel is greater than 1860 m² and where road dedication would reduce the net area to less than 1860 m², the parcel area prior to dedication may be used for lot averaging purposes.”; (*excludes panhandle area)
- 10.4 “Complete the trail to Doumac Park from Del Monte Avenue and Cambria Wood Court by acquiring parkland and/or public rights-of-way or voluntary park dedication at the time of subdivision.”
- 11.5 “Acquire rights-of-way for footpaths, sidewalks, bikeways and greenways, particularly at the time of subdivision, and require construction by the developer where applicable, to ensure convenient access to schools, bus stops, shopping, parks and to provide circular pedestrian recreational routes as indicated on Map 11.2.”

DISCUSSION

Neighbourhood Context

The 11,115 m², A-1 (Rural) zoned parcel is located in the Cordova Bay neighbourhood, within the Urban Containment Boundary on the east side of Del Monte Avenue. The site is one of the few remaining parcels in the neighbourhood with subdivision potential. The property is bounded on three sides by a mixture of RS-10 and RS-12 zoned single family dwelling lots. Doumac Ravine Park borders the site on the east side.

The site drops in elevation approximately 36 m from west (Del Monte Avenue) to east (Doumac Ravine Park). The west portion of the site is gently sloping while the easterly portion contains steep to moderate slopes associated with the north-south ravine. Revans Creek and an adjoining unimproved footpath follow the bottom of the ravine, crossing the southeast corner of the site.

Land Use

The five proposed lots range in area from 796 m² to 1212 m², while the average lot area is 1037 m². Lots of this size would comply with the minimum, average and maximum lot sizes specified in Cordova Bay Local Area Plan policy 7.3, as this property is within the area designated “Residential II” on Map 7.1 of the Local Area Plan. Proposed lot configurations comply with the RS-10 zone requirements and the relevant Subdivision Bylaw regulations. No variances are requested. The proposal is consistent with the Official Community Plan which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary.

The proposed lots are generally consistent with other lots in the immediate neighbourhood. Ten lots adjacent to this subdivision range in area from 781 m² to 2122 m², with an average lot area of 1298 m². In the adjacent Piedmont Gardens subdivision to the north, lots range in area from 925 m² to 1497 m², with an average lot area of 1141 m².

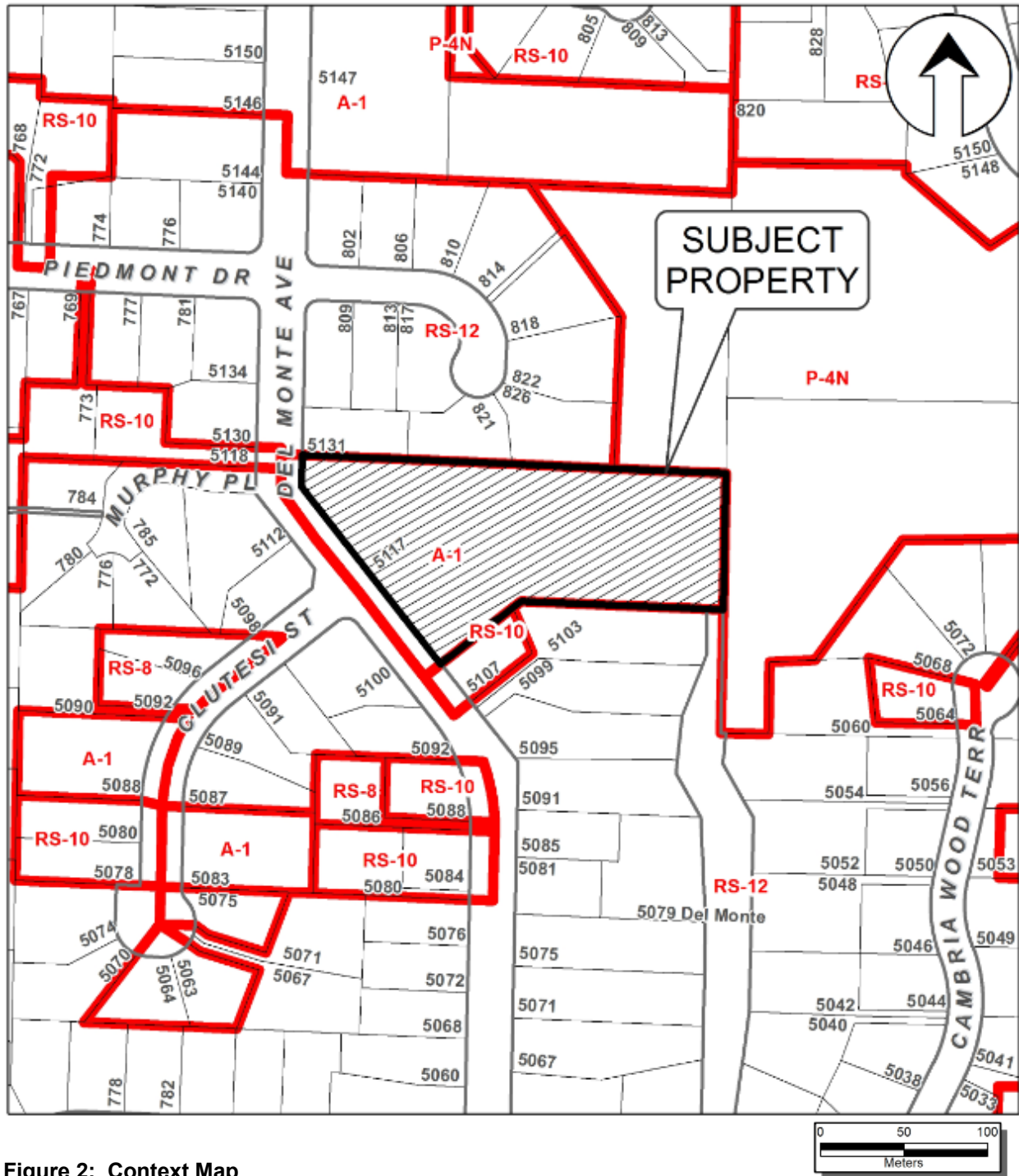


Figure 2: Context Map

Site and Building Design

The Official Community Plan notes the importance of neighbourhood character and the role building style, exterior finish, massing, and height have on the effective integration of new housing stock.

The applicant has provided a conceptual streetscape elevation view along Del Monte Avenue as well as front elevation sketches for each of the dwellings. The plans are provided for illustrative purposes to give an understanding of how the massing of new houses would fit into the existing neighbourhood.

The proposed RS-10 zone regulations would allow for new dwellings ranging in size from 318 m² to 348 m² non-basement gross floor area. The applicant has indicated a willingness to limit dwelling size to the Gross Floor Area (R) under RS-8 zoning regulations (291 m² non-basement gross floor area).

Homes of this size and design would be in keeping with other new homes in the neighbourhood. A covenant to restrict house size to the Gross Floor Area (R) allowable under the RS-8 zone and to require that house design and massing generally conforms to the plans presented (see Figure 3) should be registered prior to Final Reading of the Zoning Amendment Bylaw.



Figure 3: Conceptual Streetscape and House Elevations (from plans by Victoria Design Group)

Environment

Tree resources on the property and municipal frontage consist of a mixture of native and non-native species including: Douglas-fir, Grand fir, Western Red Cedar, Western Hemlock, Big Leaf Maple, Red Alder, Arbutus, Dogwood, Yew, Lombardy poplar, black poplar, Leyland cypress, Austrian pine, Giant sequoia, and some ornamental species. A Tree Retention Report prepared for the site by Talbot Mackenzie & Associates indicates that a total of 15 bylaw-protected trees on the site would likely require removal: eight within the building footprints, five outside the building footprints that may be impacted by excavation, and two due to underground servicing. Six other trees on the site are recommended for removal due to structural defects that could pose a hazard for future residents. The tree bylaw requires one replacement tree to be planted for each protected tree removed. If all 15 replacement trees cannot be accommodated on the property, Parks suggests that the applicant consider a contribution to Saanich to fund the planting of the remainder of the required trees elsewhere in the Cordova Bay area.

Construction of driveways, provision of clear sight lines for vehicles exiting the driveways, service connections and road improvements required by Saanich to widen Del Monte Avenue to municipal residential road standards and to construct curb, gutter, and separated sidewalk would likely require removal of nearly all of the trees on the Del Monte Avenue boulevard (see Figure 1). Of the 67 boulevard trees likely to be removed, 4 trees are defective and warrant removal, and 40 trees are Leyland cypress which often cause infrastructure damage. Of the other 23 trees that are likely to be removed, most are Western Red cedars and Big Leaf Maples. Most of the trees are in fair to poor condition.

Saanich boulevard tree policy requires payment of an \$1186.75 replacement fee for every tree removed from the boulevard. On other development sites, only half of the fee was charged to remove Leyland cypress because they are known to cause infrastructure problems. On this basis, the total boulevard tree replacement fee would be \$51,030. Schedule I of the Subdivision Bylaw requires one tree to be planted on the boulevard for each lot except where there are existing trees on the boulevard or in the front yard that would be retained. In this case, proposed Lot 5 shows a retained tree in the front yard. Four Schedule I trees would be required and would be paid for with funds from the boulevard tree replacement fee.



Figure 4: Del Monte Avenue Streetscape (looking south - subject property is on the left)

Road and pedestrian safety on Del Monte Avenue has long been a concern for local residents. While the majority of boulevard tree removals would likely result from driveway construction and provision of adequate sight distance, sidewalk construction would be a contributing factor. Engineering staff have advised that it may be possible at the detailed design stage to meander the sidewalk to retain some healthy trees. Saanich Parks supports the boulevard tree removals but notes that removal of these trees would significantly change neighbourhood perception of the property. Removal of the Leyland cypress trees, in particular, and planting of suitable replacement trees on Del Monte Avenue and elsewhere in Cordova Bay would be an appropriate trade-off to improve road and pedestrian safety on Del Monte Avenue. To mitigate the visual impact of the boulevard tree loss and to provide screening for the new houses, Parks recommends consideration of a covenant that would require the planting of two replacement trees in each front yard.

Although the removal of the boulevard trees would result in a more complete street in terms of sidewalk and boulevard improvements, the tree loss would reduce the urban forest canopy and would significantly change the character of the streetscape. Should Council wish to preserve some of the existing trees, options include exploring combined driveways for some of the lots, although this may only provide minimal tree protection, not undertaking road improvements in terms of a new sidewalk and road widening, or the overall number of lots could be reduced to lessen the number of driveways.

In addition to onsite and boulevard trees to be removed, the Consulting Arborist has noted that new sewer and drain services to the site would be extended from existing services located on the adjacent properties at 5131 Del Monte Avenue and 821 Piedmont Gardens. Two new manholes would be required that would encroach into the critical root zone of a 124 cm dbh Douglas-fir on the property at 821 Piedmont Gardens. It is anticipated that the excavation for the manholes would impact the tree making retention unlikely.

Revan's Creek which crosses the south-east corner of the property is within the Streamside Development Permit Area. The Streamside Protection and Enhancement Area (SPEA) is within the area of the site proposed to be dedicated to Saanich for park. The proposed development would not encroach into the SPEA and no tree removals or disturbance of other vegetation is proposed within the SPEA.

Historical activity on the site included the operation of a shake mill from approximately 1949 to 1969. As a result, McElhanney Consulting Services Ltd. was retained to conduct a Phase I Environmental Site Assessment. No remnants of the shake mill were found on the site. The review indicated that the likelihood of environmental contamination as a result of historical and current activities on the site or adjacent properties is low and further investigation is not warranted. The applicant has stated that construction on the property would not require soil removal. Pursuant to the *Environmental Management Act*, referral of a Schedule 1 - Site Profile to the Ministry of Environment is not required.

The applicant has stated that the existing dwelling on the site would be deconstructed unless it becomes undoable because of the poor state of the structure. This is understood to be a process where all salvageable parts of the building would be sold, recycled, re-used or donated, and all remaining waste would be taken to a waste recycling site, thus diverting it from the landfill.

Geotechnical Considerations

A Geotechnical Assessment of the proposed subdivision was undertaken by Ryzuk Geotechnical. The assessment noted that suitable building sites within proposed Lots 1 to 5 are located on the gentle slope east of Del Monte Avenue. Proposed Lot 1 has no visible geotechnical hazard however care would be required in the control of erosion during construction. Lots 2 through 5 are geotechnically similar. It is envisioned that typical residential construction techniques would be used for the buildings within these lots and no buildings would extend within 5 m of the current slope crest (Structural Setback Line). The area to the east of the slope crest is relatively steep with slopes at roughly 2H:1V (Horizontal:Vertical) and locally steeper sections near the crest of the slope. The report makes recommendations regarding the type and depth of fill material that may be placed between the slope crest and the noted 5 m setback. Disposal of stormwater onsite is not recommended. Suitable covenants to require that the site must be developed in accordance with the recommendations of the Geotechnical Report can be addressed through the subdivision process.

Servicing

All of the proposed lots would be provided with water service from the existing main on Del Monte Avenue. Sewer and storm drain would be extended across the back of Lots 1 to 5 from the existing systems located in the southwest corner of 821 Piedmont Gardens.

Stormwater management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of the Subdivision Bylaw. This subdivision is within a Type II watershed area which requires stormwater storage, oil/grit separator or grass swale and sediment basin. The applicant has advised that stormwater detention and regulation of flows would be provided through individual onsite detention tanks that would capture the drainage from impervious surfaces and slowly release it into the municipal system.

Property dedication is required along the entire frontage of the subdivision on Del Monte Avenue towards a 20 m wide road allowance. Del Monte Avenue, fronting the subdivision, must be improved to municipal residential road standards complete with concrete curb, gutter, and 1.8 m separated sidewalk.

CLIMATE CHANGE AND SUSTAINABILITY

Policy Context

The Official Community Plan (OCP) adopted in 2008 highlights the importance of climate change and sustainability. The OCP is broadly broken down into the pillars of sustainability including environmental integrity, social well-being and economic vibrancy. Climate change is addressed under the environmental integrity section of the OCP and through Saanich's Climate Action Plan.

Climate change is generally addressed through mitigation strategies and adaptation strategies. Climate change mitigation strategies involve actions designed to reduce the emissions of greenhouse gasses, primarily carbon dioxide from combustion, while climate change adaptation involves making adjustments and preparing for observed or expected climate change, to moderate harm and to take advantage of new opportunities.

The following is a summary of the Climate Change and Sustainability features and issues related to the proposed development. It is important to note that this summary is not, and cannot be, an exhaustive list of issues nor a detailed discussion on this complex subject matter. This section is simply meant to ensure this important issue is a key part of the deliberations on

the subject application.

Climate Change

This section includes the specific features of a proposal related to mitigation and adaptation strategies. Considerations include: 1) Project location and site resilience; 2) Energy and the built environment; 3) Sustainable transportation; 4) Food security; and 5) Waste diversion.

The proposed development includes the following considerations related to mitigation and adaptation:

- The proposal is an infill project located within the Urban Containment Boundary and Sewer Service Area, that is able to use existing roads and infrastructure to service the development;
- Limited infill through the development of new single family housing inside the Urban Containment Boundary provides a much-desired housing form within Saanich that people would otherwise have to commute further distances for elsewhere in the region. The number of lots so created are limited in number, acknowledge longstanding policies of the Official Community Plan and Local Area Plan, and will not result in significant long-term negative impacts, as long as the majority of future growth is focussed in “Centres”, “Villages”, and along key corridors;
- The proposal is located in the Ridge area of Cordova Bay and within 750 m of the Cordova Bay “Village” where a broad range of commercial and personal services are provided, employment opportunities exist, and where the majority of future residential and commercial growth is to be focused as per the Official Community Plan. Although the site is within 750 m of Cordova Bay “Village”, its location on the ridge does have an impact on the walkability to the “Village” from this site. The location of the “Village” within the Cordova Bay neighbourhood, will however reduce the length of vehicle trips for basic services;
- The site is also within 750 m of Claremont Senior Secondary School, 280 m of Doumac Park, and 700 m of Beckton Park. As a rough measure, in general a walking distance between 400 - 800 m is considered optimal in encouraging the average person to walk to a service or access public transit, instead of driving to their destination. Obviously, health, weather, comfort/ease of use related to alternative transportation, and purpose of the trip all play a role in a person choosing a particular travel mode;
- Sidewalk and cycling infrastructure are typical for a low density neighbourhood in Saanich. Improvements still need to be made to further support and encourage walking and cycling locally and in the Region;
- Proximity to public transit is limited - a transit stop for Bus #35 is approximately 350 m away on Del Monte Avenue, with an average frequency of 36 minutes during weekdays;
- Maintaining the existing tree cover as much as possible would protect the Urban Forest and preserve the carbon sink, as well as the buffering capacity of the natural environment. A total of 15 bylaw protected trees onsite would need to be removed. In addition, six non-bylaw protected trees are recommended for removal due to structural defects. Within the Del Monte Avenue boulevard a total of 67 trees would be removed. Most of these are Leyland cypress which can cause infrastructure damage. While replanting would occur within the community, the loss of a significant number of trees would greatly impact the character of this well-established neighbourhood, and impact the valuable tree canopy.
- The applicant has committed to sustainable building practices and the development would be constructed to a minimum BUILT GREEN® Gold, EnerGuide 82, or equivalent energy efficient standard, which will be secured by covenant;
- The applicant has indicated that the proposed development would include the necessary conduit and piping to be considered “solar-ready” for the future installation of solar

- photovoltaic or hot water heating systems, which would be secured by covenant;
- The proposed development would include zoned and high-efficiency heating systems;
- The proposed development includes sufficient area for backyard gardening, although the tree cover may shade portions of these areas. Long term plans call for a community garden in each Local Planning Area. An Agriculture and Food Security Task Force will be considering ways to improve food security in the community; and
- The applicant has stated that the existing structure would be deconstructed unless it becomes undoable because of the poor state of the structure. This is understood to be a process where all salvageable parts of the building would be sold, recycled, re-used or donated, and all remaining waste would be taken to a waste recycling site, thus diverting it from the landfill.

Sustainability

Environmental Integrity

This section includes the specific features of a proposal and how it impacts the natural environment. Considerations include: 1) Land disturbance; 2) Nature conservation; and 3) Protecting water resources. The proposed development includes considerations related to the natural environment, such as:

- The proposal is a compact, infill development in an already urbanized area without putting pressures onto rural areas;
- The proposal includes dedication of 51% of the property to Saanich for park;
- Interlocking pavers would be used for the driveway patio and walkway areas to minimize the amount of impervious area on the site; and
- The proposal involves stormwater management in the form of individual onsite detention tanks that would capture the drainage from impervious surfaces and slowly release it into the municipal system.

Social Well-being

This section includes the specific features of a proposal and how it impacts the social well-being of our community. Considerations include: 1) Housing diversity; 2) Human-scale pedestrian oriented developments; and 3) Community features. The proposed development includes the following considerations related to social well-being, such as:

- The applicant has indicated a willingness to limit dwelling size to the Gross Floor Area (R) under RS-8 zoning regulations (291 m² non-basement gross floor area);
- Secondary Suites are permitted in this development. This housing option provides for alternative forms of rental accommodation and supportive housing for immediate family members. Suites also work to make a home purchase by young couples/families, and home retention by aging seniors, relatively more affordable;
- A range of outdoor, community, and recreation opportunities are available within reasonable walking/cycling distance. Nearby parks include Beckton, Doumac, and Elk/Beaver Lake, and the Lochside Regional Trail is a short distance away; and
- Community contributions by the developer are encouraged to help mitigate the community impacts of new development. In this case, the applicant proposes to dedicate 5696.7 m² of land to Saanich to add to Doumac Park.

Economic Vibrancy

This section includes the specific features of a proposal and how it impacts the economic vibrancy of our community. Considerations include: 1) Employment; 2) Building local economy; and 3) Long-term resiliency. The proposed development includes features related to economic vibrancy, such as:

- The development would create local short-term jobs during the construction period;
- Home based businesses would be permissible in this development; and
- The development would site additional residential units within the commercial catchment/employment area for the businesses and services located within the Cordova Bay "Village". The site is also within four kilometres of the Vancouver Island Tech Park and Camosun College Interurban Campus.

COMMUNITY CONSULTATION

The applicant has advised that meetings to discuss the proposal were held with the Cordova Bay Association for Community Affairs (CBACA) and with immediate neighbours. In addition, a Public Open House was held and attended by 13 residents. Invitations to the open house were hand delivered to 56 dwellings within 100 m of the site. A subdivision referral requesting comment about the proposal was sent by the Planning Department to CBACA. A response indicating no objections to the proposal was received, October 9, 2015.

The application was also referred to the Ministry of Transportation and Infrastructure because the site is located within 800 m of an intersection with a Controlled Access Highway. The Ministry has indicated no objections to the proposed rezoning and requires no additional requirements for approval.

SUMMARY

The proposal to rezone from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone in order to subdivide to create four additional lots for a total of five lots for single family dwelling use. The applicant is also proposing to dedicate 5696.7 m² of land to Saanich for park. The proposal would comply with the minimum, average and maximum lot sizes specified in Cordova Bay Local Area Plan policy 7.3, and the relevant Zoning Bylaw and Subdivision Bylaw regulations. No variances are requested. The proposal is consistent with the Official Community Plan which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary.

The proposed RS-10 zone regulations would allow for new dwellings ranging in size from 318 m² to 348 m² non-basement gross floor area. The applicant has indicated a willingness to limit dwelling size to the Gross Floor Area (R) under RS-8 zoning regulations (291 m² non-basement gross floor area). Homes of this size and design would be in keeping with other new homes in the neighbourhood.

Tree resources on the property and municipal frontage consist of a mixture of native and non-native species. Fifteen bylaw-protected trees on the site would likely require removal as well as one Douglas-fir tree on the adjacent property. Six other trees on the site are recommended for removal due to structural defects that could pose a hazard for future residents. In addition, driveway construction, provision of adequate sight lines for vehicles exiting the driveways, site servicing and road improvements required by Saanich would likely require removal of nearly all

of the trees on the Del Monte Avenue boulevard. Of the 67 boulevard trees likely to be removed, 40 trees are Leyland cypress which often cause infrastructure damage. The majority of the boulevard trees are in fair to poor condition.

A total of 15 replacement trees would be required for loss of trees on the site. In addition, tree replacement fees totalling \$51,030 would be required for the loss of boulevard trees. Four Schedule I trees would be required to be planted on the boulevard and would be paid for with funds from the boulevard tree replacement fees.

Road and pedestrian safety on Del Monte Avenue has long been a concern for local residents. While the majority of boulevard tree removals would likely result from driveway construction and provision of adequate site distance, sidewalk construction and other road improvements would be a contributing factor. Engineering staff have advised that it may be possible at the detailed design stage to meander the sidewalk to retain some healthy trees.

Although the removal of the boulevard trees would result in a more complete street in terms of sidewalk and boulevard improvements, the tree loss would reduce the urban forest canopy and would significantly change the character of the streetscape. Should Council wish to preserve some of the existing trees, options include exploring combined driveways for some of the lots although this may only provide minimal tree protection, not undertaking road improvements in terms of new sidewalks and road widening, or the overall number of lots could be reduced to lessen the number of driveways.

A Geotechnical Assessment of the proposed subdivision was undertaken by Ryzuk Geotechnical Engineering. The assessment noted that suitable building sites within proposed Lots 1 - 5 are located on the gentle slope east of Del Monte Avenue.

Registration of suitable covenants to secure the following is recommended prior to Final Reading of the Zoning Amendment Bylaw:

- To bind any future owner(s) to provide 51% park dedication as proposed and to prohibit tree or vegetation removal in the proposed park area;
- To limit dwelling size to the Gross Floor Area (R) under the RS-8 zoning regulations (291 m² non-basement gross floor area);
- To require that buildings must be designed generally in accordance with the illustrative house elevations prepared by Victoria Design Group;
- To require that the dwellings on proposed Lots 1 – 5 are constructed to a minimum BUILT GREEN® Gold, EnerGuide 82, or equivalent energy efficient standard and include the necessary conduit and piping to be considered “solar-ready” for the future installation of solar photovoltaic or hot water heating systems;
- To require the planting of two replacement trees in each front yard.

Suitable covenants to require that the site must be developed in accordance with the recommendations of the Geotechnical Report can be addressed by the Approving Officer through the subdivision process.

RECOMMENDATION

1. That the application to rezone from A-1 (Rural) Zone to RS-10 (Single Family dwelling) Zone be approved;
2. That prior to Final Reading of the Zoning Amendment Bylaw, the applicant register a restrictive covenant for the following:
 - To bind any future owner(s) to provide 51% park dedication as proposed and to prohibit tree or vegetation removal in the proposed park area;
 - To limit dwelling size to the Gross Floor Area (R) under the RS-8 zoning regulations (291 m² non-basement gross floor area);
 - To require that buildings must be designed generally in accordance with the illustrative house elevations prepared by Victoria Design Group;
 - To require that the dwellings on proposed Lots 1 – 5 are constructed to a minimum BUILT GREEN® Gold, EnerGuide 82, or equivalent energy efficient standard and include the necessary conduit and piping to be considered “solar-ready” for the future installation of solar photovoltaic or hot water heating systems;
 - To require the planting of two replacement trees in each front yard.

Report prepared by: 

 Neil Findlow, Senior Planner

Report prepared and reviewed by: 

 Jarret Matanowitsch, Manager of Current Planning

Report reviewed by: 

 Sharon Hvozdanek, Director of Planning

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Attachment

cc: Paul Thorkelsson, CAO
 Graham Barbour, Manager of Inspection Services

ADMINISTRATOR’S COMMENTS:

I recommend a Public Hearing be called.


 for Paul Thorkelsson, CAO

Memo

To: Subdivision Office
From: Jagtar Bains – Development Coordinator
Date: November 8, 2016
Subject: Servicing Requirements for Development - REVISED

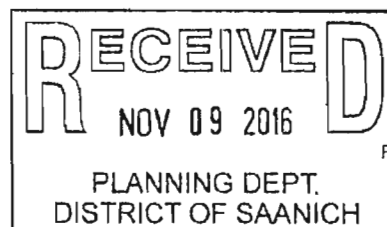
PROJECT: TO REZONE FOR THE PURPOSE OF SUBDIVISION FROM A-1 (RURAL ZONE) TO RS-12 (SINGLE FAMILY DWELLING ZONE) TO
SITE ADDRESS: 5117 DEL MONTE AVE
PID: 005-285-089
LEGAL: LOT B SECTION 45/6 LAKE DISTRICT PLAN 9363
DEV. SERVICING FILE: SVS01943
PROJECT NO: PRJ2015-00082

The intent of this application is to subdivide the above referenced parcel to create additional three lots for single family use. Some of the more apparent Development Servicing requirements are as listed on the following pages(s).



Jagtar Bains
DEVELOPMENT COORDINATOR

cc: Harley Machielse, Director of Engineering
Catherine Mohoruk, Manager of Transportation & Development



Page 1 of 1

Development Servicing Requirements

Development File: SVS01943
Civic Address: 5117 DEL MONTE AVE
Page: 1

Date: Nov 8, 2016

Drain

1. A SUITABLY DESIGNED STORM DRAIN SYSTEM MUST BE INSTALLED TO SERVICE THE PROPOSED SUBDIVISION FROM THE EXISTING SYSTEM LOCATED IN THE SOUTHWEST CORNER OF 821 PIEDMONT GARDENS. IF PVC PIPE IS USED, MINIMUM 0.75 M COVER, MUST BE PROVIDED.
2. STORM WATER MANAGEMENT MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. THIS SUBDIVISION/DEVELOPMENT IS WITHIN TYPE II WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, OIL/GRIT SEPARATOR OR GRASS SWALE AND SEDIMENT BASIN. FOR FURTHER DETAILS, REFER TO SECTION 3.5.16, STORM WATER MANAGEMENT AND EROSION CONTROL OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW.

Gen

1. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.
2. THE EXISTING NON-COMFORMING BUILDINGS MUST BE REMOVED PRIOR TO SUBDIVISION APPROVAL.
3. MUNICIPAL RIGHT-OF-WAY WILL BE REQUIRED FOR SANITARY SEWER AND STORM DRAIN ACROSS PROPOSED LOTS 1 AND 2.
4. THIS PROPERTY IS LOCATED IN A "STEEP SLOPE AREA" UNDER BY-LAW NO. 7632, A BY-LAW TO REGULATE AND PROHIBIT THE CUTTING OF TREES. THEREFORE, A QUALIFIED GEOTECHNICAL ENGINEER MUST BE ENGAGED TO DETERMINE THAT THE PROPOSED REMOVAL OF TREES WILL NOT CREATE A DANGER FROM FLOODING, EROSION, LANDSLIP OR AVALANCHE. ALSO, THIS REPORT MUST DETERMINE THE SUITABILITY OF PROPOSED LOTS FOR THE INTENDED USE INCLUDING THE BUILDING FOOTPRINTS.
5. PRIVATE EASEMENT WILL BE REQUIRED FOR SEWER AND DRAIN SERVICE CONNECTIONS ACROSS PROPOSED LOT 3 IN FAVOR OF PROPOSED 4.

Road

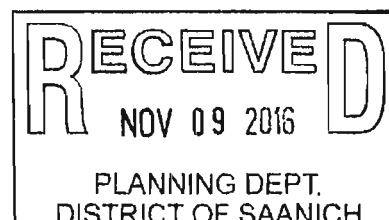
1. PROPERTY DEDICATION IS REQUIRED ALONG THE ENTIRE FRONTAGE OF THE SUBDIVISION ON DEL MONTE AVENUE TOWARDS 20.0 M WIDE ROAD ALLOWANCE. BEND IN THE ROAD ALLOWANCE FRONTING PROPOSED LOT 1 MUST BE ROUNDED OFF USING 25.0 M RADIUS.
2. DEL MONTE AVENUE, FRONTING THIS SUBDIVISION, MUST BE IMPROVED TO MUNICIPAL RESIDENTIAL STANDARDS COMPLETE WITH MONOLITHIC CONCRETE CURB, GUTTER AND 2.0 M WIDE SIDEWALK.

Sewer

1. A SUITABLY DESIGNED SANITARY SEWER SYSTEM MUST BE INSTALLED TO SERVICE THE PROPOSED SUBDIVISION FROM THE EXISTING SYSTEM LOCATED IN THE SOUTHWEST CORNER OF 821 PIEDMONT GARDENS. IF PVC PIPE IS USED, MINIMUM 0.75 M COVER, MUST BE PROVIDED.

Water

1. PROVISIONAL WATER CONNECTIONS WILL BE REQUIRED FOR PROPOSED LOTS LOTS 2 TO 4.
2. THE EXISTING 19 MM WATER METER IS TO BE RELOCATED TO NEW PROPERTY LINE FOR REUSE BY PROPOSED LOT 1.



THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9443

TO AMEND BYLAW NO. 8200,
BEING THE "ZONING BYLAW, 2003"

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - a) By deleting from Zone A-1 (Rural) and adding to Zone RS-12 (Single Family Dwelling) the following lands:

Lot B, Sections 45 and 46, Lake District, Plan 9363

(5117 Del Monte Avenue)
- 2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9443**".

Read a first time this 12th day of June, 2017.

Public Hearing held at the Municipal Hall on the day of

Read a second time this day of

Read a third time this day of

Approved under Part 4 of the *Transportation Act* on the

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the day of

Municipal Clerk

Mayor

1410-04
Report –
Planning

xref: 2870-30
Del Monte
Avenue

5117 DEL MONTE AVENUE – SUBDIVISION AND REZONING

Supplemental report of the Director of Planning dated April 19, 2017 recommending that Council approve the application to rezone from A-1 (Rural) zone to RS-12 (Single Family Dwelling) zone for a proposed subdivision to create three additional lots, for a total of four residential lots; that Final Reading of the Zoning Amendment Bylaw be withheld pending registration of a covenant to secure the items outlined in the report; and that Council support Option 1 in regard to the development of a sidewalk along Del Monte Avenue.

APPLICANT:

D. Smith, McElhanney Consulting Services Ltd, presented to Council and highlighted:

- The application has been amended to subdivide to create three additional lots instead of four; the average lot size has increased by 25% which is comparable to adjacent lots.
- It is an attractive infill development that fits within the character of the neighbourhood.
- The properties would be zoned RS-12 but the applicant would commit to limiting the house sizes to that of RS-10 zoning.
- Secondary suites would address the need for additional rental housing in Saanich; two parking stalls would be provided for every secondary suite constructed.
- A sidewalk against the widened road would be constructed; it has been determined that a meandering sidewalk would make retention of trees difficult due to the excavation and grading required for the road widening, curbs and driveways.
- The construction of sidewalk would result in approximately 42 trees being removed; while a separated walkway would require the removal of approximately 52 trees.
- Road and pedestrian safety were identified as concerns of neighbours; this will be the first subdivision on Del Monte Avenue that will have a sidewalk along its frontage; road widening and selective tree removal will improve sight lines.
- The number of driveways onto Del Monte Avenue have been reduced; this has been achieved by shared driveway access.
- 51% of the site or 5,696 square metres will be dedicated to the District of Saanich as an addition to Doumac Park; no variances are being requested.
- The revised application has been presented to the Cordova Bay Association for Community Affairs and they have no objections.
- This is a modest increase in the overall density.
- The conceptual streetscape plan and house elevation plans will form part of the covenant.
- A geotechnical assessment, a landslide assessment and assurance review, a tree protection report, a phase 1 environmental site assessment and a biological review of Revan's Creek were undertaken.

PUBLIC INPUT:

L. Bainbridge, Del Monte Avenue, stated:

- The status quo is not acceptable; there is a demand for more housing in Saanich.

- As long as the planning is done in a thoughtful manner and preserves the urban canopy, development would be supportable.
- The proposed lot sizes are consistent with adjacent properties; the applicant has made an effort to address concerns.
- The addition of sidewalk is inconsistent as there is no sidewalk anywhere else in this neighbourhood; irrespective of the proposed development, increased and faster traffic is a concern and should be addressed.

D. Morris, Matterhorn Court, stated:

- Over the years, development has taken place in Cordova Bay and has changed the neighbourhood from rural to residential.
- There is a lack of housing in Saanich; the size of the lots is adequate for infill.
- The donation of a significant piece of west coast rainforest to Doumac Park is appreciated; there is no reason to reject the proposed application.

S. Ball, Helvetia Crescent, stated:

- Cordova Bay is a unique community; it is a sedate and tranquil environment and assures a quality of life that must be preserved and protected.
- Council is asked to reject the proposal in order to protect the future of the neighbourhood; previous applications for subdivision have been rejected due to the lack of infrastructure to support increased density and the fact that the area is car-dependent.
- A three lot subdivision would be supportable; there is concern that there are another 12 very large lots that may apply for subdivision in the future.

D. Mamic, Clutesi Street, stated:

- The proposed development fits within the character of the neighbourhood.

K. Krane, Helvetia Crescent, stated:

- Cordova Bay Ridge is not a place for densification; this amount of density is excessive; the area is known for its rural feel.
- The current owner has not maintained the property; three lots would be appropriate.
- A sidewalk in this location is odd; there are no other sidewalks in the area.
- Secondary suites would mean more vehicles; the area has become dangerous for pedestrians.

M. Parslow, Del Monte Avenue, stated:

- It is time to accept development on Cordova Bay Ridge.
- Large properties are expensive to maintain; regardless of development, traffic volumes have increased.
- Traffic calming measures could be expensive; having cars parked on both sides of the road and having pedestrians walk on the roadway is an inexpensive way to calm traffic.
- Forwarding the application to Public Hearing is supportable with the hope that more residents will attend and provide input.

R. Silver, Del Monte Avenue, stated:

- Reasonable density is appropriate; the proposed application complies with municipal regulations and bylaws; the application is supportable.

H. Charania, Genevieve Road, stated:

- The applicant is providing a fair community amenity package; the park dedication is appreciated.
- The applicant has committed to limiting the house size consistent with RS-10 zoning therefore he questions whether the lots could be zoned as RS-10 with a restriction of no further subdivision.
- The Development Cost Charges outlined in the Servicing Requirements are not clear.

APPLICANT'S RESPONSE:

- The Cordova Bay Local Area Plan identifies sidewalks on Del Monte Avenue; he felt that he was obligated to include sidewalks as part of the application.
- Various options were explored to limit tree loss and make the sidewalk as non-invasive as possible.

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

- Providing some physical separation for pedestrians from the traffic may alleviate safety concerns; construction of sidewalk in Cordova Bay through development or identified through the Active Transportation Plan is a long term goal.
- The construction of speed humps is no longer supported as they impede emergency vehicles and cause increased noise when vehicles pass over the humps.
- A large portion of the traffic volumes in Cordova Bay is local residents; the narrowness and curve of Del Monte Avenue provides natural traffic calming.
- The right-of-way is required for service connections.

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

- The red line on the map on page 3 of the Planning Report indicates the area where a geotechnical assessment has been done; construction on the site must be in conformance with the Geotechnical Assessment as a condition of subdivision.
- RS-12 zoning was proposed because it fits within the character of the neighbourhood.

In response to questions from Council, the Chief Administrative Officer stated:

- If the applicant was to consider RS-10 zoning of the property for the Public Hearing, a change to the Zoning Bylaw would be required.

COUNCIL DELIBERATIONS:

Motion:

MOVED by Councillor Plant and Seconded by Councillor Wergeland: "That a Public Hearing be called to further consider the rezoning application on Lot B, Sections 45 and 46, Lake District, Plan 9363 (5117 Del Monte Avenue)."

Councillor Plant stated:

- Forwarding the application to Public Hearing is supportable.
- Improvements to the sidewalk on Del Monte Avenue is a start as it is a part of the Safe Routes to School program.
- The proposed development fits within the zoning.

Councillor Haynes stated:

- He appreciates that the applicant has addressed the concerns of neighbours; the streetscape maintains the rural character of the neighbourhood.
- Road widening may mean a change to traffic behaviours; the addition of sidewalk may affect the rural nature of the area.

Councillor Brownoff stated:

- The applicant has addressed the concerns previously identified.
- Neighbours will have a chance to provide further input at a Public Hearing; the park dedication and the addition of shared driveways are appreciated.

Councillor Wergeland stated:

- Traffic calming on Del Monte Avenue could be considered; the tree canopy and rural style of roadway makes the area unique; the addition of sidewalks may change that.
- Construction of a small section of sidewalk is inappropriate; it may be better to delay the sidewalk until a larger area of sidewalk is being constructed.

Councillor Sanders stated:

- The reduction by one lot is supportable; subdivision to a larger number of lots would be not appropriate; this area is car-dependent.
- The shared driveway is appreciated; the applicant may consider articulating the houses to add interest.

The Motion was then Put and CARRIED

1410-04
Report -
Planning

xref: 2870-30
Del Monte
Avenue

5117 DEL MONTE AVENUE – SUBDIVISION AND REZONING

Report of the Director of Planning dated April 22, 2016 recommending that Council approve the rezoning of the property from A-1 (Rural) zone to RS-10 (Single Family Dwelling) zone for the proposed subdivision to create four additional lots; and that Final Reading of the Zoning Amendment Bylaw be withheld pending registration of a covenant to secure the requirements as outlined in the report.

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

- Sidewalks, driveways, servicing and the expansion of the roadway all contribute to potential tree loss.
- Sidewalks on Del Monte Avenue are not included in the five-year plan and this section of sidewalk would be in isolation from the pedestrian network at this time.
- In an effort to preserve as many trees as possible, funds could be provided in lieu of a sidewalk to be used for a community contribution.

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

- One significant tree that is to be removed is within the building envelope; a geotechnical report would be registered on title and the site developed according to its recommendations.
- A footpath could be considered for the parkland; bylaw enforcement would follow up on any bylaw infractions.

APPLICANT:

D. Smith, McElhanney Consulting Services Ltd., presented to Council and highlighted:

- The proposed subdivision is to create 4 additional lots; 51% of the site will be dedicated to Saanich to allow for expansion of Doumac Ravine Park.
- This would be a low density infill development; the existing dwelling is in poor condition and the property is declining.
- The proposed lot sizes are consistent with the size of lots in the neighbourhood; the applicant will commit, by covenant, to limit the house size consistent with RS-8 zoning.
- No variances are requested; the proposed dwellings would fit within the character of the neighbourhood.
- Road and pedestrian safety is a concern of neighbours; the proposed development includes a separated sidewalk, road widening and boulevard improvements in order to mitigate concerns.
- All trees being removed would be replaced and a cash contribution for boulevard trees would be provided.
- Legal suites are permitted in the area.

PUBLIC INPUT:

S. Ball, Helvetia Crescent, stated:

- The property has been problematic for years; this is not an appropriate location for infill.
- There are concerns with increased traffic and the removal of trees; the urban forest must be retained and protected if climate change is to be addressed.

- Three lots may be supportable; five dwellings do not fit within the character of the neighbourhood.

K. Krane, Helvetia Crescent, stated:

- Increased density in this area is not appropriate; public transit is not convenient for residents of this community, therefore there would be an increase in vehicular traffic.
- The increased traffic would be a safety concern for bicycles and pedestrians.
- The proposed dwellings do not fit within the rural character of the neighbourhood.

K. Darcel, Clutesi Street, stated:

- There is concern for the safety of pedestrians and the removal of tree canopy; it is not appropriate infill.
- The proposed development does not fit within the character of the neighbourhood.
- The addition of a sidewalk is commendable but will not alleviate concerns.

A. Heron, Piedmont Gardens, stated:

- There will be an impact on privacy as a result of the siting of the proposed dwellings.
- It may be appropriate to have a covenant on the property to prohibit secondary suites; five dwellings with secondary suites would not be supportable; three dwellings may be appropriate.
- There is concern that the proposed development may affect the slope and create more erosion.

MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That the meeting extend past 11:00 p.m."

CARRIED

J. Lydon, Del Monte Avenue, stated:

- Five dwellings with secondary suites would negatively affect the neighbourhood in terms of loss of privacy, reduction of urban forest, increased traffic, pollution and noise, and character of the neighbourhood; the massing and building styles are not supportable.
- The property needs to be developed but development should be respectful of the character of the neighbourhood; three dwellings may be appropriate.

G. Klassen, Del Monte Avenue, stated:

- The proposed development changes the character of the neighbourhood; there is a concern with increased traffic, on-street parking and the number of driveways onto Del Monte Avenue.
- The property used to be used as a shake mill; if development is to occur, soil studies should be undertaken to ensure that it is suitable for residential use.

B. Pollick, Piedmont Gardens, stated:

- There is concern with the instability of the slope; construction on the property may affect other properties.
- The potential increased number of vehicles is a concern; pedestrian safety is

paramount.

L. Bainbridge, Del Monte Avenue, stated:

- The property currently is an eyesore; invasive species have taken over the property and is affecting neighbouring properties.
- Improvements are needed.

J. Klassen, Del Monte Avenue, stated:

- Rezoning is a privilege; it is important to preserve the character of the neighbourhood.
- There is concern with the number of trees that would be removed; there may be creative ways to improve the pedestrian environment.
- On-street parking in the area is a safety concern.
- The number of lots is not supportable; the proposed dwellings are too large.

T. Hyde, Lakeridge Place, stated:

- There are concerns with increased traffic volumes and safety of pedestrians; the speed limit should be enforced.

M. Buck, Del Monte Avenue, on behalf of H. Lewis, Rutli Meadows Place, stated:

- This is a special neighbourhood with old growth trees and wildlife; development must be done in a manner that preserves greenspace and trees.
- The number of proposed dwellings and the size of the dwellings should be decreased; the character of the neighbourhood should be maintained.

C. Salter, Clutesi Street, stated:

- There is concern in relation to the number of trees to be removed and the increased traffic; the neighbour character should be preserved.

COUNCIL DELIBERATIONS:

Motion:

MOVED by Councillor Plant and Seconded by Councillor Brice: “That consideration of the application to subdivide and rezone the property at 5117 Del Monte Avenue be postponed to allow the applicant to reconsider the proposal and make modifications to the application that address concerns.”

Councillor Plant stated:

- The dedication of parkland is appreciated.
- Neighbours are not opposed to development of the property but fewer lots should be considered.

Mayor Atwell stated:

- Postponement allows further discussion and gives the applicant a chance to be creative.

Councillor Murdock stated:

- This may be too much density for the neighbourhood; further consideration could be given to the kind of pedestrian infrastructure that may be appropriate to

respect the character of the neighbourhood.

Councillor Haynes stated:

- The number of dwellings and secondary suites are a concern; the applicant should reconsider the proposal and sensitively and creatively address the neighbours' concerns.
- Further discussions with neighbours would be appropriate.

Councillor Brownoff stated:

- The applicant might consider a proposal which would complement the character of the neighbourhood; the number of trees to be removed is a concern.
- The addition of secondary suites would impact the neighbourhood; further consultation with neighbours is needed.

Councillor Wergeland stated:

- This is a unique area; the applicant should look at ways to preserve the trees.
- The design of the proposed dwellings will fit within the character of the neighbourhood.

Councillor Sanders stated:

- Neighbours may support fewer homes on the property; the development should fit within the character of the neighbourhood and reflect the community.
- A meandering sidewalk could be considered.

Councillor Brice stated:

- The applicant should explore creative ways to address concerns, including the potential of shared driveways.

Councillor Derman stated:

- The proposed development is not consistent with the Urban Forest Strategy and will not protect the character of the neighbourhood.
- If roadway site lines are improved, it may result in increased speed; traffic calming may be appropriate.
- It is not suitable density for the area; the property is topographically-challenged and will be vehicle-oriented.

The Motion was then Put and CARRIED

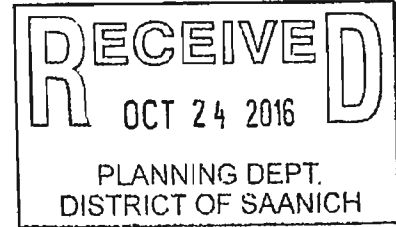


Talbot Mackenzie & Associates

Consulting Arborists

July 18, 2016

David Smith
c/o McElhanney Consulting Services Ltd.
500-3960 Quadra Street
Victoria, B.C. V8X 4A3



Re: Revised Tree Retention Report for 5117 Del Monte Avenue

Assignment: Review the plans showing revised lot layouts and prepare a tree retention report to be used during the proposal to subdivide the 5117 Del Monte Avenue property into 4 lots.

Methodology: Our previous inventory of trees located on the subject property, municipal frontage and any trees located on neighbouring properties within 3 meters of the property boundaries was performed on November 21, 2014, and is referenced in this revised tree retention report. On July 8, 2016, we walked the municipal boulevard directly fronting the subject property to review the proposed sidewalk location, and to update the tree resource spreadsheet to identify any changes to the health and structural condition of the municipal trees.

Each tree in the inventory was identified using existing numeric metal tags that were attached to the lower trunk of each tree during a previous site survey. Several additional bylaw-protected trees were identified by us using new metal tags attached to the lower trunk. Information such as tree species, size(dbh), critical root zone(crz), crown spread, health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet. Only trees that were plotted on the plans provided, along the Western edge of the proposed park dedication area and where no impacts from the proposed development are anticipated, were included in our tree inventory.

Observations:

- The tree resource on the subject property and municipal frontage consists of a mixture of native and non-native species including: Douglas fir, Grand fir, Western Red Cedar, Western Hemlock, Big Leaf Maple, Red Alder, Arbutus, Pacific dogwood, Pacific yew, Lombardy poplar, black poplar, Leyland cypress, Austrian pine, Giant sequoia and some ornamental species.
- 29 Bylaw-protected trees within the boundaries of the proposed 4 lots are to be retained. There are several hundred additional trees within the area proposed to be dedicated to parkland, and will be isolated from construction impacts.
- 13 Bylaw-protected trees within the boundaries of the proposed 4 lots are located within proposed building envelopes, driveway footprints or are located where they will be heavily impacted by excavation and will require removal (577,576,580,582,584,586,587/588,1653,1655,1656,1657,484,575).

.../2

Box 48153
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treehelp@telus.net

- 5 additional bylaw-protected trees within the boundaries of the proposed 4 lots are located where we anticipate some impacts, but may be possible to retain, depending on the extent of required excavation and final house designs (490,593,590,578,0801).
- 14 trees along the municipal frontage are located within footprints of proposed driveway crossings and will require removal.
- 27 trees along the municipal frontage are located within the footprint of the proposed sidewalk and retaining wall and will require removal.
- 29 Trees along the municipal frontage and shown on the plans to be retained may be possible to retain providing that their critical root zones can be adequately protected. These trees are mainly leyland cypress, many of which have developed poor structural characteristics as a result of their crowded growing environment, previous topping and limb failure. Leyland cypress are generally not a desirable species in the urban setting, due to their rapid growth, invasive root systems and high maintenance costs associated with their pruning requirements; however, we understand that the community wishes to preserve these trees.
- The majority of the trees on the subject property are located in areas, where it should be possible to retain them and a significant portion of the treed area on the property is proposed to be dedicated as park land.
- We anticipate that it will be difficult to retain trees in the front yards of the proposed new lots where we anticipate the impacts from construction activity will be the greatest.

Potential impacts:

Building envelopes: The following bylaw-protected trees are located within proposed building envelopes and will likely require removal:

Lot 1 - none

Lot 2 - 577

Lot 3 - none

Lot 4 – 576, 580, 582, 584

Total – 5 trees

The following bylaw-protected trees are located outside of proposed building envelopes, however they may be impacted by excavation, depending on the final house designs:

Lot 1 - 490

Lot 2 – none

Lot 3 - none

Lot 4 – 593, 590, 578

Total – 4 trees

Retaining Wall: The proposed retaining wall along the Southern property line will heavily impact and require the removal of the following bylaw-protected trees:

586, (587/ 588), 1653, 1655, 1656, 1657

Total – 6 trees

.../3

Driveway and sidewalk footprints:**Trees to be removed**

Driveway - According to the plans provided, the following municipal trees and bylaw-protected trees located on the subject property will be located within or will be heavily impacted by excavation for proposed driveway footprints and will require removal:

Lot 1 - 427, 430, 428, 429, 431

Lot 2 - 437

Lot 3 - 465, 466, 467 (dead), 468, 469, 470, 471, 472

Lot 4 - 480, 481, (484, 575 growing on private property)

Total - 14 live trees.

Sidewalk - According to the plans provided, the following trees are located within the footprint of, or will be heavily impacted by excavation and fill requirements for the proposed concrete sidewalk and retaining wall along the municipal frontage and will require removal:

416, 417, 420, 424, 433, 435, 438, 439, 440, 441, 442, 443, 447, 448 (dead), 450, 451, 452, 453, 454, 455, 473, 474/475, 476, 477, 478, 479, 483, No Tag 1.

Total: 27 live trees.

In addition to the trees shown on the plans to be removed, it is our opinion that 418 and 419 are not good candidates for retention as stand alone trees in a high target area. If these trees are retained, we recommend that they be examined once adjacent tree clearing has taken place for any evidence of root plate instability.

*note - trees that are also located within the footprints of the proposed driveways were not duplicated.

These trees are relatively young, leyland cypress trees that may tolerate the addition of fill soil, providing that the depth and placement of the fill soils provides adequate air and moisture penetration to the root systems. We recommend that the soils used are first reviewed with the project arborist prior to backfilling to ensure that these trees will stand a reasonable chance of survival. We also recommend that fill soils are not placed against the trunks of the above-mentioned trees to be retained (tree-wells should be constructed in situations where the fill would otherwise bury a portion of the root collar/trunk of a tree to be retained).

If these trees must be retained, and it is determined that the fill requirements will likely cause the demise of these trees, we may recommend that alternate construction techniques be used.

Driveway and sidewalk footprints**Trees to be retained**

Driveways - According to the plans provided, the following trees shown on the plans to be retained, are located where proposed driveway footprints will require excavation and base layers constructed over portions of the critical root zones:

426, 436, 464, 472

Total - 4 trees

.../4

Sidewalk - The plans provided show the fill that is required along the North side of the proposed municipal sidewalk and retaining wall will cover portions of the critical root zones of the following trees that are shown to be retained on the attached site plan: 418, 419, 422, 423, 425, 432, 434, 445, 446, 449, 456, 460(dead), 457, 458, 459, 461, 462, 463(previously uprooted and removed), 470, 471, 485, No tag 3, 486, 487, 488, 489, no tag 2.

Total: 25 live trees

* note - See attached floating driveway specifications to be used to construct portions of driveways and sidewalk that encroach into the critical root zones of bylaw-protected trees and trees along the municipal frontage to be retained.

Underground servicing:

According to the plans provided, the proposed underground servicing locations will impact the following bylaw-protected trees:

Lot 1 –Bylaw-protected arbutus tree #0801 may be impacted by the proposed SRW depending on the extent of the required excavation. We recommend that the project arborist is onsite to supervise excavation within the critical root zone of this tree. The proposed water connection is within the footprint of the proposed driveway and will not likely impact trees to be retained.

Lot 2 - The proposed water connection is within the footprint of the proposed driveway. If municipal leylandii #436 is to be retained, we recommend that excavation within the critical root zone of this tree is supervised by the project arborist.

Lot 3 – The proposed water connection in within the footprint of the proposed driveway and will not likely impact trees to be retained.

Lot 4 - The proposed water connection in within the footprint of the proposed driveway and will not likely impact trees to be retained.

Mitigation of impacts:

Barrier fencing- The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose. Once the subdivision receives approval and building plans are provided, we can provide recommendations for barrier fencing locations.

.../5

Demolition: We recommend that barrier fencing be erected prior to the demolition of the existing residence or other structures on the property to isolate any trees to be retained from the demolition activity.

Material storage: Areas must be designated for material storage and staging during the construction process. Ideally these areas will be located outside of the tree protection areas that will be isolated by barrier fencing. Should it be necessary to store material temporarily within any of the tree protection areas, the project arborist must be consulted.

Mulch layer or plywood over heavy traffic areas – In portions of the trees critical root zones where there will be heavy foot traffic anticipated throughout the construction phase of the project, we recommend that a layer of wood chip horticultural mulch or plywood be installed to reduce compaction.

Pruning:

- We anticipate that the following trees will require clearance pruning from the edges of the proposed driveway footprints for vehicular clearance: 436, 472.
- All of the municipal leylandii trees shown on the plans as to be retained will require deadwood pruning, and pruning to raise their canopies over the proposed sidewalk and their canopies crown clean pruned remove any broken hanging limbs.
- Many of the above-mentioned municipal leylandii trees are heavily weighted to the East as a result of their crowded growing conditions, and have developed multiple leaders as a result of previous topping. The structural pruning required to reduce end-weight and to subordinate weakly attached leaders (due to previous topping) may not leave a viable tree in some cases.
- Once tree clearing has taken place we recommend that trees to be retained in the rear yard setbacks be pruned to remove deadwood, and to address any structural flaws.
- We recommend that all pruning of bylaw-protected and municipal trees be performed to ANSI A300 standards.

Windthrow: The trees shown on the plans provided to be retained along the municipal frontage will experience new wind exposure, once adjacent trees growing within proposed driveway and sidewalk footprints and underground service corridors are removed. We anticipate that many of these trees have developed a small root plate as a result of the sheltered growing environment. Leyland cypress 463 has uprooted since our initial tree examination in 2014, and additional trees may be vulnerable to whole tree failure once the surrounding trees are removed. Once clearing has taken place, we recommend that each tree is examined for any evidence of root plate instability. This may involve pull testing each tree, to simulate high wind conditions.

Stump removal: We recommend that the stumps of the following trees be removed under arborist supervision, or ground using a stump grinder to avoid disturbing root systems of trees in close proximity that are shown on the plans to be retained: 417, 419, 427, 431, 443, 452, 451, 454, 465, 468, 469, 479, 480.

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Blasting and rock removal: We anticipate that blasting may be required to level several of the rock areas on the property. If it is necessary to blast areas of bedrock near critical root zones of trees to be retained, the blasting to level these rock areas should be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building and road footprints. The use of small low-concussion charges, and multiple small charges designed to pre-shear the rock face, will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity, and techniques that minimize tree damage, are to be used. Provisions must be made to store blast rock, and other construction materials and debris, away from critical tree root zones.

Excavation: We recommend that any necessary excavation that is proposed for within the critical root zones of trees to be retained be completed under the direction of the project arborist. If it is found that the excavation cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.

Washout area – It may be necessary to designate any area on the property for washing out cement and masonry tools and equipment. This area should be located away from the critical root zones of any trees to be retained.

Paved areas over critical root zones of trees to be retained: In areas that are proposed for parking areas over the critical root zones of trees to be retained, we recommend that that floating permeable paving techniques are used. See attached specifications. (specifications may change in final report depending on the extent of proposed paving)

Landscaping: Any proposed landscaping within the critical root zones of trees to be retained must be reviewed with the project arborist.

Arborists Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing.
- Reviewing the report with the project foreman or site supervisor.
- Locating work zones and machine access corridors where required.
- Supervising excavation for any areas within the critical root zones of trees to be retained including any proposed retaining wall footings and review any proposed fill areas near trees to be retained.

Review and site meeting: Once the development receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.

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Arborist Review: After all of the tree clearing has been completed, we recommend that the project arborist completes a visual examination of any trees that have been newly exposed or have the potential to strike new targets.

Please do not hesitate to call us at 250-479-8733 should you have any further questions.
Thank You.

Yours truly,
Talbot Mackenzie & Associates

Tom Talbot & Graham Mackenzie
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Encl. – Tree Resource Spreadsheet, revised site plan showing proposed lot layout, revised site plan showing trees to be removed, Barrier Fencing Diagram, floating sidewalk specifications.

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

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TREE RESOURCE
for
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Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
416	61	6	leylandii	9.0	Fair	Fair	Good	Municipal tree. Corrected lean
417	65	7	leylandii	9.0	Fair	Fair/poor	Good	Municipal tree. Multiple tops, included bark in top union.
418	54	5	leylandii	10.0	Fair	Fair	Good	Municipal tree. Municipal tree. Soil humping on backside of lean, may have partially uprooted historically and corrected.
419	45	5	leylandii	9.0	Fair	Fair	Good	
420	11	1	Western Red cedar	5.0	Fair	Fair	Moderate	Municipal tree. Juvenile tree, suppressed, dead top.
422	34	3	leylandii	8.0	Fair	Fair	Good	Municipal tree. Corrected lean.
423	51	5	leylandii	9.0	Fair	Fair	Good	Municipal tree. Corrected lean, lowest limb recently split and failed.
425	47	5	leylandii	8.0	Fair	Fair	Good	Municipal tree.
424	36	4	lombardi poplar	7.0	Fair	Fair/poor	Moderate	Municipal tree. Co-dominant tops. Poor trunk taper.
426	28, 32	5	leylandii	9.0	Fair	Fair	Good	Municipal tree. Co-dominant, recent low limb failure.
427	15, 34	5	leylandii	8.0	Fair	Fair	Good	Municipal tree. Co-dominant.
430	16, 22	3	leylandii	6.0	Fair	Fair	Good	Municipal tree. Co-dominant, ivy covered.

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428	45	5	leylandii	8.0	Fair	Poor	Good	Municipal tree. 2 large broken hangers(still alive). Remove hangers.
429	42	4	leylandii	8.0	Fair	Fair	Good	Municipal tree. Ivy covered, history of limb failure.
431	48	5	leylandii	8.0	Fair	Fair	Good	Municipal tree. History of limb failure.
432	50	5	leylandii	9.0	Fair	Fair	Good	Municipal tree.
434	39	4	leylandii	7.0	Fair	Fair	Good	Municipal tree.
436	62	6	leylandii	12.0	Fair	Fair	Good	Municipal tree. Fill pile at base.
433	13	2	Western Red cedar	4.0	Fair	Fair	Moderate	Municipal tree. Juvenile tree, suppressed.
435	18	2	Western Red cedar	4.0	Fair	Fair	Moderate	Municipal tree. Juvenile tree, suppressed. Fill pile at base.
437	13	2	Western Red cedar	4.0	Fair	Fair	Moderate	Municipal tree. Juvenile tree, suppressed. Fill pile at base.
439	17, 19, 20	5	Big Leaf maple	14.0	Fair	Fair/poor	Moderate	Municipal tree. Suppressed, trunk wounds.
438	21	3	Western Red cedar	6.0	Fair	Fair	Moderate	Municipal tree. Young tree.
440	32	4	Big Leaf maple	8.0	Fair	Fair	Moderate	Municipal tree. Ivy covered. Fill pile at base.

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Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
441	24	3	Big Leaf maple	6.0	Fair	Fair	Moderate	Municipal tree. Corrected lean. Fill pile at base.
442	19	2	leylandii	6.0	Fair	Fair	Good	Municipal tree.
443	12, 18, 30	6	Big Leaf maple	12.0	Fair	Fair	Moderate	Municipal tree. Fill pile at base.
445	19	2	leylandii	4.0	Fair	Fair	Good	Municipal tree.
444	13	2	Western Red cedar	4.0	Fair	Fair	Moderate	Municipal tree. Juvenile tree, suppressed. Fill pile at base.
446	54	5	leylandii	9.0	Fair	Fair	Good	Municipal tree. Fill pile at base., broken hanging limb. Remove hanger.
449	41	4	leylandii	8.0	Fair	Fair	Good	Municipal tree. Fill pile at base.
447	14, 14	2	Big Leaf maple	8.0	Fair/poor	poor	Good	Municipal tree. Dead stem, included bark, suppressed by larger leylandii trees, co-dominant.
448	11	1	Big Leaf maple	4.0	N/A	N/A	Moderate	Municipal tree. Dead snag. Remove.
450	47	5	leylandii	10.0	Fair	Fair	Good	Municipal tree. Corrected lean.
453	13	1	leylandii	4.0	Fair	Fair	Good	Municipal tree. Suppressed.
451	12, 12, 24	5	Big Leaf maple	12.0	Fair	Poor	Moderate	Municipal tree. Suppressed by larger leylandii trees, recent large stem removal.

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Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
452	37	4	leylandii	4.0	Fair	Fair	Good	Municipal tree.
454	18, 35, 50, 70	16	Western Red cedar	26.0	Fair	Fair	Moderate	Municipal tree. Narrow stem unions.
455	19	2	Western Red cedar	4.0	Poor	Poor	Moderate	Municipal tree. Low live crown ratio, almost dead.
456	31	3	leylandii	8.0	Fair	Fair	Good	Municipal tree.
457	31	3	leylandii	8.0	Fair	Fair	Good	Municipal tree.
460	12	1	arbutus	4.0	Poor	Poor	Good	Municipal tree. Dead snag. Remove.
458	17, 36	5	leylandii	9.0	Fair	Fair	Good	Municipal tree.
459	42	4	leylandii	8.0	Fair	Fair	Good	Municipal tree.
461	46	5	leylandii	8.0	Fair	Fair/poor	Good	Municipal tree. Previously topped, multiple leaders. Structural defects will become exposed by adjacent tree removal.
462	15	2	leylandii	4.0	Fair	Fair/poor	Good	Municipal tree. Suppressed.
463	25	N/A	leylandii	N/A	N/A	N/A	Good	Municipal tree. Recently uprooted and removed since last examination.
464	35	4	leylandii	7.0	Fair	Fair	Good	Municipal tree. Broken hanging limb.

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465	27	3	leylandii	6.0	Fair	Fair	Good	Municipal tree.
466	37	4	leylandii	8.0	Fair	Fair	Good	Municipal tree.
467	33	3	leylandii	N/A	N/A	N/A	Good	Municipal tree. Dead snag. Remove.
468	27	3	leylandii	4.0	Fair	Fair	Good	Municipal tree.
469	12, 14	2	leylandii	6.0	Fair	Fair/poor	Good	Municipal tree. Co-dominant, narrow stem unions.
470	21	2	leylandii	4.0	Fair	Fair	Good	Municipal tree.
471	20	2	leylandii	4.0	Fair	Fair	Good	Municipal tree.
472	34	3	leylandii	8.0	Fair	Fair	Good	Municipal tree. Corrected lean.
474	46	7	Black Cottonwood	10.0	Fair	Fair	Poor	Municipal tree. Tri-dominant, deadwood, same tree as 475.
475	43, 59	13	Black Cottonwood	16.0	Fair	Fair	Poor	Municipal tree. Tri-dominant, deadwood, same tree as 474.
473	17	2	Western Red cedar	4.0	Fair	Fair	Moderate	Municipal tree. Suppressed.
476	17	3	Douglas-fir	4.0	Fair	Fair/poor	Poor	Municipal tree. History of top failure, suppressed.

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Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
477	16	2	Western Red cedar	4.0	Fair	Fair/poor	Moderate	Municipal tree. Suppressed.
478	11	1	Western Red cedar	4.0	Fair	Fair/poor	Moderate	Municipal tree. Suppressed.
479	46	7	Black Cottonwood	8.0	Fair	Fair	Poor	Municipal tree. Recent large limb removal.
480	65	10	Douglas-fir	12.0	Fair	poor	Poor	Municipal tree. Corrected lean, phototropic growth response, deflected top. <i>Phaeolus Schweinitzii</i> fruiting body at base. Located within proposed driveway footprint. Removal.
481	26	4	arbutus	4.0	Fair	Fair	Poor	Municipal tree. No tag. Suppressed.
482	75	11	Grand fir	14.0	Fair	Fair	Poor	Municipal tree.
484	78	12	Grand fir	16.0	Fair	Fair	Poor	
485	16	2	Western Red cedar	4.0	Fair	Fair	Moderate	Municipal tree. Prostrate form.
483	12, 14	2	Pacific dogwood	7.0	Fair/poor	Fair/poor	Good	Municipal tree. 12cm dead stem. Remove dead stem.
no tag 1	9	1	arbutus	6.0	Fair	Fair	Poor	Municipal tree. Prostrate form.
487	8, 16	2	Pacific dogwood	5.0	Fair	Fair	Good	Municipal tree. Conflicting with 489.

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Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
488	13, 19	3	Pacific dogwood	6.0	Fair	Fair	Good	Municipal tree. Conflicting with 490.
489	48	6	Western Red cedar	12.0	Fair	Fair	Moderate	Municipal tree. Located on municipal property fronting the neighbouring property at 5107 Del Monte Avenue. May experience new exposure from adjacent tree removal.
no tag 2	68	10	Grand fir	10.0	Fair	Fair	Poor	Suppressed, low live crown ratio.
no tag 3	11	1	Pacific dogwood	4.0	Fair/poor	Fair	Good	Suppressed.
579	20	3	Douglas-fir	8.0	Fair	Fair	Poor	Suppressed.
578	41	5	Western Red cedar	8.0	Fair	Fair	Moderate	
575	45	5	Western Red cedar	8.0	Fair	Fair	Moderate	Sparse foliage. Some recent exposure from removal of adjacent trees.
1654	16	2	Western Red cedar	6.0	Fair	Fair	Moderate	Young tree.
1655	32	5	Douglas-fir	10.0	Fair	Fair	Poor	Backfilled, deflected top.
1653	50	6	Big Leaf maple	12.0	Fair	Poor	Moderate	Backfilled, history of large stem failure-asymmetric form as a result. Removal recommended if new targets introduced.
1656	46	6	Big Leaf maple	12.0	Fair	Fair	Moderate	Backfilled.

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Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
1657	41	5	Big Leaf maple	10.0	Fair	Fair	Moderate	Backfilled.
576	84	10	Western Red cedar	9.0	Fair	Poor	Moderate	History of large scaffold limb failure, multiple tops.
577	75	9	Western Red cedar	14.0	Fair	Fair	Moderate	Corrected lean.
580	68	8	Western Red cedar	12.0	Fair	Fair	Moderate	
581	28	3	Western Red cedar	10.0	Fair	Fair	Moderate	Corrected lean.
582	37	4	Big Leaf maple	12.0	Fair	Fair	Moderate	Co-dominant stem of 584.
584	42	5	Big Leaf maple	12.0	Fair	Fair	Moderate	Co-dominant stem of 582.
583	15, 17	2	Big Leaf maple	6.0	Fair	Fair	Moderate	Suppressed.
585	21	3	Big Leaf maple	8.0	Fair	Fair	Moderate	Small deadwood.
586	30	4	Big Leaf maple	12.0	Fair	Fair	Moderate	Stem from 587 rubbing trunk.
587	30	4	Big Leaf maple	10.0	Fair	Fair	Moderate	Co-dominant with 588.
588	6, 13, 26	5	Big Leaf maple	10.0	Fair	Fair	Moderate	Co-dominant with 587.

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Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
0802	17	2	Big Leaf maple	5.0	Fair	Poor	Moderate	589 on plan. Co-dominant top failed historically.
0803	35	4	Big Leaf maple	10.0	Fair	Fair	Moderate	Not on plan. Corrected lean.
590	33	5	Pacific yew	14.0	Fair	Fair	Poor	Leaning. may have uprooted historically. ivy covered.
593	67	8	Big Leaf maple	14.0	Fair	Poor	Moderate	Growing from decayed stump.
1473	16, 23	4	Western Red cedar	8.0	Poor	Poor	Moderate	Dead top, surface rooted.
1465	32	4	Big Leaf maple	8.0	Fair	Fair	Moderate	Ivy covered, large deadwood.
1468	50	6	Big Leaf maple	14.0	Fair	Fair	Moderate	Surface rooted.
1469	15	2	Western Red cedar	7.0	Fair	Fair	Moderate	Large deadwood.
1470	36	4	Western Red cedar	8.0	Fair	Fair	Moderate	Corrected lean.
1471	12	1	Pacific dogwood	4.0	Fair	Fair	Good	Dead snag.
1472	20	2	Big Leaf maple	6.0	Fair	Fair	Moderate	Corrected lean, asymmetric form.
9160	88	9	Western Red cedar	12.0	Fair	Fair	Moderate	Corrected lean.

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Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
9159	64, 81	15	Big Leaf maple	18.0	Fair	Fair	Moderate	Surface rooted on embankment, large deadwood. Deadwood prune, crown clean, end-weight reduction prune prior to introduction of new targets.
9158	99	10	Western Red cedar	12.0	Fair	Fair	Moderate	Decay column up trunk.
1450	21	2	Big Leaf maple	8.0	Fair	Fair	Moderate	Growing on edge of embankment.
1462	27	4	alder	10.0	Fair	Fair	Poor	Small deadwood.
1463	28	4	alder	10.0	Fair	Fair	Poor	Small deadwood.
1464	29	3	Big Leaf maple	8.0	Fair	Fair	Moderate	One-sided form, large deadwood.
1489	48	7	arbutus	12.0	Fair	Fair	Poor	Trunk cavity, leaning away from proposal.
1478	45	5	Western Red cedar		Fair	Fair	Moderate	
1477	42	5	Big Leaf maple		Fair	Fair	Moderate	Corrected lean, large deadwood, low live crown ratio.
1467	19	2	Western Red cedar		Fair	Fair	Moderate	Young tree.
1466	21	3	Western Red cedar		Poor	Poor	Moderate	Dead top.
1480	15	2	Big Leaf maple		Fair	Fair	Moderate	Stunted, corrected lean.

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Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
1474	44	5	Big Leaf maple		Fair	Fair	Moderate	Deadwood, <i>Kretzschmaria deusta</i> at base, could strike neighbouring property if failed. Closer examination recommended if retained.
1475	56	7	Big Leaf maple		Fair	Fair	Moderate	Deadwood, <i>Kretzschmaria deusta</i> at base, could strike neighbouring property if failed. Closer examination recommended if retained.
1483	56	7	Western Red cedar		Fair	Fair	Moderate	
1482	29	3	Western Red cedar		Fair	Fair	Moderate	
1481	23	3	Western Red cedar		Fair	Fair	Moderate	
1469	23	3	Western Red cedar		Fair	Fair	Moderate	
1476	31	4	Big Leaf maple		Fair	Fair	Moderate	Surface rooted, low live crown ratio, corrected lean.
1479	14	2	Western Red cedar		Poor	Fair	Moderate	Suppressed, declining health.
9161	81	10	Western Red cedar		Fair	Fair	Moderate	Edge of embankment.
1494	114	14	Western Red cedar		Fair	Poor	Moderate	Large cavity, co-dominant stem failed historically. Closer examination recommended if new targets introduced. Not suitable for retention in high target area.
1495	83	10	Big Leaf maple		Fair	Fair/poor	Moderate	Edge of embankment, history of top failure and large limb failure, new top growth poorly attached. Not suitable for retention in high target area.

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1496	62	7	Western Red cedar		Fair	Fair/poor	Moderate	Dead snag. Remove.
1493	28, 47, 74	14	Big Leaf maple		Fair	Fair	Moderate	Narrow union, included bark at 74cm stem, deadwood. Not suitable for retention in high target area. Co-dominant stem also tagged as 1492.
1484	46	7	alder		Fair	Fair/poor	Poor	Poor taper. Not suitable for retention in high target area if new exposure occurs.
1588	10	2	Grand fir		Fair/poor	Fair	Poor	Suppressed.
9162	87	10	Western Red cedar		Fair	Fair/poor	Moderate	Edge of embankment, crown raised, co-dominant tops, woodpecker activity. Closer examination recommended if retained.
1589	40	6	Grand fir		Fair	Poor	Poor	Deflected top, crown raised. Not suitable for retention in high target area. Removal recommended.
1586	17	2	Pacific dogwood		Snag	Snag	Moderate	Previously failed, hung up in 9162. Unstable. Remove.
1587	16	2	Pacific dogwood		Poor	Poor	Moderate	Almost dead. Not suitable for retention in high target area.
1497	57	9	Grand fir		Fair	Fair	Poor	Not suitable for retention in high target area if new exposure occurs.
1498	65	10	Grand fir		Fair	Fair	Poor	Not suitable for retention in high target area if new exposure occurs.
1499	22	3	Grand fir		Fair	Fair	Poor	Suppressed.

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Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
1500	22	3	hemlock		Fair	Fair	Poor	Suppressed.
1581	25	3	Western Red cedar		Snag	Snag	Moderate	Snag.
1582	43	5	Western Red cedar		Fair/poor	Fair/poor	Moderate	Broken top.
1593	100	12	Western Red cedar		Fair	Fair/poor	Moderate	Cavity with associated decay, woodpecker activity. Not suitable for retention in high target area if new exposure.
1592	20	3	Grand fir		Fair	Fair/poor	Poor	Suppressed, Small untagged dogwood at base.
1590	121	15	Western Red cedar		Fair	Fair	Moderate	Sparse top, trunk cavity, woodpecker activity. Closer examination recommended if retained.
1591	69	8	Western Red cedar		Fair	Fair	Moderate	Snag. Removal recommended or reduce in height by 1/3.
1652	85	10	Western Red cedar		Fair	Fair	Moderate	Deadwood, on slope.
1651	98	12	Western Red cedar		Fair	Fair	Moderate	Deadwood, on slope.
1650	50	8	hemlock		Fair	Fair	Poor	On slope.
1649	70	11	hemlock		Fair	Fair	Poor	On slope, deadwood.
1648	15	2	hemlock		Fair	Fair	Poor	On slope, growing from old stump.

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TREE RESOURCE
for
5117 Del Monte Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
1583	70	11	hemlock		Fair	Fair	Poor	On slope, large deadwood, pitch flow.
1647	17	3	hemlock		Fair	Fair	Poor	On slope, suppressed.
1646	70	11	hemlock		Fair	Fair	Poor	On slope, large deadwood.
1584	22	3	Big Leaf maple		Fair	Fair	Moderate	Suppressed, surface rooted.
1585	18	2	Big Leaf maple		Fair	Fair	Moderate	Suppressed, surface rooted.
1594	55	7	Big Leaf maple		Fair	Fair	Moderate	On slope, deadwood, basal cavity.
1596	14	2	hemlock		Fair	Fair	Poor	Deadwood.
1597	10	1	Big Leaf maple		Fair	Fair	Moderate	On slope.
1595	26	4	hemlock		Fair	Poor	Poor	Suppressed, deadwood.
1645	50	8	Grand fir		Fair	Poor	Poor	Co-dominant tops, on slope.
1618	90	14	Grand fir		Fair	Fair	Poor	Co-dominant stem failed historically - decayed. Seam on backside.
1617	75	9	Western Red cedar		Fair	Fair	Moderate	Co-dominant tops.

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TREE RESOURCE
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5117 Del Monte Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
1616	80	10	Big Leaf maple		Fair	Fair	Moderate	Large deadwood.
1599	33	5	alder		Fair	Fair	Poor	Low live crown ratio, on slope.
1598	50	6	Western Red cedar		Fair	Fair	Moderate	On slope.
1611	26	4	alder		Fair	Fair	Poor	On slope, low live crown ratio.
1615	57	7	Western Red cedar		Fair	Fair	Moderate	On slope.
1610	26	4	alder		Fair	Fair	Poor	Low live crown ratio, on slope.
1609	26	4	alder		Fair	Fair	Poor	Low live crown ratio, on slope.
1613	70	8	Western Red cedar		Fair	Fair	Moderate	Ivy covered, on slope.
1614	104	12	Western Red cedar		Fair	Fair	Moderate	On slope.
1603	20	3	alder		Fair	Fair	Poor	Low live crown ratio, on slope.
1602	20	3	alder		Fair	Fair/poor	Poor	Low live crown ratio, buried in loose debris.
1601	20	3	alder		Fair	Fair	Poor	Low live crown ratio.

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TREE RESOURCE
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Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
1600	20	3	alder		Fair	Fair	Poor	On slope.
1612	25	3	Big Leaf maple		Fair	Fair	Moderate	On slope.
1608	35	5	alder		Fair	Fair	Poor	Ivy covered, on slope.
1607	32	5	alder		Fair	Fair	Poor	Ivy covered, on slope.
1606	28	4	alder		Fair	Fair	Poor	Ivy covered, on slope.
1604	32, 33, 35, 36	15	alder		Fair	Fair	Poor	Weak unions, on slope, ivy covered, not suitable for retention in high target area.
1605	30	4	Big Leaf maple		Fair	Fair	Moderate	Ivy covered, on slope.
1636	clump	4	Hazelnut		Fair	Fair	Good	Edge of slope.
1637	15	2	alder		Fair	Fair	Poor	Low live crown ratio.
1634	20	3	alder		Fair	Fair	Poor	Failed historically, snag.
1622	20	2	walnut		Fair	Poor	Good	Partially uprooted, still alive.
1633	14	2	Big Leaf maple		Fair	Fair	Moderate	On slope.

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TREE RESOURCE
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Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
1632	29	3	Big Leaf maple		Fair	Fair	Moderate	On slope.
1620	41	5	Big Leaf maple		Fair	Fair	Moderate	Deadwood.
1619	39	5	Big Leaf maple		Fair	Fair	Moderate	On slope.
1621	41	6	alder		Fair	Fair	Poor	On slope.
1624	15	2	Big Leaf maple		Fair	Fair	Moderate	Ivy covered, on slope.
1625	30	5	alder		Fair	Fair	Poor	Ivy covered, on slope.
1626	15	2	alder		Fair	Fair	Poor	On slope.
1627	30	4	Big Leaf maple		Fair	Fair	Moderate	On slope.
1628	45	7	Western Red cedar		Fair	Fair	Moderate	On slope.
1629	130	16	Big Leaf maple		Fair	Fair	Moderate	<i>Kretzschmaria deusta</i> at root collar, trunk decay, tri-dominant, large deadwood. Closer examination recommended if new targets are introduced.
1630	20	3	Grand fir		Fair	Fair	Poor	Suppressed.
1631	30	5	Douglas-fir		Fair	Fair	Poor	Low live crown ratio.

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November 21, 2014

TREE RESOURCE
for
5117 Del Monte Avenue

18

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
1638	70	11	Grand fir		Fair	Fair	Poor	On slope.
1639	76	11	Grand fir		Fair	Fair	Poor	On slope.
1640	52	6	Western Red cedar		Fair	Fair	Moderate	On slope.
1641	80	10	Big Leaf maple		Fair	Fair	Moderate	On slope.
1642	70	11	Grand fir		Fair	Fair	Poor	On slope.
1643	61	7	Western Red cedar		Fair	Fair	Moderate	On slope.
1644	111	17	Grand fir		Fair	Fair	Poor	Bottom of slope, basal wound.
1488	25, 26	5	Plum	6	Fair	Fair/poor	Moderate	Mature tree, suppressed
1490	30	5	arbutus	N/A	Snag	Snag	Poor	Dead snag. Removal recommended.
1491	18	2	Western Red cedar	4	Fair	Fair	Moderate	
1486	15	2	Plum	6	Fair	Poor	Moderate	Heavy lean.
1487	20	2	magnolia	4	Fair	Fair	Good	

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November 21, 2014

TREE RESOURCE
for
5117 Del Monte Avenue

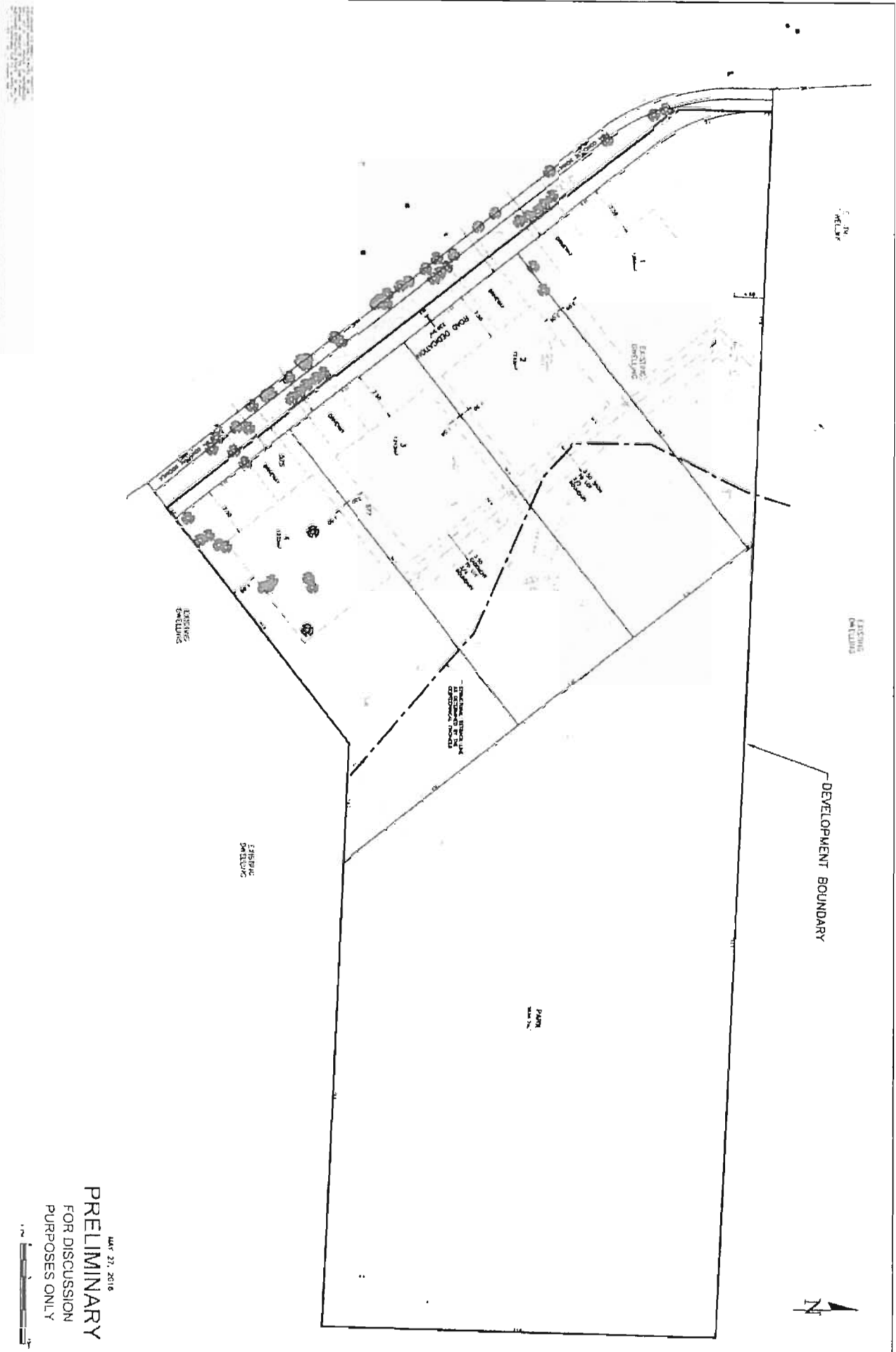
19

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
490	122	15	Sequoiadendron	12.0	Fair	Fair	Moderate	Growing in center of concrete driveway, roots lifting driveway.
493	48	5	Austrian pine	10.0	Fair	Poor	Good	History of co-dominant stem failure, co-dominant tops with weak union. Removal recommended.
491	50	5	leylandii	10.0	Fair	Poor	Good	History of top failure, poor structure.
492	16	2	Ornamental cedar	4.0	Fair	Fair	Moderate	Suppressed.
0801	45	7	arbutus	12.0	Fair	Fair	Poor	Leaning toward existing residence, may be impacted by servicing.

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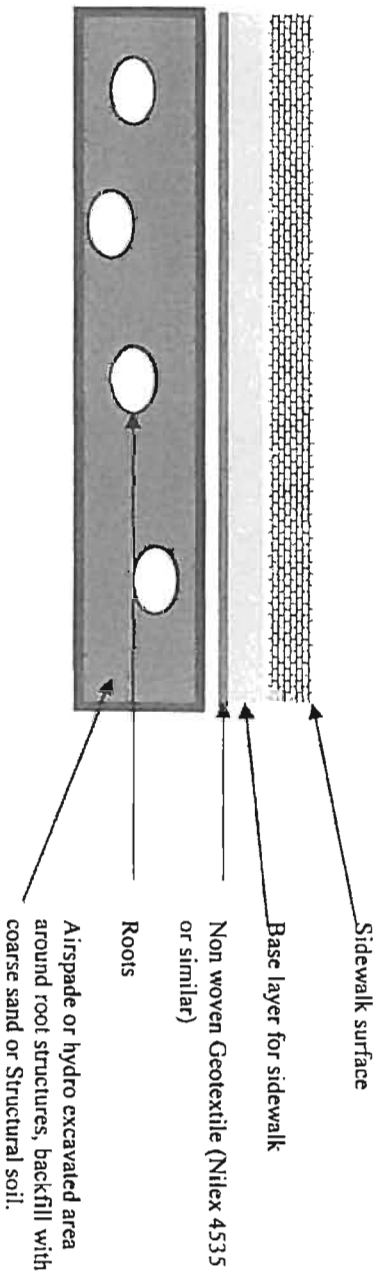
CONFIRM UNDERGROUND LOCATION WITH UTILITY COMPANIES

LEGEND - EXISTING SERVICES SHOWN BELOW		REVISIONS		REVISIONS APPROVED		DESIGN APPROVED		DISTRICT OF COLUMBIA	
Symbol	Description	Rev. No.	Description	Rev. No.	Description	Rev. No.	Description	Rev. No.	Description
...



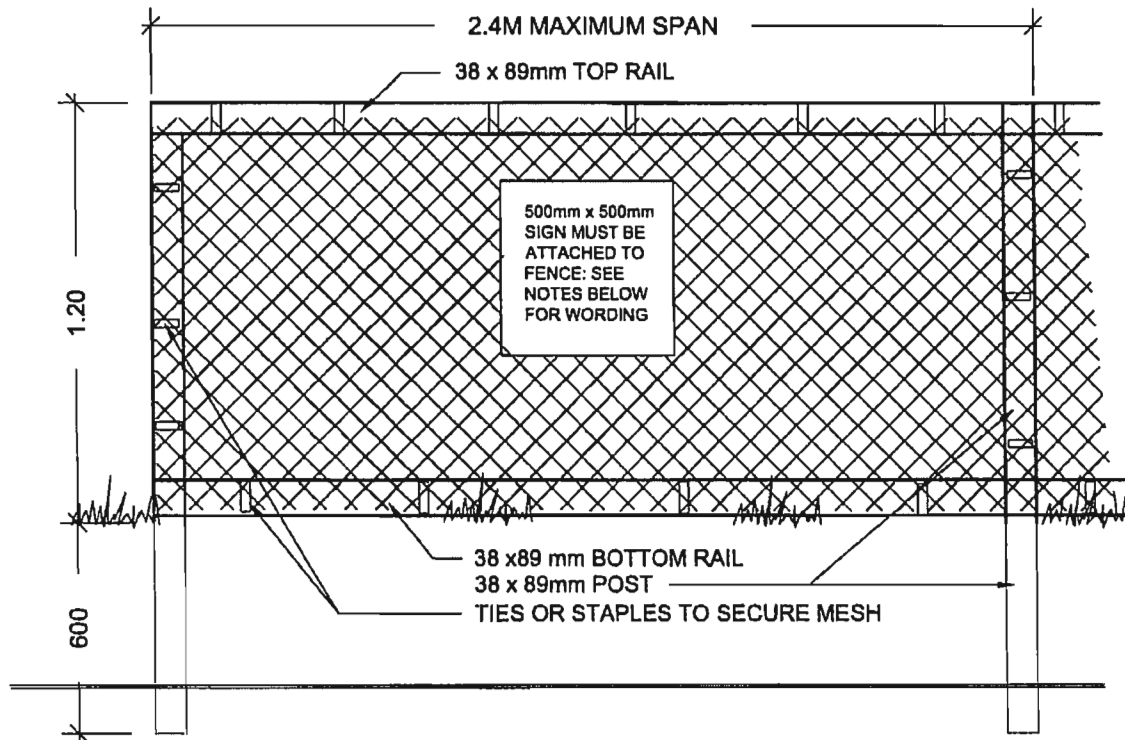
MAY 27, 2016
PRELIMINARY
 FOR DISCUSSION
 PURPOSES ONLY

Diagram – Concrete sidewalk crossing over Critical Root Zone



Specifications for concrete sidewalk crossing over critical root zone

1. Excavate for the required sidewalk surface, under the supervision of an ISA Certified Arborist.
2. Excavation for area around root structures with an Airspade or by Hydro Excavation to bearing layer of soil.
3. Backfill area around roots with coarse sand or a structural soil mix
4. A layer of medium weight non woven Geotextile (Nilex 4535 or similar) is to be installed over the backfilled area of the sidewalk.
5. Construct base layer and sidewalk surface over Geotextile layer to required grade.



TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANZIED STAPLES.
2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



DETAIL NAME: **TREE PROTECTION FENCING**

DATE: March/08
DRAWN: DM
APP'D: RR
SCALE: N.T.S.

H:\shared\parks\Tree Protection Fencing.pdf



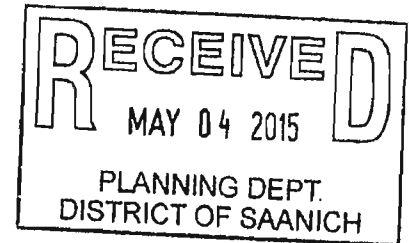
Talbot Mackenzie & Associates

Consulting Arborists

ENTERED
IN CASE

April 27, 2015

Mr. Geoff Morris
c/o McElhanney Consulting Services Ltd.
500-3960 Quadra Street
Victoria, B.C. V8X 4A3



Re: 5117 Del Monte Avenue

Assignment: To review the location of the proposed sanitary and drain services for the proposed five lot subdivision at 5117 Del Monte Avenue, as shown on the attached site plan. Comment on how the services may impact any trees located on the properties at 5131 Del Monte Avenue and 821 Piedmont Gardens. As part of this assignment, we have also been asked to more thoroughly assess two trees that we documented having structural concerns in our tree resource inventory.

Methodology: Using the plans attached, we reviewed the proposed and existing service locations. Tree numbers 9162 and 1590 were more thoroughly assessed, and for the purpose of detecting internal decay and testing for indications of fungal infection, resistograph readings were taken from the lower trunks of both trees.

Findings:

Proposed Servicing – The proposed servicing drawings show the new sanitary and drain services from the subject property joining existing services located in an easement that passes through the properties at 5131 Del Monte Avenue and 821 Piedmont Gardens. It is our understanding that the existing services are approximately 2.2 metres deep in this location. Where the proposed services joined the easement on the property at 821 Piedmont Gardens there are two manholes proposed that will encroach into the critical root zone of a 124 cm d.b.h. Douglas fir on the property (see attached pictures). Although the exact location of the proposed manholes were not marked on the property at the time of our site visit, by using the plans supplied we located the approximate location, and are of the opinion that the proposed excavation for the manholes will likely have a significant impact on the ability to retain the tree. Although roots were likely severed during the initial excavation, and it may be possible to locate the existing services without impacting large structural roots, given the depth of the services and the size of the holes necessary to install the proposed manholes, we anticipate the tree will likely have to be removed.

Western Red Cedar 9162 – Resistograph readings taken at the base of this tree encountered significant drops in resistance in readings taken from the north, east and south. Readings taken from the west side through a large buttress appeared to be consistent with healthy wood tissue.

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.../2

As the tree is located in a high target area where considerable damage or injury could occur should it fail, we recommend that the tree either be removed or reduced in height to address the decay in the lower trunk. Given the tree's location at the edge of a steep slope area, we anticipate that the better option would be to reduce the tree in height as the roots are likely helping to stabilize the bank. We recommend that, if retained, the tree be reduced by approximately 40-50%, and the remaining crown be pruned to clean the crown of any dead, diseased or weak limbs. We further recommend that the tree be re-examined in 7-10 years to look for changes in health or structure.

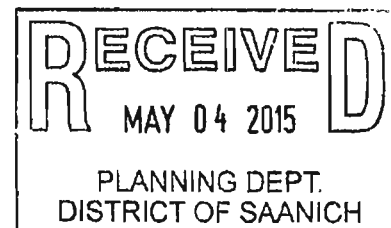
Western Red Cedar 1590 - A visual examination of this tree indicates it has likely had fill soils placed over the western portion of the critical root zone, and there indications of woodpecker activity on the main trunk. Resistograph readings taken from the lower trunk found significant drops in resistance in readings from all sides. As the tree is located in a high target area where considerable damage or injury could occur should the tree fail, we recommend that tree either be removed or reduced in height to address the decay in the lower trunk. As with the previous tree, this tree is located at the edge of a steep slope area, and we anticipate that the better option would be to reduce the tree in height as the roots are likely helping to stabilize the bank. We recommend that, if retained, the tree be reduced by approximately 40-50%, and the remaining crown be pruned to clean the crown of any dead, diseased or weak limbs. We further recommend that the tree be re-examined in 7-10 years to look for changes in health or structure.

Please do not hesitate to call us at 250-479-8733 should you have any further questions. Thank you.

Yours truly,
Talbot Mackenzie & Associates

Graham Mackenzie & Tom Talbot
ISA Certified, & Consulting Arborists

Enclosure: Picture Page



Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

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124.0 cm d.b.h. Douglas fir at 821 Piedmont Gardens, where proposed manholes are to be installed on existing services.



Location of Western Red Cedar #9162.



Location of Western Red cedar # 1590, showing close-up of woodpecker activity.

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RECEIVED
MAY 04 2015
PLANNING DEPT.
DISTRICT OF SAANICH



Talbot Mackenzie & Associates

Consulting Arborists

December 18, 2014

Mr. Geoff Morris
c/o McElhanney Consulting Services Ltd.
500-3960 Quadra Street
Victoria, B.C. V8X 4A3

Re: Tree Retention Report for 5117 Del Monte Avenue

Assignment: Review the plans provided and prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain.

Methodology: Each tree located on the subject property and municipal frontage was identified using existing numeric metal tags that were attached to the lower trunk of each tree during a previous site survey. Information such as tree species, size(dbh), critical root zone(crz), protected root zone(prz), health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet.

Observations: The tree resource on the property consists of a mixture of native and non-native species including: Douglas fir, Grand fir, Western Red Cedar, Western Hemlock, Big Leaf Maple, Red Alder, Arbutus, Dogwood, Yew, Lombardy poplar, black poplar, Leyland cypress, Austrian pine, Giant sequoia and some ornamental species. The majority of the trees are located in areas, where it should be possible to retain them and a significant portion of the treed area on the property is proposed to be dedicated as park land. We anticipate that it will be difficult to retain trees in the front yards of the proposed new lots where we anticipate the impacts from construction activity will be the greatest.

Potential impacts:

Building footprint: The following bylaw-protected trees are located within proposed building footprints and will require removal:

Lot 1 - 490

Lot 2 - none

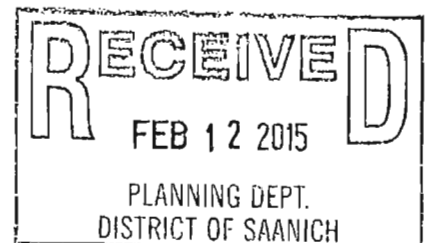
Lot 3 - none

Lot 4 - none

Lot 5 – 576, 582/584(co-dominant), 580, 578, 1657, 1656

.../2

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The following bylaw-protected trees are located outside of proposed building footprints, however they may be impacted by excavation, depending on the final building design.

Lot 1 - none

Lot 2 – none

Lot 3 - none

Lot 4 - none

Lot 5 – 593, 590, 586, 587/588(co-dominant).

Retaining Wall: The proposed retaining wall along the Southern property line will require the removal of trees #586, 587 and 588.

Road Widening, driveway footprints, water services, underground hydro: It is our understanding that during the project managers discussions with Saanich Parks, it was determined that the majority of the boulevard trees will likely be removed during road widening, shoulder grading and road improvement work. If there are trees to be retained in this area, driveway, water and hydro services should be located outside of their critical root zones wherever possible.

Servicing (storm and sanitary): According to the plans provided, the proposed underground servicing locations will impact the following bylaw-protected trees:
Lot 1 –Bylaw-protected arbutus tree #0801 may be impacted by underground servicing depending on the extent of the required excavation.

Lot 2 - none

Lot 3 - none

Lot 4 - none

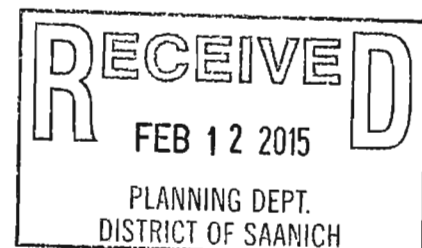
Lot 5 – Bylaw protected Big Leaf Maple #593 may be impacted by the proposed underground servicing depending on the extent of the required excavation.

Mitigation of impacts:

Barrier fencing- Protect the remaining portions of the trees critical root zone with barrier fencing. The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose. Once the subdivision receives approval and building plans are provided, we can provide recommendations for barrier fencing locations.

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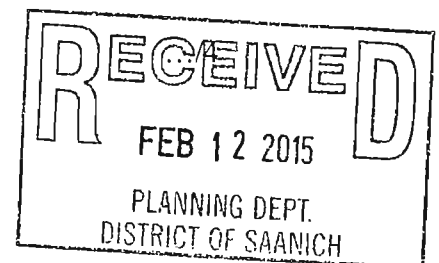
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Visual examination of trees near park property lines: As part of this assignment, we walked along the South park property line, where it borders 5103 Del Monte Avenue, and the North park property line, where it borders 821 and 826 Piedmont Gardens. Trees were visually examined for any noticeable structural defects that could potentially strike existing targets.

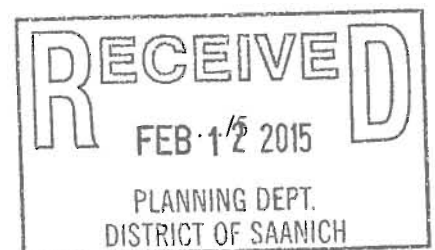
- **Trees recommended for further examination: 9162, 1590.**
- **Tree recommended for removal or modification: 1589, 1586, 1591, 1629.**
- **Demolition:** We recommend that barrier fencing be erected prior to the demolition of the existing residence or other structures on the property to isolate any trees to be retained from the demolition activity.
- **Material storage:** Areas must be designated for material storage and staging during the construction process. Ideally these areas will be located outside of the tree protection areas that will be isolated by barrier fencing. Should it be necessary to store material temporarily within any of the tree protection areas, the project arborist must be consulted.
- **Mulch layer or plywood over heavy traffic areas** – In portions of the trees critical root zones where there will be heavy foot traffic anticipated throughout the construction phase of the project, we recommend that a layer of wood chip horticultural mulch or plywood be installed to reduce compaction.
- **Pruning:** We do not anticipate significant clearance pruning requirements, given the current proposed lot layout. Once tree clearing has taken place we recommend that trees to be retained in the rear yard setbacks be pruned to remove deadwood, and to address any structural flaws.
- **Blasting and rock removal:** We anticipate that blasting may be required to level several of the rock areas on the property. If it is necessary to blast areas of bedrock near critical root zones of trees to be retained, the blasting to level these rock areas should be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building and road footprints. The use of small low-concussion charges, and multiple small charges designed to pre-shear the rock face, will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity, and techniques that minimize tree damage, are to be used. Provisions must be made to store blast rock, and other construction materials and debris, away from critical tree root zones.

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- **Servicing: Excavation:** We recommend that any necessary excavation that is proposed for within the critical root zones of trees to be retained be completed under the direction of the project arborist. If it is found that the excavation cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
- **Washout area** – It may be necessary to designate any area on the property for washing out cement and masonry tools and equipment. This area should be located away from the critical root zones of any trees to be retained.
- **Paved areas over critical root zones of trees to be retained:** In areas that are proposed for parking areas over the critical root zones of trees to be retained, we recommend that that floating permeable paving techniques are used. See attached specifications. (specifications may change in final report depending on the extent of proposed paving)
- **Landscaping:** Any proposed landscaping within the critical root zones of trees to be retained must be reviewed with the project arborist.
- **Arborists Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing.
 - Reviewing the report with the project foreman or site supervisor.
 - Locating work zones and machine access corridors where required.
 - Supervising excavation for any areas within the critical root zones of trees to be retained including any proposed retaining wall footings and review any proposed fill areas near trees to be retained.
- **Review and site meeting:** Once the development receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.
- **Arborist Review:** After all of the tree clearing has been completed, we recommend that the project arborist completes a visual examination of any trees that have been newly exposed or have the potential to strike new targets.

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Please do not hesitate to call us at 250-479-8733 should you have any further questions.
Thank You.

Yours truly,
Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists
Encl. – Tree Resource Spreadsheet, Tree Location Survey, Barrier Fencing Diagram.

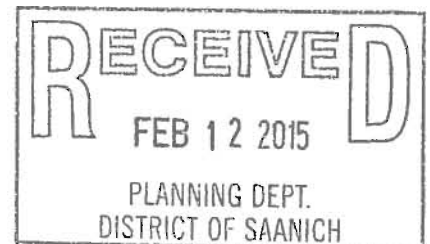
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TREE RESOURCE
for
5117 Del Monte Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
416	61	6	leylandii	9.0	Fair	Fair	Good	Corrected lean
417	65	7	leylandii	9.0	Fair	Fair/poor	Good	Multiple tops, included bark in top union.
418	54	5	leylandii	10.0	Fair	Fair	Good	
419	45	5	leylandii	9.0	Fair	Fair	Good	Corrected lean.
420	11	1	Western Red cedar	5.0	Fair	Fair	Moderate	Juvenile tree, suppressed, dead top.
422	34	3	leylandii	8.0	Fair	Fair	Good	Corrected lean.
423	51	5	leylandii	9.0	Fair	Fair	Good	Corrected lean, lowest limb recently split and failed.
425	47	5	leylandii	8.0	Fair	Fair	Good	
424	36	4	lombardi poplar	7.0	Fair	Fair	Moderate	Co-dominant tops.
426	28, 32	5	leylandii	9.0	Fair	Fair	Good	Co-dominant, recent low limb failure.
427	15, 34	5	leylandii	8.0	Fair	Fair	Good	Co-dominant.
430	16, 22	3	leylandii	6.0	Fair	Fair	Good	Co-dominant, ivy covered.

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Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
428	45	5	leylandii	8.0	Fair	Poor	Good	2 large broken hangers(still alive). Remove hangers.
429	42	4	leylandii	8.0	Fair	Fair	Good	Ivy covered, history of limb failure.
431	48	5	leylandii	8.0	Fair	Fair	Good	History of limb failure.
432	50	5	leylandii	9.0	Fair	Fair	Good	
434	39	4	leylandii	7.0	Fair	Fair	Good	
436	62	6	leylandii	12.0	Fair	Fair	Good	
433	13	2	Western Red cedar	4.0	Fair	Fair	Moderate	Juvenile tree, suppressed.
435	18	2	Western Red cedar	4.0	Fair	Fair	Moderate	Juvenile tree, suppressed.
437	13	2	Western Red cedar	4.0	Fair	Fair	Moderate	Juvenile tree, suppressed.
439	17, 19, 20	5	Big Leaf maple	14.0	Fair	Fair/poor	Moderate	Suppressed, trunk wounds.
438	21	3	Western Red cedar	6.0	Fair	Fair	Moderate	Young tree.
440	32	4	Big Leaf maple	8.0	Fair	Fair	Moderate	Ivy covered.

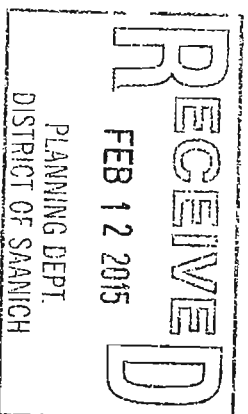
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441	24	3	Big Leaf maple	6.0	Fair	Fair	Moderate	Corrected lean.
442	19	2	leylandii	6.0	Fair	Fair	Good	
443	12, 18, 30	6	Big Leaf maple	12.0	Fair	Fair	Moderate	
445	19	2	leylandii	4.0	Fair	Fair	Good	
444	13	2	Western Red cedar	4.0	Fair	Fair	Moderate	Juvenile tree, suppressed.
446	54	5	leylandii	9.0	Fair	Fair	Good	Broken hanging limb. Remove hanger.
449	41	4	leylandii	8.0	Fair	Fair	Good	
447	14, 14	2	leylandii	8.0	Fair	Fair/poor	Good	Dead stem, included bark, suppressed, co-dominant.
448	11	1	Big Leaf maple	4.0	N/A	N/A	Moderate	Dead snag. Remove.
450	47	5	leylandii	10.0	Fair	Fair	Good	Corrected lean.
453	13	1	leylandii	4.0	Fair	Fair	Good	Suppressed.
451	12, 12, 24	5	Big Leaf maple	12.0	Fair	Fair	Moderate	Suppressed, recent large stem removal.

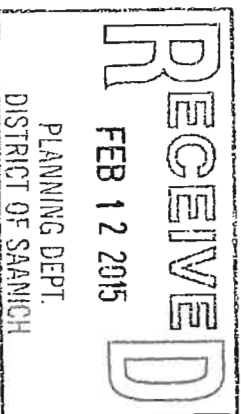
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452	37	4	leylandii	4.0	Fair	Fair	Good	
454	18, 35, 50, 70	16	Western Red cedar	26.0	Fair	Fair	Moderate	Narrow stem unions.
455	19	2	Western Red cedar	4.0	Fair	Fair/poor	Moderate	Suppressed.
456	31	3	leylandii	8.0	Fair	Fair	Good	
457	31	3	leylandii	8.0	Fair	Fair	Good	
460	12	1	arbutus	4.0	Poor	Poor	Good	Topped, almost dead.
458	17, 36	5	leylandii	9.0	Fair	Fair	Good	
459	42	4	leylandii	8.0	Fair	Fair	Good	
461	46	5	leylandii	8.0	Fair	Fair	Good	
462	15	2	leylandii	4.0	Fair	Fair/poor	Good	Suppressed.
463	25	3	leylandii	5.0	Fair	Fair	Good	
464	35	4	leylandii	7.0	Fair	Fair	Good	

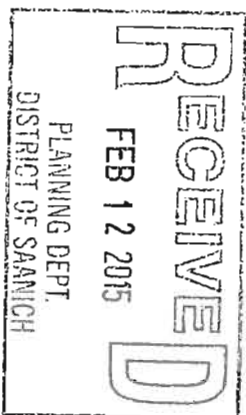
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465	27	3	leylandii	6.0	Fair	Fair	Good	
466	37	4	leylandii	8.0	Fair	Fair	Good	
467	33	3	leylandii	8.0	Fair	Fair	Good	
468	27	3	leylandii	4.0	Fair	Fair	Good	
469	12, 14	2	leylandii	6.0	Fair	Fair/poor	Good	Co-dominant, narrow stem unions. Prune to subordinate smaller stem.
470	21	2	leylandii	4.0	Fair	Fair	Good	
471	20	2	leylandii	4.0	Fair	Fair	Good	
472	34	3	leylandii	8.0	Fair	Fair	Good	Corrected lean.
474	46	7	Black Cottonwood	10.0	Fair	Fair	Poor	Tri-dominant, deadwood, same tree as 475.
475	43, 59	13	Black Cottonwood	16.0	Fair	Fair	Poor	Tri-dominant, deadwood, same tree as 474.
473	17	2	Western Red cedar	4.0	Fair	Fair	Moderate	Suppressed.
476	17	3	Douglas-fir	4.0	Fair	Fair/poor	Poor	History of top failure, suppressed.

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477	16	2	Western Red cedar	4.0	Fair	Fair	Moderate	Suppressed.
478	11	1	Western Red cedar	4.0	Fair	Fair	Moderate	Suppressed.
479	46	7	Black Cottonwood	8.0	Fair	Fair	Poor	Recent large limb removal.
480	65	10	Douglas-fir	12.0	Fair	Fair/poor	Poor	Corrected lean, phototropic growth response, deflected top. <i>Phaeolus Schweinitzii</i> fruiting body at base. Resistograph testing recommended if retained.
481	26	4	arbutus	4.0	Fair	Fair	Poor	No tag. Suppressed.
482	75	11	Grand fir	14.0	Fair	Fair	Poor	
484	78	12	Grand fir	16.0	Fair	Fair	Poor	
485	16	2	Western Red cedar	4.0	Fair	Fair	Moderate	Prostrate form.
483	12, 14	2	Pacific dogwood	7.0	Fair/poor	Fair/poor	Good	12cm dead stem. Remove dead stem.
no tag 1	9	1	arbutus	6.0	Fair	Fair	Poor	Prostrate form.
487	8, 16	2	Pacific dogwood	5.0	Fair	Fair	Good	Conflicting with 489.

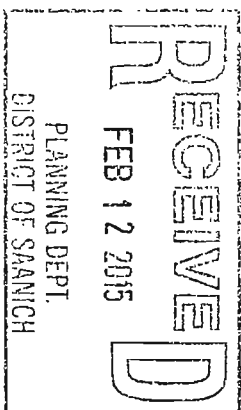
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488	13, 19	3	Pacific dogwood	6.0	Fair	Fair	Good	Conflicting with 490.
489	48	6	Western Red cedar	12.0	Fair	Fair	Moderate	
no tag 2	68	10	Grand fir	10.0	Fair	Fair	Poor	Located on neighbouring property at 5107 Del Monte Avenue. May be impacted by new exposure.
no tag 3	11	1	Pacific dogwood	4.0	Fair/poor	Fair	Good	Suppressed, low live crown ratio.
579	20	3	Douglas-fir	8.0	Fair	Fair	Poor	Suppressed.
578	41	5	Western Red cedar	8.0	Fair	Fair	Moderate	
575	45	5	Western Red cedar	8.0	Fair	Fair	Moderate	Sparse foliage. Some recent exposure from removal of adjacent trees.
1654	16	2	Western Red cedar	6.0	Fair	Fair	Moderate	Young tree.
1655	32	5	Douglas-fir	10.0	Fair	Fair	Poor	Backfilled, deflected top.
1653	50	6	Big Leaf maple	12.0	Fair	Fair/poor	Moderate	Backfilled, history of large stem failure-asymmetric form as a result. Maintain as small tree if retained.
1656	46	6	Big Leaf maple	12.0	Fair	Fair	Moderate	Backfilled.
1657	41	5	Big Leaf maple	10.0	Fair	Fair	Moderate	Backfilled.

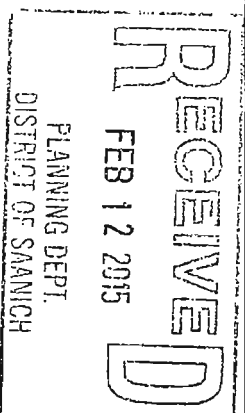
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576	84	10	Western Red cedar	9.0	Fair	Poor	Moderate	History of large scaffold limb failure, multiple tops.
577	75	9	Western Red cedar	14.0	Fair	Fair	Moderate	Corrected lean.
580	68	8	Western Red cedar	12.0	Fair	Fair	Moderate	
581	28	3	Western Red cedar	10.0	Fair	Fair	Moderate	Corrected lean.
582	37	4	Big Leaf maple	12.0	Fair	Fair	Moderate	Co-dominant stem of 584.
584	42	5	Big Leaf maple	12.0	Fair	Fair	Moderate	Co-dominat stem of 582.
583	15, 17	2	Big Leaf maple	6.0	Fair	Fair	Moderate	Suppressed.
585	21	3	Big Leaf maple	8.0	Fair	Fair	Moderate	Small deadwood.
586	30	4	Big Leaf maple	12.0	Fair	Fair	Moderate	Stem from 587 rubbing trunk.
587	30	4	Big Leaf maple	10.0	Fair	Fair	Moderate	Co-dominant with 588.
588	6, 13, 26	5	Big Leaf maple	10.0	Fair	Fair	Moderate	Co-dominant with 587.
0802	17	2	Big Leaf maple	5.0	Fair	Poor	Moderate	589 on plan. Co-dominant top failed historically.

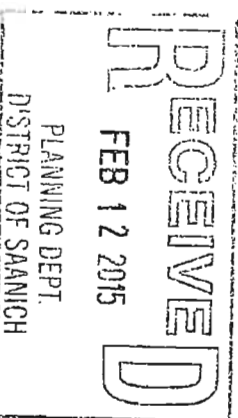
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0803	35	4	Big Leaf maple	10.0	Fair	Fair	Moderate	Not on plan. Corrected lean.
590	33	5	Pacific yew	14.0	Fair	Fair	Poor	Leaning, may have uprooted historically, ivy covered.
593	67	8	Big Leaf maple	14.0	Fair	Poor	Moderate	Growing from decayed stump.
1473	16, 23	4	Western Red cedar	8.0	Poor	Poor	Moderate	Dead top, surface rooted.
1465	32	4	Big Leaf maple	8.0	Fair	Fair	Moderate	Ivy covered, large deadwood.
1468	50	6	Big Leaf maple	14.0	Fair	Fair	Moderate	Surface rooted.
1469	15	2	Western Red cedar	7.0	Fair	Fair	Moderate	Large deadwood.
1470	36	4	Western Red cedar	8.0	Fair	Fair	Moderate	Corrected lean.
1471	12	1	Pacific dogwood	4.0	Fair	Fair	Good	Dead snag.
1472	20	2	Big Leaf maple	6.0	Fair	Fair	Moderate	Corrected lean, asymmetric form.
9160	88	9	Western Red cedar	12.0	Fair	Fair	Moderate	Corrected lean.
9159	64, 81	15	Big Leaf maple	18.0	Fair	Fair	Moderate	Surface rooted on embankment, large deadwood. Deadwood prune, crown clean, end-weight reduction prune prior to introduction of new targets.

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9158	99	10	Western Red cedar	12.0	Fair	Fair	Moderate	Decay column up trunk.
1450	21	2	Big Leaf maple	8.0	Fair	Fair	Moderate	Growing on edge of embankment.
1462	27	4	alder	10.0	Fair	Fair	Poor	Small deadwood.
1463	28	4	alder	10.0	Fair	Fair	Poor	Small deadwood.
1464	29	3	Big Leaf maple	8.0	Fair	Fair	Moderate	One-sided form, large deadwood.
1489	48	7	arbutus	12.0	Fair	Fair	Poor	Trunk cavity, leaning away from proposal.
1478	45	5	Western Red cedar		Fair	Fair	Moderate	
1477	42	5	Big Leaf maple		Fair	Fair	Moderate	Corrected lean, large deadwood, low live crown ratio.
1467	19	2	Western Red cedar		Fair	Fair	Moderate	Young tree.
1466	21	3	Western Red cedar		Poor	Poor	Moderate	Dead top.
1480	15	2	Big Leaf maple		Fair	Fair	Moderate	Stunted, corrected lean.
1474	44	5	Big Leaf maple		Fair	Fair	Moderate	Deadwood, <i>Kretzschmaria deusta</i> at base, could strike neighbouring property if failed. Closer examination recommended if retained.

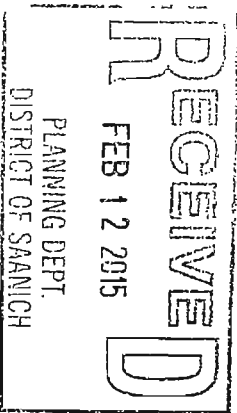
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Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
1475	56	7	Big Leaf maple		Fair	Fair	Moderate	Deadwood, <i>Kretzschmaria deusta</i> at base, could strike neighbouring property if failed. Closer examination recommended if retained.
1483	56	7	Western Red cedar		Fair	Fair	Moderate	
1482	29	3	Western Red cedar		Fair	Fair	Moderate	
1481	23	3	Western Red cedar		Fair	Fair	Moderate	
1469	23	3	Western Red cedar		Fair	Fair	Moderate	
1476	31	4	Big Leaf maple		Fair	Fair	Moderate	Surface rooted, low live crown ratio, corrected lean.
1479	14	2	Western Red cedar		Poor	Fair	Moderate	Suppressed, declining health.
9161	81	10	Western Red cedar		Fair	Fair	Moderate	Edge of embankment.
1494	114	14	Western Red cedar		Fair	Poor	Moderate	Large cavity, co-dominant stem failed historically. Closer examination recommended if new targets introduced. Not suitable for retention in high target area.
1495	83	10	Big Leaf maple		Fair	Fair/poor	Moderate	Edge of embankment, history of top failure and large limb failure, new top growth poorly attached. Not suitable for retention in high target area.
1496	62	7	Western Red cedar		Fair	Fair/poor	Moderate	Dead snag. Remove.

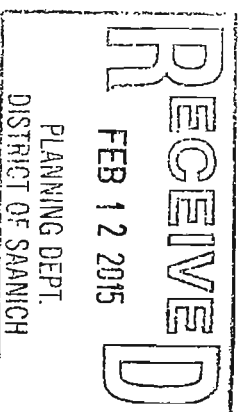
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1493	28, 47, 74	14	Big Leaf maple		Fair	Fair	Moderate	Narrow union, included bark at 74cm stem, deadwood. Not suitable for retention in high target area. Co-dominant stem also tagged as 1492.
1484	46	7	alder		Fair	Fair/poor	Poor	Poor taper. Not suitable for retention in high target area if new exposure occurs.
1588	10	2	Grand fir		Fair/poor	Fair	Poor	Suppressed.
9162	87	10	Western Red cedar		Fair	Fair/poor	Moderate	Edge of embankment, crown raised, co-dominant tops, woodpecker activity. Closer examination recommended if retained.
1589	40	6	Grand fir		Fair	Poor	Poor	Deflected top, crown raised. Not suitable for retention in high target area. Removal recommended.
1586	17	2	Pacific dogwood		Snag	Snag	Moderate	Previously failed, hung up in 9162. Unstable. Remove.
1587	16	2	Pacific dogwood		Poor	Poor	Moderate	Almost dead. Not suitable for retention in high target area.
1497	57	9	Grand fir		Fair	Fair	Poor	Not suitable for retention in high target area if new exposure occurs.
1498	65	10	Grand fir		Fair	Fair	Poor	Not suitable for retention in high target area if new exposure occurs.
1499	22	3	Grand fir		Fair	Fair	Poor	Suppressed.
1500	22	3	hemlock		Fair	Fair	Poor	Suppressed.

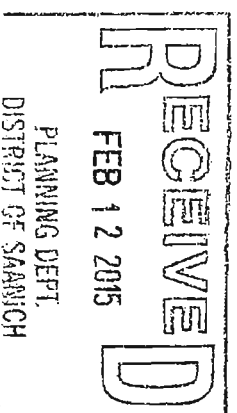
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1581	25	3	Western Red cedar		Snag	Snag	Moderate	Snag.
1582	43	5	Western Red cedar		Fair/poor	Fair/poor	Moderate	Broken top. Cavity with associated decay, woodpecker activity. Not suitable for retention in high target area if new exposure.
1593	100	12	Western Red cedar		Fair	Fair/poor	Moderate	
1592	20	3	Grand fir		Fair	Fair/poor	Poor	Suppressed, Small untagged dogwood at base.
1590	121	15	Western Red cedar		Fair	Fair	Moderate	Sparse top, trunk cavity, woodpecker activity. Closer examination recommended if retained.
1591	69	8	Western Red cedar		Fair	Fair	Moderate	Snag. Removal recommended or reduce in height by 1/3.
1652	85	10	Western Red cedar		Fair	Fair	Moderate	Deadwood, on slope.
1651	98	12	Western Red cedar		Fair	Fair	Moderate	Deadwood, on slope.
1650	50	8	hemlock		Fair	Fair	Poor	On slope.
1649	70	11	hemlock		Fair	Fair	Poor	On slope, deadwood.
1648	15	2	hemlock		Fair	Fair	Poor	On slope, growing from old stump.
1583	70	11	hemlock		Fair	Fair	Poor	On slope, large deadwood, pitch flow.

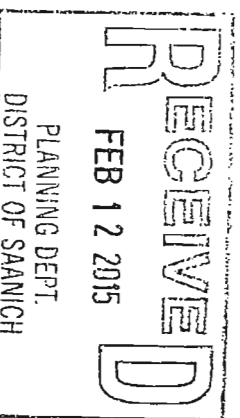
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1647	17	3	hemlock		Fair	Fair	Poor	On slope, suppressed.
1646	70	11	hemlock		Fair	Fair	Poor	On slope, large deadwood.
1584	22	3	Big Leaf maple		Fair	Fair	Moderate	Suppressed, surface rooted.
1585	18	2	Big Leaf maple		Fair	Fair	Moderate	Suppressed, surface rooted.
1594	55	7	Big Leaf maple		Fair	Fair	Moderate	On slope, deadwood, basal cavity.
1596	14	2	hemlock		Fair	Fair	Poor	Deadwood.
1597	10	1	Big Leaf maple		Fair	Fair	Moderate	On slope.
1595	26	4	hemlock		Fair	Poor	Poor	Suppressed, deadwood.
1645	50	8	Grand fir		Fair	Poor	Poor	Co-dominant tops, on slope.
1618	90	14	Grand fir		Fair	Fair	Poor	Co-dominant stem failed historically - decayed. Seam on backside.
1617	75	9	Western Red cedar		Fair	Fair	Moderate	Co-dominant tops.
1616	80	10	Big Leaf maple		Fair	Fair	Moderate	Large deadwood.

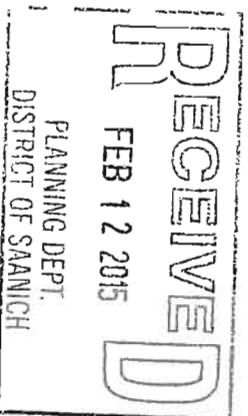
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1599	33	5	alder		Fair	Fair	Poor	Low live crown ratio, on slope.
1598	50	6	Western Red cedar		Fair	Fair	Moderate	On slope.
1611	26	4	alder		Fair	Fair	Poor	On slope, low live crown ratio.
1615	57	7	Western Red cedar		Fair	Fair	Moderate	On slope.
1610	26	4	alder		Fair	Fair	Poor	Low live crown ratio, on slope.
1609	26	4	alder		Fair	Fair	Poor	Low live crown ratio, on slope.
1613	70	8	Western Red cedar		Fair	Fair	Moderate	Ivy covered, on slope.
1614	104	12	Western Red cedar		Fair	Fair	Moderate	On slope.
1603	20	3	alder		Fair	Fair	Poor	Low live crown ratio, on slope.
1602	20	3	alder		Fair	Fair/poor	Poor	Low live crown ratio, buried in loose debris.
1601	20	3	alder		Fair	Fair	Poor	Low live crown ratio.
1600	20	3	alder		Fair	Fair	Poor	On slope.

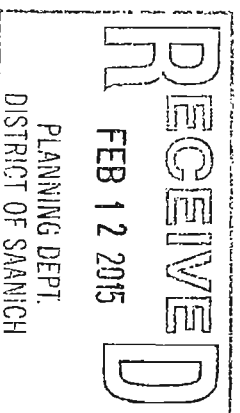
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1612	25	3	Big Leaf maple		Fair	Fair	Moderate	On slope.
1608	35	5	alder		Fair	Fair	Poor	Ivy covered, on slope.
1607	32	5	alder		Fair	Fair	Poor	Ivy covered, on slope.
1606	28	4	alder		Fair	Fair	Poor	Ivy covered, on slope.
1604	32, 33, 35, 36	15	alder		Fair	Fair	Poor	Weak unions, on slope, ivy covered, not suitable for retention in high target area.
1605	30	4	Big Leaf maple		Fair	Fair	Moderate	Ivy covered, on slope.
1636	clump	4	Hazelnut		Fair	Fair	Good	Edge of slope.
1637	15	2	alder		Fair	Fair	Poor	Low live crown ratio.
1634	20	3	alder		Fair	Fair	Poor	Failed historically, snag.
1622	20	2	walnut		Fair	Poor	Good	Partially uprooted, still alive.
1633	14	2	Big Leaf maple		Fair	Fair	Moderate	On slope.
1632	29	3	Big Leaf maple		Fair	Fair	Moderate	On slope.

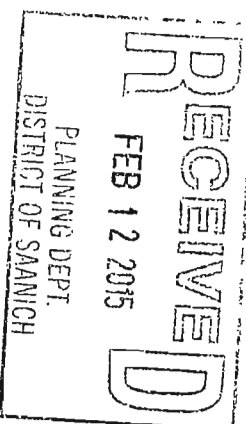
Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net



INCC RESOURCE
for
5117 Del Monte Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
1620	41	5	Big Leaf maple		Fair	Fair	Moderate	Deadwood.
1619	39	5	Big Leaf maple		Fair	Fair	Moderate	On slope.
1621	41	6	alder		Fair	Fair	Poor	On slope.
1624	15	2	Big Leaf maple		Fair	Fair	Moderate	Ivy covered, on slope.
1625	30	5	alder		Fair	Fair	Poor	Ivy covered, on slope.
1626	15	2	alder		Fair	Fair	Poor	On slope.
1627	30	4	Big Leaf maple		Fair	Fair	Moderate	On slope.
1628	45	7	Western Red cedar		Fair	Fair	Moderate	On slope.
1629	130	16	Big Leaf maple		Fair	Fair	Moderate	<i>Kretzschmaria deusta</i> at root collar, trunk decay, tri-dominant, large deadwood. Closer examination recommended if new targets are introduced.
1630	20	3	Grand fir		Fair	Fair	Poor	Suppressed.
1631	30	5	Douglas-fir		Fair	Fair	Poor	Low live crown ratio.
1638	70	11	Grand fir		Fair	Fair	Poor	On slope.

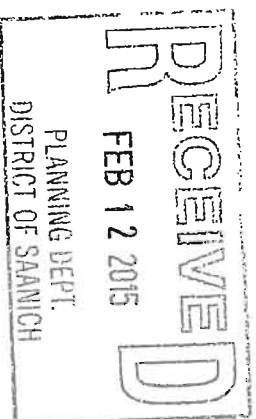
Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net



TREE RESOURCE
for
5117 Del Monte Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
1639	76	11	Grand fir		Fair	Fair	Poor	On slope.
1640	52	6	Western Red cedar		Fair	Fair	Moderate	On slope.
1641	80	10	Big Leaf maple		Fair	Fair	Moderate	On slope.
1642	70	11	Grand fir		Fair	Fair	Poor	On slope.
1643	61	7	Western Red cedar		Fair	Fair	Moderate	On slope.
1644	111	17	Grand fir		Fair	Fair	Poor	Bottom of slope, basal wound.
1488	25, 26	5	Plum	6	Fair	Fair/poor	Moderate	Mature tree, suppressed
1490	30	5	arbutus	N/A	Snag	Snag	Poor	Dead snag. Removal recommended.
1491	18	2	Western Red cedar	4	Fair	Fair	Moderate	
1486	15	2	Plum	6	Fair	Poor	Moderate	Heavy lean.
1487	20	2	magnolia	4	Fair	Fair	Good	
490	122	15	Sequoiadendron	12.0	Fair	Fair	Moderate	Growing in center of concrete driveway, roots lifting driveway.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net



TREE RESOURCE
for
5117 Del Monte Avenue

Tree #	db.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
493	48	5	Austrian pine	10.0	Fair	Poor	Good	History of co-dominant stem failure, co-dominant tops with weak union. Removal recommended.
491	50	5	leylandii	10.0	Fair	Poor	Good	History of top failure, poor structure.
492	16	2	Ornamental cedar	4.0	Fair	Fair	Moderate	Suppressed.
0801	45	7	arbutus	12.0	Fair	Fair	Poor	Leaning toward existing residence, may be impacted by servicing.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net



Planning - Site Address: 5117 DEL MONTE AVE

From: "David" <[REDACTED]>
To: Planning.Mun_Hall.Saanich@saanich.ca; Neil.Findlow@saanich.ca
Date: 12/12/2016 7:55 PM
Subject: Site Address: 5117 DEL MONTE AVE
CC: [REDACTED]
Attachments: COMMUNITY ASSN LTR_RESUBMISSION_DECEMBER 2016 (1).docx

Liz Gudavicius
Saanich Planning

The Cordova Bay Community Association has "NO OBJECTION" to the proposed Application of Subdivision located at 5117 Del Monte Ave and sees the donation of the "proposed park addition " as a positive to the Community and Saanich.

David Cronkhite
Planning Co-Chair CBCA

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DEC 13 2016
PLANNING DEPT.
DISTRICT OF SAANICH

(PH)

December 8, 2016

Dear Cordova Bay Community Association:

Re: Revised Submission for the Application for Subdivision:

Site Address: 5117 DEL MONTE AVE
Legal: LOT B SECTION 45/6 LAKE LAND DISTRICT PLAN 9363
Folder #: SUB00741; REZ00557

Please note that revised plans have been received for the 5117 Del Monte Avenue Subdivision Application. The project is currently being re-circulated to internal departments for comment.

We are interested to know if the Cordova Bay Community Association:

- Has no objection to the project
- Generally has no objection with suggested changes or concerns
- Does not support the project.

We would appreciate receiving your comments in writing or by email to planning@saanich.ca within 30 days, in order for us to consider them during the subdivision review process. If you cannot meet this time frame, please email or call our office to indicate if and when you might be able to respond to the referral.

It is suggested that you periodically check our website, www.saanich.ca *Active Planning Applications* as any revised site plans for this application will be posted there.

Sincerely,



LIZ GUDAVICIUS
SUBDIVISION COORDINATOR

cc: Clerks Department



October 9, 15

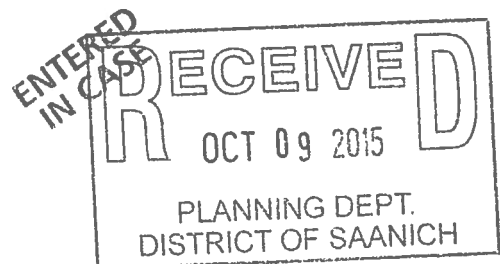
RE: 5117 Del Monte Ave, Saanich BC

Dear Saanich Planning Department,

The Cordova Bay Community Association was presented the plans for 5117 Del Monte Ave and has no objections to the project. The current land owners consulted the neighborhood and our association thoroughly.

Sincerely,

Cordova Bay Community Association



0870-30 Del Monte

Clerksec - 5117 Del Monte Avenue - Rezoning Application

POST TO	General	POSTED	JAN 05 2017
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INFORMATION			
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>		
REPORT FOR			
ACKNOWLEDGED:	BIM		

From: David Smith <dsmith@mcelhanney.com>
To: "mayor@saanich.ca" <mayor@saanich.ca>
Date: 1/5/2017 11:01 AM
Subject: 5117 Del Monte Avenue - Rezoning Application
Attachments: 14-283-CSP.01 with Sidewalk-Rev1.pdf; Site Plan & Streetscape.pdf

Hello Mayor Atwell,

As you may recall on May 16, 2016 we presented our rezoning proposal for single family residential lots for the 2.75 acres property at 5117 Del Monte Avenue to Mayor and Council. While our proposal complied with the minimum, average and maximum lot sizes specified in the Cordova Bay Local Area Plan as well as the relevant Zoning Bylaw and Subdivision Bylaw regulations our application was postponed to allow us to reconsider our proposal and make modifications to the application.

At the meeting, members of Council made a number of comments regarding the proposal and requested further consideration of the following:

- Having fewer lots and dwellings;
- Providing pedestrian infrastructure that respects the character of the neighbourhood and preserves more trees; and
- Shared driveways.

I would like to take this opportunity prior to an upcoming Committee of the Whole meeting where we will formally present our revisions, to inform you that we have revised our plan and made the following changes complying with Councils requests:

- We have reduced our density from 5 lots to 4 lots. Our average lot size has now increased from 1,037 sq. meters to 1,294 sq. meters. This average area is comparable with the ten lots adjacent to the site and larger than the 1,141 sq. meter average lot size of the Piedmont Gardens subdivision next door. While we have requested RS-12 zoning for the site, each of the dwellings will comply with the RS-10 house size (348 sq. meters in non-basement areas). This means larger lots with reduced house sizes.
- The most efficient pedestrian walkway option for the property frontage is a sidewalk against the widened road. We reviewed a separated walkway but the tree spacing and locations would require more tree removal. The sidewalk option requires the removal of approximately 42 trees while the separated walkway would require the removal of approximately 50 trees. In our original layout we proposed on removing all 72 trees. On the attached streetscape drawing you will notice that the new dwellings will be obscured from the frontage because of the additional tree retention.
- We have reduced the number of driveways onto Del Monte Avenue from 5 to 2. We have achieved this by combining each of two lots into one driveway access. Currently there is one driveway in an awkward location servicing the existing house. Our proposal only increases the driveways by one and locates them in a much better and safer location. Each of the proposed dwellings will have a double car garage and parking spaces to exceed the Districts onsite parking requirements.

Other important items I wish to highlight is that we remain consistent in our offer to dedicate 51% of the site (5,696 sq. meters) to the District of Saanich as an addition to Doumac Park. There are no variances for this application. We also have presented our revised layout to the Cordova Bay Association for Community Development on September 14, 2016 and held a second Public Open House on October 5, 2016.

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DISTRICT OF SAANICH

file:///C:/Users/litzenbs/AppData/Local/Temp/XPgrpwise/586E29EASaanichMun.H. 1/5/2017

I have attached several drawings for your information. If you would like to discuss further our application or you have any questions please feel free to contact me.

Regards

Dave Smith, MCIP, RPP

Senior Planner

McElhanney Consulting Services Ltd.

Suite 500 | 3960 Quadra Street | Victoria BC V8X 4A3

D 778-746-7517 | T 250 370 9221 | C 778 677 5899

dsmith@mcelhanney.com | www.mcelhanney.com



McElhanney

This message and attachment may contain privileged and confidential information. If you are not the intended recipient, please notify us of our error, do not disseminate or copy this communication, and destroy all copies.



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#1036 8911
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 DESIGN
 B.C.
 V8B 0A6
 PH: 250.382.2324
 FAX: 250.382.7384

5117 del monte avenue

PLAN VIEW

5117
 DEL MONTE
 AVENUE
 SAANICH B.C.

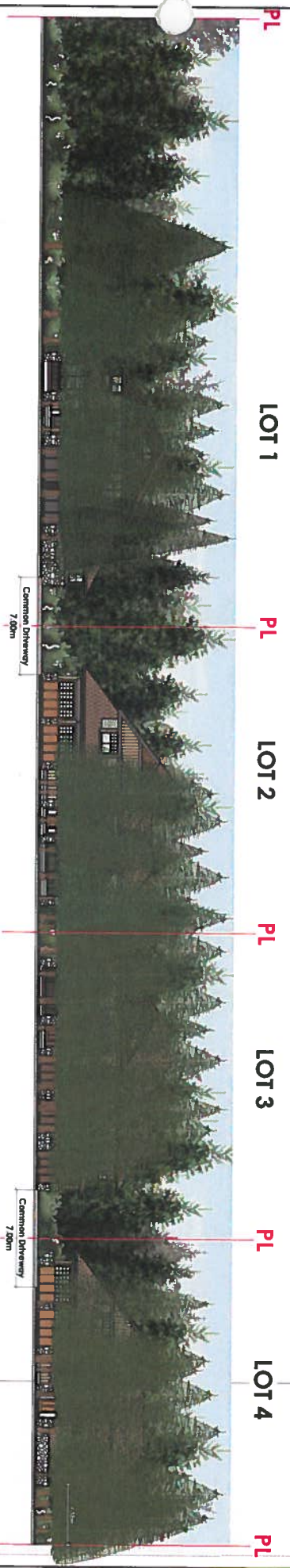
drawing #
 7596
 scale
 drawn by
 JDF / NS

VICTORIA
 DESIGN
 B.C.

Date: 7/9/16

7596::5117 DEL MONTE AVENUE SAANICH B.C. WWW.VICTORIADISIGNGROUP.CA

STREET SCAPE



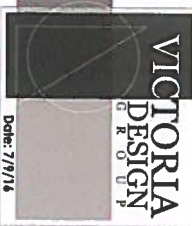
Del Monte Avenue Streetscape

5117 del monte avenue

#102-681
VICTORIA B.C.
V8B 0A6
PH: 250.382.7374
FAX: 250.382.7384

5117
DEL MONTE
AVENUE
SAANICH B.C.

drawing #
7596
SCALE
drawn by
JDF / NS



Date: 7/8/16

THIS DRAWING IS THE PROPERTY OF VICTORIA DESIGN GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM VICTORIA DESIGN GROUP.

Del Monte

✓ sheets K



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FOR		
ACKNOWLEDGED		

July 7, 2015

File No.: 14-283 (2)

District of Saanich – Planning Department
770 Vernon Avenue,
Victoria, B.C. V8X 2W7

Attention: Liz Gudavicius, Subdivision Coordinator

<input checked="" type="checkbox"/>	ACKNOWLEDGED
<input checked="" type="checkbox"/>	CLERKS
<input type="checkbox"/>	REPLIED
<input type="checkbox"/>	

RE: 5117 Del Monte Avenue – Public Open House Summary

On Wednesday, June 24, 2015 between the hours of 7:00 and 9:00 PM a Public Open House was held at the Cordova Bay United Church located on Claremont Avenue for the rezoning/subdivision application at 5117 Del Monte Avenue.

A total of 56 invitations were hand delivered on Wednesday, June 10th to dwellings located within 100 meters of the subject property. Also an email invitation was forwarded to the Cordova Bay Association for Community Affairs.

A total of 10 display boards were created which included the property location, existing zoning for the area, excerpts from the Cordova Bay Local Area Plan and the Official Community Plan, Preliminary Engineering Concept, Tree Survey Plan, proposed lot layout and density, and form and character drawings of the proposed dwellings.

Attendees were requested to register and complete a questionnaire. A total of 13 people registered for the event and 9 completed the questionnaire.

Peter Ferguson, the Project Engineer, also attended and along with myself answered questions posed by the attendees.

The following is a list of the tabulated results of 8 questions asked of the attendees. They were asked to respond if they Strongly Disagreed, Disagreed, No Opinion, Agreed or Strongly Agreed.

Question #1

The Local Area Plan states that single family dwellings are to remain the predominant housing type outside the Village Core. Do you agree with this?

- 1 – Disagreed
- 8 – Strongly Agreed

Question #2

Retention of urban forests is an important component of this development. Do you support this approach?

- 1 – Strongly Disagreed
- 8 – Strongly Agreed

AH

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DISTRICT OF SAANICH

#500 – 3960 Quadra Street
Victoria, B.C. V8X 4A3
Phone: 250-370-9221



Question #3

The average lot size for this RS-10 development is 1,037 square meters which exceeds the Local Area Plan requirement of 930 square meters with no variances being requested. Do you support this approach?

- 1 – Strongly Disagreed
- 1 – No Opinion
- 1 – Agreed
- 6 – Strongly Agreed

Question #4

Maintenance of the neighbourhood character is important when considering new development in established areas. Does the form and character of the dwellings presented exhibit that?

- 1 – Strongly Disagreed
- 1 – No Opinion
- 1 – Agreed
- 6 – Strongly Agreed

Question #5

House sizes will be restricted to that permitted in the RS-8 zone. This means RS-10 sized lots with RD-8 sized houses or larger lots and smaller houses. Do you support this approach?

- 1 – Strongly Disagreed
- 1 – Agreed
- 7 – Strongly Agreed

Question #6

The Local Area Plan identifies a future sidewalk on Del Monte Avenue. Do you support this?

- 1 – Strongly Disagreed
- 8 – Strongly Agreed

Question #7

OCP Policy is to support a variety of residential building types in Neighbourhoods like single family dwellings, duplexes, triplexes, fourplexes, townhouses, low-rise apartments and mixed-use commercial/residential uses. Would single family dwellings be your choice of the above uses?

- 1 – Agreed
- 8 – Strongly Agreed

Question #8

Would you support this proposed development?

- 2 – Strongly Disagreed
- 2 – No Opinion
- 1 – Agreed
- 4 – Strongly Agreed

Replies to the questions make it quite evident that a significant percentage of the respondents agreed or strongly agreed with the questions posed.



Comments and suggestions were also encouraged and are indicated below:

- I very strongly support the development of this property.
- We value the privacy of our garden and would like assurance that this will be taken into consideration by the developer(s).
- We are very anxious that the houses built add to the neighbourhood by keeping an "urban forest" style as per the initial drawings.
- I urge the approval of the development and the activity to start as soon as possible
- I am strongly in support of this development.
- I am concerned that every effort be made to minimize the impact on our back garden when connecting the sewer line, particularly on the new shed / lean-to.
- I request that the 5117 Del Monte side of our fence be excavated to remove all bindweed, blackberries, kiwi vines and other invasive plant species that impact our garden.
- I strongly support a sidewalk on Del Monte Avenue and requires that consideration be given to a traffic calming device to slow traffic coming around the bend. This is an ongoing safety hazard that should be corrected.
- We desperately need a sidewalk on Del Monte; it only a matter of time before one of the local school kids gets mown down.
- There should be an absolute ban on development / extensions to the rear of the properties
- Parking. These days many families have more than 2 cars!
- Some nice ideas fellas but 3 or 4 houses is in fitting with the area.
- I would prefer 4 properties, ideally with a covenant against secondary suites, or at worst, a covenant limited to immediate family only. Traffic is an ongoing concern in this area and pedestrian safety is also a concern.
- Notwithstanding 51% dedicated to park land, 5 houses is too many - 4 will work. No secondary suites to be allowed. Parking – along with reduction to 4 lots, need allowance for additional parking. Current plan is unworkable for parking. Not only visitors but typically 2 storey houses use the garage for storage, not parking. Bank stabilization? Additional drainage required through property?

If you require more information on the Public Open House please feel free to give me a phone call.

Sincerely,
McElhanney Consulting Services Ltd.

Dave Smith, MCIP, RPP
Senior Planner, Municipal

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REPLY TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	
REPORT	<input type="checkbox"/>
FOR	
ACKNOWLEDGED	

Clerksec - Correspondence for tonight's Council Agenda. Re: Subdivision Application
5117 Del Monte Ave., File: Sub00741; REZ00557

From: Al Heron <[redacted]>
To: "clerksec@saanich.ca" <clerksec@saanich.ca>
Date: 5/15/2017 11:10 AM
Subject: Correspondence for tonight's Council Agenda. Re: Subdivision Application
 5117 Del Monte Ave., File: Sub00741; REZ00557
CC: "sarah.litzenberger@saanich.ca" <sarah.litzenberger@saanich.ca>
Attachments: 5117 Del Monte - May 15 2017 recommendations.pdf

Hi Sarah,

Please include my attached response for tonight's Council meeting Agenda. This pertains to the last item on the agenda which is the rezoning application for 5117 Del Monte Ave.

Please feel free to contact me if you have any questions/concerns.

Thank you!
 Al Heron
 [redacted] Piedmont Gardens
 [redacted]

PH

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 MAY 15 2017
 LEGISLATIVE DIVISION
 DISTRICT OF SAANICH

2870-30 Del Monte

Date: May 15, 2017

To: Saanich Council

Fr: Al Heron
Piedmont Gardens

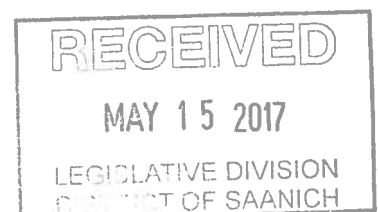
Council
Administration
Meeting

Re: May 15, 2016 submission to Council regarding,
File SUB 00741; REZ00557 – 5117 Del Monte Ave. Subdivision Application

Dear Mayor Atwell and Council Members,

Please accept the attached recommendations with respect to the updated subdivision application request for 4 properties (total) at 5117 Del Monte Ave.

1. Based on my recollection of the last Council meeting dealing with this topic (May 2016), I believe Mayor Atwell did verbally summarize the feedback from all parties and recommended to the Developer of 5117 Del Monte Avenue, that Council would support the development of (3) properties, however, if they are interested in proceeding with a resubmission for (4) properties, the Developer needs to discuss the plan further with the neighbors. This summary was not noted in the minutes, however, it speaks to the sentiments clearly voiced by the majority of the neighbors (approximately 20+) at this meeting.
2. Subsequent to this meeting, a presentation was held at Cordova Bay United Church during October, 2016 where the Developer presented his concept for 4 properties, unfortunately, there was no stakeholder involvement prior to this meeting to my knowledge. Secondly, while I respect the Cordova Bay Association, I am not aware of members from this committee living in the immediate properties surrounding 5117 Del Monte, therefore, their 'approval' of the project is a moot point from my perspective.
3. The Developer has not satisfied my concerns with respect to density and traffic issues that would result from 4 new homes with secondary suites. As noted in many resident replies in previous minutes, there remains serious concern with respect to parking, plus increased vehicle traffic in an area with a blind curve and a significant amount of pedestrian traffic. As my property borders the ravine side of the property, I would also be impacted by these additional households from a visual and noise perspective. Four properties with suites would realistically yield 20-24 residents instead of the existing single family A-1 zoned residence which I based my house purchase decision on in 2005.



4. Council and planning groups need to take a serious look at Del Monte Ave. and the area in front of 5117 Del Monte Ave., when assessing additional property developments in the area, including the 300+ proposed units for the Sayward development. Del Monte Ave. will become a thoroughfare for more and more individuals going to/from Claremont or seeking alternate routes to Hwy # 17, if these proposals are allowed to proceed without a thorough impact assessment. Reviewing development plans independently does not support good community planning practice. A broader review is needed here.
5. I remain concerned with any tree removal in the ravine area and I have not as yet seen a clear plan that outlines how removal and erosion/landslide concerns will be mitigated by the developer or Saanich, apart from planting more trees. I am still under the impression a large Maple (and other trees) are slated for removal in the ravine just beyond my property line and this is cause for concern with respect to major slope failure. New trees grow slowly on the ravine hillsides and in the ravine, due to severe summer droughts. Overall, I need to see a realistic mitigation plan (by Saanich) that will address this issue, prior to any agreement to build as significant tree removal in this area could create a landslide on our property.
6. Building envelopes within 5 metres of a slope (which had a landslide several years ago) is also cause for concern when top loading a hillside with sizeable homes. I highly recommend Council members and/or Planning tour the ravine and property before deciding on how many homes are realistic given the erosion in the area.
7. I do not support any thought or recommendation for an additional trail link through or around any part of 5117 Del Monte Ave., as the ravine is fragile and further erosion would occur due to foot traffic. Secondly, there is already a stairway via Piedmont Gardens to Del Monte Ave., in close proximity to the above property, therefore, additional tax dollars are not needed to support and maintain another entry point. Thirdly, it would provide ready access to homes that are currently difficult to access, thereby, creating additional security concerns.
8. I am also concerned that the Developer is now stating explosives may be used to level rock on the property. What is his mitigation plan should this result in damage to the foundations or structures in neighboring homes?

As in past correspondence, I believe 3 homes with secondary suites is a more realistic recommendation for this property and the best way to mitigate the concerns. I would like to see the Developer return with a revised plan outlining the full specifics based on this number, plus a clear outline by the Developer and Saanich Planning with respect to how they would manage the granted land and related ravine property issues (tree management, erosion, landslide mitigation) adjacent to Doumac Park.

Thank you!

Al Heron, [REDACTED] Piedmont Gardens.

2870 - 30 Delmonte.

Clerksec - Re: Attached Letter for 5117 Del Monte - Subdivision and Rezoning Application, For Saanich Council meeting May 15th

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REPLY TO WRITER	<input type="checkbox"/>
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REPORT	<input type="checkbox"/>
FOR _____	
ACKNOWLEDGED _____	

From: John Lydon [REDACTED]
To: ClerkSec <clerksec@saanich.ca>
Date: 5/15/2017 10:06 AM
Subject: Re: Attached Letter for 5117 Del Monte - Subdivision and Rezoning Application, For Saanich Council meeting May 15th
Attachments: 5107 Delmonte Ave. May15:2017.pdf

Greetings, Please find attached my letter for tonight's council meeting ON 5117 Del Monte - Subdivision and Rezoning Application

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MAY 15 2017
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

File #: SUB00741 REZ00557

Del Monte Ave.
Victoria B.C.

May 15, 2017

From: John Lydon
To: Saanich Planning Subdivision Services
Re: File #: SUB00741 REZ00557 5117 Del Monte Ave.
Lot B, Section 45 & 46, Lake District, Plan 9363

Greetings,

I wish to comment on the proposal to rezone 5117 Del Monte Ave., a truly unique property, A1-Rural Zone, situated beside our property.

As our family lives at Del Monte Ave., on the southern border of the said property, we are concerned as this **4 house proposal (with, importantly, suites allowed in each house)** would negatively affect the quality of the neighbourhood character, our property, privacy, local traffic, and the urban forest environment.

Community consultation required (May 16th, 2016)

At the previous Council meeting (May 16th, 2016), numerous council members called for community consultation and creative re-working of the proposed development, given the multiple deficiencies the proposal has.

However, there was no actual process of consultation or creative engagement with the community, as required by council. Rather than consulting creatively about new ideas on how to proceed, the developers presented a simple update of their proposal at one public open house. Input allowed at the meeting mostly focused on sidewalks, a secondary issue. All "choice" and consultation revolved around cosmetic details, not the pre-

dominant concerns: the number of houses, suites, house design or placement within the tree canopy.

The proposal looks essentially the same, the changing of driveways and the subtraction of one small property doing little to show a creative engagement with the community, or a respect for the local area plan. The addition of some more tree cover does little to address the, still, dominant issue of an oversized development (4 house large houses with suites) in a unique area.

I wish to point out **numerous discrepancies** between this proposal and both the Saanich Official Community Plan (SOCP) and the Cordova Bay Local Area Plan (CBLOP).

*“Maintenance of neighbourhood character is of paramount importance when considering new developments within established areas. Building style, exterior finish, **massing**, and height, and **maintenance of contiguous tree cover**, are factors that impact on the ability of a new development to integrate into established neighbourhoods.”*

(P.4-20, Saanich Official Community Plan)

The proposal cannot be said to be maintaining neighbourhood character. In particular because:

- **the massing together of 4 large houses, each with suites**
- **the lack of detail on actual building style**
- **the loss of much tree cover/urban forest**

The proposal's lack of design acumen and its uniform layout reflects a disconnect from the area's housing norms, unique features, and the Local Area Plan.

Environmental Issues

Policy 5.1 “Encourage protection of indigenous vegetation, wildlife habitats, urban forest landscapes and sensitive marine environments within

Cordova Bay when considering applications for change in land use".
(CBLAP p.14)

There are numerous trees on this property. This proposal will result in a major alteration of vegetation and the urban forest of this rural property. While the proposal mentions donating land to the municipality, this is land that cannot be built on and as such the tax burden will be diminished by doing so.

Density Issues

The examples used in the proposal of other houses in the area that are similar, are not homes that are good examples of local "neighborhood character".

Unlike any other homes in the area, all the houses in the proposal are side by side, much like row housing. There is no effort in the proposal to engage the area's aesthetic look, nor much use of the available tree canopy.

Setbacks

The 4 meter setback from our property is close, especially since our setback North/south is 1.5 meters. Please refer to the PDF. This project is also of concern given the requisite loss of trees, loss of privacy, and increased traffic, pollution and noise. Again, it is difficult to see how this project proposal is taking into account the local context and "maintaining the overall neighbourhood character" (CBLAP p.18)

Besides its major impact on our particular property, this particular proposal would diminish the character of Cordova Bay ridge, negatively impacting the uniqueness of the area.

Approving this, essentially, high density housing project **(8 residences and potentially 16 or more cars)**, would have detrimental effects on: community feel, property values, the ecological footprint, pedestrian safety, traffic congestion and the irreplaceable urban forest landscape.

This proposal would also set a poor precedent for future development in the area.

In closing, this property needs to be developed in an appropriate way that engenders respect for the area's unique character, its inhabitants and the Saanich and Cordova Bay Community Plans. **Three properly designed properties on this site would do that** and set a good example of sensible development.

Sincerely, John Lydon

Resident, [REDACTED] Del Monte Ave. ([REDACTED])

2870-30 Del Monte

**Clerksec - 5117 Del Monte Ave- subdivision and rezoning application- May 15, 2017
Council meeting**

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FOR	
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From: Dave Chater <[REDACTED]>
To: <clerksec@saanich.ca>
Date: 5/15/2017 9:43 AM
Subject: 5117 Del Monte Ave- subdivision and rezoning application- May 15, 2017 Council meeting
CC: <cba-website@cbsn.com>
Attachments: May 15 letter- 5117 Del Monte Ave.pdf; 5100 Blk Lochside- blocked and orphaned sidewalk.JPG

Could you please include our attached letter and photograph for the 5117 Del Monte Ave subdivision and rezoning application agenda topic in the May 15, 2017 Council meeting package.

Thank you.

Dave Chater

PH

RECEIVED
MAY 15 2017
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

2870-30 Del Monte

Council
Administrato
Media

May 15, 2017

Mayor and Council
District of Saanich

Re: Proposed development at 5117 Del Monte Ave

This letter is in regards the May 15, 2017 Council meeting to consider approval of the proposed subdivision and rezoning application at 5117 Del Monte Ave. We have previously written to Council on the same development application.

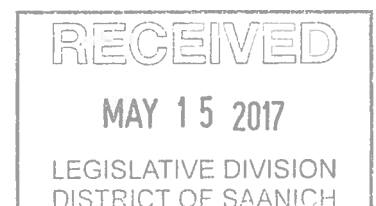
As we had previously noted in our November 15, 2016 correspondence, we have been residents of the area for over 25 years. We are also not opposed to development per se as it can bring many good benefits to the community.

While our concerns and comments from our earlier letter are still relevant in our view, we remain concerned about the apparent lack of planning and action to respond to increasing levels of traffic and pedestrian safety concerns on Del Monte Ave. and some of the surrounding roads such as Santa Clara and Haliburton. There have been many development applications (some pending, approved or some shelved) in this area processed over the past 25 years we have lived here. Most of these development applications have had significant concerns expressed about traffic and pedestrian safety on Del Monte Ave and the other adjacent or connecting roads. To-date, nothing has been done and Del Monte Ave. is essentially the same as it was 25 years ago despite increased traffic and pedestrian safety issues. To us, this is not acceptable.

The proposed development at 5117 Del Monte Ave carries on with the same "tradition". No planning or action on the larger traffic and pedestrian safety issues along this road.

As we noted in our November 15, 2016 letter to Council, we feel the development amenities (e.g. installation of a sidewalk) should be directed into broader traffic/pedestrian safety mitigation measures for Del Monte Ave. itself. These mitigation measures could include speed signs, traffic humps, traffic circles, defined traffic slowing "choke" points etc. Installing an "orphan" sidewalk as part of this development will not really reduce the overall traffic/pedestrian concerns in the area and is also not likely to be very effective in our opinion.

The proposed sidewalk for this development, is not likely to be used a lot and, we suspect, will remain "unconnected" to future sidewalks on Del Monte Ave. (there are none now) for many years as other developments along this part of Del Monte don't seem to be in the cards for the foreseeable future. As an example, if a pedestrian is walking north on Del Monte Ave., they would typically face the traffic and walk on the left side of the road. It is not likely that a pedestrian will cross over from the left side of the road to the right for a few hundred metres and then back over again. This doesn't seem like an effective pedestrian safety tool and, in fact, it may increase issues with pedestrians crossing back and forth on the road.



We have also observed another other "orphan" sidewalk in the 5100 blk. of Lochside Road (see attached photo), which is not connected to another section of sidewalk (there are none on Lochside Road), not used by pedestrians and is regularly blocked by parked cars. This, to us, is a case of financial resources being wasted and not being put to larger issues, in this case traffic and pedestrian safety concerns.

The Council report on the application for 5117 Del Monte Ave, includes lots of concern for the environment, sustainability and climate change. This is all good, but there is not a lot of discussion about traffic and pedestrian safety in and around this development proposal or overall on Del Monte Ave itself even though this has been a reoccurring concern expressed by residents in the area.

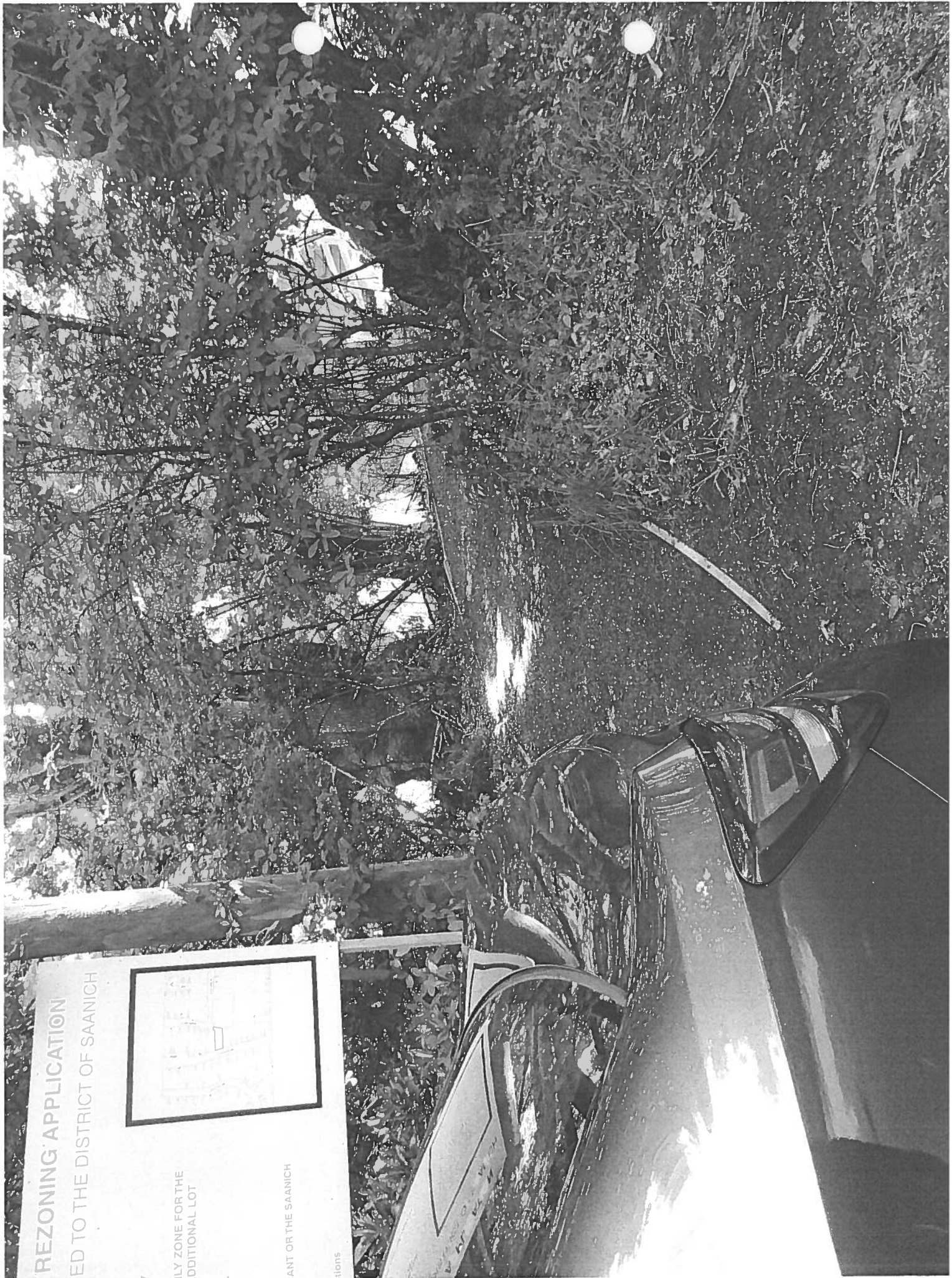
I would note in the Council report, there is the possibility of using the required tree replacement provisions on the installation of trees in the development elsewhere in Cordova Bay. Why cannot the same "principle" be applied with the proposed sidewalk and use the money that would be spent on that amenity for larger traffic and pedestrian safety issues along Del Monte Ave?

Our recommendation is to not include the sidewalk as a requirement in this development application, but instead reallocate these funds to broader traffic and pedestrian safety measures all along Del Monte Ave. We would also like to see the District undertake more planning and real action on the traffic/pedestrian safety issues along Del Monte Ave.

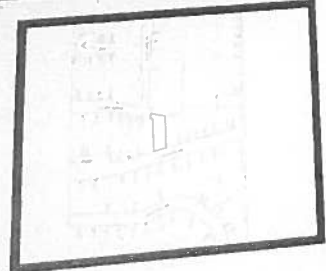
Sincerely,

Dave and Val Chater
[Redacted] Del Monte

cc. Cordova Bay Community Association



REZONING APPLICATION
ED TO THE DISTRICT OF SAANICH



ILY ZONE FOR THE
ADDITIONAL LOT

:ANT OR THE SAANICH

itions

2870-30 Delmonite

Council
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Media

Clerksec - 5117 DELMONTE AVE.

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FOR _____	
ACKNOWLEDGED: _____	

From: SYDNEY BALL [REDACTED]
To: <clerksec@saanich.ca>
Date: 5/13/2017 9:39 AM
Subject: 5117 DELMONTE AVE.

TO MAYOR & COUNCIL

OUR NEIGHBOURHOOD IN CORDOVA BAY IS A UNIQUE COMMUNITY. IT RETAINS ,A LARGE URBAN FOREST, STILL HAS A RURAL FEELING AND IS A DESIRABLE PLACE TO LIVE WHICH IS REFLECTED IN OUR PROPERTY ASSESSMENT VALUATIONS, ONE OF THE HIGHEST IN VICTOR IA. OUR NEIGHBOURHOOD OFFERS A SEDATE AND TRANQUIL ENVIROMENT AND A QUALITY OF LIFE THAT MUST BE PRESERVED AND PROTECTED.

THIS SUBDIVISION PROPOSAL IS SIMILIAR TO THE 5197 DELMONTE AVE. APPLICATION FOR A FOUR LOT SUBDIVISION WHICH WAS REJECTED BY SAANICH COUNCIL .THE APPLICATION FOR 5117 IS ALSO A FOUR LOT SUBDIVISION AND LIKE 5197 THERE ARE THREE LOTS OPPOSITE BOTH PROPERTIES. THREE LOTS WOULD BE IN KEEPING WITH THE CHARACTER OF OUR NEIGHBOURHOOD..PREVIOUS SUBDIVISION APPLICATIONS IN OUR NEIGHBOURHOOD HAVE BEEN NOT H AVE THE INTRASTRUCTURE TO SUPPORT INCREASED DENSITY AND TRAFFIC.

WE ASK SAANICH COUNCIL TO REJECT THIS SUDIV ISION APPLICATION IN ORDER TO PROTECT THE FUTURE OF OUR NEIGHBOURHOOD.

SANDY AND SYD BALL [REDACTED] HELVETIA CRESCENT

PH

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MAY 15 2017
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

Checksheet
51 - Del Monte

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Clerksec - Proposed development @ 5117 Del Monte Ave

From: Dave Chater [redacted] >
To: <clerksec@saanich.ca>
Date: 11/15/2016 10:31 AM
Subject: Proposed development @ 5117 Del Monte Ave
CC: <cba.president@cbasn.com>, <cba-website@cbasn.com>
Attachments: 5117 Del Monte Ave development proposal- November 15, 2016.pdf

Attached is our letter to the Mayor and Council regarding the proposed development at 5117 Del Monte Ave (Cordova Bay).

Thanks

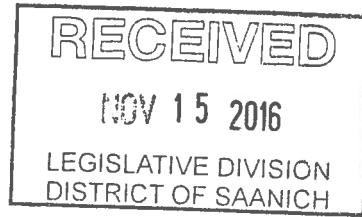
Dave & Val Chater

PA

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 DISTRICT OF SAANICH

RECEIVED
 NOV 15 2016
 LEGISLATIVE DIVISION
 DISTRICT OF SAANICH

2870-30
Del Monte



November 15, 2016

Mayor and Council
District of Saanich

Re: Proposed development at 5117 Del Monte Avenue

This letter is in regards to the proposed development at 5117 Del Monte Ave. We were able to take in the developer's recent open house at the Cordova Bay United Church.

First, we would like to say that we are not opposed to development. We have lived in our current residence on Del Monte Ave for over 25 years. We feel that increased development such as currently proposed at the former Trio pit on Cordova Bay Road will allow for the provision of more and needed shops and services in this area. As examples, we desperately need better bus service in this area and would also like to see car sharing services becoming available. These needed changes won't happen without increased density.

Noted below in our letter are our general concerns about development in the area and the specifics regarding the proposed development at 5117 Del Monte Ave.

1. General Area Concerns

While we are generally in support of well thought out and planned development, we are concerned about the apparent lack of detailed planning and preparation in this area for the existing use and expected future increased density. Current designs and operating standards for significant roads such as Del Monte Ave, Santa Clara and Haliburton are woefully inadequate for the increased traffic that is here now and will certainly come with additional developments in the area.

We have previously written letters to the District regarding the state of Del Monte Ave. While, there have been proposals in the past for sidewalks along Del Monte Ave., we do not believe that installing sidewalks will solve the issues that most people are concerned about. Instead, we have previously advocated for more detailed traffic planning for Del Monte Ave with a view to considering all forms of traffic calming solutions (i.e. speed humps, defined "choke points" along the road, small round-a-bouts, more stop signs, installing posted 30km/h or 40km/h speed limit signs, installing electronic speed reader boards and more consistent enforcement). The goal would be to reduce vehicle speeds and help impede drivers cutting through on Del Monte Ave. (or Santa Clara) from Cordova Bay Road (especially now that the left hand turn onto Hwy #17 has been closed). I would note that the speeds along Lochside Drive and Cordova Bay Road were reduced and posted to 40 km/h. Why not Del Monte Ave or Santa Clara?

We do not believe a sidewalk will achieve the desired effect on Del Monte Ave. We believe it will only embolden drivers and allow even higher speeds. We also believe that any sidewalk (particularly "naturalized" ones such as installed along Lochside Drive a few years ago) will not get many people to use it. We also note that the municipality will not likely maintain it. The 30m (approx.) Lochside Drive

sidewalk near Doumac Ave. is not used by pedestrians (they still use Lochside), is overgrown and minimally maintained. The sidewalk along Claremont Ave. down to Hwy #17 is regularly overgrown with blackberry bushes and branches making it difficult for pedestrians to use it. Why would any sidewalk along Del Monte Ave be any different?

The issue of traffic along Del Monte Ave. comes up every time there is a development proposal. It would seem that the most effective and efficient way to respond to these ongoing concerns is to do an overall traffic calming plan for the area instead of the current adhoc approach.

As for Haliburton, the section from Del Monte Ave to Hwy #17 is a complete mess. The road configuration in this section is totally inadequate for the significant traffic it receives on a daily basis. The road is typically backed up with traffic from the light on the highway to Arsenault Place and Wesley Road. Drivers regularly use the "sidewalk" on Haliburton to speed up their access to cross the highway to get onto Elk Lake Drive or go north on Hwy. #17. There is a deep drainage ditch on the south side of Haliburton- thereby forcing cyclists onto the narrow roadway or onto the almost non-existent sidewalk on the north side to compete with vehicles and pedestrians. We cannot understand why the District would continue to promote development in the whole Cordova Bay Ridge area while this significant traffic bottleneck and safety issue is left in place. Again, this situation goes back to our earlier point about a lack of planning and preparation by the District to respond to the developments that are ongoing or planned.

As we have noted earlier, we have lived here for over 25 years. Over these years, there has been a lot of development- mainly infills, but also some modest sub-divisions constructed. More are planned. Presumably, there are development charges that flow back to the municipality for each of these developments. We cannot say that we have seen where these development charges have been used to improve or resolve issues in the immediate area. It would appear that these funds flow back into "general revenue" for the municipality. In fact, 10 years or so ago when the residents in the 4000 block of Del Monte Ave requested speed humps along that section of the road- they were forced to pay for them instead of the municipality. Hardly fair or appropriate for those residents to have to pay for a lack of planning by the municipality! We would advocate that these development funds be directed back into the immediate Cordova Bay Ridge area to deal with the traffic issues (noted above) along Del Monte Ave., Santa Clara and Haliburton. We would also like to see the infrastructure in Doumac Park completed (e.g. no bridge crossing across Doumac Creek to link up with the trail to Cambria Wood Terrace, well used "informal" trails trespassing on private properties near Cambria Wood Court and crossing the back of 5147 Del Monte Ave etc.).

2. 5117 Del Monte Ave. Specific Concerns

- **2-4 driveway accessing Del Monte Ave.** We feel that there should only be 1 common driveway or road access out of the proposed 4-5 lot development onto Del Monte Ave. A "T" intersection could then be created with this proposed development and adjacent Murphy Place. This corner on Del Monte Ave is one of the sharpest and narrowest sections along this main road. Having 2-4 driveways in this area will only magnify the problem.

- **Proposed 100m “naturalized” sidewalk along the frontage of the development.** Why create a sidewalk to nowhere as it will not link in with any other sidewalks (which are non-existent)? We can’t see anybody using it and as we have noted earlier, we believe there are other more effective options to slow people down and keep people safe. The municipality is not likely to maintain it- so, again, why bother? Money allocated for this “amenity” could be better spent on overall traffic calming solutions or further enhancements to the adjacent Doumac Park.
- **No access to Doumac Park in the development proposal.** What makes the Cordova Bay Ridge area so unique and desirable is the path and trail linkages to parks or to other streets. It would be very desirable to have another trail link to help create more loops in and out of Doumac Park.

In conclusion, while this letter was ostensibly written in regards to the proposed development at 5117 Del Monte Ave, it is imperative to consider this proposal in the context of the larger area. As a result, our main points are:

General Area

- Redirect development charges to the Cordova Bay Ridge area to address issues and concerns that have resulted from increased development. Namely:
 - Conduct a traffic calming plan on Del Monte Ave (and possibly Santa Clara)
 - Upgrade Haliburton (Wesley to Hwy. #17 section) to allow safe and efficient access to the highway for pedestrians, cyclists and vehicles.
 - Complete the infrastructure requirements (and deal with trail trespass on several private properties) in Doumac Park.

5117 Del Monte Ave development proposal

- Reduce the number of driveways from the proposed development from 2-4 to one and create a “T” intersection with adjacent Murphy Place.
- Eliminate the proposed sidewalk in the proposal.
- Provide a trail connection to Doumac Park.

Thank you for your consideration of our concerns and suggestions.

Sincerely,

Dave and Val Chater
 [REDACTED] Del Monte Ave.

CC. Cordova Bay Association

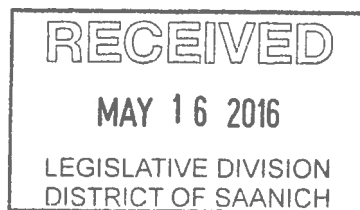
2870-30 Del Monte

From: John Lydon <[REDACTED]>
To: <clerksec@saanich.ca>
Date: 5/16/2016 3:15 PM
Subject: Correspondence for May 16, 2016 Committee of the Whole Meeting, Re: Proposed Subdivision, 5117 Del Monte Ave
Attachments: May 16 2016 5117 Del monte Ave..pdf

Greetings,

Please find attached my letter (in a PDF document) to be copied to Saanich Council for their consideration at this evening's Committee of the Whole Meeting.

Sincerely, John Lydon [REDACTED] Delmonte Ave.



2870-30 Del Monte

File #: SUB00741 REZ00557

██████████ Del Monte Ave.
Victoria, B.C.
██████████

May 16, 2015

From: John Lydon
To: Saanich Planning Subdivision Services
Re: File #: SUB00741 REZ00557 5117 Del Monte Ave.
Lot B, Section 45 & 46, Lake District, Plan 9363

Greetings,

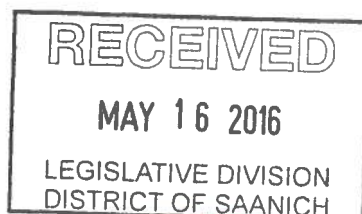
I wish to comment on the proposal to rezone 5117 Del Monte Ave., a truly unique property, A1-Rural Zone, situated beside our property.

As our family lives at ██████████ Del Monte Ave., on the southern border of the said property, we are concerned as this **5 house proposal (with suites allowed in each house)** would negatively affect the quality of the neighbourhood character, our property, privacy, local traffic, and the urban forest environment.

As such, I wish to point out **numerous discrepancies** between this proposal and both the Saanich Official Community Plan (SOCP) and the Cordova Bay Local Area Plan (CBLOP).

"Maintenance of neighbourhood character is of paramount importance when considering new developments within established areas. Building style, exterior finish, massing, and height, and maintenance of contiguous tree cover, are factors that impact on the ability of a new development to integrate into established neighbourhoods."

(P.4-20, Saanich Official Community Plan)



The proposal cannot be said to be maintaining neighbourhood character. In particular because:

- **the massing of 5 houses**
- **the building style**
- **the loss of tree cover/urban forest**

The proposal reflects poor design and layout and as such reflects a disconnect from the area's housing norms, unique features, and the Local Area Plan.

Environmental Issues

Policy 5.1 "Encourage protection of indigenous vegetation, wildlife habitats, urban forest landscapes and sensitive marine environments within Cordova Bay when considering applications for change in land use".
(CBLAP p.14)

There are numerous trees on this property. This proposal will result in a major alteration of vegetation and the urban forest of this rural property.

Density Issues

Two of the lots, at 919 m², and 796m², are small, by the area standard minimum of 930m² (CBLAP, p.18; CBLAP Policies 7.2, p.22).

The examples used in the proposal of other houses in the area that are similar, are not homes that are good examples of local "neighborhood character".

Also, unlike any other homes in the area, all the houses in the proposal are close to each other, much like row housing. There is no effort in the proposal to engage the area's aesthetic look, nor in the use of the available tree canopy.

Setbacks

The 1.5 meter setback from our property is especially close, especially since our setback North/south is 1.5 meters. Please refer to the PDF. This project is also of concern given the requisite loss of trees, loss of privacy, and increased traffic, pollution and noise. Again, it is difficult to see how this project proposal is taking into account the local context and “maintaining the overall neighbourhood character” (CBLAP p.18)

Besides its major impact on our particular property, this particular proposal would diminish the character of Cordova Bay ridge, negatively impacting the uniqueness of the area. Approving this, essentially, high density housing project, would have detrimental effects on: community spirit, property values, the ecological footprint, pedestrian safety, traffic congestion and the irreplaceable urban forest landscape. It would also set a poor precedent for future development in the area.

In closing, this property needs to be developed in an appropriate way that engenders respect for the area’s unique character, its inhabitants and the Saanich and Cordova Bay Community Plans. Three properly designed properties on this site would do that and set a good example of sensible development.

Sincerely, John Lydon

Resident, [REDACTED] 7 Del Monte Ave. [REDACTED]

2870-30 Del Monte

From: DAVE MAEDEL [REDACTED]
To: <clerksec@saanich.ca>
Date: 5/16/2016 2:01 PM
Subject: Development application 5117 Del Monte Ave

Thank you for the opportunity to comment on this proposal.

My residence is within 100 feet of 5117 Delmonte.

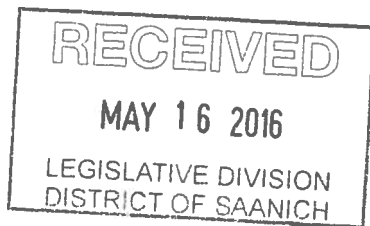
There have been several applications for development of large properties in the immediate neighbourhood over the past few years. Few have succeeded because residents have made it very clear that we are opposed to developments that try to put too many lots on a property. Council has been very good in listening to residents concerns about traffic in the area, the lack of sidewalks, and inadequate bus service and other infrastructure in the neighbourhood and basing their decisions on that input.

We are not opposed to development of 5117 Del Monte Ave BUT, we are opposed to the number of lots being proposed. In our opinion, the lot size is appropriate to have three lots placed inside of the existing boundaries. We see no reason why this development application should be different from the other recent ones that have failed because the plans were too ambitious.

Three lots would be a reasonable development and should not impact the area in an overly negative way.

Thank you again for the opportunity to comment.

David and Patricia Maedel
[REDACTED] Piedmont Gardens.



PA

From: "Karla Moryne Krane" <[REDACTED]>
To: <clerksec@saanich.ca>
Date: 5/16/2016 8:00 AM
Subject: May 2016 letter to Council
Attachments: May 2016 letter to Council.docx

To Council for their consideration.

Thank you,

Karla M. Krane

[REDACTED] Helvetia Crescent

(PH)

2870.30 Del Monte

May 16, 2016

Re: Proposed Subdivision at 5117 Del Monte Avenue

I believe strongly that the increased density proposed at 5117 Del Monte Avenue is inappropriate to this part of Saanich. And I beseech Council to recognize that this is only one of a number of subdivision proposals along Del Monte Avenue and Helvetia Crescent that will be coming up with rezoning applications.

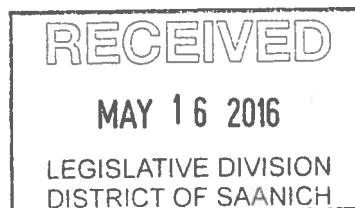
Like Helvetia Crescent, Del Monte Avenue is generally inaccessible through public transportation. As observed at previous Council meetings at which such matters have been discussed, the transit system is very inconvenient for people who live in the neighbourhood, both due to scheduling reasons and because of how far the nearest bus stops are. The ridge bus operates infrequently and at odd hours in accordance with the Claremont school day, and walking up the Haliburton hill from the bus stop on the highway can be extremely difficult for older people, parents with young children, and anyone carrying parcels or packages. It is also fairly dangerous given that the sidewalk only begins more than half way up the hill.

In light of these facts, it is implausible to think that people living on Del Monte Avenue will make regular use of BC Transit. Therefore, with every new house, additional cars will be parked on the street, and traffic will increase significantly. For evidence of the effects of increased density in this area, one need look no further than to Piedmont Drive, where vehicles often are parked on both sides of the street, making it difficult for cars to pass each other and dangerous for bicyclists and pedestrians.

As mentioned in the past, it makes much more sense for Council to endorse increased density in areas such as Royal Oak, Gordon Head, and even along Cordova Bay Road because those areas are served by major roads and public transportation.

In addition, not only was the area around Del Monte designed for far less traffic than already exists today, but it has also managed to retain to a significant degree its original rural character. Given Council's desire to reduce the municipality's carbon footprint and its acknowledgement of the importance of green space, I believe that it should reject the proposed subdivision.

Karla M. Krane
Helvetia Crescent



2870-30 Del Monte

From: Loretta deGoey [REDACTED]
To: <clerksec@saanich.ca>
Date: 5/12/2016 5:03 PM
Subject: FW: 5117 Del Monte Avenue, Lot B Section 45/6 Lake Land District Plan 9363
Attachments: winmail.dat

Attention: Saanich Council

Our family has lived at [REDACTED] Del Monte Avenue since August 2008. We have come to embrace the rural atmosphere of the Del Monte neighborhood. We pay a high level of tax on our property. An increased level of density (above the standard) would have a long lasting negative financial impact on our property. This proposal simply does not suit this location. The increased density of traffic is very concerning, and if suites were allowed, you have just doubled the problem. This area of Del Monte, due to the curves and narrow roadway, does not accommodate any on-street parking; where will these new residences and their visitors/tenants expect to park? There is no public parking on Murphy, as it is a private road, Murphy Resident Only Parking signs would have to be provided and posted. I take a lot of time, money and pride caring for my boulevard, and would not appreciate cars parking on it, the road is very narrow at that point and cannot accommodate street parking. No Parking Signs would have to be provided. We have a very high volume of neighborhood walkers and they must be taken into consideration, insuring a safe place to walk. The current situation is already not ideal and very congested. Frequently there are times when pedestrians are walking on the road and traffic is reduced to single lane. The proposed increased density does not work for this location.

Even if, all the parking issues were resolved and suites not allowed, I still cannot support increased density; build to standard allowable lot sizes, maintain our neighborhood.

If this proposal is approved we are seriously thinking of moving.

In Summary:

1. There are no sidewalks anywhere on Del Monte
2. The application calls for " 2 Stalls plus 1 for secondary suite" our neighborhood cannot support this density, 3 parking spaces would not be enough , where is everyone and there guest going to park? There is no room for any on street parking, this area of Del Monte is a narrow roadway and a blind bend , safety is a big concern.
3. Very large volume of pedestrian traffic
4. Very fast traffic at nights, we are waiting for an accident
5. No public parking on Murphy, private road
6. Cannot allow suites this would only increase traffic volume and parking concerns
7. Nice rural neighborhood, lots of nature and trees

PH

RECEIVED
MAY 16 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

8. Increased density is not attractive

Thank you for your consideration in this matter;

William and Loretta deGoey
[REDACTED] Del Monte Ave.
Victoria BC
[REDACTED]

----- End of Forwarded Message

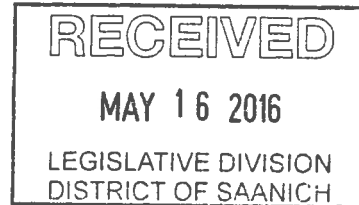
----- End of Forwarded Message

----- End of Forwarded Message

From: **Al Heron** [REDACTED]
Sent: May-15-16 10:13:02 PM
To: clerksec@saanich.ca (clerksec@saanich.ca)
Cc: Al Heron [REDACTED]

May 15, 2016

To: Committee of the Whole
Sannich Municipal Hall
clerksec@saanich.ca



RE: Subdivision Rezoning Application - 5117 Del Monte Ave - File#SUB00741 REZ00557

Dear Sir or Madam,

My home at [REDACTED] Piedmont Gardens is adjacent to the property at 5117 Del Monte Avenue. Given positive economic and market conditions that strongly favours developers and home sellers, I strongly encourage the Council to advise the applicant to reduce the number of lots being requested under this rezoning application for several reasons listed below.

1. I understand that as part of the above rezoning application the construction of secondary suites is an option for each of the (5) properties. I was not originally advised of this by the Applicant and I am definitely opposed to the additional traffic and density that this concept will create in a relatively high traffic zone with blind corners, along an 'S' bend. Please note that many students walk to/from school past this property and there are existing concerns with excess speed and cars frequently ignoring stop signs in the area. If Covenants against secondary suites are not feasible, and we are forced to accept secondary suites as a potential component of this development, then a maximum of 3 properties should be allowed to minimize additional traffic and parking issues. If the plan for secondary suites can be restricted through a Covenant against them, then I would support a maximum of 4 properties with RS 12 designation (with limited dwelling size to the Gross Floor Area (R) under RS-8 zoning regulations (291 m2 non-basement gross floor area).
2. While the Applicant has noted other RS10 properties in the area, the vast majority throughout the neighborhood are RS 12 or larger and I believe most residents would agree with fewer properties in this location given a range of factors, including traffic on the front side and ravine encroachment on the back side of the properties in question.
3. Parking along the frontage of these properties should not be allowed for public safety and efficient traffic flow. Traffic calming initiatives should also be installed through this winding section of Del Monte Avenue to address pedestrian safety.
4. The ravine at the back of the property at 5117 Del Monte has deteriorated and erosion has occurred over the past 10 years I have been living in the area, therefore, I would highly recommend soil stabilization, plus an extension of the 'wire reinforced' creek bed from Doumac park to the base of this property. This property did reportedly have a significant landslide prior to the installation of the wire mesh creek bed in Doumac Park several years ago.
5. I also have been notified that there will be a sewage connection and two access points (with

man hole covers) installed on the existing sewage system right of way on the west side of 821 Piedmont Gardens. An arborist connected to the project concluded a large Douglas fir on the property and Leyland trees on the lot line would need to be removed to access the pipeline. I would want a contract agreement in place with a defined project plan including, specific timelines for tree & stump removal, fence replacement (along the shared lot line), landscaping/lawn replacement and sprinkler system repair (as needed), be completed at the Applicants expense, as part of the project. Several Leyland trees run down the north-end lot line at 5117 Del Monte and I believe they were originally planted by the owner of that property, as such, I would like to see most of these trees and stumps removed in preparation for the installation of a 6' high cedar fence (connecting to the fence line on Lot#5131) at the Applicants expense.

6. There is currently a large mature maple tree immediately adjacent to the lot line on the ravine hillside, behind my home at 821 Piedmont Gardens. It appears the applicant has requested to cut this tree down, based on illustrations in Figure 1. My concern is that this large maple tree 'pins' the soil on a 45 degree embankment behind my property, therefore, removal may create landslide conditions, given the roots of the tree are most likely running under my property line. The tree appears healthy, and is sprouting new growth, however, some of the older limbs do require pruning to improve safety. Should this tree be allowed to be removed, I am demanding soil erosion controls be installed, in addition to, new deciduous trees planted in the immediate area surrounding this tree, to ensure soil stabilization. Failure to do so may result in Saanich Council and the Applicant facing legal action if embankment failure occurs post the removal of this tree. I would strongly suggest another appraisal of this particular tree as I do not believe it is more of a risk than any other tree in Doumac Park. In essence, the only benefit to the removal of this tree is perhaps the allowance of more light at the back of the 5 properties under consideration.
7. One of my significant areas of concern is the conversion of ravine property to parkland and the suggestion of additional trails to connect Doumac Park from Del Monte Avenue and Cambria Wood Court. The lower level of my home would be very accessible if a formal trail is established in this area, prompting personal security concerns. There is already a heavily used access point to Doumac Park from Piedmont Gardens, therefore, another access would be redundant and would open up Cambria Wood residents to noise, high foot traffic, and potential for break-ins and theft. In section 11.5 of the rezoning application, the Applicant appears to have left out Map 11.2 which outlines 'circular pedestrian recreational routes'. Part of the reason I purchased this property was because it backed onto a single owner private property as opposed to Park property, and I am totally against the creation of another access point to the Park which would affect my property value, personal privacy and security! Please do not consider the installation of a pathway anywhere near my lot line!!! Overall, the Applicant and Saanich appear to be playing a slight of hand by not providing the recreational plan and Map 11.2 in the Rezoning Application document.
8. On the south side of the ravine on Lot 5, there is an old rusty car and debris (coils of 10" ban saw blades) visible. These items need to be removed as they are hazards. The car is on a slope and it has the potential to slide. Additionally, past tenants were observed tossing a significant amount of debris from the property into the ravine directly behind 5117 Del Monte, thereby, creating further destabilization of the ravine slope. The above debris should be removed and the embankment properly stabilized before construction places heavier loads on the fragile edge of the ravine properties in question.
9. 5117 Del Monte Avenue has, over the past 10 years been used as an illegal grow-op (raided by the Police) and a legal grow-op. During these periods the entire home (first and second

levels) had the majority of the windows blacked out, and a ventilation system running 24/7 was audible. Given the homes current state, it appears further remediation of the home is not feasible. Overall, I would recommend an order for the home to be torn down immediately, as it is currently a derelict property that appears to be uninhabitable. Power appears to have been disconnected and I suspect the structure has been significantly affected by mould.

10. A detailed inspection of this premises and grounds by city engineers is recommended to gain a true understanding of the challenges with the development of this property, and the need for development limitations as cited.

In closing, I believe with the above considerations properly addressed, a more realistic development in keeping with the neighborhood can be created.

Thank you for your consideration!

Regards!

Al Heron

[REDACTED] Piedmont Gardens,

Victoria, BC [REDACTED]
[REDACTED]

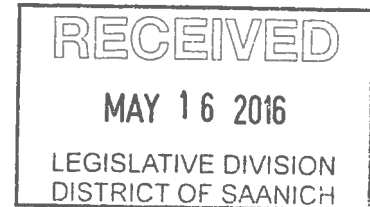
2870-30 Del monte

From: "Paul Stewart" <[REDACTED]>
To: <council@saanich.ca>
Date: 5/15/2016 10:20 PM
Subject: proposed subdivision, 5117 Del Monte Ave

We live at [REDACTED] Del Monte Ave and strongly oppose the plans for development at 5117. We are not adverse to development, but having live on this street since 1992, we feel we should speak up to try to keep the atmosphere that the local residents have enjoyed and wish to protect. The beautiful homes nestled amongst the trees is a lifestyle that is sought after and available in this neighborhood. To have the condensed version applied to the street will not only be a disruption to the wildlife, but also to the locals who cherish the quiet county feel of their home life.

Please make some serious changes to the plan to keep the atmosphere in balance with such a precious environment.

thank you for your time,
Paul and Ruth Stewart



PH

2870 30 Del Monte

From: "Cheers, Errol" [REDACTED]
To: <clerksec@saanich.ca>
Date: 5/14/2016 11:59 AM
Subject: Rezoning Proposal File: SUB00741; REZ00557. 5117 Del Monte Avenue
Attachments: 5117 Del Monte.odt

Attention Debra Hopkins

Dear Ms. Hopkins

We are Toni and Errol Collinson and we reside at [REDACTED] Piedmont Gardens. Thanks for sending us the proposal for our review. Attached is our 1 page letter to Council objecting to the above rezoning proposal and making what we hope are constructive suggestions for improvements. We hope to be in attendance at the council meeting Monday.

Cheers,
Errol/Toni

PH

Errol and Toni Collinson
Piedmont Gardens

Saanich, BC,
14 May, 2016

Mayor and Council
District of Saanich

Re: Subdivision and Rezoning Application
File SUB00741; REZ00557. 5117 Del Monte Avenue

We reside in close proximity to the proposed development at 5117 Del Monte Avenue and while we have no objections in principle to rezoning, we do object to the proposal contained in the reference as we believe it would have a very detrimental effect on:

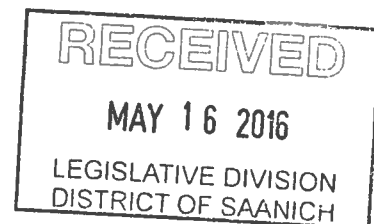
-vehicle and pedestrian safety along Del Monte Avenue due to 5 additional driveways depositing between 15 – 20 vehicles (5 houses with suites) along a 100 meter frontage that already contains 2 intersections, and 2 curves, and one driveway.

-on the environment, with the loss of the tree canopy and, although the proposal provides some gain to the existing park it is a very steep ravine, not very usable with no easy access and there is heavy debris there from the various activities at the property over the years including at least one abandoned car.

The property in question has been allowed to become very rundown over the years since the owner moved due to neglect, the establishment of at least 1 Grow-Op, and (we suspect) the owners' belief that if it was allowed to deteriorate the neighbours would be more likely to support whatever development they proposed..

In place of the current proposal we would support a proposal that reduced the number of lots from 5 to 4, accepting zoning may result in slightly larger homes being built. We also strongly recommend that council direct the revised proposal look at providing a feeder road to the 4 lots behind the current tree line thus having only one driveway at each end of the property (much like panhandle and cul-de-sac developments). This would greatly enhance pedestrian and vehicle safety on Del Monte Avenue; save many of the trees that are in good shape but recommended to be removed in the current plan and enhance the natural beauty of the area.

Thank you for your consideration.
Errol and Toni Collinson



PH

2870 30 Del Monte (5117)

From: Leslee Bolin [redacted]
To: "clerksec@saanich.ca" <clerksec@saanich.ca>
Date: 5/10/2016 9:23 PM
Subject: Re: Proposed development for 5117 Del Monte Ave.

We are unable to attend the May 16, 2016 Committee of the Whole Meeting where the proposed development of 5117 Del Monte Avenue is scheduled to be reviewed.

In lieu of our personal attendance, we would like to offer the following input:

We live at 5146 Del Monte Ave and have done so for 30 years. We are not supportive of the proposal to create five (5) residential lots on the property known as 5117 Del Monte for the following reasons:

The additional driveways coming onto Del Monte at this particular curved portion of Del Monte will add unreasonable danger to the cars coming out of the driveways, through traffic, bicycles and pedestrians due to the limited visibility and the fact Clutesi St feeds in adjacent to the proposed development.

The density of five homes along this frontage will negatively impact the unique character and ambience of the neighborhood by reducing green space and wildlife habitat. We are still often able to spot owls and woodpeckers in the 5100 block of Del Monte and don't want to lose that.

We are not generally opposed to redevelopment and would support an amended proposal for fewer homes, ideally, 3 maximum on this property.

Thank you,

James and Leslee Bolin

[redacted] Del Monte Avenue

Victoria, BC [redacted]

[redacted]

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ACKNOWLEDGED	D.M	

RECEIVED
MAY 11 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

(P1)

2870 30 Del Monte

From: Gilda McGrath [redacted]
To: <clerksec@saanich.ca>
Date: 5/9/2016 5:51 PM
Subject: Proposed Subdivision, 5117 Del Monte Ave

To the Committee of the Whole Meeting: May 16th, 2016

To Council,

I have been the owner and resident of [redacted] Del Monte Ave since October 1996. I would like to say a few things that I would like you to consider with regard to the subdivision at 5117 Del Monte Ave.

While I do not resist change nor do I oppose the subdivision, most anything is better than the eye-sore that it is currently. I would like to see no more than 3 houses with only 3 driveways backing onto Del Monte Ave but NOT 5 houses and 5 driveways. This road frontage is not that much bigger than the wooded property that was across and just south where 3 new homes currently sit. The proposed 5 lots are all smaller than what is currently in this area and should NOT BE APPROVED. This is not an area where houses are all crowded together, nor should we start to allow that. That is the beauty of living up here in this area. Never mind all the trees you will be removing on the front half of the property and the increased noise level. I am dead-set against 5 additional multi-family houses.

I drive this road almost every day and usually in the afternoon when the high school kids, about 25 - 30, are heading home, heading north on Del Monte Ave. 95 % of those kids are walking in the middle of the road, on the wrong side of the road and are plugged in with their backs to traffic. With an additional 5 houses, each with a rental suite, you are adding an additional 3 - 4 cars per house. As we see everyday, most do not park in their garage let alone their driveways and park on the road instead. We see many near misses with too many parked cars, lots of pedestrians and speeding vehicles, it's an accident waiting to happen. Maybe you could also consider a sidewalk or speed bumps to make it safer for pedestrians and vehicles alike.

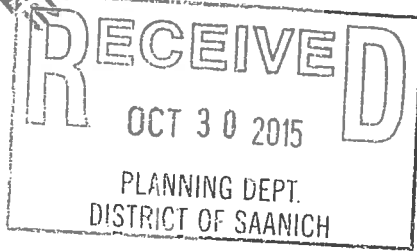
Thank you
Gilda McGrath
[redacted]

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DISTRICT OF SAANICH

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ENTERED
IN CASE



Del Monte Avenue
Victoria, B.C.

October 28th, 2015

Liz Gudavicius
Subdivision Co-ordinator
Planning Department
District of Saanich
770 Vernon Avenue
Victoria, B.C., V8X 2W7

Re: 5117 Del Monte Avenue Rezoning Application
File #: SUB00741 / REZ00557

Dear Ms. Gutavicius:

It has been some time since the proposed development for 5117 Del Monte Avenue was actively discussed and we understand that it may now be brought forward on a Committee of the Whole agenda in November. As the residents of Del Monte Avenue which is immediately next door to the property in question, we believe we are probably the most impacted by the proposed development. We did write a letter of support in the spring but felt it may be useful for us to express our support again.

We have been kept well informed of the parameters of the development proposal, namely that the lots are each larger than the minimum RS-12 lot size of 930 square meters. We understand this to mean that each of the five lots is a minimum of 20 meters wide. We also understand that the size of the houses in relation to the size of the lots will compliment the area and not overwhelm the character of the neighbourhood i.e. will not detract from the urban forest nature of the area.

We have seen preliminary drawings of the proposed houses and have noted

PH

positively the wood, stone and earth tones required in the design. They will enhance the quality of the road significantly.

The proposed development appears to fit in well with the Official Community Plan and the Cordova Bay Local Area Plan. We are also cognizant of the 51% or 5,697 square meters of land that is to be donated and added onto Doumac Park. This is very generous and ensures that the remainder of the property will not be further developed or destroyed.

Walking in this area is hazardous as there are no sidewalks and cars that drive much too quickly. The full frontage improvements that we understand are included in the plans, including the provision of a 112 meter long pedestrian sidewalk, will improve safety in the immediate vicinity. The widening of the road allowance and adequate off-street parking will also provide an improved sight line for traffic and pedestrians.

In summary we remain highly supportive of the proposed development and look forward to the results of the meeting of the Committee of the Whole.

Sincerely,



Lesley Bainbridge and Gillian Hobbs

2870-30/Del Monte

From: Keith Darcel
To: "planning@saanich.ca" <planning@saanich.ca>
Date: 8/13/2015 8:06 PM
Subject: Re proposed developments on Del Monte

<input checked="" type="checkbox"/>	ACKNOWLEDGED
<input checked="" type="checkbox"/>	CLERKS
	REPLIED

Re 5197 Del Monte Ave
And 5117 Del Monte Ave

The first proposal takes the one lot and subdivides it into 4 lots. The second takes one lot and divides it into 5 lots. My concern is that the higher density housing is not supported by the existing infrastructure - specifically the lack of sidewalks in the area between those properties and the high school. Increasing the population density and hence vehicular traffic will add to the danger faced by pedestrians, specifically children, along that street. I think there should be a complete moratorium on increasing the population density in this area until such time there is a sidewalk on both sides of the entire length of Del Monte and consideration is given to pedestrian safety in the rest of the neighbourhood (which would also be impacted by increased vehicular traffic from these developments). I presume the lack of sidewalks is the result of poor urban planning in taking these and other rural lots in the area and rezoning them for development without this consideration.

Your reply is appreciated

Keith and Sylvia Darcel

Sent from my iPhone

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DISTRICT OF SAANICH

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PLANNING DEPT.
DISTRICT OF SAANICH

PH

Del Monte

09

SUBC 741

V-Res

ClerkSec - Increased density on Delmonte Ave.

From: "sandy ball" [redacted]
To: "Mayor" <Mayor@saanich.ca>
Date: 7/12/2015 1:31 PM
Subject: Increased density on Delmonte Ave.

POST TO: <u>Gen</u>	POSTED: <u>2015 7/15</u>
COPY TO: <u>sh</u>	
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ACKNOWLEDGED <u>dm</u>	

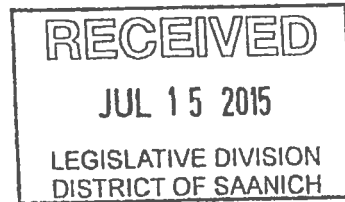
Dear Mayor and Council:

There are currently two subdivision applications on Delmonte Ave. 5117 Delmonte this is a five lot application RS10 and 5197 Delmonte Ave. this is a four lot application RS12. We are opposed to both these applications.

Recent history of subdivision applications in our neighbourhood.
Council meeting September 9th, 2008.
759 Helvetia Crescent four lot subdivision. - SUBC 671
763 Helvetia Crescent two lot subdivision, panhandle.
771 Helvetia Crescent two lot subdivision, panhandle.

Council meeting October 1st, 2012
5147 Delmonte Ave. four lot subdivision. SUBC 610

Council meeting July 22, 2013
5197 Delmonte Ave. four lot subdivision.



All these applications were rejected by Mayor and Council. Residents and Council stated this is not an area for increased densification and it is car dependent. Development would change the character of this neighbourhood. This unique neighbourhood must be preserved and protected.

There are nine large properties on Delmonte Ave. each with the potential of four or more lots. This has the potential for a total of 36 homes and a minimum of 72 more vehicles in this neighbourhood.

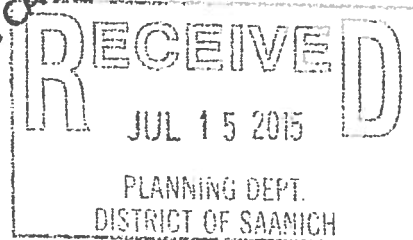
We are very concerned if any subdivision applications are approved it would set a precedent and many other large properties would fall like dominos to development.

In fairness to residents and developers and to protect this neighbourhood from increased density we ask Mayor and Council to please change the local area plan for all properties in the containment area bordering Claremont, Delmonte, Santa Clara and Cordova Bay Road. Lot sizes to be restricted to half acre lots.

We need your help and look forward to your response.

Sandy and Syd Ball
[redacted]
Helvetia Crescent
[redacted]

ENTERED IN CASE



(PK)

Planning - Re: Rezoning of 5117 Del Monte Avenue

From: Sharon Hvozanski
To: Klassen, Gerald
Date: 7/7/2015 8:45 AM
Subject: Re: Rezoning of 5117 Del Monte Avenue
CC: Matanowitsch, Jarret; PlanSec, Floater ID

✓	ACKNOWLEDGED
✓	CLERKS
	REPLIED

Hello Ms.(June) & Mr. Klassen,

Thank you for taking the time to write us with your thoughts and concerns about the property on Del Monte Avenue. By way of cc I have passed this information on to Jarret Matanowitsch, Manager of Current Planning who is overseeing the file. We will also ensure that the letter is included in Council's agenda package when this application goes before them for review and consideration.

In the interim if you have any questions or wish to bring to our attention further concerns, please do not hesitate to contact Jarret or myself.

Regards

Sharon Hvozanski
Director of Planning
District of Saanich

>>> Gerald Klassen [redacted] 7/6/2015 11:00 PM >>>

We are opposed to the rezoning of 5117 Del Monte Avenue, for a number of reasons. Firstly, any infill development in this area is not sustainable. Each new lot will create up to 10 more trips per lot which would mean another 40 trips in a car dependent neighbourhood. This is not sustainable development which the Municipality should not support.

Moreover, a rezoning to RS-10 is not in character with adjacent properties. Properties adjacent to 5117 are zoned RS-12. While the RS-10 zone means a smaller house it still allows large homes that are not in keeping with sustainable development in the era of heightened concern for the environment. If Saanich wants to support and take part in sustainable development this must be reflected in rezoning applications.

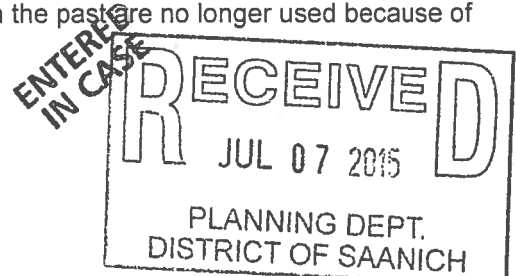
In addition, Del Monte Avenue, north of Claremont has had very little done to it since 1970 considering the increased traffic volume. This development will add 4 additional driveways to a curving road. Saanich did try to improve lane control at Helvetia and Del Monte but those improvements have disappeared and have not been replaced.

The Municipality gains some park land from this development. The land gained in this development is not developable because of it's steepness and as such would remain in it's present state whether it was park or retained by the land owners it stability of the slope is to be maintained. Thus, the Municipality is gaining a liability and the developer is reaping the benefit.

There is also a concern that the property, prior to 1970, was used for a sawmill operation. This included treating of the lumber with preservatives and fungicides. Has this property been sufficiently tested to allow fro residential development, as a number of the compounds used to treat lumber in the past are no longer used because of environmental concerns.

June and Gerald Klassen
[redacted] Del Monte Avenue

PH

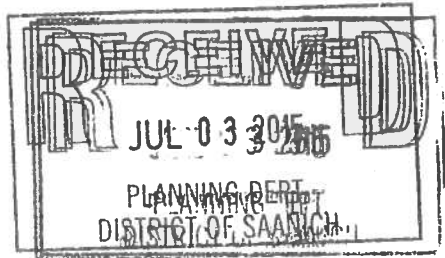


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Del Monte Avenue
Victoria, BC

June 29, 2015

Chuck Bell
Local Area Planner
and
Liz Gudavicius
Subdivision Coordinator
District of Saanich
770 Vernon Avenue
Victoria, BC V8X 2W7



ACKNOWLEDGED
✓
CLERKS
REPLIED

L.G.
cc: Chac.

JM	✓
CB	CB
LG	✓

RETURN TO ME FOR FILING

RE: Proposed Subdivision of Lot B, Sections 45 and 46, Lake District, Plan 9363

File: SUB 00741; REZ 00557 : 5117 Del Monte Avenue

ENTERED
IN CASE

Dear Chuck Bell and Liz Gudavicius:

We are joint owners of [redacted] Del Monte, immediately to the south west of the proposed subdivision and have lived on this property since May 1991. While it is perhaps inevitable that 5117 Del Monte, currently A-1 Rural Zone, be subdivided, we have several concerns that should be considered during the rezoning application process. Our concerns relate to the **proposal's impact on streetscape, neighbourhood character, traffic and safety.**

First, the proposal would significantly alter the existing streetscape of Del Monte Avenue by removing virtually all of the trees between Del Monte Avenue and the top of the steep bank that slopes toward Doumac Ravine. While we understand the applicant is proposing to dedicate some land as park, the real reason for this is more likely due to the sloping land being unsuitable for building. The addition of some land to the existing park will do little to respect and maintain the streetscape.

Second, the proposal calls for five lots, with each new house situated close together. This type of density does not conform to the existing density along Del Monte and further detracts from the streetscape, degrading the attractive semi-rural character of the street. The final result, if approved, would be a section of Del Monte displaying a cookie cutter image common in more profoundly suburban areas – an anomaly that would likely affect future planning.

Third, the proposal has serious traffic implications. 5117 Del Monte lies along a section that contains two sharp bends. Between Piedmont Drive and 5085 Del Monte are a total of 14 driveways. In addition, Murphy Place services 6 properties and Clutesi Street services 19 homes. The current subdivision proposal would add *5 more driveways.*

.../2

2.

Hundreds of pedestrians, mostly high school students going to and from Claremont School and younger students walking to and from designated school bus stops, walk along this section of road every week day. On weekends, Del Monte Avenue is popular with bicycle clubs. Local residents walk this route throughout the week, a section of road that is notorious for speeding traffic. Currently *all of the pedestrian traffic is on the road* as there is no sidewalk.

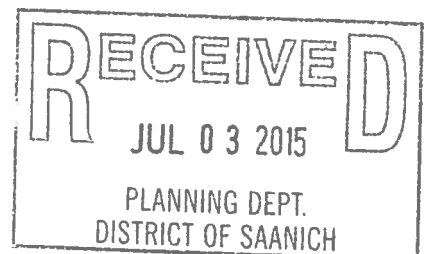
We attended the Open House on Wednesday, June 24, and heard similar concerns voiced by other residents. But what astounded us was a comment from someone who appeared to be associated with the development proposal: that since Del Monte Avenue was "*a dead end road, adding 5 more driveways should not be an issue*". Clearly there is a serious lack of understanding about the nature of existing traffic flow along Del Monte Avenue and most likely other roads in Cordova Bay.

We trust that you will forward this letter to Council so that our concerns are heard during their examination of this project proposal.

Sincerely,

A large grey rectangular box redacting the signature of the sender.

Brian and Christine Hume



✓ sheets

Planning - RE: Subdivision Application - 5117 Del Monte Ave - File#SUB00741 REZ00557

From: Al Heron [REDACTED]
 To: "planning@saanich.ca" <planning@saanich.ca>
 Date: 6/9/2015 11:47 PM
 Subject: RE: Subdivision Application - 5117 Del Monte Ave - File#SUB00741 REZ00557
 CC: "bainbridgehobbs@shaw.ca" <bainbridgehobbs@shaw.ca>, "bpollick@shaw.ca" ...

✓	ACKNOWLEDGED
✓	CLERKS
	REPLIED

Dear Sir or Madam,

I recently received the notice of rezoning indicating the proposed creation of 5 (RS-10 Single Family Dwellings) on 5117 Del Monte Avenue, however, the sign posted on the property is indicating 5 (RS-11 Single Family Dwellings). Can you please confirm which zoning is being applied for?

I also have the following concerns with respect to the rezoning application...

1. I understand that as part of the above rezoning application that the construction of secondary suites is also part of the plan for each of the (5) properties. I was not advised of this by the Applicant and I am definitely opposed to the additional traffic and density that this concept will create in a moderately high traffic zone with blind corners, along an 'S' bend. Please note that many students walk to/from school past this property and there are existing concerns with excess speed and cars frequently ignoring stop signs in the area. If we are forced to accept secondary suites then only a maximum of 3 properties should be allowed to minimize additional traffic. If the plan for secondary suites can be cancelled then I would support a maximum of 4 properties.
2. Overall, the 5 proposed properties will not fit on this 5117 Del Monte, given the significant impact of the encroaching ravine and hazardous traffic conditions. Can Saanich provide any information as to how they will manage the deteriorating condition of the ravine in order to stabilize the ravine embankment for these new homes? Is any section of the ravine property slated to be transferred to Saanich upon acceptance of the plan? If so, I would highly recommend soil stabilization, plus an extension of the 'wire reinforced' creek bed from Doumac park to the base of this property.
3. Traffic calming initiatives and possibly a sidewalk along this stretch of road could help minimize potential collisions and make it safer for the general public walking to/from school. During the mornings, mid-afternoon's and evenings, this winding treed section of Del Monte Avenue is particularly dangerous for pedestrians, as previously mentioned.
4. I also have been notified that there will be a sewage connection and two access points (with man hole covers) installed on the existing sewage system on the right of way on 821 Piedmont Gardens. An arborist connected to the project recently came by and concluded a large Douglas fir on the property and possibly 1-2 Leyland trees on the lot line would need to be removed to access the pipeline. I would want written assurance and a project plan with specific timelines to confirm that any tree removal, fence replacement (along the shared lot line), landscaping/lawn replacement and sprinkler system repair (if needed), be completed at the Applicant's expense, as part of the project. Several Leyland trees run down the north-end lot line and I believe they were

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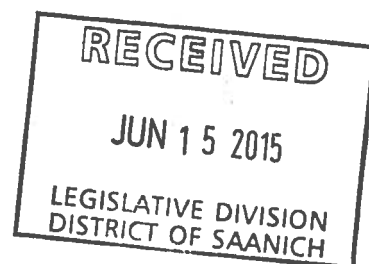
planted by the owner at 5117 Del Monte originally.

- 5. Lastly, I am very interested in the next steps of this review process including any dates/times/locations of meetings. Can you please confirm the notification process for these events.?

In closing, while I am in favour of the project proceeding I can only agree with the above considerations in mind, particularly, the consideration relating to the elimination of secondary suites from the plan and a maximum limitation of 4 properties to preserve the appearance of the neighborhood (this may mean conversion of these properties to RS-12 to match others in the area).

Thank you in advance for your consideration!

Regards!
Al Heron
Piedmont Gardens,
Victoria, BC



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INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>	COPY RESPONSE TO LEGISLATIVE DIVISION	
FOR	-		
ACKNOWLEDGED	-		

Planning - Cordova Bay Subdivision - Del Monte - File #: SUB00741 REZ0557

From: "Errol/Toni Collinson" [REDACTED]
To: <planning@saanich.ca>
Date: 6/8/2015 9:54 AM
Subject: Cordova Bay Subdivision - Del Monte - File #: SUB00741 REZ0557

Dear Sir/Madam – In reference to the application for re-zoning 5117 Del Monte from A-1 (Rural Zone) to RS 10 (later in the process changed to RS 11), we strongly object.

We are Toni and Errol Collinson, residing at [REDACTED] Piedmont Gardens – owners at this location since 1988. Over that period the neighbourhood has changed greatly but still maintains a very comfortable residential/rural ambience and the services in the area including sidewalks (none), roads (2 lane), street lights etc reflect that single family, semi-rural residential character.

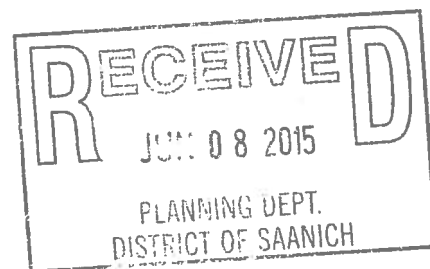
The property in question has been an eyesore for many years and over time has been inhabited by various folks including drug dealers, petty criminals and other low life after the owner of record moved away. The owner has let the property fall into total disrepair with the obvious intention of making neighbours so desperate to get something attractive in its place that we would accept a plan that guarantees an additional 4 lots entering the road at a difficult corner and at least 10 families (massive homes, at least double the size of current homes in the area) with the addition of (conservatively) 15 cars/trucks on the street or in the crowded driveways of the properties.

The whole essence of this proposed plan is exemplified by the initial submission calling for RS 10 followed by a change to RS 11 late in the submission process to try to ensure even more profit without alerting many neighbours who will read only your 20 May letter and not the application on your website.

A maximum of 4 single family homes of a size and character to fit into the area (RS 10) would be welcomed, not this current (RS 11) proposal.

Respectfully,

Toni and Errol Collinson
[REDACTED] Piedmont Gardens
Victoria BC, [REDACTED]
[REDACTED]



Del Monte

✓ sheets

	ACKNOWLEDGED
✓	CLERKS
	REPLIED

Del Monte Avenue
Victoria, B.C.

May 28th, 2015

Liz Gudavicius
Subdivision Co-ordinator
Planning Department
District of Saanich
770 Vernon Avenue
Victoria, B.C., V8X 2W7

ENTERED
IN CASE

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DISTRICT OF SAANICH

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DISTRICT OF SAANICH

Re: File #: SUB00741 / REZ00557

Dear Ms. Gudavicius:

Thank you for the opportunity to provide feedback on the proposed redevelopment of 5117 Del Monte Avenue. It is of particular interest to us since we live next door on the north side of the property. We are STRONGLY in support of redevelopment and are anxious for it to go ahead for the following reasons:

1. First and foremost, the existing property is a fire trap. In winter, 2014, the garage roof caught fire. We noticed it, called 911 and alerted the tenant next door who had no idea it was happening. Last summer, we noticed a fire in the driveway that had not been noticed by the tenant. The house and garage roofs next door are completely overgrown with vines and are tinder dry in summer. It would take very little for them to ignite and threaten the entire neighbourhood.
2. Along the shared fence line, we have spent hours digging up noxious and invasive weeds coming under the fence and cutting back blackberry and kiwi vines coming over the top. We love our garden and property and it is frustrating to live next door to owners/tenants who couldn't care less about their's.
3. A significant amount of discarded equipment and other rubbish has been tipped down the back of the property and is likely harmful to the environment.
4. The property is an eyesore and looks as though it should be condemned. The owners/tenants have no interest in maintaining it unlike other properties in the area which are neat and well managed.

We would be very happy to work with the developer to ensure that our privacy is not compromised as our garden is private on all sides except 5117 Del Monte. We would also like to recommend that attention be paid, during the development, to Del Monte Avenue itself and traffic safety. There is a sharp corner at the edge of the property to the south of us, in front of 5117 Del Monte, that obscures traffic. Cars move very fast

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along the road yet there is no traffic calming device and no "hidden driveway" sign such that we are at risk every time we leave our driveway.

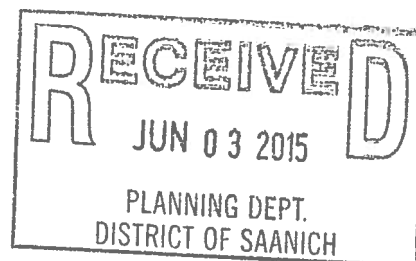
While it seems that 5 two-storey homes on the property may be somewhat crowded, (we would prefer 4 or 5 rancher style homes), our primary interest is for the lot to be developed to reduce fire risk, minimize environmental damage and improve the look of our neighbourhood.

In closing, we cannot state strongly enough how much we support the redevelopment of 5117 Del Monte Avenue. We would be pleased to answer any questions and/or expand upon any of our concerns.

Sincerely,



Lesley Bainbridge & Gillian Hobbs



Del Monte

V sheets

✓	ACKNOWLEDGED
✓	CLERKS
	REPLIED

File #: SUB00741 REZ00557

Del Monte Ave.
Victoria, B.C.

May 29, 2015

From: John Lydon
 To: **Saanich Planning** Subdivision Services
 Re: File #: SUB00741 REZ00557 5117 Del Monte Ave.
 Lot B, Section 45 & 46, Lake District, Plan 9363

2015

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INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	/		

Greetings,

I wish to comment on the proposal to rezone 5117 Del Monte Ave., a truly unique property, **A1-Rural Zone**, situated beside our property. .

As our family lives at [redacted] Del Monte Ave., on the southern border of the said property, we are concerned as this proposal would negatively impact the quality of our property and life, as well as the immediate neighborhood and the urban forest environment.

As such, I wish to point out **numerous discrepancies** between this proposal and both the Saanich Official Community Plan (SOCP) and the Cordova Bay Local Area Plan (CBLOP).

"Maintenance of neighbourhood character is of paramount importance when considering new developments within established areas. Building style, exterior finish, massing, and height, and maintenance of contiguous tree cover, are factors that impact on the ability of a new development to integrate into established neighbourhoods."

(P.4-20, Saanich Official Community Plan)

Pd

"The thrust of the policies is to maintain Cordova Bay as a partly rural and partly suburban community" **(CBLOP Preface)**

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CBLAP Community Goals #2... the rural character outside the Urban Containment Boundary to be retained.

CBLAP Community Goals #12 Retention, restorations, and/or enhancement of urban forests, watercourses, riparian zones, and other environmentally significant features.

The proposal cannot be said to be maintaining neighbourhood character. In particular because:

- the increase in housing **density**,
- the the size and closeness of the houses to our property and each other
- the loss of tree cover/urban forest
- the overall design reflects a disconnect from the area's housing norms, unique features, and the Local Area Plan.

Environmental Issues

Policy 5.1 "Encourage protection of indigenous vegetation, wildlife habitats, urban forest landscapes and sensitive marine environments within Cordova Bay when considering applications for change in land use".
(CBLAP p.14)

There are numerous trees on this property. This proposal will result in a major alteration of vegetation and the urban forest of this rural property.

Density Issues

Two of the lots, at 919 m², and 796m² , are small, by the area standard minimum of 930m² (**CBLAP, p.18; CBLAP Policies 7.2, p.22**).

All the houses are close to each other, much like row housing. There will be no green space on any south facing wall of these 5 proposed houses as it is too narrow for sunlight.

Setbacks

The 1.5 meter setback from our property **is especially close**, especially since our setback North/south is 1.5 meters. Please refer to the PDF. This project is also of concern given the requisite loss of trees, loss of privacy, and increased noise. It is difficult to see how this project proposal is taking into account the local context and **“maintaining the overall neighbourhood character” (CBLAP p.18)**

Besides its major impact on our particular property, this proposal would diminish the character of Cordova Bay ridge, altering both a unique property and negatively impacted the character of the area. Approving, essentially, a high density housing project, would affect pedestrian safety, traffic and the urban forest landscape, eroding of the area’s uniqueness and desirability as a neighbourhood. It would also set a poor precedent for future development in the area.

My questions are:

1/ Is there an onus on the developer to follow the SOCP and CBLAP when drawing up a project proposal?

2/ What is the usual sequence of events in the subdivision review process?

I look forward to your response and the furthering of this conversation.

Sincerely, John Lydon

Resident, [REDACTED] Del Monte Ave. [REDACTED]

1410-04
xref: 2870-30

Going to PH June 27, 2017



**Bylaws No.
9444 and 9445**

The Corporation of the District of Saanich

Supplemental Report

To: Mayor and Council

From: Sharon Hvozdzanski, Director of Planning

Date: May 30, 2017

Subject: Additional Information - Subdivision, Rezoning, Development Permit Amendment; Development Variance Permit; and Environmental Development Permit Applications
 File: SUB00730; REZ00546; DPA00812; DVP00358; DPR00583/DPE00583
 955 & 961 Portage Road

Council: ✓
 CAO: ✓
 Dir. of Eng: ✓
 Comm. Assoc.: ✓
 Applicant: ✓ June 7, 2017

RECOMMENDATION

That Council receive this report for information.

Note: As outlined in the body of this report, in response to Council's comments about secondary suites, the applicant has committed to restricting the size of suites in new houses to 53.4 m² (575 ft²). This commitment should be added to the covenant requirements.

PURPOSE

The purpose of this report is to provide further information to Council as requested, on the following issues: traffic impact assessment; community contribution; and secondary suite restriction.

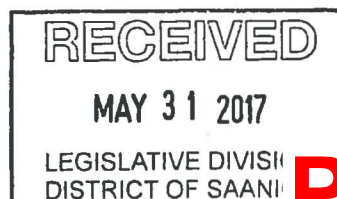
DISCUSSION

Background

The applicant proposes to amend existing Development Permits DPR2008-00008 and DPR90-0033 and rezone two parcels from the A-1 (Rural) Zone to the RS-12 (Single Family Dwelling) Zone in order to subdivide to create four additional lots for a total of six bare land strata lots for single family dwelling use. An Environmental Development Permit Application and an Official Community Plan Amendment Application form part of the application package. Variances for lot depth and setbacks are also requested.

At the April 24, 2017 Committee of the Whole meeting Council received a planning report summarizing:

- A request from the applicant to rezone from the A-1 (Rural) Zone to the RS-12 (Single Family Dwelling) Zone for the purpose of creating six bare land strata lots total;
- A request from the applicant to amend the Tillicum Local Area Plan;
- Zoning Bylaw variances for lot width and siting;
- Conceptual house designs;



Page 1 of 5

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- Impact of the proposed development in relation to tree removals and the natural environment; and
- Servicing impacts.

At that meeting, members of Council made a number of comments regarding the proposal and requested further consideration of the following:

1. The applicant's commitment to having a traffic impact study conducted;
2. Additional information on a community contribution; and
3. Restricting secondary suites.

In addition, the applicant has noted minor errors in the December, 2016 Planner's report and accompanying Development Variance Permit that are addressed in this report.

Additional Information

1. Traffic Impact Assessment

In response to Council's request, the applicant hired Watt Consulting Group to review the existing traffic volumes on Portage Road, near the site, and project the traffic expected to be created by the additional housing units. A review of the road classification to determine if the road can handle the additional traffic formed part of the review.

April 2017 traffic volume data was collected on Portage Road for a two hour period in the AM and PM. During the AM peak (7:45 – 8:45 am) there were a total of 73 vehicles per hour (vph) and 44 vph for the PM peak (4:30 – 5:30 pm). Using Institute of Traffic Engineers (ITE) Trip Generation Manual rates and the number and type of existing residences in the area, PM peak hour trips were expected to be 54 vph and slightly higher for the AM peak hour.

The AM peak hour is an overlap of the start times for Marigold Elementary and Spectrum School and for residents commuting. In the PM peak, the school dismissal times and the commuting peak periods do not overlap. The results indicate that in the AM peak hour parents are using Portage Road as a drop off location for the schools (for students to use the pedestrian overpass). It is estimated that during the AM peak approximately 40 vph are school related trips (20 in/20 out per hour).

As a worst case scenario, the proposed development was analysed assuming that the single family dwellings would contain suites. The maximum trips the development would add to Portage Road is 7 vph or approximately one trip every 8.5 minutes in the PM peak hour. The total PM peak hour would be less than one vehicle every minute (51 vph). In the AM peak hour, the additional traffic would be 5 vehicles per hour (or less), with the total volume on the road at 79 vph post development.

Based on the PM peak hour representing 10% of daily traffic (typically), the daily traffic volumes on Portage Road would be approximately 500 vehicles per day. This volume of traffic is in the middle of the range for a local road classification, which is expected to have up to 1,000 vehicles per day. Therefore the addition of the development traffic would not impact the ability of the road to continue to function as a local road.

The existing Portage Road cross section along the frontage of the site is approximately 5.75 m of asphalt with no sidewalk or shoulders. The Development Servicing Requirements for the

proposed subdivision require that Portage Road in front of the subject property must be improved to 8.5 m residential road standards complete with concrete curb, gutter, and sidewalk.

2. Community Contribution

The applicant has stated that significant commitments have been made for amenities within this application that would benefit the community in the form of stormwater treatment for runoff originating off site and the rehabilitation of the natural state covenant areas, the majority of which front the public realm. In addition to on-site stormwater management, the applicant proposes to construct a bioswale facility on the boulevard to treat the stormwater runoff from Portage Road before it reaches the municipal storm drain system. The estimated cost of this facility is \$41,855. In addition, a similar contribution is proposed to rehabilitate the natural state covenant areas on the site for a total amenity contribution of about \$83,710, or \$20,927 for each additional lot proposed. Saanich has not adopted a specific amenity contribution policy. Based on recent developments, amenity contributions have been in the range of \$1,500 - \$3,000 for each new unit.

3. Secondary Suites

The applicant has stated that secondary suites are legal in most neighbourhoods throughout Saanich and would be appropriate in this case due to the low density and generous parking capacity of the site and the minimal impact they would have on traffic. This development offers an opportunity to provide the community with some much-needed affordable secondary housing. For the reasons stated, prohibiting secondary suites is not proposed.

The applicant has committed to reducing the buildable density for this site by 45% to match that of the RS-8 (Single Family Dwelling) Zone. The close proximity of bedrock to the surface along with shallow sewers and drains would largely preclude basements in the proposed new dwellings. This effectively caps the new house sizes at 290 m² (3,121 ft²). In order to reduce potential impacts and encourage single or student occupancy, the applicant is agreeable to a covenant to limit the size of secondary suites in the proposed new houses to 53.4 m² (575 ft²).

4. Report and Permit

The applicant has noted that Figure 1 in the December 19, 2016 Planner's report incorrectly labeled the proposed garage on Stata Lot F as "proposed rain garden". A revised Figure 1 is included with this report.

Also, clause 4(c) of Development Variance Permit DVP00358 states that the requested front yard setback variance for proposed Strata Lot F of the subdivision is from 7.5 m to 6.0 m. The requested variance is from 7.5 m to 5.4 m. The requested variance was identified correctly on Figure 1 of the Planner's Report and on the tentative plan of subdivision attached to the Development Variance Permit. A revised Development Variance Permit is attached.

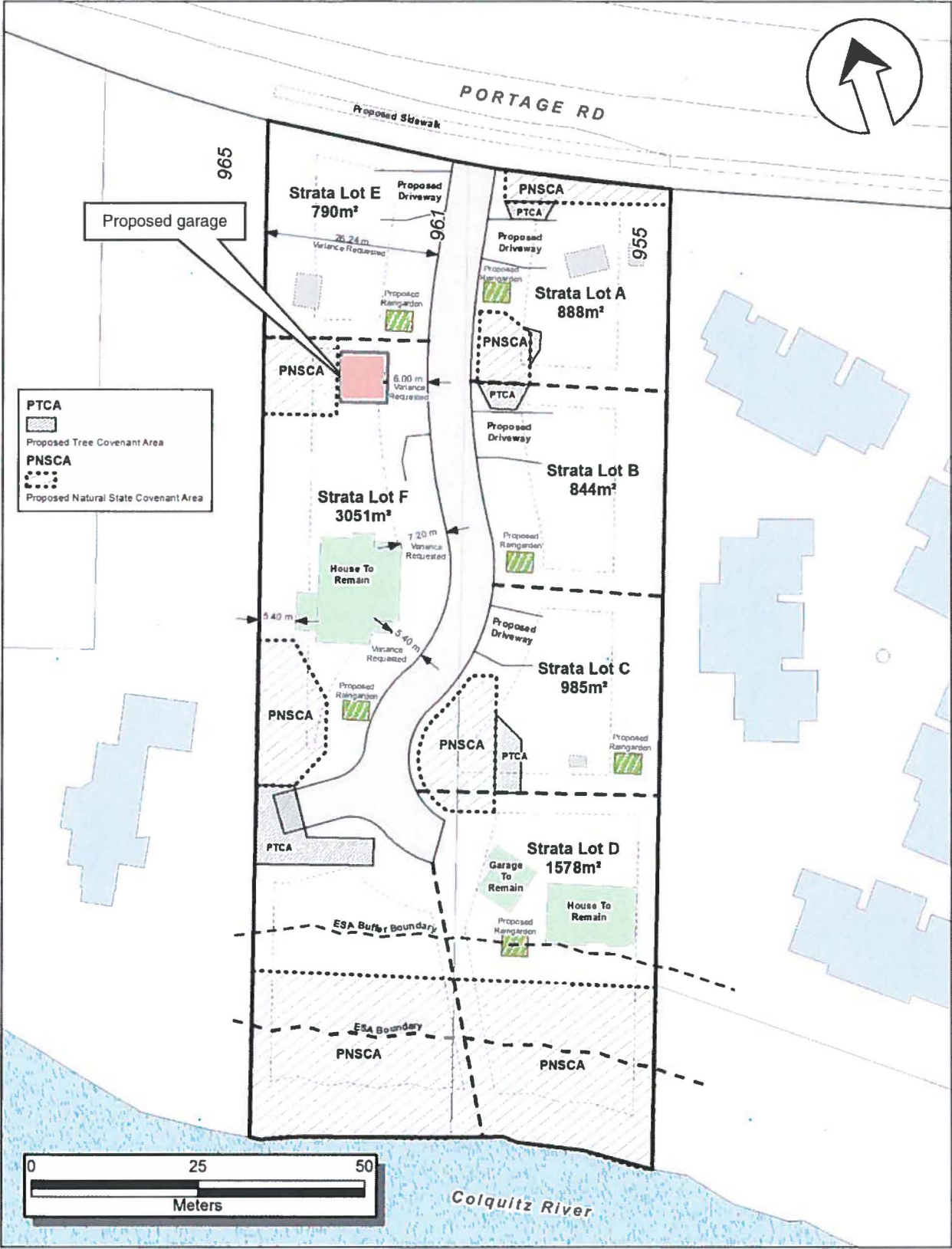
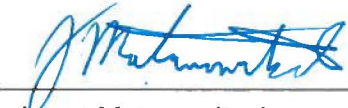
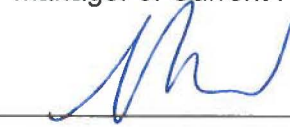


Figure 1 (Revised): Proposed Bare Land Strata Subdivision

Prepared by 
Neil Findlow
Senior Planner

Reviewed by 
Jarret Matanowitsch
Manager of Current Planning

Approved by 
for Sharon Hvozdzanski
Director of Planning

NDF/ads
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Attachment

cc: Paul Thorkelsson, Administrator
Graham Barbour, Manager of Inspection Services

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.


for
Paul Thorkelsson, Administrator

DISTRICT OF SAANICH
DEVELOPMENT VARIANCE PERMIT

DVP00358

To:

Ian Graeme Sutherland
1715 Government Street
Victoria BC V8W 1Z4

Brian Guy
961 Portage Road
Victoria BC V8Z 1K9

the owner of lands known and described as:

Lot 5, Section 79, Victoria District, Plan 890 Except Part
In Plan 3836 RW and Plan 776RW
 and
Lot 6, Section 79, Victoria District, Plan 890, Except Parts
In Plans 3836 RW, Plan 50827 and Plan 776RW

955 & 961 Portage Road

(herein called "the lands")

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by the Permit.
2. This Development Variance Permit applies to the lands.
3. The owner has submitted to the Approving Officer a tentative plan of subdivision to subdivide the lands into a total of six lots as shown on the plan of subdivision prepared by Richard J. Wey & Associates, Land Surveying Inc. received on June 30, 2014, a copy of which is attached hereto.

(herein called "the subdivision")

4. The Development Variance Permit varies the provisions of the Zoning Bylaw 2003, No. 8200 and Subdivision Bylaw 1995, No. 7452 as follows:
 - (a) by varying the minimum depth provided by Section 5.0(b) of the Subdivision Bylaw 1995, No. 7452 in respect to proposed Strata Lots E and F of the subdivision from 27.5 m to 26.24 m for proposed Strata Lot E and 20.28 m for proposed Strata Lot F.
 - (b) by varying the rear yard setback provided by Section 250.4(a)(ii) of Schedule 250 attached to the Zoning Bylaw, 2003, No. 8200, in respect to proposed Strata Lots A, B, C, and E of the subdivision from 10.5 m to 7.5 m and in respect to proposed Strata Lot F of the subdivision from 10.5 m to 5.3 m.
 - (c) by varying the front yard setback provided by Section 250.4(a)(i) of Schedule 250 attached to the Zoning Bylaw, 2003, No. 8200, in respect to proposed Strata Lot F of the subdivision from 7.5 m to 5.4 m.

(d) by varying the front yard setback provided by Section 250.5(a)(i) of Schedule 250 attached to the Zoning Bylaw, 2003, No. 8200, in respect to a garage on proposed Strata Lot F of the subdivision from 7.5 m to 6.0 m.

5. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____
ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk

1410-04
X ref: 2870-30



The Corporation of the District of Saanich

Mayor
Councillors
Administrators
Com. Assoc
Applicant

Council
Administration
Media

Report

To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: December 19, 2016
Subject: Subdivision, Rezoning, Development Permit Amendment; Development Variance Permit; and Environmental Development Permit Applications
File: SUB00730; REZ00546; DPA00812; DVP00358; DPR00583/DPE00583
955 & 961 Portage Road

PROJECT DETAILS

Project Proposal: The applicant proposes to amend existing Development Permits DPR2008-00008 and DPR90-0033 and rezone two parcels from A-1 (Rural) Zone to RS-12 (Single Family Dwelling) Zone in order to subdivide to create four additional lots for a total of six bare land strata lots for single family dwelling use. An Environmental Development Permit application and an Official Community Plan Amendment application also form part of the application package. Variances for lot width and setbacks are also requested.

Address: 955 & 961 Portage Road

Legal Description: Lot 5, Section 79, Victoria District, Plan 890, Except Part in Plan 3836 RW and Plan 776RW
Lot 6, Section 79, Victoria District, Plan 890, Except Parts in Plans 3836 RW, Plan 50827 and Plan 776RW

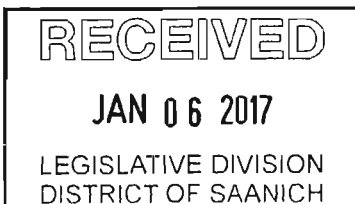
Owner: Ian Sutherland and Brian Guy

Applicant: Artificer Development Corporation (Ian Sutherland)

Parcel Size: 8,892 m²

Existing Use of Parcel: Single Family Dwelling

Existing Use of Adjacent Parcels:
North: A-1 (Rural) Zone • Trans-Canada Highway and Galloping Goose Trail
P-1 (Assembly) Zone • Ecole Marigold Elementary and Spectrum Community Schools
South: P-1 (Assembly) Zone • Portage Inlet and Colquitz River
East: RT-3 (Attached Housing) Zone
P-4N (Natural Park) Zone • Colquitz Park
West: A-1 (Rural) Zone



Current Zoning:	A-1 (Rural) Zone
Minimum Lot Size:	2.0 ha
Proposed Zoning:	RS-12, Single Family Dwelling Zone
Proposed Minimum Lot Size:	930 m ²
Local Area Plan:	Tillicum
LAP Designation:	General Residential
Community Assn Referral:	Gorge Tillicum Community Association (GTCA) and Portage Inlet Sanctuary Colquitz Estuary Society (PISCES) – Referrals sent July 7, 2014 • Letter from GTCA received December 8, 2014 providing general comment. Letter from PISCES received July 24, 2014 indicating no support for the project. In addition, responses were received from Gorge Waterway Action Society (GWAS) indicating that it is not opposed to the proposal and from Gorge Waterway Initiative (GWI) indicating that members could not reach a consensus about the proposal.

PROPOSAL

The applicant proposes to amend existing Development Permits DPR2008-00008 and DPR90-0033 and rezone two parcels from A-1 (Rural) Zone to RS-12 (Single Family Dwelling) Zone in order to subdivide to create four additional lots for a total of six bare land strata lots for single family dwelling use. Some areas of the site that contain remnants of native trees, including along the shoreline adjacent to Colquitz River estuary, would be preserved in their natural state through registration of a suitable covenant. An Environmental Development Permit Application and an Official Community Plan Amendment Application form part of the application package. Variances for lot width and setbacks are also requested (see Figure 1).

PLANNING POLICY

Official Community Plan (2008)

- 4.2.1.1 “Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact; Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainably; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.”
- 4.2.1.2 “Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.”
- 4.2.4.3 “Support the following building types and land uses in Neighbourhoods:
- single family dwellings;
 - duplexes, tri-plexes, and four-plexes;

- townhouses;
- low-rise residential (up to 4 storeys); and
- mixed-use (commercial/residential) (up to 4 storeys).”

4.2.1.14 “Encourage the use of ‘green technologies’ in the design of all new buildings.”

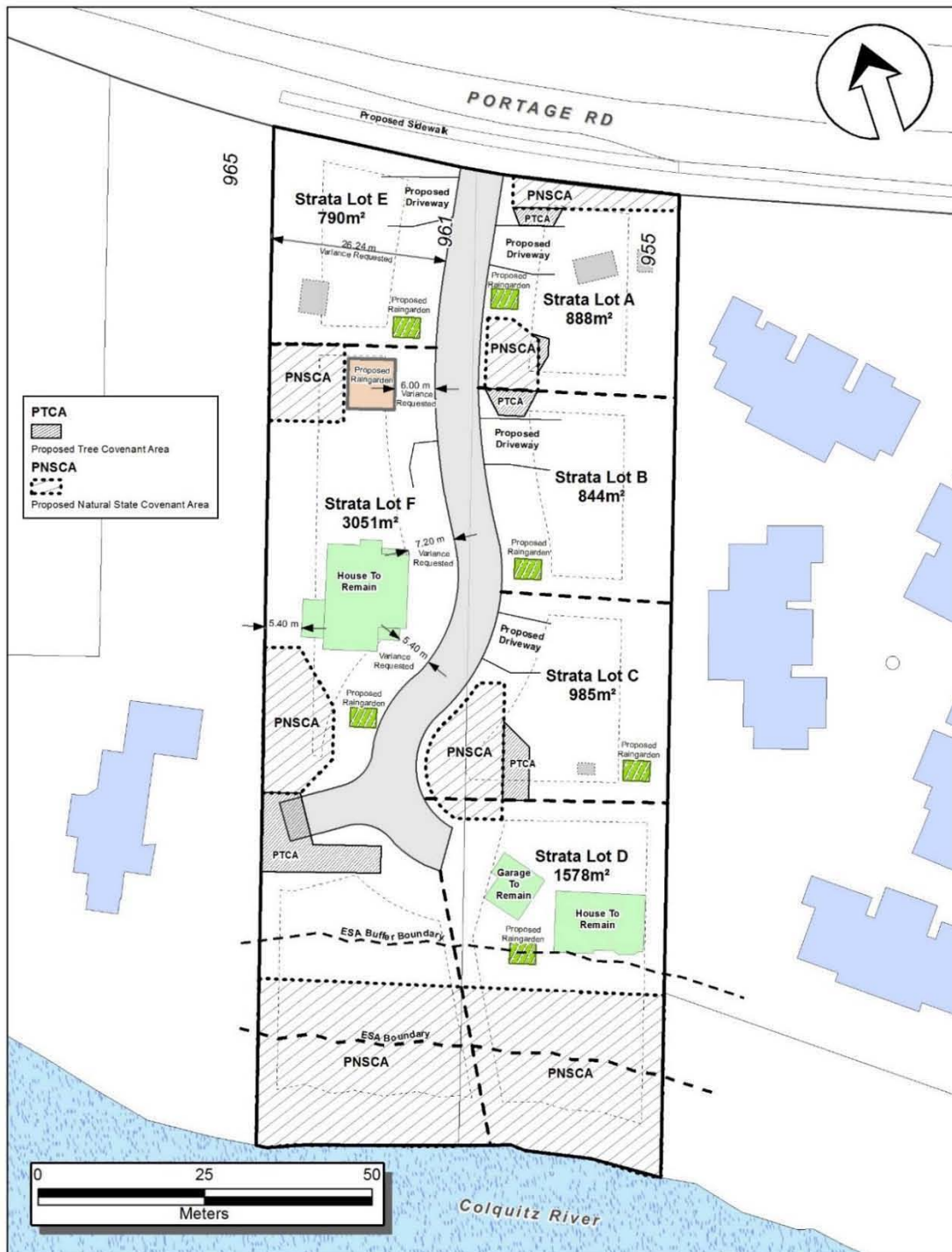


Figure 1: Proposed Bare Land Strata Subdivision

Tillicum Local Area Plan (2000)

The Tillicum Local Area Plan Structure Map identifies the residential area adjacent to Colquitz Creek/Portage Inlet for “General Residential” use. The Local Area Plan policies applicable to this proposal are as follows:

- 6.1 “Protect and enhance indigenous vegetation, wildlife habitat, and riparian environments as much as possible when considering applications for changes in land use.”
- 6.2 “Preserve indigenous trees, shrubs, plants, and rock outcroppings as much as possible Within parks, boulevards, unconstructed road rights-of-way, and other public lands.”
- 6.3 “When possible, negotiate a minimum 3.0 m protective easement along the riparian boundaries of properties which abut Portage Inlet and Colquitz River to retain or restore the shoreline areas to a natural state.”
- 6.4 “Use development permit legislation to:
 - a) establish new development permit areas for riparian areas of the Colquitz River and Gorge Waterway foreshore to protect environmentally sensitive areas;
 - b) amend the Portage Road Development Permit area to include all parcels fronting Portage Inlet;
 - c) amend the 15 m building setback in the Portage Road Development Permit Area only after consultation with affected property owners and Residents’ Association;
 - d) propose riparian setbacks in development permit areas that take into account existing building locations and developments; and
 - e) consider restricting future redevelopment to existing building footprints.”
- 7.2 “Minimize the impact to the environment on the Portage Inlet by:
 - a) Retaining A-1 zoning along the north shore of Portage Inlet...”
- 8.9 “Continue to work with the Ministry of Transportation and Highways and the Provincial Capital Commission to implement the policies of the Scenic Access Corridor Study with particular attention to mitigating noise and visual disturbance along Portage Road.”

Portage Road Development Permit Area

The property is also located within the Portage Road Development Permit Area. Relevant guidelines pertain to preserving wooded areas and native vegetation, minimizing the amount of impervious cover, and maintaining a minimum 15 m setback for buildings and structures from the marine high water mark.

DISCUSSION

Neighbourhood Context

The 8,892 m² waterfront site is located within the Urban Containment Boundary and Sewer Service Area on the south side of Portage Road. It comprises two A-1 (Rural) zoned parcels each containing a single family dwelling.

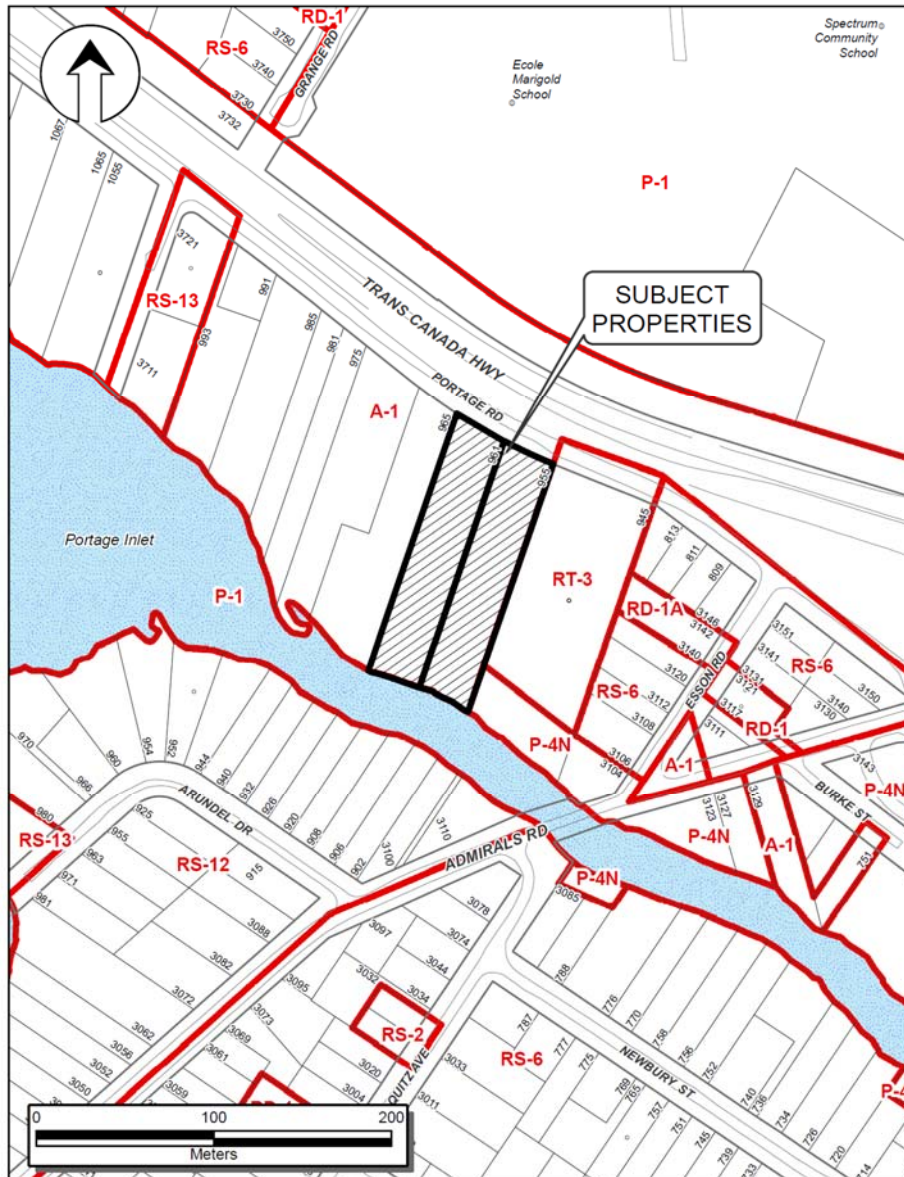


Figure 2: Context Map

Surrounding land use is attached housing to the east, single family dwellings on relatively large lots to the west, Portage Inlet/Colquitz River estuary to the south, and two public schools and a private school to the north across Portage Road and Trans-Canada Highway. Portage Inlet is part of the federally designated Victoria Harbour Migratory Bird Sanctuary.

Land Use

The Official Community Plan directs the majority of future residential densification to areas in and around “Centres” and “Villages”, but also provides consideration for “limited infill” within neighbourhoods. Residential infill projects where variances or rezoning is requested are reviewed on a case-by-case basis with consideration given to impacts on surrounding neighbours and consistency with Saanich’s land use policy.

The proposed subdivision would be consistent with Official Community Plan policies aimed at keeping urban settlement compact and encouraging new development to locate within the Urban Containment Boundary. The site is located inside the Urban Containment Boundary within 1.2 km walking distance of Tillicum Centre and 250 m walking distance of three schools and Cuthbert Holmes Park. The proposal, however, would not comply with Tillicum Local Area Plan policy 7.2(a) to maintain the A-1 zoning along the north side of Portage Inlet.

The A-1 Zoned lots along the north side of Portage Inlet and Colquitz River range in area from 472 m² to 4,983 m². The average lot area is 2,018 m². One-third of the lots are 2,000 m² or larger. Subdivision to establish a pattern of relatively deep, narrow lots along the north side of Portage Inlet and Colquitz River west of Admirals Road occurred in the early 1900s. Subdivision to create the waterfront lots along Clarence Avenue (now Bute Street) occurred in 1912. The Skeena Place subdivision occurred in 1948 (see Figure 3). The RS-6 zoned lots west of Esson Road were created by subdivision in 1940. In 1998, a parcel on Portage Road at Grange Road was rezoned from A-1 to RS-13 and subdivided to allow separate ownership of two existing dwellings on the property. In addition, a number of subdivisions have occurred to adjust the boundaries between existing lots. In these cases, no new lots were created.

Early Tillicum Local Area Plans acknowledged the A-1 zoning and low density semi-rural character of the area along the north side of Colquitz River and Portage Inlet which was within the Urban Containment Boundary but mostly outside the Sewer Enterprise Boundary. The 1984 Tillicum Local Area Plan states:

“In terms of Plan policies it is recommended that riparian properties along the Gorge and Portage Inlet remain low density in order to retain the important elements of openness and natural amenity”.

The 1984 Local Area Plan contained the following policies relevant to the Portage Road Area:

- 2.2 “Consider the inclusion of properties along Portage Road on Portage Inlet into the Sewer Enterprise when existing systems present health problems or upon presentation of a petition.”
- 5.1.1 “Maintain single-family, low profile land uses in the upland areas adjacent to Portage Inlet.”
- 5.1.3 “Consider townhouses on Portage Road when adequate sewer facilities are available and provided all off-street parking is screened from the road and existing streetscapes in terms of landscaping and vegetation are maintained.”

Policy 5.1.3 was intended to facilitate the development of the Capital Regional District Housing Corporation owned townhouses at 945 Portage Road. Following completion of the townhouses, the Local Area Plan was amended in 1989 to remove policy 5.1.3 on the basis that it was considered to be an anomaly.

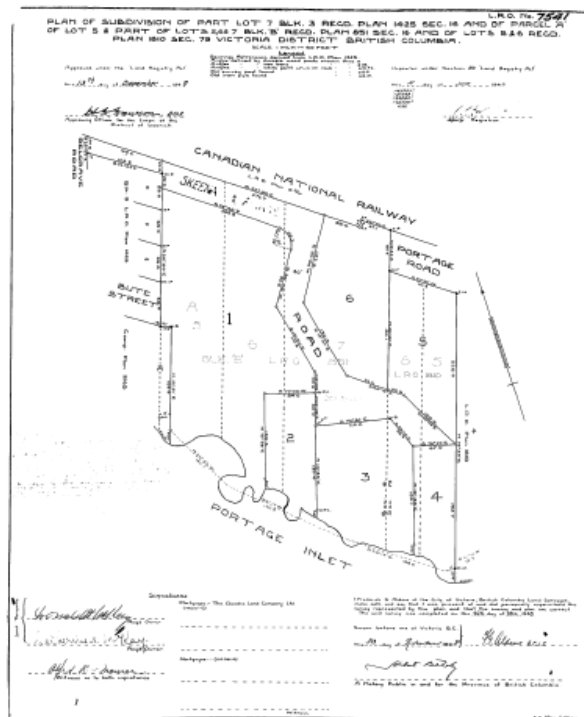
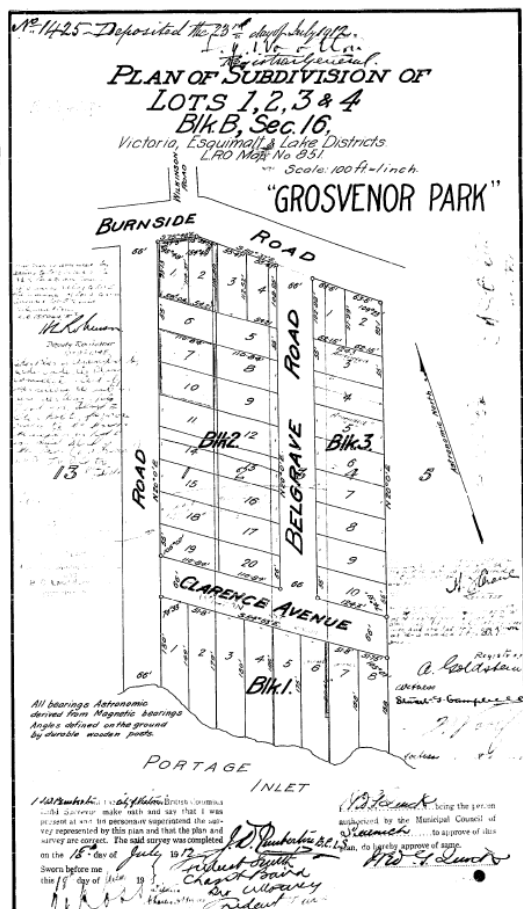


Figure 3: Early Subdivision Plans

The 1993 Tillicum Local Area Plan refers to the area around Portage Inlet as Sub Area 1. It states:

“This area includes the residential areas surrounding Portage Inlet. Lots in the area are characteristically larger which is reflected in the A-1 (2.0 ha minimum lot size) zoning along Portage Road and the RS-12 (930 m² minimum lot size) zoning in the Murray Drive, Arundel Avenue and Glenwood Avenue areas. The presence of, and proximity of this area to Portage Inlet Nature Sanctuary emphasizes the need to consider environmental issues such as impacts on nesting/wintering habitats, vegetation. Generally, policies that are aimed at maintaining lower densities will address many of the aesthetic and environmental concerns.”

The 1993 Local Area Plan contained the following policies relevant to Sub Area 1:

- 2.1.1 “Maintain single family land use based on 930 m² lot sizes and consider duplex proposals based Official Community Plan policies 6(a) and 6(b).”

In 2000, during the review of the Tillicum Local Area Plan some residents, including members of PISCES, expressed concern that subdivision pressure could occur along the north side of Portage Inlet and Colquitz River estuary if residents successfully petitioned for inclusion of the area within the Sewer Enterprise Boundary. To address this concern, the Local Area Plan contains the following policy:

- 7.2 “Minimize the impact to the environment on the Portage Inlet by:
- a) Retaining A-1 zoning along the north shore of Portage Inlet.
 - b) Maintaining single family dwelling zoning and standard lot sizes of 930 m² along Portage Inlet south of the Colquitz River.
 - c) Maintaining a minimum lot size for panhandle lots of 1300 m² along Portage Inlet south of Colquitz River.”

The applicant has argued that Tillicum Local Area Plan policy 7.2(a) is not applicable because the policy refers specifically to properties along the north side of Portage Inlet. His property is located on the north side of Colquitz River estuary. While technically this is true, staff have noted that the term “Portage Inlet” is used generically in the Local Area Plan to refer to the area of Portage Inlet/Colquitz River estuary west of Admirals Bridge. Staff stand by the interpretation that policy 7.2(a) is intended to apply to all of the A-1 zoned lands fronting on Colquitz River and Portage Inlet.

In 2006, Council resolved to extend the Sewer Enterprise Boundary to include the property located at 961 Portage Road. The other property at 955 Portage Road was already within the Sewer Boundary. At the time, Council made clear that inclusion of 961 Portage Road within the Sewer Enterprise Boundary (now Sewer Service Area) was intended only to address a health concern caused by an existing malfunctioning sewer disposal system on the site. Further subdivision or other more intensive development was not supported.

Based on staff’s interpretation, the applicant has submitted an application to amend Tillicum Local Area Plan policy 7.2(a) to facilitate the subdivision. Policies to retain the A-1 zoning and semi-rural character of properties along the north shore of Colquitz River and Portage Inlet are long-standing. On this basis, Planning does not support the current application.

Should Council wish to support development on the subject parcels, beyond what is anticipated by existing policy, staff would recommend that one additional residential lot be permitted, for each of the subject parcels. This would allow for some level of additional development on these parcels, but in a form more in keeping with the intent of the existing policy. An example of a subdivision where one additional lot was created fronting Portage Road can be seen in Figure 2: Context Map of this report (see 991 and 993 Portage Road).

Building and Site Design

The applicant proposes to rezone the site from zone district A-1 (Rural) to zone district RS-12 (Single Family Dwelling) and to subdivide under the bare land strata regulations of the “Strata Properties Act” to create four additional lots for a total of six bare land strata lots for single family dwelling use. The lots which would be accessed from Portage Road via a 6.6 m wide private road, mostly built over existing driveways, would range in area from 790 m² to 3,051 m². The average lot area would be 1,340 m² which would comply with the minimum lot area requirement of 930 m² for the RS-12 Zone.

In order that the form and character and size of new single family dwellings on the site would be consistent with the character of existing housing along Portage Road, the applicant proposes to register a Statutory Building Scheme with Design Guidelines and to limit the maximum non-basement floor area for a single family dwelling to 290 m² which is the maximum permitted for the RS-8 (Single Family Dwelling) Zone. This is a reduction of 210 m² from the maximum

500 m² non-basement floor area permitted for the RS-12 Zone. In addition, the building scheme would include guidelines to encourage that new buildings would be designed to BUILT GREEN®

Gold or equivalent environmental and sustainability standard and are constructed with conduit to be solar ready. Figures 4 to 7 illustrate the form and character of the proposed new dwellings to be constructed on the site. Two existing dwellings would be retained on proposed strata lots D and F. New dwellings of the size and type proposed would generally be consistent with the character of existing houses along Portage Road. Should Council approve the development, suitable covenants for dwelling size, location, and design, BUILT GREEN® level and solar readiness should be secured prior to Final Reading.



Figure 4: Proposed New Residence on Strata Lot A



Figure 5: Proposed New Residence on Strata Lot B



Figure 6: Proposed New Residence on Strata Lot C



Figure 7: Proposed New Residence on Strata Lot E

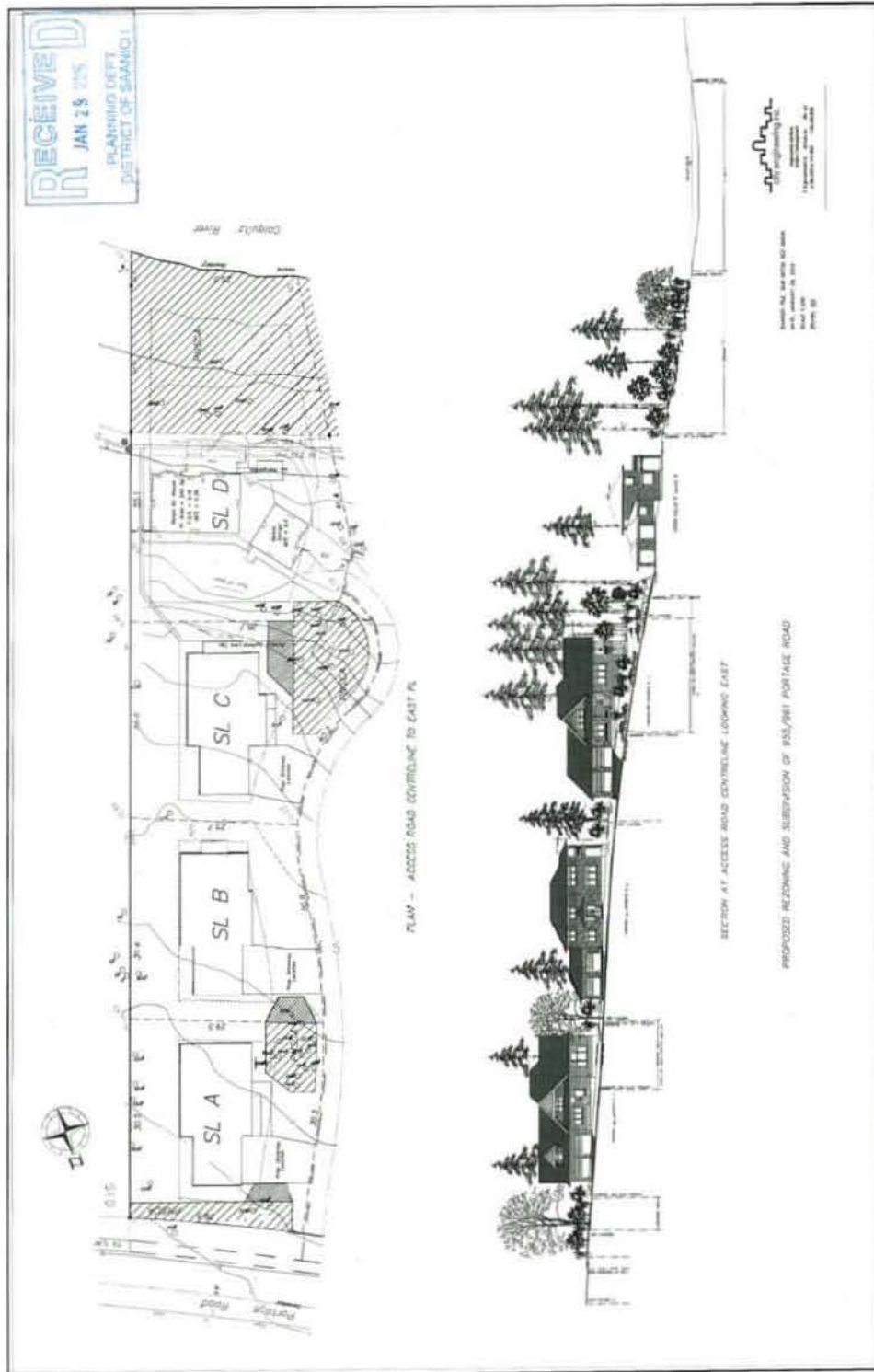


Figure 8: North-South Cross Section Looking West Along the Common Property Access Road

Tillicum Local Area Plan 2000 policy 8.9 encourages that view corridors to Portage Inlet from the Trans-Canada Highway, which is designated as a scenic access corridor into the Capital City, should be maintained. In this case, development on the site would generally not be seen from the Trans-Canada Highway due to the topography which slopes down to Portage Inlet and an existing headlight attenuation fence along the south side of the highway. The most visible feature of the site is the dense tree cover.

VariANCES

Subdivision Bylaw variances are requested for strata lots E and F. The proposed lots would have depths of 26.24 m and 20.28 m respectively. The minimum lot depth required is 27.5 m. The requested variances are a result of the proposed strata roads irregular alignment, which was chosen to minimize potential tree impacts. In addition, Zoning Bylaw siting variances are requested for strata lots A, B, C, and E to reduce the required rear yard setback from 10.5 m to 7.5 m. Siting variances are also requested for strata lot F to reduce the rear yard setback for the existing house from 10.5 m to 5.3 m, the front yard setback for the existing house from 7.5 m to 5.4 m and the front yard setback for a proposed garage from 7.5 m to 6.0 m. The requested rear yard variance would allow a porch on the existing house to be retained. All other requested siting variances are a result of the applicant's efforts to retain the trees. None of the requested variances would have a significant impact on the adjacent dwellings or the streetscape. For these reasons, the requested variances can be supported.

Environment

The site drops in elevation ± 16 m from north to south. In 2008, a tree inventory and condition survey were undertaken for the site by Talbot Mackenzie & Associates, Consulting Arborists. In 2012, the arborists updated the study and also undertook a Windthrow Study for the site. The site contains a total of 281 trees, 55 of which are bylaw protected. The bylaw protected trees are mostly Douglas-firs and Garry oaks, with other tree species scattered among them in small numbers. Other species include Big Leaf maple, Grand fir, Scouler's willow, Arbutus, Pacific yew, and Western red cedar. The project arborists noted that trees on the site are exhibiting indicators of health stress and decline due to infection by root disease. Twenty-five trees were removed from the site in 2012. The trees remaining on the site are relatively well structured with deep root systems. Typically, trees with these characteristics are not a high risk of windthrow or trunk failure during high wind conditions. The tree health, however, will likely continue to decline and should be monitored in future years for any change in health and structure.

An assessment of native and invasive vegetation was undertaken for the site in 2006 and updated in 2014, by Hans Roemer, PhD, Plant Ecologist. The 2006 assessment concluded that the lower shrub and the herbaceous vegetation are highly disturbed and invaded by non-native plants. Armenian blackberry and ivy covers much of the forest floor and has grown up the trees. Very little is left of the native forest floor plants. Since 2006, an old building was removed from the site and a new house was constructed closer to Colquitz River. While this development resulted in removal of some of the original, highly disturbed vegetation, the details of native and invasive vegetation described in the 2006 report have not changed.

In addition to the above noted reports, ENKON Environmental was engaged by the applicant to provide an environmental overview assessment of the site prior to development. The August 24, 2014 report notes that no rare plant communities or sensitive ecosystems as identified by the Sensitive Ecosystems Inventory (ESI) were observed during EKON's survey. Saanich's ESI

identifies the marine backshore as an environmentally sensitive area. The marine backshore is a critical environment that supports many rare species that rely on the specialized habitats found on the coast. The report provides recommendations that, if implemented, would protect the aquatic resources from the impacts of stormwater and erosion and subsequent sedimentation. It also provides recommendations to replant native species in the proposed natural state covenant areas. As replanting works do not form part of a natural state covenant agreement, if the development proceeds, the commitment to replant these covenant areas should be secured through the subdivision approval process.

Of the 55 bylaw protected trees, a total of 23 trees are proposed for removal to accommodate buildings, driveways, and servicing. Of these, 11 trees are rated poor for either health or structure. The applicant proposes to plant 46 replacement trees in accordance with Saanich's Urban Forest Strategy. None of the trees proposed for removal are within the bylaw protected backshore conservation zone. In addition to the bylaw protected backshore, the applicant proposes to designate natural state covenant areas to protect the native plant remnants. Approximately 23% of the site would be preserved in its natural state. In addition, the applicant is committed to continue efforts to remove blackberry and English ivy infestations, which have been ongoing since 2008.

Saanich Parks reviewed the tree related information and proposed natural state covenant areas. They noted that the proposed covenant areas did not appear to have considered the root zones of the trees and as a result, additional tree loss could be expected. In response, the applicant proposes tree covenant areas in addition to the proposed natural state covenant areas. Parks recommends that replacement Garry oaks should be planted in the covenant areas away from utility conflicts. As required by Schedule 1 of the Subdivision Bylaw one tree would be planted on the boulevard fronting this development. If the development proceeds, suitable covenants for tree retention, protection, and replacement can also be addressed by the Approving Officer as part of the subdivision review process.

The backshore portion of the site is within the Environmental Development Permit Area (EDPA). The applicant has submitted an Environmental Development Permit Application for consideration by the Manager of Environmental Services. If the application is approved and a natural state covenant is registered to protect the backshore and other areas of the site, the EDPA application would be cancelled as covenant lands are exempt from the EDPA process.

Development Servicing

The Development Servicing Requirements for this development require that Portage Road fronting the subdivision must be improved to 8.5 m residential road standards complete with concrete curb, gutter, and sidewalk.

The site is within the Sewer Service Area. A suitably designed sanitary sewer system must be installed to service the proposed lots from the existing municipal system traversing this subdivision.

Stormwater management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of the Subdivision Bylaw. The site is within a Type 1 watershed area which requires stormwater storage, construction of a treatment train, and sediment basin.

The applicant has stated that impervious surfaces would increase from 15.9% based on the existing condition to 16.9%. Permeable paving would be used throughout the development to minimize impervious area and encourage groundwater recharge. A combination of permeable paving, rain gardens, and engineered proprietary filtration systems would be utilized to treat runoff from on-site and from the municipal road fronting this site and neighbouring properties. A rain garden type treatment area is proposed on the boulevard to treat road runoff before it reaches the municipal storm drain system.

Development Permit Considerations

The site is within the Portage Road Development Permit Area which was created for the protection of the natural environment, its eco-systems and biological diversity. Development Permits DPR2008-0008 and DPR90-0033 regulate the current development on the site.

The guidelines support protecting the natural habitat and vegetation adjacent to Portage Inlet/Colquitz River estuary, maintaining the integrity of the shoreline, and minimizing impact on the receiving aquatic environment by reducing impervious cover. Guideline 3 states that, "A 25 m wide strip of land adjacent to Colquitz River and extending west of Admirals Bridge for approximately 250 m should remain undisturbed either through acquisition by the Municipality, or by securing easements".

The current development proposal would address these guidelines through the provision of natural state and tree protection covenants including a natural state covenant to protect the Portage Inlet/Colquitz River backshore, provision of stormwater management in accordance with Saanich requirements, and provision of replacement trees.

Saanich Parks has stated that while there is already some park west of the Admirals Bridge, the rest of the interests can be protected using the more recently adopted Environmental Development Permit Area (EDPA) Guidelines. Parks has no long term plans for park/trail development. For these reasons, the Development Permit Amendment application can be supported.

CLIMATE CHANGE AND SUSTAINABILITY

Policy Context

The Official Community Plan (OCP) adopted in 2008 highlights the importance of climate change and sustainability. The OCP is broadly broken down into the pillars of sustainability including environmental integrity, social well-being and economic vibrancy. Climate change is addressed under the environmental integrity section of the OCP and through Saanich's Climate Action Plan.

Climate change is generally addressed through mitigation strategies and adaptation strategies. Climate change mitigation strategies involve actions designed to reduce the emissions of greenhouse gasses, primarily carbon dioxide from combustion, while climate change adaptation involves making adjustments and preparing for observed or expected climate change, to moderate harm, and to take advantage of new opportunities.

The following is a summary of the Climate Change and Sustainability features and issues related to the proposed development.

Climate Change

This section includes the specific features of a proposal related to mitigation and adaptation strategies. Considerations include: 1) Project location and site resilience; 2) Energy and the built environment; 3) Sustainable transportation; 4) Food security; and 5) Waste diversion.

The proposed development includes the following considerations related to mitigation and adaptation:

- The proposal is an in-fill project located within the Urban Containment Boundary and Sewer Service Area that is able to use existing roads and infrastructure to service the development. Nevertheless, rezoning to RS-12 to permit the subdivision would not comply with Tillicum Local Area Plan policies to retain the A-1 zoning and semi-rural character of properties along the north shore of Colquitz River and Portage Inlet.
- The proposal is located within 1.2 km of the Tillicum major “Centre” where a broad range of commercial and personal services are provided, employment opportunities exist, and where future residential and commercial growth is to be focused per the Official Community Plan. The site is also located within 250 m walking/cycling distance of Cuthbert Holmes Park and three schools. As a rough measure, in general a walking distance between 400 - 800 m is considered optimal in encouraging an average person to walk to a service or access public transit, instead of driving to their destination, although health, weather, and the purpose of the trip all play a role in a person choosing a particular travel mode;
- The site is convenient to the Pat Bay and Trans-Canada highways, as well as the Galloping Goose Regional trail, providing quick access to other areas in the Region;
- Bus #50 (Downtown) provides public transit service along Trans-Canada Highway at 10-15 minute intervals with direct connections to downtown Victoria. The nearest bus stop is 250 m walking distance from the site;
- Portage Road fronting the subdivision would be improved to 8.5 m residential road standards complete with concrete curb, gutter, and sidewalk.
- Neighbourhood walkability and access to transit would be enhanced as a result of proposed sidewalk construction. Sidewalk and cycling infrastructure are typical for a low density neighbourhood in Saanich. Obviously, improvements still need to be made to further support and encourage walking and cycling locally and in the Region;
- Parking would be provided in excess of the Zoning Bylaw requirement. Nine visitor parking spaces would be available along one side of the common access road. In addition, on-street parking for three vehicles would be available on the south side of Portage Road fronting the site;
- The applicant has stated that proposed new dwellings would target BUILT GREEN® Gold, Energuide 82 or equivalent energy and environmental performance standard and would be constructed to be solar ready. This commitment would be secured by covenant; and
- The proposed development includes sufficient area for backyard gardening.

Sustainability

Environmental Integrity

This section includes the specific features of a proposal and how it impacts the natural environment. Considerations include: 1) Land disturbance; 2) Nature conservation; and 3) Protecting water resources. The proposed development includes considerations related to the natural environment, such as:

- The proposal is a compact, infill development at the edge of an already urbanized area. Extending urban development further along Portage Road could negatively impact on

environmentally sensitive areas and the semi-rural character of residential properties adjacent to Portage Inlet;

- There are 281 trees on the site. Twenty-three trees would be removed to facilitate the development. Trees removed would be replaced at a 2:1 ratio with native species. No trees proposed for removal are within the bylaw protected backshore conservation zone;
- The applicant proposes to designate natural state and tree covenant areas to protect the native trees and plant remnants. Replanting of native species in the natural state covenant areas is also proposed;
- Stormwater management would be provided in accordance with the requirements of Schedule H "Engineering Specifications" of the Subdivision Bylaw. This development is within a Type 1 watershed area which requires stormwater storage, construction of wetland or treatment train, and sediment basin;
- Impervious surfaces would increase marginally from 15.9% to 16.9%. Permeable paving surfaces would be used throughout the development to minimize the amount of impervious area and encourage groundwater recharge;
- Where possible, existing structures on the site would be retained and rehabilitated. Structures proposed for removal from the site would be de-constructed. Materials with high recycled content would be used in new construction;
- Naturescaping would be encouraged to minimize the need for irrigation and provide wildlife habitat; and
- On-going efforts to control invasive plants such as English ivy and Blackberry would continue allowing native plants to re-establish.

Social Well-being

This section includes the specific features of a proposal and how it impacts the social well-being of our community. Considerations include: 1) Housing diversity; 2) Human-scale pedestrian oriented developments; and 3) Community features. The proposed development includes the following considerations related to social well-being, such as:

- In order that the form and character and size of new single family dwellings on the site would be consistent with the character of existing housing along Portage Road, the applicant proposes to register a Statutory Building Scheme with design guidelines and to limit the maximum non-basement floor area for a single family dwelling to 290 m² which is the maximum permitted for the RS-8 (Single Family Dwelling) Zone. This commitment would be secured by covenant prior to Final Reading;
- The residential design incorporates outdoor areas that are suitable for active and passive activity;
- Secondary suites and accommodation for family members would be permitted in the single family dwellings. These housing options provide for alternative forms of rental accommodation and supportive housing for immediate family members. Suites also work to make a home purchased by young couples/families, and home retention by aging seniors, relatively more affordable; and
- A range of outdoor community and recreation opportunities are available within a reasonable walking/cycling distance.

Economic Vibrancy

This section includes the specific features of a proposal and how it impacts the economic vibrancy of our community. Considerations include: 1) Employment; 2) Building local economy; and 3) Long-term resiliency.

The proposed development includes features related to economic vibrancy, such as:

- The development would provide temporary construction related employment in the short-term;
- During the construction phase the applicant would rely on local building suppliers and tradesmen for the development to help support the local economy;
- The development would site additional residential units within the commercial catchment/employment area for the businesses and services located within the Uptown and Tillicum major "Centres"; and
- Home based businesses would be permissible in this development.

COMMUNITY CONTRIBUTION

The applicant has not offered community contributions beyond the commitments made respecting environmental protection and enhancement and the service upgrades required by the Engineering Department as a condition of the subdivision.

CONSULTATION

Community Association

The applicant has stated that meetings were held with the Gorge Tillicum Community Association (GTCA) and a GTCA facilitated open house was held September 11, 2014. Fourteen residents attended the open house. Most of these residents lived in the Portage Inlet area.

A letter was received December 8, 2014 from the Gorge Tillicum Community Association providing general comment. The letter noted that the majority of residents that attended the open house expressed opposition to the proposed development. Concerns related to precedent, number of lots, lot size, traffic, on-street parking, environment, and wildlife. While GTCA has not taken a position for, or against, the development, it noted that the development is designed to protect the marine backshore and that other areas of native trees and other vegetation would be retained and enhanced. The development would provide an opportunity to consider a new zone that better reflects the existing lot sizes and future expectations for the area in relation to environmental sustainability.

Gorge Waterway Action Society (GWAS), Gorge Waterway Initiative (GWI) and Portage Inlet Sanctuary Colquitz Estuary Society (PISCES)

The applicant has stated that in addition to meetings with GTCA and the community open house, presentations were made to GWAS, GWI and PISCES. In a letter received July 9, 2015, Gorge Waterway Action Society stated that they do not oppose the application to rezone the subject properties to RS-12. Gorge Waterway Initiative did not reach a consensus about the proposal. Members were encouraged to submit individual responses to Saanich. In a letter received August 13, 2014, Portage Inlet Sanctuary Colquitz Estuary Society stated that they oppose the application to rezone the subject properties to RS-12 and support the retention of the current A-1 zoning along Portage Inlet.

Ministry of Transportation and Infrastructure (MoTI)

A referral was sent to Ministry of Transportation and Infrastructure because the proposed subdivision abuts Trans-Canada Highway which has been designated a Controlled Access Highway. MoTI granted Preliminary Layout Approval for a six lot subdivision subject to

submission of the final subdivision plan for approval from the Designated Highway Official and confirmation from Saanich that the proposed natural areas covenant has been accepted and will be registered on title.

OPTIONS

Based on the information provided, the following options are available to Council:

- Option 1: Approve the Rezoning, Development Permit Amendment and Development Variance Permit Applications to provide for subdivision to accommodate four additional lots for a total of six lots for single family dwelling use. Staff recommend that Tillicum Local Area Plan Policy 7.2(a) should also be amended to require retention of the A-1 zoning outside the Sewer Service Area along the north shore of Colquitz River estuary and Portage Inlet.
- Option 2: Do not support the application.
- Option 3: Postpone further consideration of the application in order that the applicant can consider amending his proposal to accommodate two additional lots for a total of four lots for single family dwelling use.

SUMMARY

The applicant proposes to amend existing Development Permits on the site and rezone two parcels from A-1 (Rural) Zone to RS-12 (Single Family Dwelling) Zone in order to subdivide to create four additional lots for a total of six bare land strata lots for single family dwelling use. Variances for lot width and setbacks are also requested. The proposed subdivision would be consistent with Official Community Plan policies aimed at keeping urban settlement compact and encouraging new development to locate within the Urban Containment Boundary. The proposal, however, would not comply with Tillicum Local Area Plan policy 7.2(a) to maintain the A-1 zoning along the north side of Portage Inlet. An application to amend the Tillicum Local Area Plan forms part of the application.

Based on the local area plan policy, Planning does not support the current application. Should Council wish to support development on the subject parcels, beyond what is anticipated by existing policy, staff would recommend that one additional residential lot be permitted, for each of the subject parcels. This would allow for some level of additional development on these parcels, but in a form more in keeping with the intent of the existing policy. An example of a subdivision where one additional lot was created fronting Portage Road can be seen in Figure 2: Context Map of this report (see 991 and 993 Portage Road).

If Council approves the rezoning application and the subdivision proceeds, the applicant proposes to register a Statutory Building Scheme with Design Guidelines and to limit the maximum non-basement floor area for a single family dwelling to 290 m² which is the maximum permitted for the RS-8 (Single Family Dwelling) Zone. In addition, the building scheme would include guidelines to encourage that new buildings would be designed to BUILT GREEN® Gold or equivalent environmental and sustainability standard. The applicant has also committed to construct any new dwellings to be solar ready.

The site contains a total of 281 trees, 55 of which are bylaw protected. A total of 23 trees are proposed for removal to accommodate buildings, driveways, and servicing. Of these, 11 trees are rated poor for either health or structure. The applicant proposes to plant 46 replacement trees in accordance with Saanich's Urban Forest Strategy, to replant proposed natural state covenant areas with native vegetation, and to continue efforts to remove invasive species from the site. In addition, the applicant proposes to designate natural state covenant areas to protect areas with native plant remnants and vegetation within the marine backshore. Tree protection covenant areas are also proposed.

Variances are requested for lot depth and siting. None of the requested variances would have a significant impact on the adjacent dwellings or the streetscape. For these reasons, the requested variances can be supported.

If the application proceeds, the following items would be secured by covenant prior to Final Reading:

- Construction of any new houses on the site to a minimum BUILT GREEN® Gold or equivalent environmental and sustainability standard;
- Construction of any new houses on the site to be solar ready;
- Registration of a Building Scheme; and
- Suitable covenants for dwelling size, location, and design.

The following items would be considered by the Approving Officer as part of the subdivision review process:

- Suitable natural state covenants to protect the marine backshore and remnant native vegetation and to require replanting of native vegetation in the proposed natural state covenant areas; and
- Suitable covenants for tree retention, protection, and replacement.

RECOMMENDATION

That Council:

1. Not support the application to amend the Tillicum Local Area Plan policy 7.2(a).
2. Not support the application to rezone from A-1 (Rural) Zone to RS-12 (Single Family Dwelling) Zone.

Note: Should Council support the application, the following actions are recommended:

1. That the application to amend the Official Community Plan (Tillicum Local Area Plan policy 7.2(a)) be approved.
2. That the application to rezone from the A-1 (Rural) Zone to the RS-12 (Single Family Dwelling) Zone be approved.
3. That Amended Development Permit DPA00812 be approved.
4. That Development Variance Permit DVP00358 be approved.
5. That Final Reading of the Official Community Plan Amendment Bylaw and the Zoning Amendment Bylaw and ratification of the Amended Development Permit and Development Variance Permit be withheld pending registration of a covenant to secure the following:
 - Construction of any new houses on the site to a minimum BUILT GREEN® Gold or equivalent environmental and sustainability standard;
 - Construction of any new houses on the site to be solar ready;
 - Registration of a Building Scheme; and
 - That dwelling size, location, and design conform to the conceptual building elevations received February 3, 2015.

Report prepared by:



Neil Findlow, Senior Planner

Report prepared and reviewed by:



Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:



Sharon Hvozdzanski, Director of Planning

NDF/ads

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cc: Paul Thorkelsson, CAO
Graham Barbour, Manager of Inspection Services

CAO'S COMMENTS:

I endorse the recommendation of the Director of Planning.

Paul Thorkelsson, CAO



DISTRICT OF SAANICH

DPA00812
AMENDS DPR2008-00008 and DPR90-0033

AMENDMENT TO DEVELOPMENT PERMIT

To:

Ian Graeme Sutherland
1715 Government Street
Victoria BC V8W 1Z4

Brian Guy
961 Portage Road
Victoria BC V8Z 1K9

(herein called "the Owner")

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to the lands known and described as:

**Lot 5, Section 79, Victoria District, Plan 890 Except Part
In Plan 3836 RW and Plan 776RW
and
Lot 6, Section 79, Victoria District, Plan 890, Except Parts
In Plans 3836 RW, Plan 50827 and Plan 776RW

955 & 961 Portage Road**

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By supplementing the provisions of the Zoning Bylaw 2003, to require the buildings and lands to be constructed and developed in accordance with the tentative plan of subdivision prepared by Richard J. Wey & Associates, Land Surveying Inc. received on June 30, 2014; the Landscape Concept Plan prepared by 4☆Site Landscape Architecture and Site Planning received April 2, 2015; Portage Lane Design Guidelines and Schedule of Restrictions prepared by Artificer Development Corporation, received January 23, 2015; and the Proposed New Dwelling Setbacks and Lot Data prepared by City Engineering Incorporated and received February 3, 2015 copies of which are attached to and form part of this permit.
4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.

5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.
6.
 - (a) Any protective fencing of trees or covenant areas must be constructed, installed and signed according to the specifications in Appendix X.
 - (b) No site activity shall take place prior to the installation of any required tree of covenant fencing and the posting of "WARNING – Habitat Protection Area" signs. The applicant must submit to the Planning Department a photograph(s) showing the installed fencing and signs. Damage to, or moving of, any protective fencing will result in an immediate stop work order and constitute a \$1,000 penalty.
 - (c) In the event that any tree identified for retention is destroyed, removed or fatally injured, a replacement tree shall be planted in the same location by the Owner in accordance with the replacement guidelines as specified within the Saanich Tree and Vegetation Retention, Relocation and Replacement Guidelines. The replacement tree shall be planted within 30 days of notice from the Municipality in default of which the Municipality may enter upon the lands and carry out the works and may apply the security provided herein in payment of the cost of the works. For the purpose of this section, existing trees identified for retention and new trees planted in accordance with the landscape plan attached to and forming part of this permit shall be deemed to be "trees to be retained".
7. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in their absence, the Manager of Current Planning.
8. Notwithstanding the provisions of Section 7 of this Permit the following changes will be permitted and not require an amendment to this Permit:
 - (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.
 - (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with the Director of Planning, or Manager of Current Planning in their absence.
 - (c) Where items noted under Section 8(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.
9. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.

COPY

10. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____
ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk

APPENDIX X

PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

Protective fencing around trees and covenant areas is an important requirement in eliminating or minimizing damage to habitat in a development site.

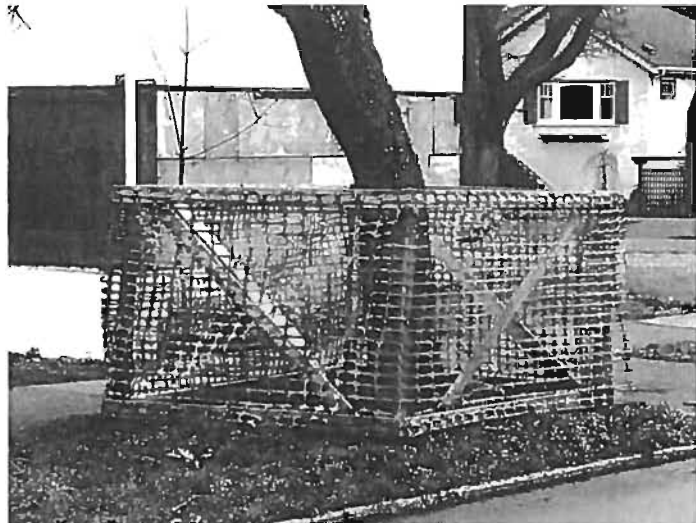
Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

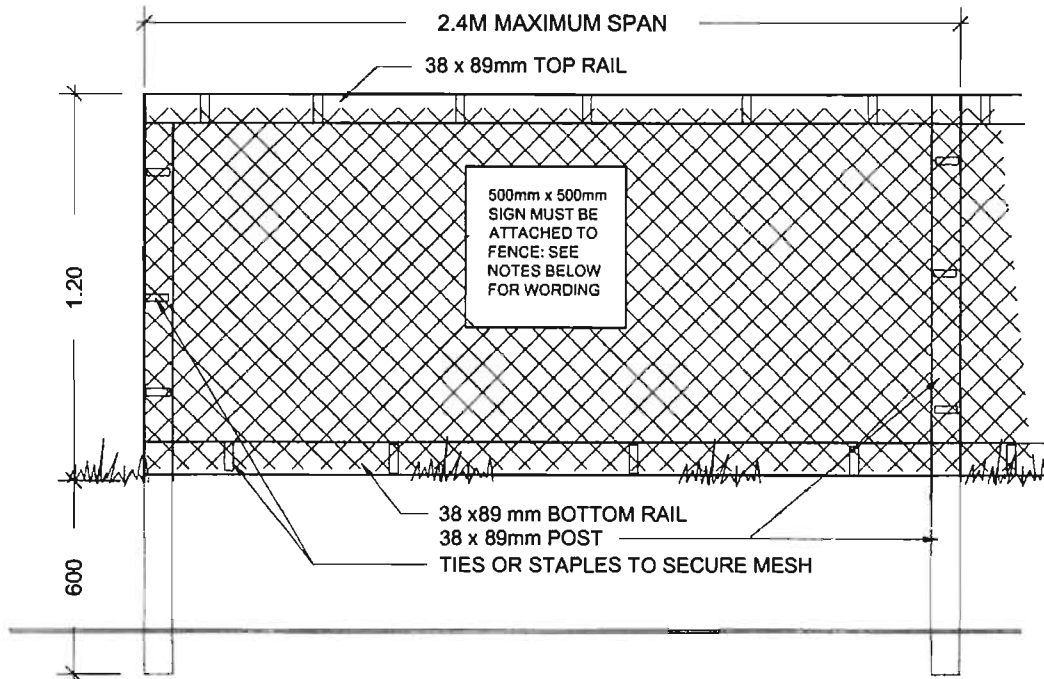
Specifications:

- Must be constructed using 2" by 4" wood framing and supports, or modular metal fencing
- Robust and solidly staked in the ground
- Snow fencing to be affixed to the frame using zip-ties or galvanized staples
- Must have a "WARNING – HABITAT PROTECTION AREA" sign affixed on every fence face or at least every 10 linear metres



Note: Damage to, or moving of, protective fencing will result in a stop work order and a \$1,000 penalty.





TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



DETAIL NAME:

TREE PROTECTION FENCING

H:\shared\parks\Tree Protection Fencing.pdf

DATE:	March/08
DRAWN:	DM
APP'D:	RR
SCALE:	N.T.S.

DISTRICT OF SAANICH

DVP00358

DEVELOPMENT VARIANCE PERMIT

To:

**Ian Graeme Sutherland
1715 Government Street
Victoria BC V8W 1Z4**

**Brian Guy
961 Portage Road
Victoria BC V8Z 1K9**

the owner of lands known and described as:

**Lot 5, Section 79, Victoria District, Plan 890 Except Part
In Plan 3836 RW and Plan 776RW
and
Lot 6, Section 79, Victoria District, Plan 890, Except Parts
In Plans 3836 RW, Plan 50827 and Plan 776RW**

955 & 961 Portage Road

(herein called "the lands")

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by the Permit.
2. This Development Variance Permit applies to the lands.
3. The owner has submitted to the Approving Officer a tentative plan of subdivision to subdivide the lands into a total of six lots as shown on the plan of subdivision prepared by Richard J. Wey & Associates, Land Surveying Inc. received on June 30, 2014, a copy of which is attached hereto.

(herein called "the subdivision")

4. The Development Variance Permit varies the provisions of the Zoning Bylaw 2003, No. 8200 and Subdivision Bylaw 1995, No. 7452 as follows:
 - (a) by varying the minimum depth provided by Section 5.0(b) of the Subdivision Bylaw 1995, No. 7452 in respect to proposed Strata Lots E and F of the subdivision from 27.5 m to 26.24 m for proposed Strata Lot E and 20.28 m for proposed Strata Lot F.
 - (b) by varying the rear yard setback provided by Section 250.4(a)(ii) of Schedule 250 attached to the Zoning Bylaw, 2003, No. 8200, in respect to proposed Strata Lots A, B, C, and E of the subdivision from 10.5 m to 7.5 m and in respect to proposed Strata Lot F of the subdivision from 10.5 m to 5.3 m.
 - (c) by varying the front yard setback provided by Section 250.4(a)(i) of Schedule 250 attached to the Zoning Bylaw, 2003, No. 8200, in respect to proposed Strata Lot F of the subdivision from 7.5 m to 6.0 m.

COPY

- (d) by varying the front yard setback provided by Section 250.5(a)(i) of Schedule 250 attached to the Zoning Bylaw, 2003, No. 8200, in respect to a garage on proposed Strata Lot F of the subdivision from 7.5 m to 6.0 m.

5. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____

ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk

Artificer Development Corp
1715 Government Street
Victoria BC V8W 1Z4

Phone: (250) 386-5503
Fax: (250) 386-5503
E-mail: iangsutherland@gmail.com

PORTAGE LANE DESIGN GUIDELINES

Design Guidelines for Residential Homes

January 15, 2015

If approved this
will form part
of the registered
Building Scheme
P.

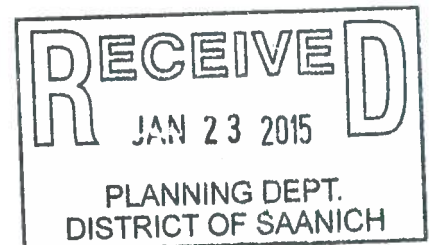


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I. House Design

House design for each lot must conform to the requirements as described in this document. Minor revisions or amendments will only be accepted with approval in writing from the Design Review Officer(s).

A. General Architectural Form

- The proportion of each building shall be consistent with each other and the site.
- Roof, door and window elements should be in proportion with each other.
- Front entrances to dwellings should be compatible with design and scale of the building.
- Traditional styles, such as Arts and Crafts, or Farmhouse architecture are encouraged.
- Appropriate selection of exterior materials, colours and building elements are required.
- All lots require the rear elevation and front elevation to have elements that are compatible with the street façade.
- Designs should incorporate Design Guidelines for Adaptable Housing where possible.

B. Exterior Material and Finishes

- An overall quality standard in the subdivision will be maintained through variation on individual house designs, repetition of some architectural elements, and use of a uniform quality of materials.
- Special attention to consistency in the exterior treatment of the house is necessary.
- Detailing which is important to the design's integrity is considered essential.

C. Specific Exterior Design Details

1. Exterior Finishes

- Wood or Hardi-plank shingles and siding, used in conjunction with brick or stone, are the preferred exterior finishing materials. Other materials replicating those finishes may be used if approved by the Design Review Officer(s). The use of Vinyl and Aluminium siding and soffitting are prohibited. Exterior design details apply to all sides of the proposed house.
- Hardiplank siding shall be lapped no greater than 4 inches.
- Stucco in a conventional spray or hand-dash finish will be considered as a primary finishing material only in conjunction with the appropriate trim, details and house design.

- Acrylic stucco may be utilized for soffit and trim detail that is specifically approved.
- The exterior foundation shall be finished down to 24 inches above the finished grade level of the surrounding landscape on sloped lots and 12 inches above grade on level lots. The use of brick or stone is recommended as a finish.
- Accent veneers such as brick or stone must turn the corner 2 feet. The colour and pattern for any brick or stone veneers must blend with the siding. The bricks or stones shall be neutral and even-toned. Cultured stone will not be approved as a finishing material.

2. Door and Windows

- Aluminium windows are prohibited in this development.
- Windows and doors must be trimmed or recessed from the face of the exterior wall. Trim-boards are to be 5-6 inches wide and painted in a complimentary colour.
- Muntin Bars shall be "True Divided" type or equal.
- All Windows on the front face of the house shall have "Balanced Sash".
- If shutters are used, they must be sized to the opening.
- French doors are preferred over sliding doors.
- All doors on the front face of the house shall be solid wood.

3. Exterior House Colour

- All colours, including roofing materials, must be approved by the Design Review Officer(s).
- Use of primary colours is only permitted as contrasting trim.
- Colour schemes should not be garish in appearance and are to be natural earth tones or be selected from approved heritage colours such as Benjamin Moore "Historical Colours".
- Adjacent homes may not use the same colour scheme.

D. Roof and Chimney

- The recommended minimum roof pitch is 6:12. The roof is to be cedar shakes, cedar shingles, fibreglass architectural shingles, slate-style concrete tile, or slate in muted tones. Default colour is to be black or charcoal grey. No Duroid roofs are permitted.
- Overhanging eaves with exposed rafter ends and roof beams are encouraged.
- Decorative trusses in gables are encouraged.
- All roof stacks, flashing, etc. are to be complimentary to the roof colour.
- Aluminium fascia gutters are to be used in conjunction with a 2x8 fascia board with a chamfered bottom edge.

- Barge Boards are to be minimum 2x12 with a second layer minimum 1x4 along the top edge to add relief. Dormer Barge Boards may be reduced in size upon approval by the Design Review Officer(s).
- Down-spouts are to be located as inconspicuously as possible.
- Chimneys are to be in keeping with the style of the building. All chimneys must be encased in either stone, brick, or siding material.
- Direct-vent fireplace vents must be painted to match exterior finish.
- The use of jumbo brick or concrete block is not acceptable.
- All exterior chimneys are to be continuous to grade with the foundation.
- Skylights, solar panels are to be used with discretion. All skylights shall be flat glass with frame colour complimentary to the roof colour.

E. Porches

- Porches, either full or partial-width, one story high and extended along one or both side walls with the roof supported by columns (minimum 6x6) are recommended.

F. Driveways and Garages

- Garage and driveway locations must be approved by the Design Review Officer(s) to ensure compatibility with adjacent houses.
- Some of the lots may have specific driveway and garage requirements due to servicing and the location of trees and streetlights.
- Paving material used for both walkways and driveways should integrate with landscape and compliment the building colour and materials.
- Driveway surface must be approved by the Design Review Officer(s).
- All garages must be constructed in the same materials, roof lines, and styles as the house.
- Garages are to be de-emphasized by placing them back from the front face of the house.
- Garage doors are to be wood; heritage style preferred.
- All garage doors must be painted or stained to compliment the exterior trim or siding.
- Garage door accent panels must match the garage door colour.

G. Building Heights and Massing

- The maximum building height is based on the Saanich Municipal Zoning Bylaw.
- The Design Review Officer(s) will consider the compatibility of the height, massing, siting and outlook of each house submitted for approval as it relates to the neighbouring houses.

G. Energy Efficiency

- The design and construction of all new dwellings shall conform to a minimum Built Green ® Gold or equivalent energy efficiency standard.
- All new dwellings shall be provided with ducting to facilitate the installation of solar energy panels in the future.

II. Guidelines for the Lot

A. Siting and Setback

- The siting of each house is to take into consideration the natural characteristics of the lots, existing tree cover and the relationship to the street and neighbouring houses. Minimum setbacks for the principal building will conform to those established by the Saanich Municipal Zoning Bylaws.
- To create an interesting streetscape and maximize privacy, the Design Review Officer(s) has the right to establish specific setback requirements on an individual basis during the Approval process.

B. Site Coverage: House Sizes and Types

- To protect investment values and ensure continuity in the community, all homes must meet the following minimum site coverage standards and must fall within a minimum finished living area of at least 1,600 square feet (excluding garages).
- Homes shall not exceed the Floor Space Ratio allowed by the Municipal Zoning Bylaw.
- Floor areas contained within dwellings with a ceiling height of more than fourteen feet will be considered as "double square footage" for the purposes of developer approval. Floor area calculated in this way will not be permitted if over allowable municipal "Floor Space Ratio" or the FSR reduced by covenant.

C. Lot Grading

- The Design Review Officer(s) reserves the right to assign a finished grading design to harmonise with grades of adjacent lots.
- A smooth transition from lot to lot in respect of natural grade is encouraged.
- Entry doors are limited to a maximum of six feet above the adjacent finished grade.

D. Retaining Walls

- Retaining walls should be integrated with the landscaping to "soften" the visual effect of the wall.

- Rock, exposed aggregate, or split-faced concrete block walls are preferred.

III. Guidelines for the Streetscape

A. Landscaping

- To enhance the streetscape, the applicant must complete the landscaping within 12 months from the start of construction. This landscaping includes grading, addition of topsoil, laying of sod where necessary, and planting of trees and shrubs where necessary.
- The landscaping in the front yard should compliment the individual home and streetscape, and be compatible with the house.
- Lots backing on natural Parkland or natural state covenant areas will design landscaping utilizing native plants and trees within the landscaping that follow the guidelines and principles of the NaturescapeBC Program in order to transition to the natural vegetation existing within the Covenant area.
- Fencing of yards sharing natural covenant area boundaries shall be of the open rail type.
- Fencing between lots shall be constructed of cedar or treated wood and not project beyond the front face of the dwelling or garage adjacent to that property line. No chain link or wire fencing shall be permitted unless adequately screened by approved hedging material.
- Applicants are encouraged to utilize native plants and trees within the landscaping that follow the guidelines and principles of the NaturescapeBC Program.
- Blueprints should be accompanied with landscape plans for front and rear yards to be approved by the Design Review Officer(s).

B. Parking

- Each residence will have at minimum a one car garage.
- Each lot will provide a minimum of two offstreet parking stalls in addition to the garage.
- Carports and similar structures are not permitted as an alternative to the required one car garage.
- Where a residence contains an in-law suite, an additional parking stall shall be provided behind the front line of the residence, exclusive of any attached garage parking.

C. Recreational Equipment and Accessory Building

- Trailers, boats, commercial vehicles, and recreational equipment, stored on a lot, are required to be stored inside the garage or behind the front line of the residence, and are to be fenced or screened from the street and neighbouring properties.

- Satellite dishes or antennas are to be placed only in inconspicuous spots well back from the front face of the house.
- Accessory buildings shall be designed to compliment the house finish and be restricted to the rear yard. Only one accessory building on a lot is permitted.
- Unattached garages shall be finished to match the residence.

D. Signage

- House numbers, other signage, and entry lights are to be coordinated by the Design Review Officer(s).

IV. Approval Process

The approval process is intended to ensure that standards of quality are adhered to while introducing some flexibility in design in order to achieve a harmonious yet exciting community.

A. Design Review Officer(s)

- The Design Review Officer(s), as appointed by the Developer, will ensure that the home and landscape designs are in compliance with the requirements of these guidelines.
- All plans must be signed by the Design Review Officer(s) before submission to the Municipality for application for building permit.

B. Initial Conceptual Approval

- The Applicant shall provide the Design Review Officer with a preliminary sketch design to ensure compatibility with the guidelines.
- The initial proposal should address exterior design, siting proposed, materials and initial colour proposals.
- The Design Review Officer(s) will review the proposal and advise of any required adjustment, if necessary.

C. Final Approval

- Following approval of the preliminary submission, the applicant should then prepare final plans, incorporating any requirements suggested by the Design Review Officer.
- Once the plans are approved by the Design Review Officer(s), applications for building permit may be made.

- To foster an orderly development of the community, construction of the home and landscaping must be completed within 12 months from the start of construction.

D. Pre-Design Conference

- A Deposit for Compliance of the Guidelines in the amount of \$5000.00 must be provided to the Developer prior to any review. A Review Fee of \$1000.00 will be charged for designs by designers not pre-approved by the Design Review Officer(s).
- Prior to applying for approval to design, construct, or alter a Building or landscaping, the purchaser and his designer and/or contractor is encouraged to arrange a site meeting to review existing site factors including:
 - Grade and drainage patterns
 - Unique features of the Lot
 - Lot and Building orientation to maximise views and private areas
 - Orientation of morning and afternoon sunshine
 - Driveway approach and sidewalk locations
 - Legal pins
 - Location of utilities, hydrants, water-valves, signs, street lighting, electrical, telephone pedestals, etc

E. Preliminary Design Plans

Once a pre-design conference has been held, the purchaser shall submit preliminary design plans for approval prior to commencing working drawings. The submission shall include

- A preliminary site plan (scale: ¼"=1'-0") which illustrates the Building envelope, footprint, setbacks, roof plan, patios, decks, and accessory Buildings.
- Floor plans (scale: ¼"=1'-0") including basements, patios, decks, and accessory Buildings.
- Two elevations (scale: ¼"=1'-0") indicating pitch and height of roof and chimneys.
- Proposed finishing materials.
- A section of the Lot from front to rear yard showing the driveway, Building, finished landscape and any retaining walls (minimum scale: 1/16"=1'-0"). The section must include grade elevations indicated at: curb (centre of driveway), top of each floor including basement, underside of eaves, top of roof ridge, top and toe of slopes or retaining walls and centre or rear property.
- Such other matters as the Design Review Officer(s) may request.

F. Final Design Plans

The Purchaser shall finalise the design and complete the working drawings and specifications for the Building and site based on the pre-approved Preliminary Drawings. This submission shall include:

- Two complete copies of the Building Approval Application Form (provided by the Developer). Submissions cannot be processed unless all the required information is included.
- Two full sets of working drawing 1 ¼" scale including:
 - Site Plan
 - Foundation/Basement Plan
 - Floor Plan(s) including garage and main floor geodetic elevations
 - Roof Plan, including geodetic elevation of roof height
 - Elevations
 - Sections and details
 - Exterior materials and colour
 - Roof material and colour
- One full set of landscape drawings, to scale, including (optional):
 - Building footprint
 - Hardscape, complete with sidewalks, curbs, patios and driveways
 - Retaining walls
 - Pools, decking and fencing
 - Planting beds, lawns and trees
 - A legend indication specifications of all materials
- One colour board illustrating actual samples or pictures of every exterior material to be used on the Building.

All aspects of the landscaping must conform to the Design Guidelines. If the full set of landscape drawings is unavailable at the time of final submission for approval, then such landscape drawings must be submitted and approved prior to commencement of landscaping.

The Developer and/or the Design Review Officer(s) shall have sole discretion on the final approval of any plans, details and the application submitted.

Please note: Incomplete submissions will be returned without review.

G. Construction Startup

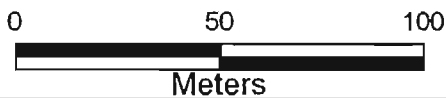
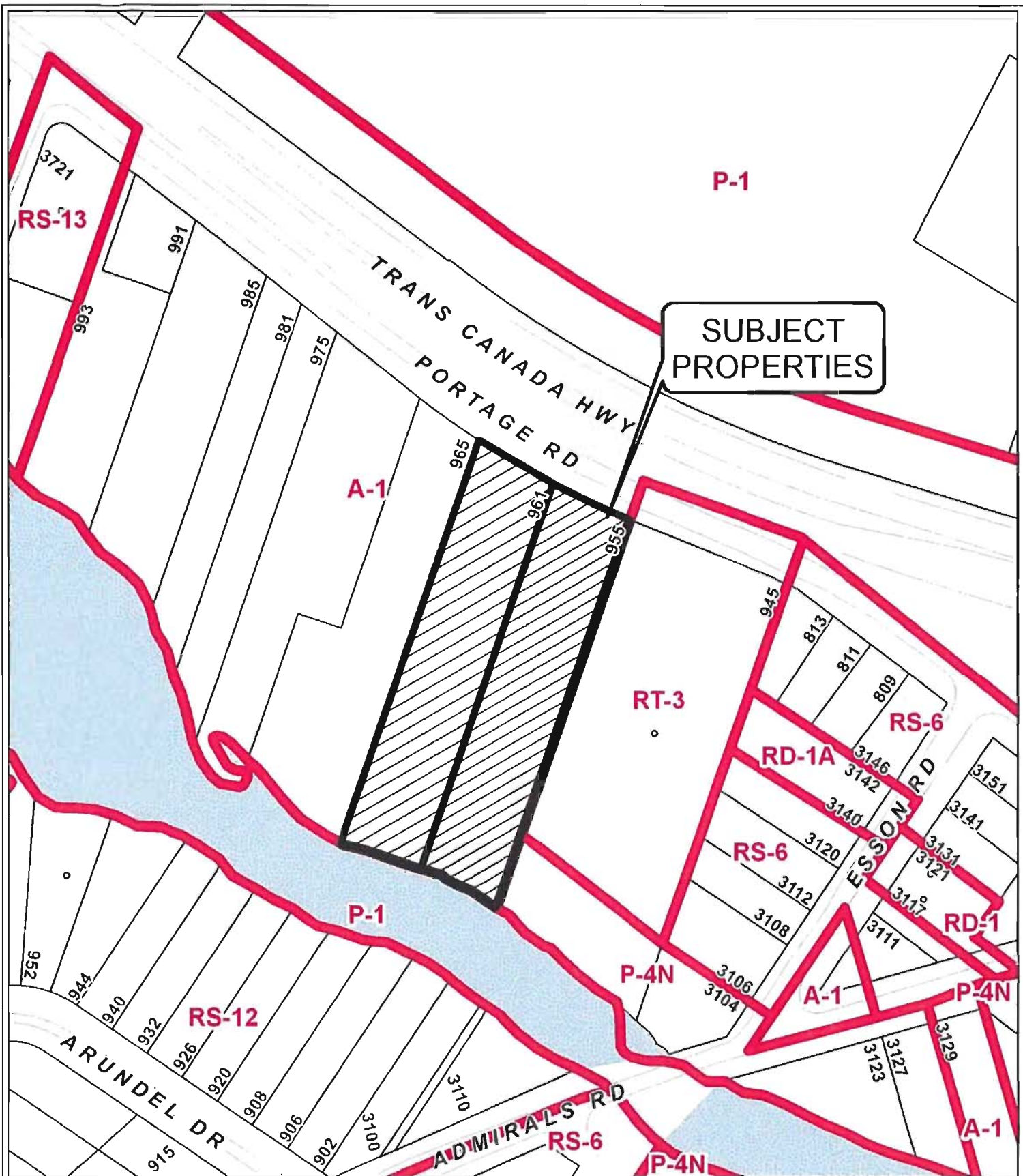
- The owner must begin construction based on approved drawings within eighteen months from the date of lot purchase.
- Once Design Approval has been affected, any revisions must be approved in writing by the Developer or the Review Officer(s).

H. Final Building Approval

- Upon completion of the house and all required landscaping and lot grading, the Owner shall request a final inspection from the Developer. The Review Officer(s) shall inspect the project and issue a site inspection report to the Developer if all works is in compliance with the approved design drawings. The Developer shall issue the Owner with a list of deficiencies to be completed.
- The Owner will immediately rectify all deficiencies and request a second site inspection by the Review Officer(s).
- If the Purchaser fails to observe, perform or keep any of the provisions of the Design Guidelines to be observed, performed or kept by the Purchaser, the Developer may at its sole discretion and without prejudice to any other remedy, rectify the default of the Purchaser, at the Purchaser's expense and without limiting the generality of the foregoing may:
 - Enter into the Lot and do or cause to be done through its servants, contractors and others, all such things as may be required to fulfill the obligations of the Purchaser.
 - Make any payments required to be made for and on behalf of the Purchaser.
- If approval is granted, the Review Officer(s) will immediately forward the approval inspection report to the Developer for release of the security deposit.
- For the purposes of these Development Guidelines, a Purchaser who has entered into an unconditional agreement for the initial purchase and sale of a lot within the Development shall be considered as an Owner.

I. Site Planning

- Each home shall be designed to take advantage of the natural characteristics of the Lot, such as: slope, view, sun angles, relationship to street and natural drainage patterns. The driveway and Building must be located to fit the site while respecting the privacy, views and sun access of neighbouring Lots.
- In addition to the District of Saanich Zoning Bylaws regarding setbacks, there may be additional requirements to create streetscape appeal, geotechnical safety lines and non-disturb conservation areas. Each Lot may have specific setback requirements.



District of Saanich
Planning Dept.
 Date: APRIL 28, 2014

ZH | ✓
LG |

Memo

To: Subdivision Office
From: Jagtar Bains – Development Coordinator
Date: July 23, 2014
Subject: Servicing Requirements for Development

PROJECT: **TO REZONE FROM A-1 TO RS-12 TO SUBDIVIDE TWO EXISTING LOTS TO CREATE SIX LOTS IN TOTAL. VARIANCES, ENVIRONMENTAL DEVELOPMENT**

SITE ADDRESS: **955 PORTAGE RD**

PID: **008-246-327**

LEGAL: **LOT 5 SECTION 79 VICTORIA LAND DISTRICT PLAN 890 EXCEPT PART DEV. SERVICING FILE: SVS01906**

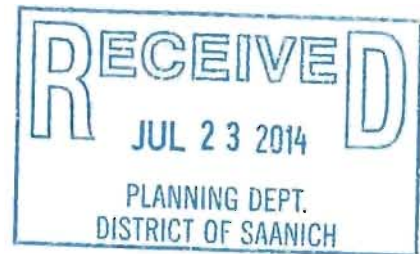
PROJECT NO: **PRJ2008-00107**

The intent of this application is to create four additional lots for single family use. Some of the more apparent Development Servicing requirements are as listed on the following pages(s).



Jagtar Bains
DEVELOPMENT COORDINATOR

cc: Von Bishop, MANAGER OF DEVELOPMENT
Adrienne Pollard, MANAGER OF ENVIRONMENTAL SERVICES



**ENTERED
IN CASE**

Development Servicing Requirement

Development File: SVS01906
Civic Address: 961 PORTAGE RD
Page: 1

Date: Jul 23, 2014

Drain

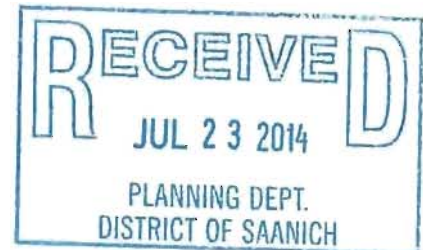
1. A SUITABLY DESIGNED STORM DRAIN SYSTEM MUST BE INSTALLED TO SERVICE THE PROPOSED LOTS FROM THE EXISTING MUNICIPAL SYSTEM TRAVERSING THIS SUBDIVISION.
2. STORM WATER MANAGEMENT MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. THIS SUBDIVISION IS WITHIN TYPE 1 WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, CONSTRUCTION OF WETLAND OR TREATMENT TRAIN AND SEDIMENT BASIN. FOR FURTHER DETAILS, REFER TO SECTION 3.5.16, STORM WATER MANAGEMENT AND EROSION CONTROL OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW.

Gen

1. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.
2. ALL EXISTING NON-COMFORMING BUILDINGS MUST BE REMOVED PRIOR TO SUBDIVISION APPROVAL.
3. THE EXISTING HOUSES MUST BE CONNECTED OR RECONNECTED TO SEWER, WATER, STORM DRAIN AND UNDERGROUND WIRING.
4. NEW DRIVEWAYS AND PARKING AREAS CAPABLE OF PARKING 2 CARS ON SITE ARE REQUIRED FOR THE EXISTING HOUSES.

Hydro/tel

1. UNDERGROUND WIRING IS REQUIRED TO SERVE ALL PROPOSED LOTS.
2. THE EXISTING PRIVATE POLES MUST BE REMOVED.



Road

1. PORTAGE ROAD, FRONTING THIS SUBDIVISION, MUST BE IMPROVED TO 8.5 M RESIDENTIAL ROAD STANDARDS COMPLETE WITH CONCRETE CURB, GUTTER AND SIDEWALK.
2. STREET LIGHTING IS REQUIRED ON PORTAGE ROAD AND ON THE PROPOSED COMMON ACCESS ROAD..
3. THE PROPOSED COMMON ROAD MUST BE CONSTRUCTED TO A MINIMUM WIDTH OF 6.0 M COMPLETE WITH CONCRETE CURB AND GUTTER. "NO PARKING" SIGN WILL BE REQUIRED ON ONE SIDE.

Sewer

1. A SUITABLY DESIGNED SANITARY SEWER SYSTEM MUST BE INSTALLED TO SERVICE THE PROPOSED LOTS FROM THE EXISTING MUNICIPAL SYSTEM TRAVERSING THIS SUBDIVISION.

Water

1. A PRIVATE FIRE HYDRANT WILL BE REQUIRED ON THE COMMON ROAD WITHIN 90 M OF PROPOSED STRATA LOT D.
2. THE EXISTING 37 MM WATER SERVICE IS TO BE USED BY THIS SUBDIVISION IF IT IS DETERMINED TO BE SUFFICIENT IN FLOW. CALCULATIONS WILL BE REQUIRED AS PER AWWA MANUAL M22.
3. THE EXISTING WATER SERVICE AT 961 PORTAGE ROAD MUST BE REMOVED.
4. INSTALLATION OF PRIVATE WATER METER IS RECOMMENDED FOR EACH PROPOSED STRATA LOT.

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9444

TO AMEND BYLAW NO. 8940,
BEING THE "OFFICIAL COMMUNITY PLAN BYLAW, 2008"

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8940, being the "Official Community Plan Bylaw, 2008" is hereby amended by deleting Section 7.2, Subsection (a), of Appendix "M" (Tillicum Local Area Plan) and replacing it with the following:
 - a) "Retaining A-1 zoning outside the Sewer Service Area along the north shore of Colquitz River estuary and Portage Inlet".
- 2) This Bylaw may be cited for all purposes as the **"OFFICIAL COMMUNITY PLAN BYLAW, 2008, AMENDMENT BYLAW, 2017, NO. 9444"**.

Read a first time this 12th day of June, 2017.

Public Hearing held at the Municipal Hall on the day of

Read a second time this day of

Read a third time this day of

Approved under Part 4 of the *Transportation Act* on the

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of The Corporation on the day of

Municipal Clerk

Mayor

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9445

TO AMEND BYLAW NO. 8200,
BEING THE "ZONING BYLAW, 2003"

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - a) By deleting from Zone A-1 (Rural) and adding to Zone RS-12 (Single Family Dwelling) the following lands:

Lot 5, Section 79, Victoria District, Plan 890, Except Part in Plan 3836 RW and Plan 776RW

(955 Portage Road)

Lot 6, Section 79, Victoria District, Plan 890, Except Parts in Plans 3836 RW, Plan 50827 and Plan 776RW

(961 Portage Road)
- 2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9445**".

Read a first time this 12th day of June, 2017.

Public Hearing held at the Municipal Hall on the day of

Read a second time this day of

Read a third time this day of

Approved under Part 4 of the *Transportation Act* on the

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the day of

Municipal Clerk

Mayor

1410-04
Report –
Planning

xref: 2870-30
Portage Road

955 & 961 PORTAGE ROAD – SUBDIVISION, REZONING, DEVELOPMENT PERMIT AMENDMENT, DEVELOPMENT VARIANCE PERMIT, AND ENVIRONMENTAL DEVELOPMENT PERMIT

Report of the Director of Planning dated December 19, 2016 recommending that Council not support the application to amend the Tillicum Local Area Plan policy 7.2 (a), and not support the application to rezone from A-1 (Rural) zone to RS-12 (Single Family Dwelling) zone for a proposed subdivision to create four additional lots for a total of six bare land strata lots for single family dwelling use.

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

- The properties are on the Colquitz River estuary and are part of the larger area of A-1 zoned properties along the north shore of the Portage Inlet.
- The applicant did not pursue subdivision for four lots in total therefore that option was not analyzed in detail by staff.
- The Admirals Bridge and the location where the Colquitz River ends and the Portage Inlet starts is not the only consideration of the land use policy; the contiguous area of A-1 zoned land is also a consideration.

APPLICANT:

I. Sutherland, Artificer Development Corporation, stated:

- The proposed development is within walking distance of a major centre and in close proximity to schools, public transit and the Galloping Goose.
- The proposal is to subdivide to create four additional lots for a total of six bare land strata lots; access to the property will be from Portage Road and a six meter wide private road; Portage Road will be widened with curb, gutter and sidewalk.
- There will be three parking stalls for each dwelling and an additional nine visitor parking stalls; the existing dwellings will be kept in place on their own lots and no construction will take place between the dwellings and the Colquitz River, on the Environmentally Sensitive Area or buffer or within 60 meters of the shoreline.
- The four proposed new lots will be created between the existing dwellings and the Trans Canada Highway.
- 23 of the 180 trees on the property will be removed; 46 replacements trees will be planted.
- A registered biologist's report states that there are no rare or endangered plant species on the properties; some areas, including the riparian area were recommended to be preserved and will be so under a covenant.
- Low impact development techniques, that will protect the salmon bearing river and environment, have been incorporated into the project; dwelling sizes will be limited to the maximum size permitted under RS-8 zoning.
- Rain gardens will be added to treat road run off before it reaches the Colquitz River; permeable pavers and bio swales will improve the quality of storm water that flows into the river.
- The riparian area remains pristine, untouched and in a state of proper functioning condition; the view from Arundel Drive will not change.
- The proposed dwellings will be constructed to BUILT GREEN® Gold energy efficient standards, and include LED lighting and the necessary conduits for future installation of photovoltaic; a statutory building scheme will be placed on title that enforces design guidelines.

- Consultation took place with neighbouring property owners, the Gorge Tillicum Community Association, the Gorge Waterway Initiative, the Gorge Waterway Action Society, and Portage Inlet Sanctuary Colquitz Estuary Society (PISCES).

PUBLIC INPUT:

R. Woodman, Denman Street, stated:

- The proposed development makes ecological and financial sense; the commitment to construction of BUILT GREEN® Gold energy efficiency and new tree plantings is appreciated.
- The storm water system will filter the water from the roadway to the river; adding infill on this site is appropriate.
- Developments such as this brings us closer to the kind of cities that we inspire to build; it is beautiful, environmentally neutral and socially vibrant; this is a big step in the right direction in building such places.

J. Scott, Kerwood Street, stated:

- This is a model project in terms of the environmental aspects; densification in an environmentally sensitive way is appreciated.

C. Jardey, Portage Road, stated:

- The amount of infill is not appropriate for this location; two new lots may be supportable.
- The number of additional vehicles and trees to be removed as a result of this development is a concern.
- There may be other properties on Portage Road that would seek the same type of subdivision if this application is approved.

E. Lyons, Portage Road, stated:

- The transition between the high density townhouse development to the rural land is appropriate; the commitment to the environmental aspects is appreciated.

V. Blogg, Skeena Place, stated:

- Incremental approvals for these properties in terms of sewer enterprise inclusion, building a house at the edge of the property and driveway easement have taken place over time; the proposed development is not supportable.

D. Farmer, Bute Street, stated:

- Approving the application may result in other properties on this road requesting subdivision; there is a need to protect the environment and green space.
- The additional vehicles and traffic as a result of this development are a concern; there is a need to protect and preserve Saanich's remaining natural environment.
- It is more appropriate to leave the properties as they currently are.

N. Banks, Portage Road, stated:

- This is a modest amount of infill and the proposed dwellings are well designed; consultation took place and there have been ample opportunities to provide feedback.

- The high quality design is appreciated.
- J. Van Dyk, Vancouver, stated:
- The proposed development is supportable; the developer is known for his high quality work.
 - This is a good location for infill; it is close to schools and public transit.
 - Adding density means that residents can live near where they work.
- G. Blogg, Skeena Place, stated:
- Retaining the A-1 zoning is necessary to protect the natural environment and rural amenity of the neighbourhood; changing the Local Area Plan to accommodate developers wanting to profit from rezoning is not supportable.
 - The properties along Portage Road are vital to the water shed draining into the inlet; there has already been a significant number of trees removed from the property with little replanting.
 - The proposed development would result in an increased number of vehicles and traffic and may pose a safety concern on a Safe Route to School.
- R. Wickson, on behalf of the Gorge Tillicum Community Association, stated:
- The proposed development will be beneficial to the neighbourhood; there is a need for additional housing in Saanich.
 - The proposed development sets a trend to do things better.

In response to questions, the applicant stated:

- Secondary suites are permitted in this area and provide an affordable housing option close to town. The house size in the RS-8 zone would limit the size of the suite.
- Although the trees that were removed to construct the new house in 2012 were not bylaw protected and there was no requirement for tree replacement, 18 trees were replanted.
- He would commit to having a traffic study conducted.
- Because of the environmental commitments, a subdivision to two additional lots would not be financially viable.

P. Lucey, on behalf of the applicant, stated:

- The estuarial zone is important in terms of food production and fish habitat; the proposed development protects the riparian zone.

COUNCIL DELIBERATIONS:

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

- The A-1 zone is a rural zone; the Gorge Tillicum Local Area Plan does not speak specifically to the semi-rural character of the area.
- Further development in this area to the west would have to include application for inclusion in the Sewer Service Area.
- The property is located within the Gorge Tillicum neighbourhood and therefore the Gorge Tillicum Community Association has been requested to provide feedback on the application; PISCES is a society that has provided feedback to the community for years.

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

- The sewer service area encompasses the applicant's properties; if another property owner wished to be included in the sewer service area, they would have to apply and the requirements of the policy would have to be met.

- The current sewer service connection goes through the slope close to the Colquitz Estuary and to extend the sewer service, it would have to go through neighbouring properties.

Motion: **MOVED by Councillor Haynes and Seconded by Councillor Wergeland: "That a Public Hearing be called to further consider the rezoning application on Lot 5, Section 79, Victoria District, Plan 890, Except Part in Plan 3836 RW and Plan 776RW (955 Portage Road) and Lot 6, Section 79, Victoria District, Plan 890, Except Part in Plans 3836 RW, Plan 50827 and Plan 776RW (961 Portage Road)."**

Councillor Haynes stated:

- More fulsome debate can take place at the Public Hearing; the covenant for the riparian area is appreciated.
- There is a need for additional housing in Saanich; this location is appropriate because it is close to services and amenities.

Councillor Wergeland stated:

- The proposed development is attractive and will complement the character of the neighbourhood.
- The sustainability features are appreciated.

Councillor Sanders stated:

- There may be too many houses proposed for this site; the number of homes may limit the amount of green space.
- The applicant should consider a community contribution.

Councillor Plant stated:

- A Public Hearing will allow residents to provide further feedback; the applicant should consider a community contribution, conducting a traffic study and prohibiting secondary suites.

Councillor Murdock stated:

- The proposed development is attractive; the traffic impact study should be considered.

Councillor Brownoff stated:

- The applicant should consider conducting a traffic study and the implications of allowing secondary suites.

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

- A Traffic Impact Assessment is typically requested for developments with 50 units or more as the increase of that many units could have an impact on traffic volumes.
- If it looks as if a proposed development may impact traffic movement so that intersection improvements may need to be done, the developer would be asked to make those improvements.
- The number of units proposed in this application is unlikely to impact traffic movement therefore a Traffic Impact Assessment would be not required; it would also not significantly increase traffic volumes to trigger improvements on Esson Road.

Councillor Brice stated:

- The item is worthy of a Public Hearing.

In response to questions from Council, the Chief Administrative Officer stated:

- The proposed number of dwellings in this application would not trigger a Traffic Impact Assessment.

Councillor Brownoff stated:

- If each of the proposed dwellings were permitted to having a suite, that would be an addition of 12 homes; the community at large would like to see a traffic study conducted.

The Motion was then Put and CARRIED



DECISIONS AND ACTIONS

Steering Committee
 Wednesday, 17 September 2014

Victoria Canoe and Kayak Club

Present: Julian Anderson, Sara Stallard, Yogi Carolsfeld, Vicki Blogg, George Blogg, Dorothy Chambers, Don Monroe, Craig Elder, Kitty Lloyd, Jody Watson, Tricia Demacedo, Rick Daykin, Sean (PIPS), Patty MacDonald, Alia Johnson

Guests: Presenters: Ian Sutherland (with Susan Blundell, Wendy Bowkett), Adam Steele
 Community: John King, Frank White, Jim Rowl (sp?), Joyce Rowl, maybe 2 others
 UVic students: David Norwell, Laura Larsen

DECISIONS				
1	GWI will write to four municipalities requesting to be included in the review process for rezoning and development permit applications on the Gorge Waterway and Portage Inlet			
Next Meeting: 19 November 2014				
ACTIONS			ACTION BY	DUE
1	Name tag for Alia Johnson, CoV Senior Parks Planner		Kitty	Nov
2	Write a letter to four municipalities requesting GWI be consulted as part of review process for development permit process		Kitty/All	Nov
INFORMATION				

Presentation: Rezoning and subdivision application at 955/961 Portage Rd – Ian Sutherland

- Described how project aligns with GWI objectives of protecting shoreline
- EnKon Environmental Consulting (Susan Blundell) – conducted environmental assessment of the property, located 100 m west of Admirals Bridge
- Adjacent land uses: mix of lot sizes, mostly ¼ acre
- In Saanich's urban containment and sewer enterprise area
- Proposing 6 lots with an average size 1/3 acre
- Existing 2 homes will remain onsite, additional 4 proposed
- Nothing will be disturbed between houses and water, therefore no Environmentally Sensitive Area development permit needed
- Low impact development (LID) techniques will be used throughout
- Reduction of roof and pavement areas from what would be allowed under the proposed RS-12 zoning (3,100 ft² house footprints)

Decisions and Actions – GWI Steering Committee**17 Sept 2014****Page 2**

- Currently the rainwater from road runs through a ditch along the west side of property, then into a collector that runs parallel to shore and discharges near the Admirals Bridge. This would be replaced by stormwater retention features.
- Waterfront area would remain untouched
- Consulted with local plant expert Hans Roemer, there are mostly non-native plants onsite
- Significant trees and native vegetation were identified by Roemer, these areas will be covenanted, approximately 23% of property to remain in a natural state
- Tillicum Local Area Plan of the Saanich OCP is an old document, LAP policy states that properties in this area should remain zoned Rural A-1 to protect waterfront by retaining upland natural areas. Sutherland points out that stormwater management practices have improved since that was written and with proposed rainwater management techniques, run-off from the property would be reduced and quality improved.

Questions:

Did Roemer give suggestions about removal of invasive plants? Yes: west side of property – lots of ivy, blackberry, Daphne that will be removed. Sutherland has made a commitment to remove invasives from covenanted areas, probably a crew of landscapers would come in and clear these out.

Do you live there? No, but has lived there about 5 years of the 26 years that he's owned the property

What was the outcome of last meeting [community meeting organized by Gorge Tillicum Community Association, Sept. 11]? PISCES members are not supportive, but he has canvassed others in the neighbourhood and many wrote letters of support to Saanich for the proposal. Comment from community member who attended that meeting: predominant view there was not favourable

Will you build the houses, then sell? Depends on the market, may build some, sell some as lots

How many trees have and will come down? Twenty were removed to build new house, 31 to come down for this proposal. Douglas firs on property are in decline, most have root rot.

Have new trees been planted on the property over the years? Twelve or 15 over the years. For this project 46 native trees will be planted at beginning, then as individual lots get built, trees will be replaced at 2:1 ratio, either on site or in a Saanich Park. Road is main area where trees will be removed, these will be replaced first.

What does neighbour think? Prefers it not to be developed

What LID features for houses? Rain gardens, bioswales with detention chamber, existing house has one which works well.

What is the nature of covenants? Natural state covenants, those areas will remain untouched except to remove invasive plants; Saanich has a template of what can occur in covenanted areas.

Who will monitor the covenants? Sutherland will as long as he is there. Saanich would hold the covenant, they would be required to act on any complaint from a neighbour, etc. There are organizations that do this type of monitoring (ie 3rd party covenant) but many are too short of funds to

Decisions and Actions – GWI Steering Committee
17 Sept 2014

Page 3

monitor those properly over the long term. Sutherland has established covenants on other properties that are working well.

Suggestion was made to post notices explaining what a covenant is about so that the public will recognize why an area might not look manicured.

After subdivision Sutherland will continue to own heritage house in centre of property, so he will be a member of the building scheme. Building scheme is a covenant in which all lot owners are members, and each is able to enforce the terms of the scheme. Landscaping will be done with native species as much as possible, this would be outlined in the building scheme.

Does the shoreline have invasive plants? Some but not as bad as upland area. Comes down to how much you want to disturb the area in order to enhance it. Need to be careful about what is removed, it's a steep shore along there, erosion could be a problem.

How does the ditch that runs down west side of property enter Portage Inlet? Through a silt trap, then through an outfall at the bridge; if this proposal goes ahead there will be a rain garden in the boulevard at the top.

Timeline? Won't go to council before late spring, doesn't want to do any road building in winter

What about planting western white pine? Used to be all over the south island, but blister rust affected it. Now there are resistant strains that would be good to replant in this area.

Discussion and Comments:

- No problem with the plan, but concerned about ripple effect of cutting trees for areas nearby
- PISCES: not in favour of changing the zoning, as per letter submitted to Saanich in August. Changing rural A-1 to RS-12 should be looked at carefully. With existing zoning and Tillicum Local Area Plan policies, Saanich has long recognized the area as an environmentally sensitive amenity; migratory bird sanctuary, buffer and rural nature of area maintained, this zoning change is considerable; gateway to sensitive riparian area, would set a precedent to further rezoning and loss of habitat; trees and a lot of habitat have been removed and replaced with grassed areas; consider why should we encourage zoning change, motivation is profit, and changes won't benefit the property. Major concern is that this could set a precedent for other properties on this street.
- Developer said all the right words, but is it window dressing? Not certain what the eventual density will actually be; best to think in a conservative way
- This is a big change from rural to a much denser zoning
- It would set a precedent for changing the LAP policy
- Two issues: zoning change and the fact that we weren't consulted
- We are on the stakeholders' list now after discussions with Saanich planning staff
- Neighbours are very concerned about this change; feeling is that current zoning should be retained until someone can prove that RS-12 is going to be an improvement over existing A-1

Decision: No general consensus that GWI should submit a coordinated response to Saanich, individuals or member groups can send a letter independently as desired.

Decisions and Actions – GWI Steering Committee
17 Sept 2014

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ACTION: GWI will write a letter to all four municipalities on the waterway stating that we would like to be consulted about rezoning and development proposals on the waterway

Presentation: City of Victoria Stormwater Utility – Adam Steele, Stormwater Management Specialist

- CoV stormwater system is one of the oldest in Canada, 60% was installed prior to 1920. Currently there are 243 km of mains.
- First attempt to establish a stormwater utility was in 2001, but there was insufficient support at that time. The current effort was started in 2007, and starting in 2016 payment for stormwater services will be transferred from property taxes to the new utility.
- Desire to change from grey to green infrastructure, and will include all properties
- Benefits:
 - reduced flooding from overflowing stormwater system as more rainwater infiltrates the ground onsite rather than being conveyed straight to underground pipes.
 - Cleaner beaches and creeks (Bowker, Cecelia) as stormwater will be less contaminated, and less chance of infrastructure being overwhelmed in storm events and mixing with sanitary sewer system
- Model being used will be revenue neutral; 80% of funding for stormwater maintenance will move from property taxes to a utility bill, 20% will remain on property taxes
- Fees will be based on 4 factors:
 - Impervious Area factor: building footprint on property plus 3% (driveways, sheds, etc)
 - Street Cleaning factor: dependent on street frontage of property
 - Intensity Code (commercial activity has higher intensity code than single family residential)
 - Codes of Practise factor: automotive industries or businesses with more than 10 parking spaces
- Rainwater Incentive Program: quality over quantity, system of credits (ongoing reduction to stormwater bill) and rebates (one-time payment for projects like installing a rain garden)
- **Credits** must be approved prior to work being done, then accepted when inspection is complete. This will be followed by random inspections to ensure that the installation is still there and functioning properly.
- Case studies were done to help inform the final program details, these will be publicly available soon
- **Rebates** only available to low density residential properties that are not part of a business. These are likely to be 5 – 50% rebates up to a maximum amount.
- There will be a phase-in period for permissive tax-exempt properties and schools, and possible grants available from the tax revenue this generates.
- Adapting the program as they work through the details, public input welcome

Learn more about the program here:

<http://www.victoria.ca/EN/main/departments/engineering/stormwater.html>

Anchored boats:

- Public hearing Aug 28 regarding the proposed Gorge Waterway Park Zoning, passed 3rd reading by CoV council

Decisions and Actions – GWI Steering Committee
17 Sept 2014

Page 5

- GTCA has heard concerns about boats moving further up the Gorge if that bylaw is passed
- Yogi – some of the boats are starting to anchor in Esquimalt Harbour again. He did a dive in the area off Banfield Park in late August, and saw no eelgrass where the boats are anchored, and no sign of anchors dragging; pea gravel throughout the area (under the mud), not sure what the source of that is. No piles of wood debris on the sea floor, although that's what he expected due to years of log storage there. If the area is going to be a park, maybe should consider planting eelgrass where boats are now.
- GWI coordinated response included recommendation that CoV work with other municipalities to establish a regional approach

CRD Harbour Program update - Jody

- Planning to repeat the inventory done for the Harbours Atlas in 1999/2000; underwater and shoreline surveys; relatively expensive project, could maybe get a supplementary budget (one time);
- Working on a grant application to National Wildlife Conservation Fund that targets wetlands including tidal lagoons and marshes; look at vegetation analysis, shoreline trees, eelgrass, other sensitive habitats; big part of the grant fund is for restoration and enhancement of wetlands; grant application will include seasonal bird surveys; this grant is not applicable for federal lands (Victoria and Esquimalt harbours are federal);
- Wants to talk with municipalities about restoring road ends abutting Portage and Gorge Waterway; inventory first and assessment of potential of ecosystem shift for wetlands in tidal areas due to sea level rise; identify areas where conservation covenants with waterfront homeowners could be established; eelgrass planting could be part of the proposal; Selkirk and Railyards area could be good candidates for enhancement too.
- Yogi: sedimentation is not well understood, that's likely what wiped out the oyster replanting effort; sedimentation is not part of most monitoring programs but is a significant factor in the Gorge; Sean (PIPS) has lived on Gorge many decades, when he was young there was always 6 -8ft of water at low tide; this summer he saw a fellow walk across the Gorge and only got wet up to his thighs.
- Ed Lyons wrote a series of reports on geomorphology of Portage Inlet and the Gorge for a local newsletter in the past, could request these from him. He recently offered a box of old survey reports to Dorothy (possibly UVic student reports from the 1960s).

Point Ellice Update:

- Work party 21 Sept, going to measure the last cleared area to calculate how many native plants to order for the final replanting
- Onsite work will be completed by end of October, final summary report to be submitted to Heritage Branch by end of December.

Suggestion by Yogi that the forested area behind the Nature House could be next restoration project for GWI

Partner Updates

VCKC – annual cleanup of Cowichan River if there's enough water in it; there's always lots of stuff to clean up; club has lots of courses underway

Decisions and Actions – GWI Steering Committee**17 Sept 2014****Page 6**

BGCA – Invasive plant removal continues regularly in Cecelia Ravine, giant sewer mains there are being inspected

Esquimalt - Wayfinding signage in several parks, lots of festivals, Sculpture Splash this weekend, open house for tree bylaw and animal control bylaw coming up. Question: what about the failing seawall on the Esquimalt shore (Rhoda Lane)? Municipality will rebuild with concrete cylinders as it is now.

WFT - New students now after the summer; no funding for Nature House, will soon look for people to sit on a steering committee for the NH

PISCES- View Royal is in negotiation to purchase Portage Linear Park from Pacific Capital Commission even though it's in Saanich

GWAS - summer hiatus

Victoria - New representative on GWI is Alia Johnson, senior parks planner; she's been on the job 3 weeks

GTCA - Gorge Park Gardens are under construction; Gorge Park cleanup next weekend

Swan Cr - Six riffles added to creek, boulders and rocks now in place

FoCH – Fall work parties will start up soon; students from UVic, David and Laura, attended meeting, there are about 10 students interested in restoration, would like to do work in the Colquitz with salmon; fisheries window is closed now for the spawning season

PIPS – no report

Saanich - New website focused on stormwater management will be live in next few weeks, it will include a virtual tour of some of Saanich properties with innovative rainwater management

Meeting Adjourned: 9:40pm



Talbot Mackenzie & Associates

Consulting Arborists

November 28, 2014

Ian Sutherland
1715 Government Street
Victoria, BC V8W 1Z4

Re: Covenant areas 955 Portage Road

During our November 26, 2014 site visit, at your request, we inspected two trees, arbutus #873 and Douglas-fir #963, that are proposed to be included in tree protection covenants. At the time of our site visit we observed that:

Arbutus #873

- Has been infected with a canker disease.
- The sparse foliage that remains on the tree is wilted indicating that the tree is functionally dead.

Douglas-fir #963

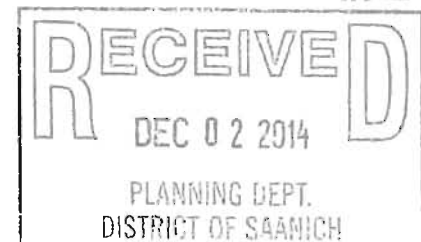
- Will stand away from the other trees on the property and will become exposed once the proposed lots are cleared.
- Has a large critical rooting area that will be impacted by the lot construction.
- Does not have a reasonable expectation of survival due to the anticipated impacts.

In our opinion, we would not recommend including arbutus #873 or Douglas-fir #963 in the proposed covenant areas.

Please do not hesitate to call us at 250-479-8733 should you have any further questions.
Thank You.

Yours truly,
Talbot Mackenzie & Associates

Tom Talbot & Graham Mackenzie
ISA Certified & Consulting Arborists



Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks. Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk. Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treehel@telus.net



ENKON
ENVIRONMENTAL

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200-3351 Douglas Street
Victoria, B.C. Canada V8Z 3L4
email: enkon@enkon.com
www.enkon.com

August 29, 2014

Our file No.: 1673-001

Artificer Development Corp.

1715 Government Street
Victoria BC V8W 1Z4
Duncan, B.C.
V9L 1N8

Attention: Mr. Ian Sutherland

Dear Mr. Sutherland,

**RE: 955 PORTAGE ROAD, DISTRICT OF SAANICH –
ENVIRONMENTAL OVERVIEW ASSESSMENT**

BACKGROUND

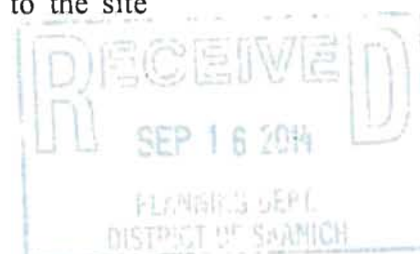
The owner of the 0.765 ha property located at 955 and 961 Portage Road in the District of Saanich (Figure 1) is proposing to subdivide the properties into six parcels for the purpose of residential development (four future residences). The property is bounded on the east and west by residences, on the south by Colquitz Creek and on the north by Portage Road. The current site layout consists of one residence located at 961 Portage Road (Lot F) and a residence and garage located at 955 Portage Road (Lot D) (Figure 2). Due to a Backshore Environmentally Sensitive Area (ESA) located at the south end of these properties and the close proximity of Colquitz Creek the property owner has requested an environmental overview assessment of the site prior to development.

METHODS

Office Study

A review of all secondary information regarding the occurrence of sensitive ecosystems, rare plants or rare plants communities, rare animals or nests protected under Section 34(b) of the B.C. Wildlife Act was completed prior to the site assessment. The following websites were accessed:

**ENTERED
IN CASE**



- Mapped Known Locations of Species and Ecological Communities at Risk <http://www.env.gov.bc.ca/atrisk/ims.htm>
- Sensitive Ecosystems Inventory <http://www.env.gov.bc.ca/sei/>
- Wildlife Tree Stewardship Atlas http://cmnbc.ca/atlas_gallery/wildlife-tree-stewardship
- CRD Regional Community Atlas, Harbours Atlas <http://viewer.crdatlasc.ca/public#/Home>

In addition, ENKON reviewed previous studies that had been completed on the property including:

- *“Assessment of Ecological Features on 995 and 961 Portage Rd., District of Saanich”* (Hans Roemer, March 2014)
- *“Assessment of Native and Invasive Vegetation at 961 Portage Rd., Saanich”* (Hans Roemer, April 2006)
- *“Windthrow Study 955 Portage Road”* (Talbot McKenzie Associates, October 20120)
- *“961/955 Portage Road – Tree Condition Plan”* (Talbot McKenzie Associates, October 20120)

Field Survey

ENKON completed a site survey of the property on August 25, 2014. The focus of the field survey inventory was to determine the potential presence of rare and endangered plant communities, confirm the location of environmentally sensitive areas and identify high value wildlife habitat.

The field assessment consisted of a plant inventory and incidental observations of birds, small and large mammals as well as herpetiles. Animal sign was also recorded including occurrence of scat, dens, trails, lay-down areas and browse. The site was also examined for the presence of wildlife trees and nest trees.

The field study focused on the proposed development areas, but also examined the proposed conservation areas.

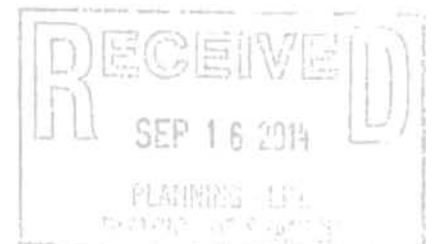
ENVIRONMENTAL SETTING

The Project Area is located in the Georgia Puget Basin Ecoregion within the South Gulf Islands Ecoregion. This Project Area lies within the Coastal Douglas-fir Moist Maritime (CDFmm) Biogeoclimatic Subzone. Douglas-fir as well as grand fir and western redcedar dominate forests on zonal sites within the CDFmm. Salal, Oregon-grape, oceanspray and Oregon-beaked moss dominate the understorey. Less prominent species include baldhip rose, snowberry, western trumpet honeysuckle, vanilla leaf and electrified cattail moss. The presence of Garry oak, arbutus and numerous members of the lily family characterize these drier sites.

The subject property consists primarily of developed and disturbed land with pockets of mixed coniferous/deciduous forest as well as ornamental trees and shrubs. The residence located at 961 Portage Road is positioned in the center of the property; a small shed is located in the northwest part of the parcel. A recently constructed home and associated garage are located in the south part of 955 Portage Road. As well, a small shed is located in the northwest corner of the property.

Vegetation in the four proposed lots is as follows:

- **Lot A** – Mixture of manicured lawn and shrub/tree consisting of Garry oak and Douglas-fir with an understorey of native shrubs including oceanspray, red-osier dogwood, English hawthorn, Saskatoon, Nootka rose, tall Oregon-grape and invasive species (English ivy, spurge laurel and holly). The two conservation areas consist primarily of Garry oak; heavy ivy growth is present in “A-1”.
- **Lot B** – Mostly manicured lawn, with some shrubs and trees on the west and east sides including domestic apple, Himalayan blackberry, English hawthorn, Nootka rose, common snowberry, English ivy, tall Oregon-grape, Indian-plum
- **Lot C** – Mostly manicured lawn, with trees and shrubs on the west and east sides including Douglas-fir, Pacific crabapple, Nootka rose, Himalayan blackberry, oceanspray, tall Oregon-grape and English ivy. The proposed conservation area (located in the southwest corner) consists of dry mixed woodland comprised of Douglas-fir, Garry oak, arbutus and bigleaf maple).



- **Lot E** – Mostly manicured lawn, with laurel hedge, English hawthorn and laurel at north end and Garry oak towards south end

A list of the plant species observed during the survey is presented in Table 1. Six Protected Natural State Covenant Areas (PNSCA) are proposed as part of the subdivision plan (Figure 3):

- **Area A-1** – Located at the north end of Lot A (85 m²)
- **Area A-2** – Located in the southwest corner of Lot A (75 m²)
- **Area C** – Located in the southwest corner of Lot C (185 m²)
- **Area D** – Located along the south boundary of Lot D and encompassing the entire waterfront (1500 m²)
- **Area F-1** – Located in the northwest corner of Lot F (130 m²)
- **Area F-2** – Located in southwest corner of Lot F (150 m²)

This Covenant Areas will total 2125 m² which represents 23.6% of the total lot area.

As part of the development 31 trees will need to be removed in order to build the homes, associated driveways and the community property access route. Details on these trees are provided in Table 2. In order to compensate for the loss of these trees the District of Saanich's tree replacement criteria, which requires a 2:1 replacement ratio, were used to calculate how many trees need to be planted.

During the plant surveys conducted by Hans Roemer in April 2006 and March 2014 no rare plant species were observed on the property. As well, no rare plants were observed during ENKON's August 2014 survey and there is no documentation of rare plants occurring on the property in the Ministry of Environment database. The Conservation Data Centre's "Known Occurrences" atlas does indicate the occurrence of Geyer's onion (*Allium geyeri*) (blue-listed) in Portage Inlet but suitable habitat for this species (moist meadows, banks and rock outcrops) is not present on the subject property (Appendix II).

No rare plant communities were observed during ENKON's survey, nor are there any records for this property.

No sensitive ecosystems as identified by the Sensitive Ecosystems Inventory (SEI) classification were observed on the site, nor were there any records of sensitive ecosystems occurring on site. The District of Saanich identifies the Marine Backshore as an environmentally sensitive area (ESA). The marine backshore (the Gorge, Portage Inlet and the outer marine coast) is a critical

environment that supports many rare species that rely on the specialized habitats found on the coast. Native vegetation cover promotes stable and biologically diverse areas that extend ecological support into the marine environment and as such should be protected. A Marine Backshore ESA is located at the south end of 955 and 961 Portage Road (Appendix III). Unit G30-NUD, identified as Gorge unit 30 is described as:

- undeveloped, may include native and non-native vegetation
- many wildlife trees present
- Cooper's hawk observed
- large woody debris (LWD) present
- forest birds observed
- bank unstable in places
- 50% Garry oak cover
- intertidal grasses present

Two Marine Feature Keys are also identified in the vicinity of the subject property. MFK #390 is described as two mature Douglas-firs; MFK #425 is described as wildlife trees.

Wildlife species (or sign) observed on site include black-tailed deer, river otter, Anna's hummingbird, grey squirrel, American robin, Cassin's vireo, chestnut-backed chickadee, Bewick's wren, bushtit, American goldfinch, northern flicker, red-breasted nuthatch, spotted towhee, Canada goose and downy woodpecker. The area on the property with the highest value wildlife habitat was the Colquitz Creek backshore area which is where the otter sign and most bird sightings occurred. Two wildlife trees were observed during the survey; both trees consisted of small diameter dead Douglas-firs which had extensive excavations and evidence of cavity nesting. One wildlife tree is located in the Lot A-1 proposed conservation area and the other is located in the Backshore ESA (Lot D).

There were no nests identified on site that would require protection under Section 34(b) of the Wildlife Act and there were no records of these nests occurring on the subject property. Section 34(b) of the BC Wildlife Act extends year-round protection to a select group of birds' nests that include those of bald eagles, ospreys, great blue herons, burrowing owls, gyrfalcons and peregrine falcons.



During the review of the mapped known occurrences of species at risk the database indicates that there are eight masked occurrences in the general area. The zones for these occurrences overlap the subject property. As such, ENKON contacted the Ministry of Environment Conservation Data Centre (CDC) to acquire this confidential information. The CDC data indicates that these occurrences do not occur on the site and would not be affected by the proposed development.

PROPOSED DEVELOPMENT

Artificer Development Corp. is planning to develop a six lot subdivision at 955 and 961 Portage Road. Currently the property consists of one residence at each address. The proposed develop will result in one additional home being built at 961 Portage Road (to the north of the existing home) and three additional homes at 955 Portage Road (to the north of the existing home). A common property access route is proposed to be constructed along the property boundary between 955 and 961 Portage Road which will provide access to all lots. Currently Lot D is equipped with a rain garden (see Figure IV); Lots A, B, C and E will be constructed with rain gardens to manage roof stormwater; the existing home on Lot F will also be equipped with a rain garden. Stormwater originating from the common property access route will be managed by the installation of permeable pavement. All lots will be connected to municipal sewers and water.

RECOMMENDATIONS

The subject property consists primarily of developed lands. The most significant habitat present on the site are firstly, the remnant patches of mixed dry woodland scattered around the property, and, secondly, the Marine Backshore ESA located at the south end of the property. The development plan proposes to protect the majority of the first and all of the second under natural state covenants. To compensate for the loss of trees on the site the tree replacement plan proposes a 2:1 ratio. Tree species to be planted includes Douglas-fir, shore pine, arbutus and Garry oak.

The development plan is proposing the retention of approximately 24% of the site as greenspace. There are no plans to increase the number of waterfront lots on the property or to encroach into the Backshore ESA. Numerous properties that border Colquitz Creek and Portage Inlet have docks, retaining walls and manicured lawn at the highwater mark.

The proposed development plan at 955/961 Portage Road will ensure the protection of the associated Marine Backshore ESA and the five other PNSCAs and will protect the aquatic resources from the impacts of stormwater and erosion and subsequent sedimentation if the following recommendations are followed.

Tree Removal

If there are plans to remove trees during the bird breeding season (May 1 to August 15) trees should be checked for active nests in order to comply with Section 34 of the B.C. Wildlife Act which states:

A person commits an offence if the person, except as provided by regulation, possesses, takes, injures, molests or destroys (a) a bird or its egg, (b) the nest of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, or (c) the nest of a bird not referred to in paragraph (b) when the nest is occupied by a bird or its egg.

Protection of Trees and Environmentally Sensitive Areas

All trees and environmentally sensitive areas that are to be retained will be protected from mechanical damage to the trunk and root system. This protection can be achieved through:

- Marking trees or snow fencing areas that are to be protected during the construction phase of the project;
- Install 'Tree Protection' or 'Environmentally Sensitive Areas' signs;
- Take all measures necessary to prevent the activities such as storage of materials or equipment, stockpiling of soil or excavated materials, burning, excavation or trenching, or cutting of roots or branches within the tree protection areas;
- Restrict vehicle traffic to designated access routes and travel lanes to avoid soil compaction and vegetation disturbances;
- Avoid alterations to existing hydrological patterns to minimize impact on vegetation;
- Control the spread of invasive plant species; and,
- Prevent wildlife disturbance (especially nesting or breeding areas).



Sediment and Erosion Control

In order to ensure that sediment laden water does not exit the property a sediment and erosion control plan should be put in place. The following guidelines should be followed:

- To the extent possible, site clearing and grading will be scheduled for the dry weather period (summer), when the potential for surface runoff to erode exposed soils is lowest. As much as possible, the clearing and grading operations should be staged to avoid having large areas of disturbed soil present at any time, and particularly during the winter;
- To the extent possible, site clearing will immediately precede construction to minimize the amount of time that disturbed soils are exposed to weathering. Clearing will be limited to the minimum area necessary for construction;
- If any soil or other erodible material is to be stockpiled for more than seven days, it will be covered with polyethylene sheeting that is anchored securely to prevent displacement by wind.
- Where necessary, sedimentation ponds and silt fencing will be used to retain sediments on the construction site. The design engineers will determine the appropriate sizes and locations of settling ponds;
- The sediment control structures will be installed as the first construction activity. All sediment control structures will be inspected regularly, and repaired/maintained as necessary;
- Ditches and/or berms will be installed as necessary to direct surface runoff away from disturbed areas. The ditches will be designed to prevent erosion due to high water velocities through the use of check dams (sandbags), filter fabric, rock rip-rap or polyethylene lining. Apart from these necessary diversions, the natural drainage patterns will be maintained;
- Sediment and erosion control materials will be stockpiled on site for use in any emergency situation that may arise. Stockpiled materials will include filter cloth, hay bales, rip-rap, grass seed, drain rock, culverts, matting polyethylene, used tires, and,
- As soon as practical after construction, any remaining disturbed soils will be revegetated using an appropriate grass seed mixture. Seeding will be conducted before the end of the growing season to allow establishment of germination/roots.

Stormwater Management Plan

The following are the primary objectives of a stormwater management plan:

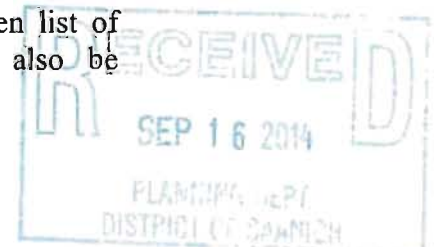
- Infiltrate or convey runoff through the development to a secure outlet with minimal impacts to people and properties;
- Contribute to the protection of water-related resources;
- Balance the needs of economic development and environmental sustainability.

Infiltration-based source controls functions are proposed to manage stormwater on the site. Roof leaders from the homes will be directed to rain gardens. Rain gardens will be equipped with an overflow mechanism (cistern) in the event of an extreme rainfall event. The overflow pipe will be connected to existing stormwater infrastructure located at the south end of the property which will eventually discharge into Colquitz Creek near the Admirals Road bridge. The common property access route which will be the primary access to all six homes from Portage Road as well as the individual driveways will be constructed of permeable material to reduce run-off. Bioswales will be constructed adjacent to the road and driveways which will be planted with phytoremediative plant species including mannagrass (*Glyceria* sp.), rushes (*Juncus* sp.), sedges (*Carex* sp.) and bulrush (*Scirpus* sp.). These plants will not only filter Stormwater but will uptake contaminants. These features will mitigate the urbanization impacts of both water balance and quality and will ensure that water exiting the site into Colquitz Creek will meet the B.C. Approved Water Quality Guidelines for the Protection of Aquatic Life. Through reduction in surface runoff volume, these controls also contribute to flood and erosion control.

Spill Prevention Plan

The spill prevention plan consists of the following elements:

- Activities that carry a risk of materials' spills should take place within a bermed staging area. These activities include mixing concrete or other materials, any vehicle fuelling, and other maintenance of equipment that is done on site;
- Spill clean-up and disposal equipment should be kept on site. Medical Safety Data Sheets (MSDS) for any hazardous substances, a list of emergency contact names and telephone numbers, and a written list of emergency response and spill-reporting procedures should also be retained;



- Mobile construction equipment should be fuelled, lubricated and serviced only at these approved locations;
- If a spill does occur, it should immediately be reported to the environmental monitor and to the Provincial Emergency Program (1-800-663-3456). Written notification should follow within two weeks of the verbal report;
- If a spill does occur, site personnel should immediately take steps to stop the discharge (if possible). As quickly as possible, they should contain the spill, clean up the affected area and dispose of waste materials at an approved disposal site;
- All hydraulic systems, fuel systems and lubricating systems should be in good repair;
- Equipment should be inspected before commencing work. Equipment with fuel or fluid leaks should not be permitted to work within or above any watercourse. Any equipment that develops a leak should immediately be removed from the watercourse and repaired; and,
- Equipment should use only biodegradable hydraulic fluid.

The Spill Prevention Plan will be operationalized and put into effect by the Environmental Monitor, who will be responsible for ensuring that the contractor is familiar with the plan, and that all elements of the plan are appropriately put into effect.

Environmental Monitoring

The environmental monitor (monitor) will be responsible for ensuring compliance with these guidelines and the authorization from the District of Saanich. They will follow and enforce the approved sediment erosion control plans and other relevant legislation, and for putting the Spill Prevention Plan into effect. The monitoring guidelines will be in place prior to any works proceeding.

Meetings and Communication

The monitor will meet with the general contractor for the site to establish appropriate lines of communication. The monitor should also meet with the site contractor during any site inspection. The monitor will also meet with subcontractors, environmental agency representatives, key stakeholders and other engineering staff associated with the project where required.

Monitoring Prior to and During Site Clearing

The monitor will be responsible for the following activities prior to and during site clearing:

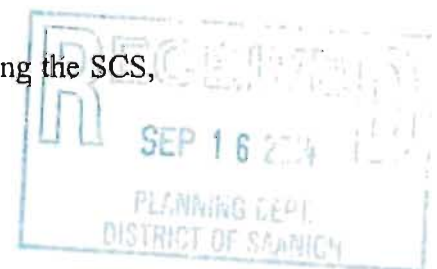
- Examining construction areas prior to commencement of work to identify sensitive areas where adverse effects may occur to ensure that they are adequately delineated;
- Ensuring that contractors are aware of environmentally sensitive areas in advance of construction activities and assisting in the development or modification of appropriate mitigative measures, if necessary;
- Marking environmentally sensitive areas and identify these areas to the construction foreman and/or crew;
- Reviewing vehicle access points to the site and the sediment control structures at these points prior to the start of clearing;
- Providing information and advice to project staff and contractors about construction matters related to environmental issues;
- Preparing site inspection field notes, and routinely taking photographs (and where necessary video) to record conditions;
- Acting as a liaison with the environmental agencies; and,
- Reviewing the sediment control structures proposed during construction.

Drainage and Sediment Control

The environmental monitor will review the proposed sedimentation control plan proposed for the site with the site contractor prior to construction activities. The monitor will be on site during construction of the sediment control system (SCS). It is understood that the General Contractor will be responsible for ensuring that the SCS is maintained and working adequately to control all discharges from the site. Their responsibilities will include inspection and maintenance of the SCS.

During construction, the responsibility of the monitor will be to:

- Examine the adequacy of the sedimentation and control works in reaching acceptable sediment levels as recommended by DFO/MoE guidelines (ie. total suspended solids and turbidity) discharged from the site;
- Make recommendations to the General Contractor on improving the SCS, if required;



- Instruct the construction foreman as to the site requirements and design specifications on sediment control structures and complete an inspection of such structures on a routine basis, particularly during periods of inclement weather;
- Review placement of sand, gravel and materials (eg. hydroseed and mulch) specified to control erosion in exposed areas;
- Require that works be stopped in the event of malfunctions of the sediment control system or contravention of discharges limits;
- Ensure that runoff is diverted from cleared areas by use of swales or low berms and that runoff is routed to the appropriate sedimentation control structures. In environmentally sensitive or problem areas, the monitor will need to oversee the installation and maintenance of sediment control structures;
- Review stockpiling methods for excavated materials to ensure that they are placed in an appropriate locations and stored properly (eg. covered with tarps); and,
- Recommend mitigation measures and ensure expeditious implementation of these if activities are found to have the potential for environmental impact or poor water quality runoff.

Control of Deleterious Substances on the Development Site

The monitor will review housekeeping practices on site (e.g. daily cleanup, use of disposal bins) and ensure proper use, storage and disposal of deleterious substances and associated containers. This necessitates that the monitor be aware of all such substances used on site. Any spillage of fuels, lubricants or hydraulic oils events should be immediately reviewed by the monitor to determine if additional remedial measures are required and, if necessary, implemented expeditiously. The monitor will operationalize the Spill Prevention Plan and will ensure that an inventory of all hazardous materials is maintained.

Frequency of Site Inspections

Initially, the monitor will visit the site daily. Once all the environmental management measures are in place and these measures have demonstrated effective site control, the frequency of monitoring will be decreased to once per week. This frequency will increase during heavy rainfall events.

Reporting

Mr. Ian Sutherland
August 29, 2014
Page 13



The monitor will need to provide environmental monitoring summary reports which will be submitted to the Municipality of Saanich.

The monitor will also complete an environmental completion report at the end of the construction phase, which will outline the major construction activities in relation to environmental issues, significant concerns encountered during the project and mitigation measures used to deal with those concerns.

If you have any questions or require further information please do not hesitate to give me a call at (250) 480-7103 extension 400.

Yours truly,

A handwritten signature in black ink that reads "Susan Blundell".

Susan Blundell, M.Sc., R.P.Bio.
Manager of Environmental Services

Attachments: Table 1 - Vegetation present on site
 Table 2 -- Proposed Tree Losses
 Figure 1 - Site Location
 Figure 2 - Site Layout Plan
 Figure 3 - Proposed PNSCAs
 Figure 4 - Rain Garden Design Detail
 Appendix I - Photoplates
 Appendix II - Conservation Data Centre information
 Appendix III - District of Saanich ESA Map #8



Table 1: Vegetation Species Observed at 955/961 Portage Road

Trees	
arbutus	<i>Arbutus menziesii</i>
bigleaf maple	<i>Acer macrophyllum</i>
casara	<i>Rhamnus purshiana</i>
Douglas-fir	<i>Pseudotsuga menziesii</i>
Garry oak	<i>Quercus garryana</i>
grand fir	<i>Abies grandis</i>
red alder	<i>Alnus rubra</i>
western redcedar	<i>Thuja plicata</i>
Shrubs	
common snowberry	<i>Symphoricarpos albus</i>
dull Oregon-grape	<i>Mahonia nervosa</i>
English ivy	<i>Hedera helix*</i>
European hawthorn	<i>Crataegus monogyna*</i>
hardhack	<i>Spiraea douglasii</i>
Himalayan blackberry	<i>Rubus discolor*</i>
Holly	<i>Ilex aquifolium*</i>
Indian-plum	<i>Oemleria cerasiformis</i>
Nootka rose	<i>Rosa nutkana</i>
oceanspray	<i>Ilolodiscus discolor</i>
pacific crabapple	<i>Malus fusca</i>
red-osier dogwood	<i>Cornus stolonifera</i>
Russian laurel	<i>Prunus laurocerasus*</i>
salal	<i>Gaultheria shallon</i>
Saskatoon	<i>Amelanchier alnifolia</i>
Scotch broom	<i>Cytisus scoparius*</i>
Scouler's Willow	<i>Salix scouleriana</i>
spurge laurel	<i>Daphne laureola*</i>
tall Oregon-grape	<i>Mahonia aquifolium</i>
western yew	<i>Taxus brevifolia</i>
Herbs	
Alaska oniongrass	<i>Melica subulata</i>
blue wildrye	<i>Elymus glaucus</i>
bracken fern	<i>Pteridium aquilinum</i>
common velvet grass	<i>Holcus lanatus*</i>
creeping buttercup	<i>Ranunculus repens</i>
curled dock	<i>Rumex crispus*</i>
dandelion	<i>Taraxacum vulgare*</i>
Dewey's sedge	<i>Carex deweyana</i>
English bluebell	<i>Endymion non-scripta*</i>
field thistle	<i>Cirsium arvense*</i>
hedge bindweed	<i>Convolvulus sepium*</i>
herb Robert	<i>Geranium robertianum*</i>
large periwinkle	<i>Vinca major*</i>
orchard grass	<i>Dactylis glomerata*</i>
Pacific sanicle	<i>Sanicula crassicaulis</i>
pathfinder	<i>Adenocaulon bicolor</i>
Russian thistle	<i>Cirsium vulgare*</i>
sword fern	<i>Polystichum munitum</i>
trailing blackberry	<i>Rubus ursinus</i>
western trumpet honeysuckle	<i>Lonicera ciliosa</i>
white fawn lily	<i>Erythronium oreganum</i>

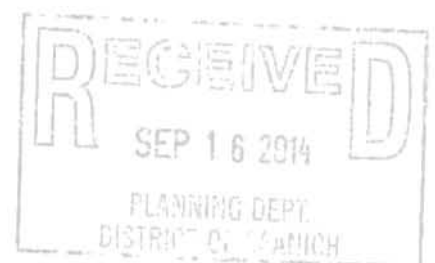
* indicates introduced species

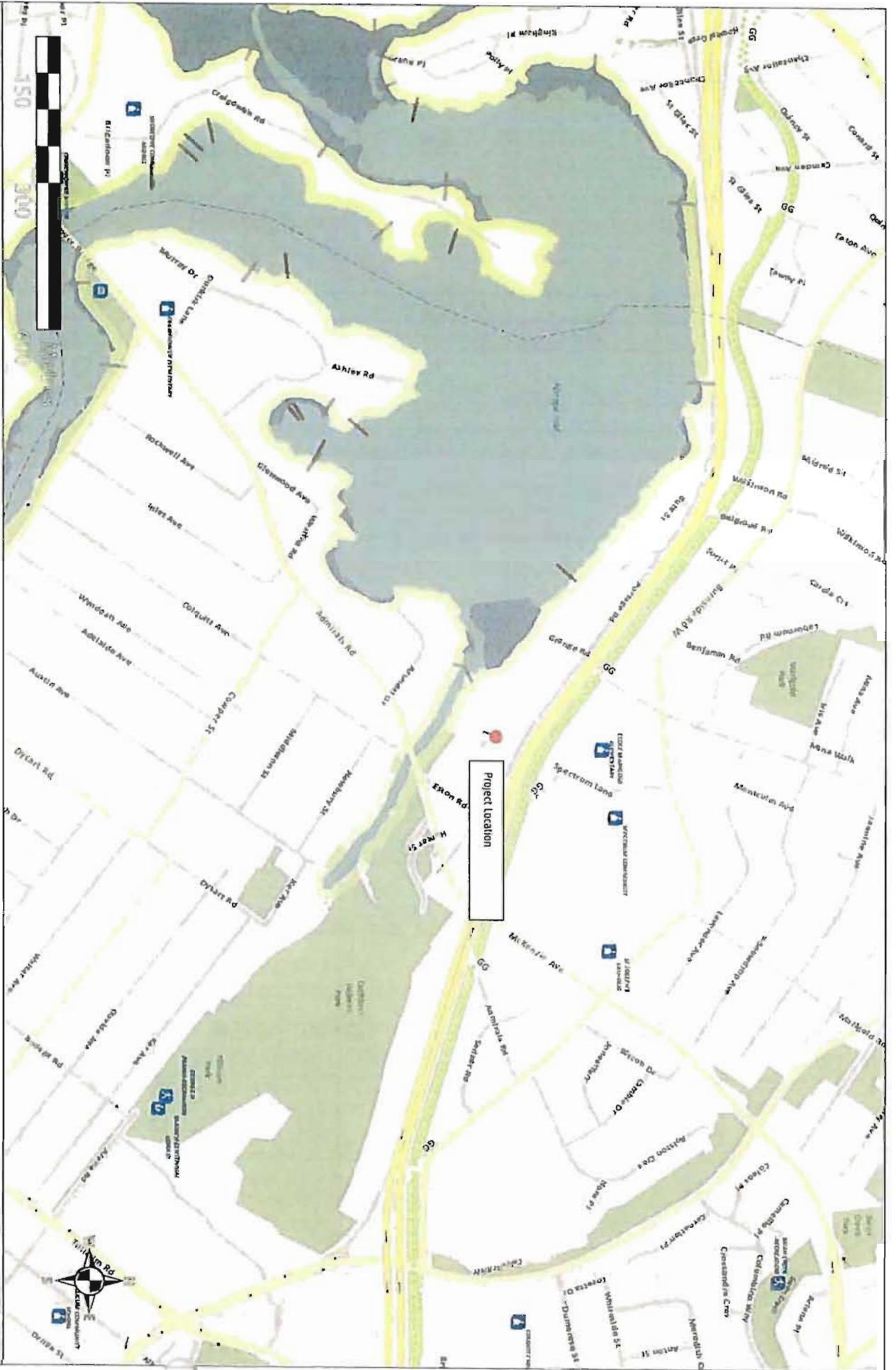
Table 2: Proposed Native Tree Removal

Parcel	Tree ID #	Species	Condition Health/Structure	Diameter at Breast Height (DBH) (cm)	Tree Replacement as per District of Saanich Criteria
Lot A	110	Garry oak	good/fair	33	2
	854	Garry oak	good/fair	40	2
	855	Arbutus	good/fair	20/25	2
	856	Garry oak	poor/fair	17	2
	857	Garry oak	fair/fair	37	2
	858	Douglas-fir	fair/poor	61	2
Lot B	126	Garry oak	fair/fair	31	2
	127	Garry oak	fair/fair	17	2
Lot E	851	Garry oak	good/good	42	2
Road	128	Garry oak	fair/poor	18	2
	129	Garry oak	fair/fair	16	2
	130	Garry oak	good/good	20	2
	131	Garry oak	poor/fair	13	2
	132	Garry oak	poor/fair	9	2
	133	Garry oak	fair/fair	12	2
	134	Garry oak	good/good	15	2
	135	Garry oak	good/good	26	2
	136	Garry oak	fair/fair	14	2
	176	Arbutus	good/good	11	2
	177	Douglas-fir	fair/fair-poor	35	2
	182	Bigleaf maple	fair/fair	20	2
	865	Garry oak	good/good	20	2
	868	Douglas-fir	fair/fair	32	2
	874	Douglas-fir	good/good	49	2
	876	Garry oak	fair-poor/fair	16	2
	877	Garry oak	poor/poor	43	2
	880	Garry oak	good/good	16	2
	888	Douglas-fir	fair/fair-poor	43	2
	892	Douglas-fir	fair/fair-poor	48	2
893	Douglas-fir	fair/fair-poor	25	2	
894	Douglas-fir	fair/fair-poor	32	2	

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Total	Garry oak	20
	Douglas-fir	8
	Arbutus	2
	Bigleaf maple	1
		<u>31</u>





Important

This map is for general information purposes only. The Capital Regional District (CRD) cannot be held responsible for any errors or omissions in this map. The CRD will not be held liable for any damage, loss or injury resulting from the use of the map in any way.

Printed by Aug 27, 2011

Figure 1: Project Location

Regional Community Atlas

Capital Regional District
<http://www.crd.bc.ca>



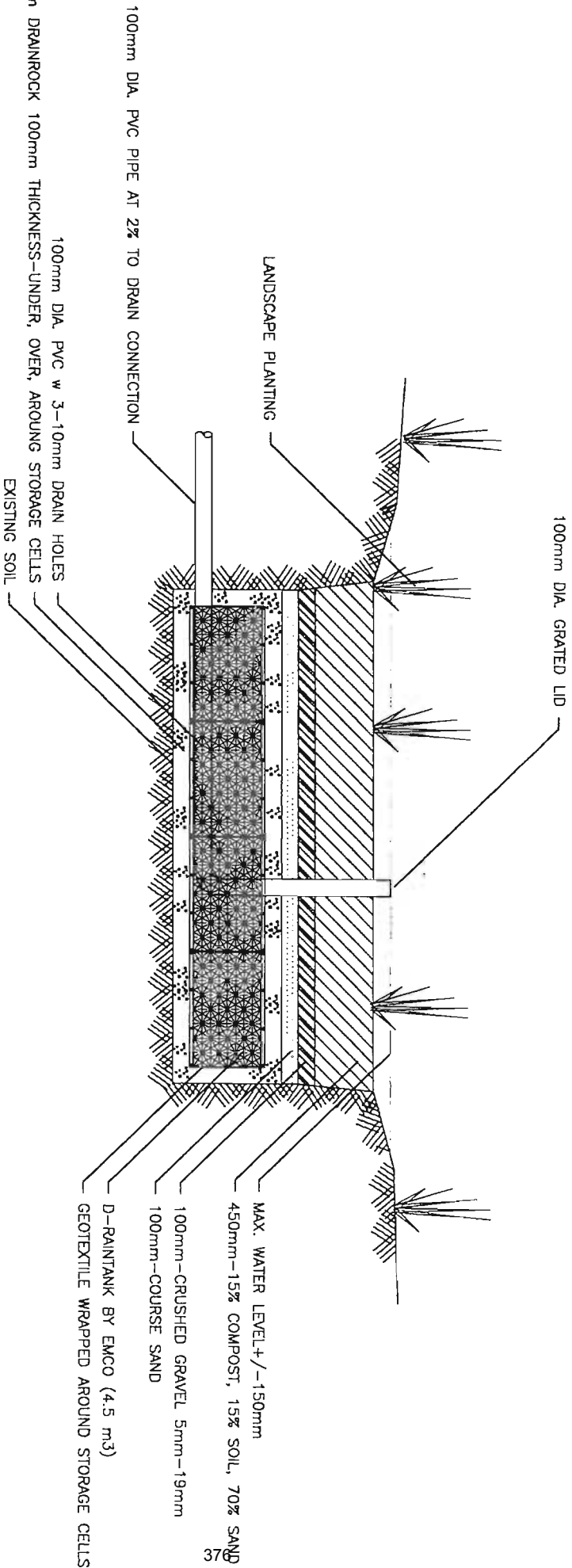


Figure 4: RAIN GARDEN TREATMENT/DETENTION – DETAIL

NTS

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 SEP 16 2014
 PLANNING DEPT
 PROJECT 13-000004

Appendix I: Photoplates



Plate 1: Looking north in Lot E



Plate 2: Looking south in Lot E



Plate 3: Looking south in Lot A (along existing driveway)



Plate 4: Look south in Lot B



Plate 5: Looking north in Lot C

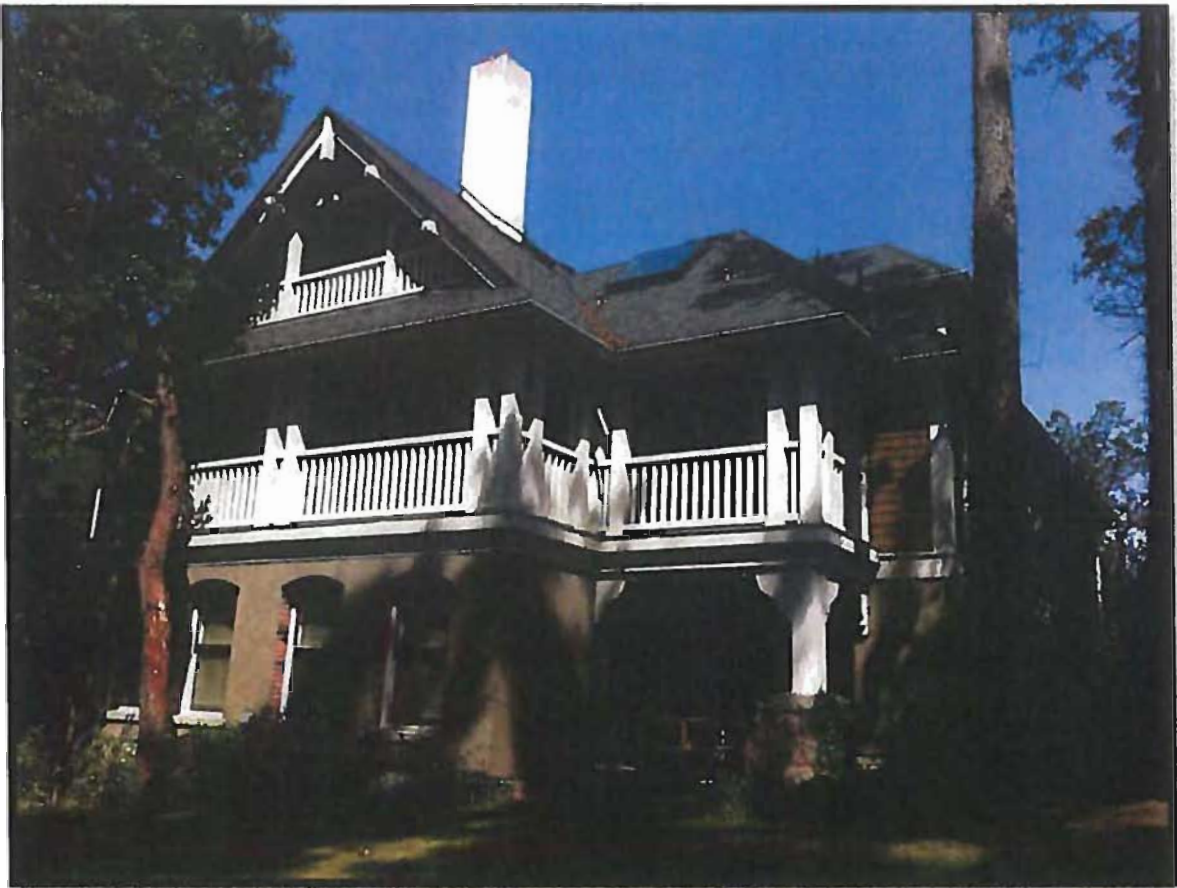


Plate 6: Existing³⁷⁹ house on Lot F

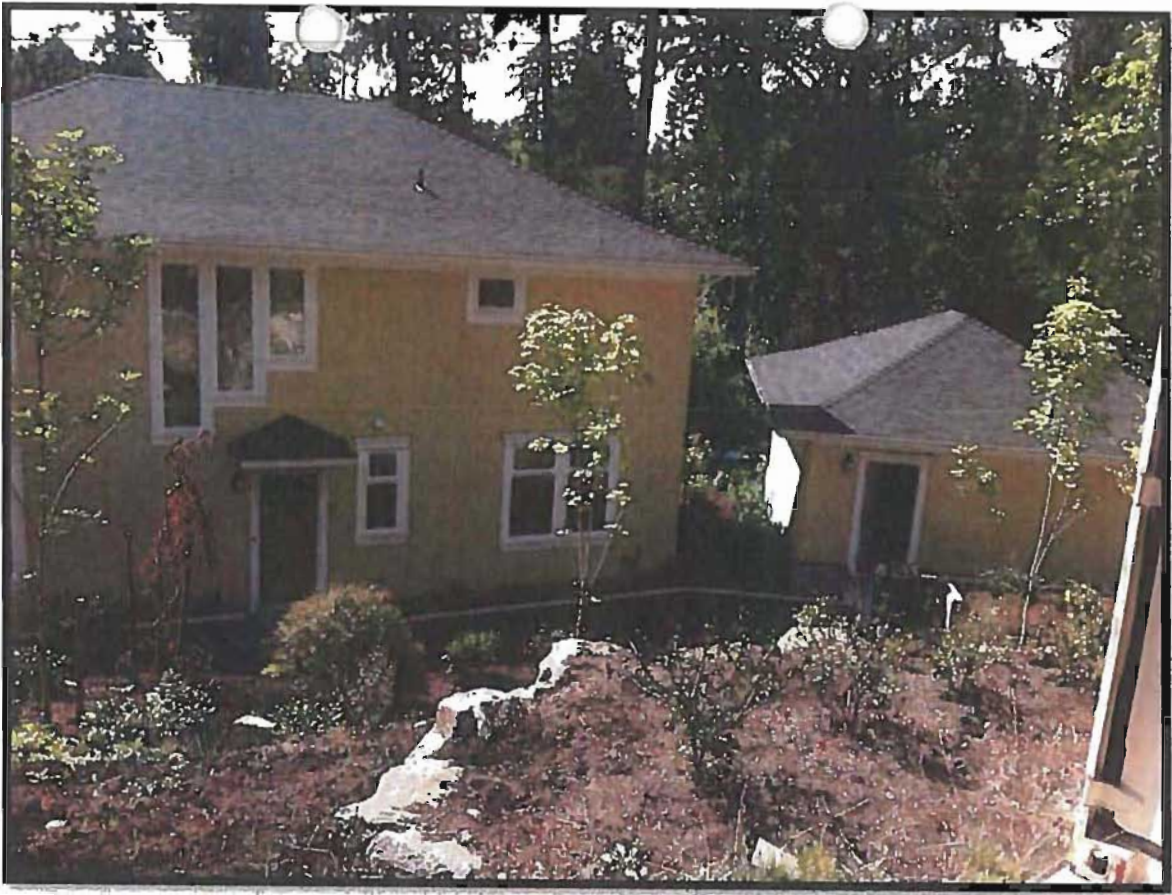


Plate 7: Existing house on Lot D



Plate 8: Rai 380 Jen in Lot D

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Plate 9: Protected Natural State Covenant Area (PNSCA) "C"



Plate 10: Colquhoun Creek shoreline



Plate 11: Wildlife tree in PNSCA "A-1"

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Plate 12: Bushy tree in acacia tree at north end of Lot E

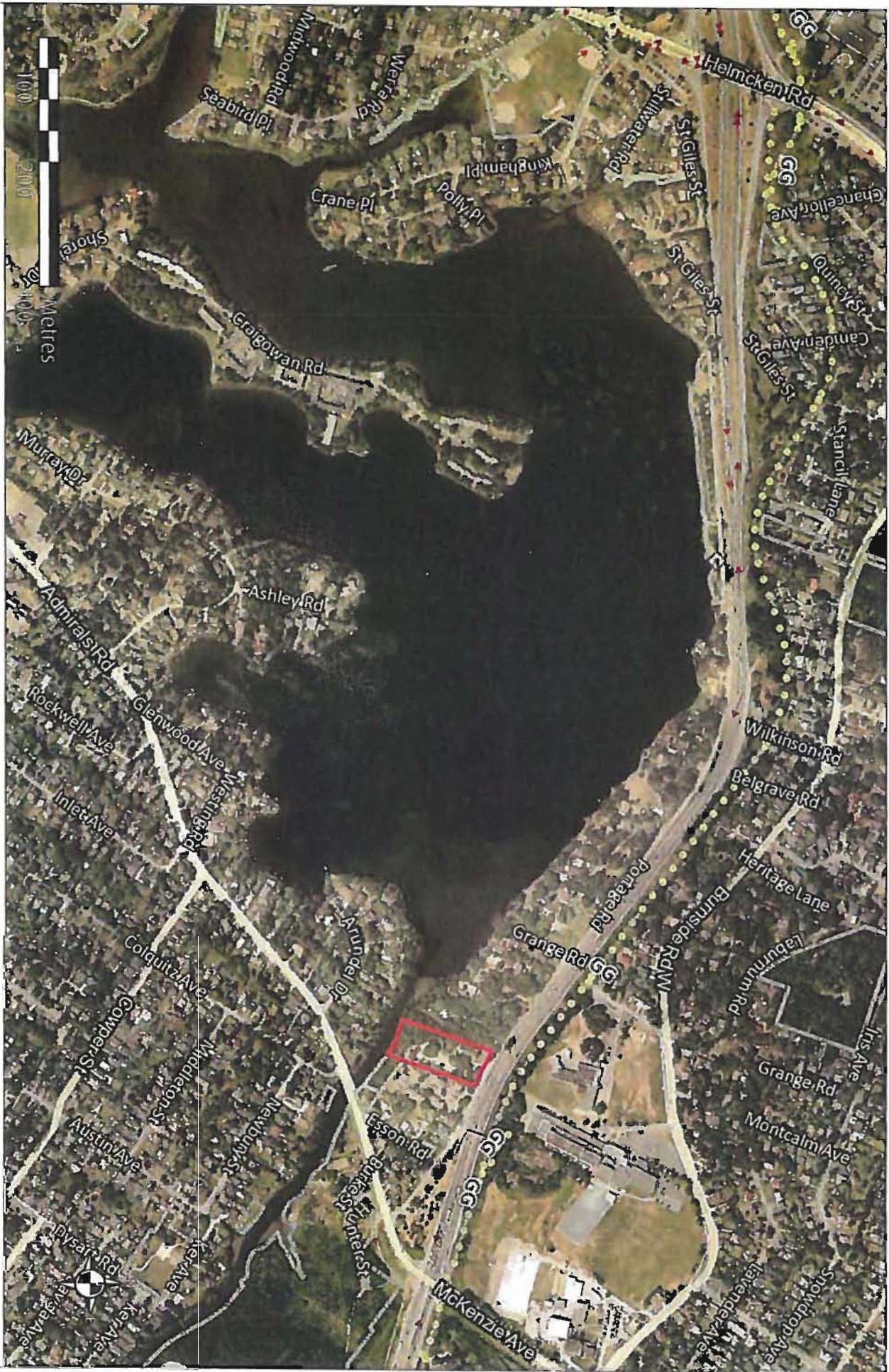
Appendix II - Conservation Data Centre Information

Endangered Species and Ecosystems - Historical Non-sensitive Occurrences - Conservation Data Centre

BC_LIST: Red
CONDITION: Extirpated.
COSEWIC: E (APR 2009)
DATA_SENS: N
DIRECTIONS: On rocky bank between water and highway.
EL_TYPE: Vascular Plant
EL_TYPE_CD: PLANT
ENG_NAME: Deltoid Balsamroot
ENG_NAME_F: deltoide balsamroot
EST_RA: Low
FEATURE_CODE: FF84660210
FIRST_OBS: 1976
GLOB_RANK: G5
HABITAT: TERRESTRIAL: Grassland/Herbaceous
LAND_CONT: Site destroyed in 1997 when highway was widened.
LAST_OBS: 1976-05-15
OCCR_AREA_SP_ID: 3007468
OCCR_DATA: 1997: Highway widening obliterated this site (T.C. Brayshaw, pers. comm.).
 1976-05-15: Growing on rocky bank between water and Highway 1 (T.C. Brayshaw, pers. comm.).
OCCR_ID: 2881
OCCR_SIZE: Extirpated.
PROV_RANK: S1
RANK: X
RANK_COM: Presumed extirpated. The site was destroyed in 1997 when the highway was widened.
RANK_DATE: 1997-05-01
RANK_DESC: Extirpated
REFERENCES: Brayshaw, T.C. Personal communication. Royal B.C. Museum.
 COSEWIC. 2008t. COSEWIC assessment and update status report on Deltoid Balsamroot *Balsamorhiza deltoidea* in Canada. Comm. on the Status of Endangered Wildl. in Can. Ottawa. In press.
 Royal British Columbia Museum. 675 Belleville Street, Victoria, BC. V8V 1X4.
SARA_SCHED: 1
SCI_NAME: *Balsamorhiza deltoidea*
SCI_NAME_F: *Balsamorhiza deltoidea*
SHAPE_ID: 7000
SURV_SITE: PORTAGE INLET, NORTH END
TAX_CLASS: dicots
VEG_ZONE: Lowland
VERS_DATE: Jun 17, 2009
#SHAPE#: [Geometry]
VERS_AUTHOR: Penny, J.L. and S. Hartwell
ECOSECTIONS: SGI
MIN_ELEV_METERS: 5
ADDITIONAL_INV_NEEDED_IND: N
SPECIMEN_DESC: Brayshaw, T.C. (SN). 1976. #87178. PMV.
AREA: 184262.0402595
LEN: 4098.94630701337
BC_LIST: Blue
CONDITION: Questionable; population has not been verified since a collection in 1959.
CON_EXTENT: N
DATA_SENS: N
DIRECTIONS: Cliff by sea.
EL_TYPE: Vascular Plant
EL_TYPE_CD: PLANT
ENG_NAME: Geyer's Onion

ENG_NAME_F: Geyer's onion
EST_RA: Unknown
FEATURE_CODE: FF84660210
FIRST_OBS: 1959-05-22
GEN_DESC: Large, convoluted inlet at the head of Gorge Waterway; much of the rocky shoreline is now under residential development.
GLOB_RANK: G4G5T3T5
HABITAT: MARINE; COASTAL BLUFFS
LAST_OBS: 1959-05-22
OCCR_AREA_SP_ID: 3008167
OCCR_DATA: 1959-05-22: Cliff by sea, collected (Holm).
OCCR_ID: 708
PROV_RANK: S2S3
RANK: H
RANK_COM: A thorough survey of the rocky portions of the shoreline of Portage Inlet during the April to June time period is necessary to assess whether this population is still extant.
RANK_DATE: 1959-05-22
RANK_DESC: Historical
REFERENCES: University of British Columbia. Dep. Bot., Dep. Zool., Biol. Sci. Bldg., 6270 Univ. Blvd., Vancouver, BC.
SCI_NAME: *Allium geyeri* var. *tenerum*
SCI_NAME_F: *Allium geyeri* var. *tenerum*
SHAPE_ID: 8184
SURV_SITE: PORTAGE INLET
TAX_CLASS: monocots
VEG_ZONE: Lowland
VERS_DATE: Oct 8, 2003
#SHAPE#: [Geometry]
VERS_AUTHOR: PENNY, J. L.
CON_EXTENT_DESC: Confident full extent of EO is NOT known
ECOSECTIONS: SGI
MIN_ELEV_METERS: 1
ADDITIONAL_INV_NEEDED_IND: Y
ADDITIONAL_INV_NEEDED_COM: A thorough survey of the rocky portions of the shoreline of Portage Inlet during the April to June time period is necessary to assess whether this population is still extant.
SPECIMEN_DESC: HOLM. L. 1959. ACC. NO. 079241. UBC.
AREA: 811749.363593
LEN: 14392.0808014338





Important

This map is for general reference purposes only. The Capital Regional District (CRD) cannot be held responsible for any inaccuracies or omissions of information or for any reliance placed on this map. For more information, contact the CRD at 2000 Douglas Ave, Victoria, BC V8W 2E6. Telephone: 250-363-8888. Fax: 250-363-8889. Email: info@www.crd.bc.ca

Potential Distribution of Geyer's Onion

Regional Community Atlas

Capital Regional District
 CRD
<http://www.crd.bc.ca>





The Corporation of the District of Saanich
 Produced Oct 24, 2011 by the GIS Section
 for Environmental Services, Planning Dept.

Environmentally Significant Areas Inventory

0 25 50 100 150 200 250 Meters

SEP 16 2011 08

The features shown in this atlas are meant to flag areas of environmental significance. It is not a complete record, and should be used only in conjunction with careful ground statement for site specific details.

01	02	03	04	05	06	07	08	09	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	00

- Proposed Data**
- Sensitve Ecosystem Inventory
 - Coastal Inlet
 - Scrubland/Grassland
 - Agricultural Field
 - Tropical Wetland
 - Other Forest
 - No-Plant
 - Other Shrub
 - Grassland Forest
 - Savanna/Steppe
 - Woodland
 - Wetland Vegetation
 - Conservation Data
 - Rare Plant, Animal or Plant Association Site
 - Wildlife Tree Area
 - Ten Mile Point Ecological Reserve
 - Federal Bird Sanctuary
 - Municipal Data
 - Marine Feature Key
 - Marine Feature Area
 - Marine Backshore Un
 - Marine Biodiversity Area
 - Natural State Covenant
 - Significant Tree
 - Saanich Wetlands
 - Water Course
 - Water Body
 - Culvert
 - Park
 - Municipal Boundary
- Vegetation information is compiled by walking trees or other vegetation on a site, and is not a complete record. It is not a complete record, and should be used only in conjunction with careful ground statement for site specific details.

Appendix III: District of Saanich ESA Atlas

SEP 16 2011 08



Assessment of Ecological Features on 995 and 961 Portage Road, District of Saanich

By Hans L. Roemer, PhD, Plant Ecologist, March 17, 2014

This report is an update for a previous report by the same author. The earlier report was prepared on April 21, 2006, for the same two side-by-side lots and titled "Assessment of native and invasive vegetation at 961 Portage Rd., Saanich

An update was required as the following major changes were made to the property between 2006 and the present: An old building in poor condition was removed from the northern part of 955 Portage Road. A driveway to the lower part of the property was constructed and a new residence was built closer to the banks of Colquitz River on the same property. This has resulted in the removal of some of the original, albeit highly disturbed, vegetation of this property.

Details of native and invasive vegetation described in the previous report have not changed and the reader is referred to that report.

The overall conclusion of the 2006 report was that the lower shrub and the herbaceous vegetation was highly disturbed and invaded by non-native plants and that rare or otherwise conservation-worthy members of this vegetation stratum were not found. The following quote from the 2006 report remains valid:

"The native tree and shrub cover are the main vegetation assets of the property. Associated lesser vegetation has largely been lost and the remnants are insignificant".

In the meantime a very detailed tree assessment has been prepared by arborists Talbot Mackenzie & Associates ("Tree Resource 955 Portage Road"). Subsequently a "961/955 Portage Road – Tree Condition Plan" (map form) and a report titled "Windthrow Study 955 Portage Road" were produced by the same arborists. A preliminary submission for subdivision of 995 Portage Road has been prepared by the property owner.

Comments in the present assessment are based on the scaled map of this preliminary submission [Topographic Site Plan of Lots 5 and 6, Section 79, Lake District, Plan 890. Prepared by Richard J. Wey & Associates, Land Surveying Inc.] This map shows the numbered location of all trees on the property. All tree-related comments are thus readily verifiable by referring to the associated tree data base.

The present assessment also refers to four "covenant areas" proposed by the property owner (shaded on the map) and to other features outlined and/or named and readily identifiable on the map.

General

If executed as outlined on this map, the four covenant areas, an area designated as "Future Lot" and a no-building zone along the Colquitz River will be the major areas that will retain portions of the original tree and shrub cover. The covenant areas, while

necessarily small, are well chosen to preserve a representative mix of this vegetation. Inadvertently or intentionally, they would result in a bias towards conservation of the Garry oak trees, a bias that is in keeping with regional conservation preferences. It appears that the covenant areas focus on the minimum tree preservation of or near the newly proposed lots. However, it is expected that there are also other trees for which there are no removal plans, such as the well-appointed tree groups surrounding the old residence (Lot F).

In the following it is deemed most practical to base an assessment on the covenant areas, as these are already outlined on a scaled map.

Covenant area along Portage Road (Lot A)

This is a very narrow sliver of land. However it contains three oak trees (one on Saanich property) and associated shrub vegetation. A very slight modification to fully include tree #852 would be desirable. This area has a typical mix of native shrub species, as follows (in order of abundance):

Snowberry, Nootka rose, Indian plum, saskatoon.

Covenant area south of Lot E

This area is well chosen to preserve several Garry oak and two Arbutus trees. Extending the boundary only two metres to the south would add two additional oak trees, one of them the largest of this stand. Native shrubs include mainly snowberry and red-osier dogwood.

Covenant area south of Lot F

Another functional set-aside occupied mainly by Douglas-firs and big-leaf maples. Native shrubs are snowberry, saskatoon, ocean spray and red-osier dogwood.

Future Lot

This is an area for which no immediate plans for disposition appear to exist. The tree canopy in this area is composed of relatively slender and tall Douglas-firs. Several of these had to be removed due to root rot problems and associated blow-down in the past. The arborists' "Windthrow Study" was made subsequent to tree removals for the Lot D building footprint and addresses mainly the potential effect of these removals on surrounding treed areas. It appears to identify an ongoing 'historical' trend of tree decline in the lower parts of the property in general and classifies the risk of windthrow as 'low to moderate' (2012 status). However, at the same time it recommends 'cyclically monitoring the trees in future years'.

Based on this and my field observations, it is my opinion that tree safety rather than ecological considerations must carry more weight in deciding on tree removals, should this lot be developed in the future. Native shrubs in this area are scattered ocean spray, salal (only in northern part) and snowberry.

Covenant area west of Lot C

This area would protect a group of Douglas-firs. These firs are located on better-drained ground and believed to be more stable than those on Lot G. Native shrubs are snowberry, ocean spray, Nootka rose, saskatoon and tall Oregon-grape.

A possible additional covenant area

A group of many small to medium-sized Garry oak trees exists near the southwest corner of Lot A. This group is now located to the west of the existing driveway. Plans call for relocating the driveway to the west side of this group. It would be desirable to protect the majority of these trees and a fifth covenant could be created on the area outlined on the attached map. At least two of the four Douglas-firs could be included into this fifth covenant area. Native shrubs in this area are red-osier dogwood, snowberry, Nootka rose and Saskatoon. A seepage/poor drainage problem affects this area at present and is reflected in the somewhat stunted shape of the trees. The driveway relocation would probably require drainage improvements and this would also benefit the trees in the area.

No-building zone along Colquitz River

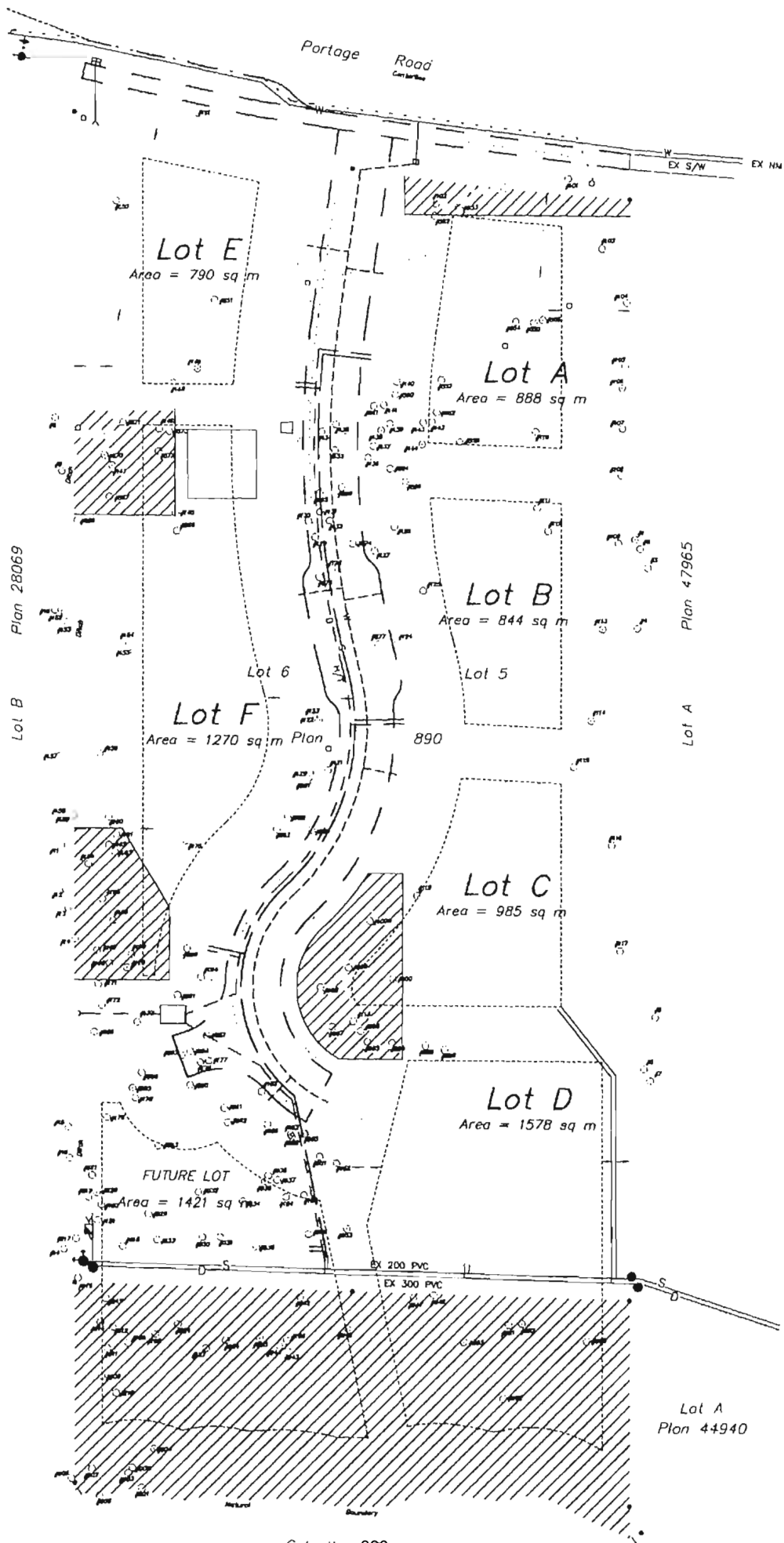
Little needs to be said about this area as protection is prescribed by zoning. It contains scattered conifers, mainly Douglas-firs, particularly in its western part. The central and southeastern portions appear to be too poorly drained for Douglas-firs and are dominated by moisture-loving shrubs, particularly red-osier dogwood. Snowberry and salal patches are scattered in this area as well.

Invasives

Invasive shrubs are present in all areas described above. The most widespread problem is a dense ground cover of ivy. European hawthorn and leather-leaf daphne are scattered. Non-native blackberries are found in most of these areas as younger individuals, but have already become an unmanageable problem in the eastern and central parts of the no-building zone along Colquitz River. Restoration efforts would be extremely labour-intensive, with doubtful long-term results. However, two kinds of actions should be considered at a minimum, removal of new blackberry infestations and preventing ivy to generate fruit/seed by removing the climbing parts.

Summary and Recommendations

Despite extensive ground-level disturbance of the native vegetation, there is still a relatively high diversity of native trees and shrubs on the property. In order to preserve a representative mix of this vegetation, it is recommended that the tentative 'covenant' areas be accepted and implemented, with small modifications as suggested.



Curb

Portage Road
Centerline



Lot A

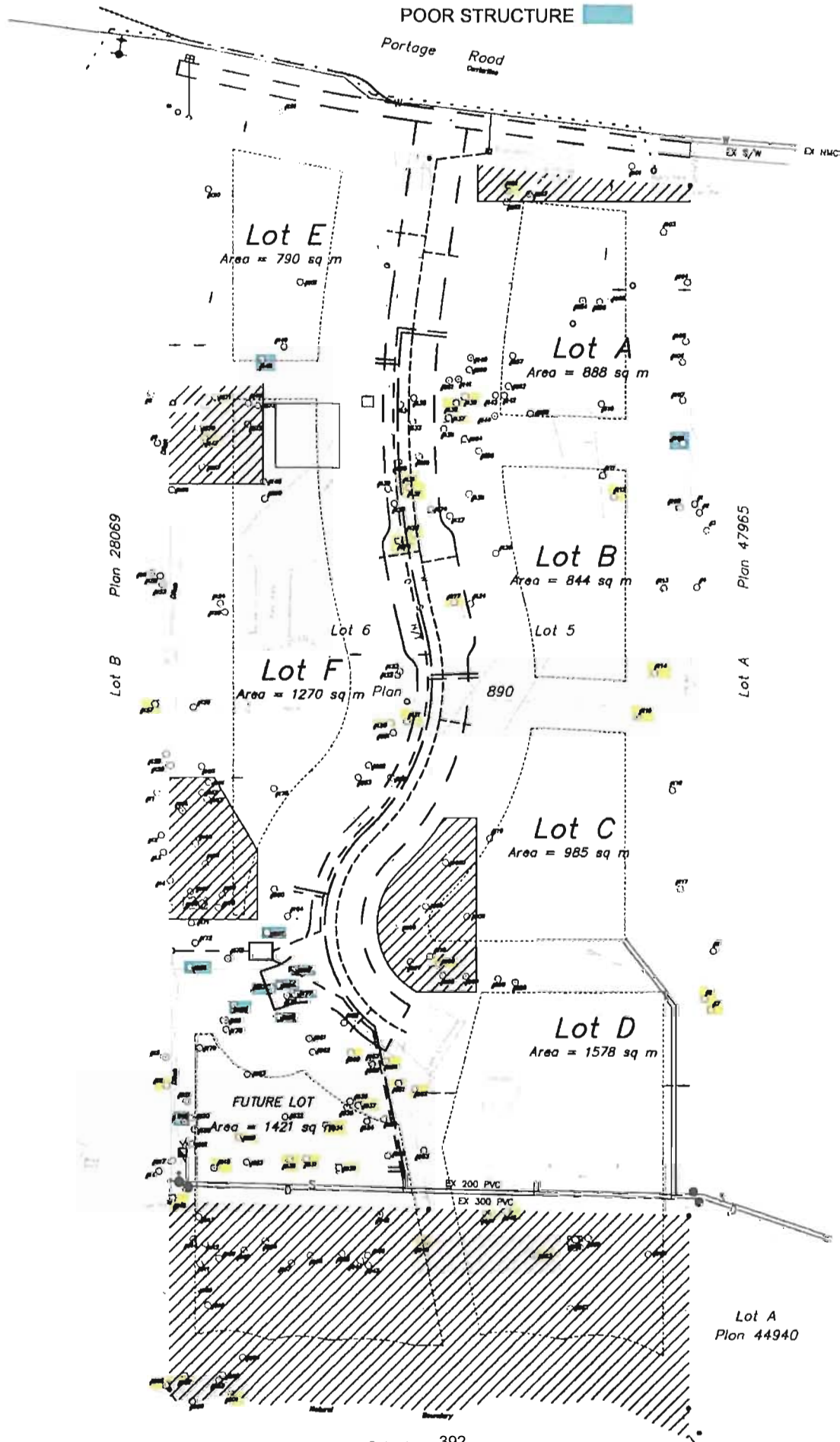
Area = 888 sq m

391

961/955 PORTAGE ROAD-TREE CONDITION PLAN

POOR HEALTH 

POOR STRUCTURE 



SUSTAINABILITY STATEMENT

Parcel Address: 955 and 961 Portage Road
Victoria, BC

Proposed Development: Rezone A-1 to RS-12 and Subdivision

Applicant: Artificer Development Corp.
1715 Government Street
Victoria, BC V8w 1Z4

Contact Person: Ian Sutherland
Pres. Artificer Development Corp.
Tel: 250-386-5503
E-mail: iangsutherland@gmail.com

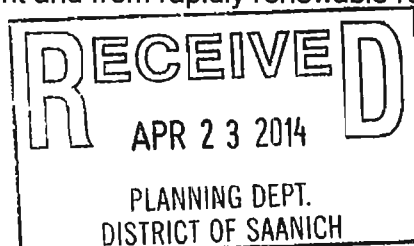
ENVIRONMENTAL INDICATORS

Ecological Protection and Restoration

- No development activity will take place within the Backshore ESA and its buffer area.
- Groupings of Native Plant remnants have been identified by the consultant and 23% of the site will be preserved in its natural state providing both wildlife habitat and corridors for wildlife movement.
- There are 281 trees on the site. Twenty three will be removed to facilitate the development. Trees removed will be replaced at a 2:1 ratio with native species enhancing the urban forest.
- Ongoing efforts to control Invasive plants such as English Ivy and Blackberry will continue allowing native plants to re-establish.

Green Design and Construction

- Permeable paving surfaces will be utilized throughout the development to minimize impermeable area and encourage groundwater recharge.
- A Rain garden type treatment area is proposed on the boulevard to treat road runoff before it reaches the municipal Storm Drain system.
- All runoff from the site will be treated by the combination of permeable surfaces, rain gardens and/or propriety filtration systems designed by Professional Engineers to improve the quality of storm water to be discharged to the Municipal Storm Drain system.
- Naturescaping will be encourage to minimize the need for irrigation and provide wildlife habitat.
- Housing is proposed to be certified Built Green™ Gold Building or equivalent.
- Retain and rehabilitate existing structures onsite or De-construction and salvage of re-useable materials from existing building.
- Recycling of demolition and construction waste (target >75% diverted from landfill).
- Specify materials with high recycled content and from rapidly renewable resources, e.g. insulation, cabinet material.



SOCIAL INDICATORS

Community Consultation

The Applicant has met with The Gorge Tillicum Community Association Land Use Committee and Executive members of Portage Inlet Sanctuary Colquitz Estuary Society (PIECES) onsite and has fully presented the application. Feedback has been integrated with final design. Neighbouring property owners have met onsite and application amended to mitigate concerns. The applicant is undertaking a full neighbourhood canvas of properties within 100m of the site.

Location and Density

- The application balances the need for density and the preservation of trees native species and wildlife habitat in a practical and functional fashion.
- Provides density immediately adjacent to existing schools and transportation links with net improvements to the environment.
- Provides density with little impact on existing infrastructure.

Community Character and Liveability

- Implementation of a statutory building scheme will provide high quality architectural design and exterior finishes
- Preserves existing heritage house on the property in place.
- Allows for various types of live-work opportunities
- Provides a mix of housing types and sizes with some opportunity for secondary accommodation.
- Proposed road improvements along Portage Road promotes a pedestrian friendly and safer streetscape.
- Cuthbert Holmes Park and the Galloping Goose regional trail are immediately adjacent to the application providing excellent access.
- Elementary and High Schools a short walk from adjacent Highway 1 pedestrian overpass.
- Provides for Boulevard enhancements such as raingarden water treatment and boulevard tree plantings

Transportation

- Public Transit stop immediately adjacent to site on Highway 1 with direct connection to downtown Victoria and UVIC.
- Elementary and Secondary schools 100 meter walk from site
- Tillicum Mall Shopping Centre 1 km walk through Cuthbert Holmes Park

ECONOMIC INDICATORS

Employment

- Local trades will receive the majority of the approximately \$3 million of capital expenditure on the project.

Diversification and Enhancement

- Tax base will be expanded by an approximate \$3 million increase in property assessments.
- Residents will support local businesses

Efficient Infrastructure and Operational Cost Savings

- Project requires no expansion of existing infrastructure as all works and services owned and operated by the municipality exist.
- Proposed housing to be Green Built Gold or equivalent which will provide long term cost savings for energy and water usage.

DEVELOPMENT PERMIT APPLICATION STORMWATER MANAGEMENT STATEMENT

Parcel Address: 955-961 Portage Road

Applicant: Artificer Development Corp.

Date: April 15, 2014

Contact Person: Ian Sutherland

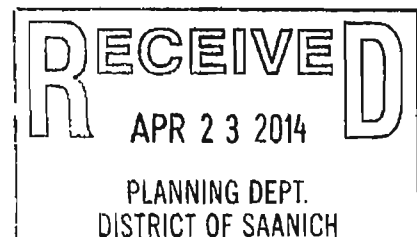
Telephone: 250-386-5503

Storm water management is reviewed as part of the Development Permit Review process. Applications are required to meet:

1. The Engineering Specifications detailed in Section 3.5.16 of Schedule "H" of the Subdivision Bylaw, 7452; and
2. The intent of the Development Permit guidelines:
 - a) Development Permit Areas #1, 2, 3, 6, through 15, 17, 18, 20, 21, 22, 23
 - The total impervious cover of the site should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas.
 - Storm water runoff controls should replicate the natural runoff regime. The controls could include on-site infiltration, storage in ponds or constructed wetlands, sand filtration and creative road/curb configurations.
 - b) Development Permit Area #27

Maintain pre-development hydrological characteristics should by the following means:

- minimize impervious surfaces.
- return the storm water runoff from impervious surfaces of the development to natural hydrologic pathways in the ground to the extent reasonably permitted by site conditions, and treat, store and slowly release the remainder per the specifications of Schedule H to the Subdivision Bylaw.
- minimize alteration of the contours of the land outside the areas approved for buildings, structures and site accesses by minimizing the deposit of fill and removal of soil, and
- minimize the removal of native trees outside the areas approved for buildings, structures and site accesses.



Keeping in mind the requirements of Schedule "H", describe how your storm water management concept will meet the intent of the relevant development permit guidelines. Provide details on types of treatment systems that will be used, considering the following questions:

- a) Will there be an increase or decrease in impervious area compared to existing conditions?
- b) What percentage of the site will be impervious cover compared to existing conditions?
- c) How will impervious surface area be minimized (e.g. minimizing paved area and building footprints, pervious paving, green roofing, absorbent landscaping)?
- d) How will the proposed system detain and regulate flows and improve storm water quality (e.g. infiltration systems, engineered wetlands, bioswales)?
- e) If the intent of the guideline cannot be met, explain why.

NOTE: Use additional pages if necessary. Attach plans if available; detailed engineering plans will be required as part of the Building Permit process.

a) This proposal results in an increase in impervious surface area of approximately 100 m²

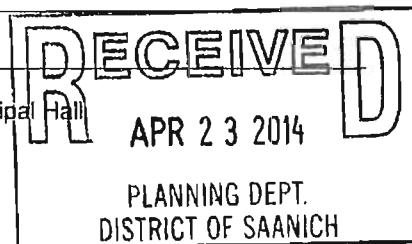
b) Impervious surfaces will cover 16.9% of the site compared to 15.9% at present.

c) Hard surface will be minimized by utilizing permeable pavers for most paving applications
Runoff from other hard surfaces such as sidewalks and patios will be channelled into landscape areas or rain gardens.

d) A combination of permeable paving, rain gardens and engineered proprietary filtration systems will be designed by the engineer to treat both runoff from onsite and runoff from the municipal road (Portage Road) fronting this site and neighbouring properties.

e) We feel the guidelines can be met by utilizing good Hydrological Engineering practice

If you require clarification, please contact:
The District of Saanich • Planning Department • 3rd Floor • Municipal Hall
770 Vernon Avenue • Victoria • BC • V8X 2W7
Tel: 250.475.5471 or 250.475.5473



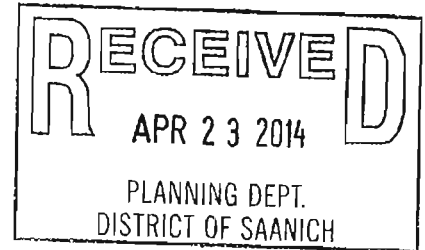


Talbot Mackenzie & Associates

Consulting Arborists

October 18, 2012

Ian Sutherland
1715 Government Street
Victoria, BC V8W 1Z4



Re: Windthrow Study 955 Portage Road

Assignment: Provide arborist services to assess the increased windthrow potential within the remnant forested area at 955 Portage Road and the adjacent property, related to site clearing work to create a building footprint on this property.

Overview: We inspected the health and structural characteristics of the tree resource on this property during site visits in April of 2008. We also identified and advised as to which trees would require removal to create a suitable area for the house footprint and driveway access. All the trees identified for removal were exhibiting indicators of health stress and decline symptoms. The decline symptoms could be related to infection by root disease pathogens or recent and historical changes in the environment within and surrounding the forest. Similar growth characteristics were observed throughout the adjacent forested and riparian areas. Subsequent to our 2008 site visit, in June of 2012, approximately 25 trees were removed from within the building and driveway footprints.

Findings: During our most recent October 01, 2012 site visit, we reviewed the health and structural characteristics of the forested and riparian areas and inspected the recently cleared building site.

The trees that remain on the site and grow in the surrounding properties are relatively well structured. Most have moderately good trunk taper, thin canopies and a medium live crown to trunk ratio. Judging by the stumps that were removed from the site, the trees have root systems that are relatively deep. Trees with these growth characteristics have grown on a site with some wind exposure and typically are not at a high risk of windthrow or trunk failure during high wind conditions. Many of the trees are exhibiting indicators of health stress and decline symptoms; however, as there were no fruiting bodies of wood decay or root disease pathogens observed, no soil cracking, heaving or root plate lifting, and no history of root failure on this site, this decline is most likely related to historical changes in the surrounding environmental conditions.

.../2

The subject site is not highly exposed, and the main forested areas are located on a lower plateau where the trees around the building footprint and riparian areas are protected by groups of trees that grow on the surrounding areas at a higher elevation. The site clearing removed a section of trees that grew between two forested groves and created a pocket between these groves but did not result in a newly exposed leading forest edge. The prevailing and predominant wind direction is parallel to the face of the forest groves where the trees were removed.

The riparian areas within Colquitz Park experienced little, if any, increase in exposure as a result of the lot clearing as this clearing was on the north and northwest side of the park where the retained forest still provides this riparian area with protection and shelter from the winds that come from this direction. There also was no increase in exposure to the park trees from the south, south east or from the east resulting from the recent tree removal.

Summary: It is our opinion that the removal of trees in the limited area of the building footprint will not result in a significant change in the wind patterns or wind velocity within the adjacent riparian and forested areas. There may be a slight increase of wind infiltration within the groves, however, given the structure of the trees within the forested areas there is unlikely to be an increase in windthrow related to this clearing. In our opinion, the risk of windthrow was low to moderate prior to the lot clearing and remains low to moderate following these activities.

Future windthrow within these areas will more likely be related to the existing health condition of the trees and an increased risk of failure if their health continues to decline. For that reason, we recommend cyclically monitoring the trees in future years for any change in their health and structure and during high wind conditions for any indicators of root plate instability.

Please do not hesitate to call us at 250-479-8733 should you have any further questions. Thank you.

Yours truly,

Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

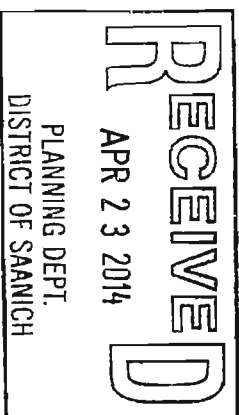
Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Box 48153
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treeh399@telus.net

TREE RESOURCE
955 Portage Road

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
101	18	3.2	2	Garry oak	5.0	Fair	Good	Good	Young tree on boulevard, some epicormic growth.
102	8, 11, 12	N/A	3	English hawthorne	4.0	Fair/poor	Fair/poor	Moderate	Multiple stems, asymmetric form.
103	26	4.7	3	Garry oak	7.0	Good	Good	Good	May be on neighbour's property, trunk lean, young tree.
104	50	9.0	5	Garry oak	10.0	Fair	Fair	Good	Ivy covered, epicormic growth, may be on neighbouring property.
105	43	N/A	6	Douglas-fir	7.0	Fair	Fair	Poor	Ivy covered, may be on neighbour's property.
106	18	3.2	2	Garry oak	3.0	Fair	Fair	Good	Ivy covered, may be on neighbour's property.
107	43	7.7	4	Garry oak	7.0	Good	Fair	Good	Ivy covered, may be on neighbour's property.
108	27	N/A	3	willow	7.0	Fair	Poor	Moderate	Broken limbs in crown, may be on neighbouring property.
109	9	1.6	1	Garry oak		Fair	Fair	Good	Young tree, may be on neighbouring property.
110	33	5.9	3	Garry oak	7.0	Good	Fair	Good	Some girdling from wire on trunk, ivy covered.
111	27	N/A	3	Norway maple	6.0	Good	Fair	Moderate	Ornamental tree, some ivy.

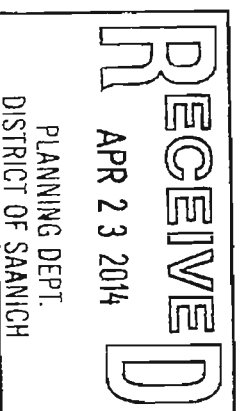
Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net



TREE RESOURCE
955 Portage Road

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
112	up to 12 cm	N/A	N/A	Plum	7.0	Poor	Poor	Moderate	Group of wild plum stems.
113	15\12	N/A		English hawthorne	4.0	Fair	Fair	Moderate	Ivy covered.
114	20	N/A	2	Apple	5.0	Poor	Poor	Moderate	Previously uprooted.
115	46	N/A	7	Douglas-fir	9.0	Poor	Poor	Poor	Ivy covered, previously topped.
116	22\10\1 0	N/A	4	Plum	9.0	Fair	Fair	Moderate	Multiple stems.
117	50	N/A	8	Douglas-fir	10.0	Fair	Fair	Poor	Ivy covered, possibly topped.
118	40	N/A	6	Douglas-fir	7.0	Fair	Fair	Poor	High crown, epicormic growth.
119	30	N/A	4	Hawthorne	7.0	Fair	Fair	Moderate	
120	16	N/A	2	Big Leaf maple	5.0	Fair/poor	Fair	Moderate	Asymmetric form, suppressed.
121	21	N/A	3	Big Leaf maple	5.0	Fair/poor	Fair	Moderate	Deadwood, suppressed.
122	10	1.8	1	Garry oak	4.0	Good	Fair	Good	Young tree.

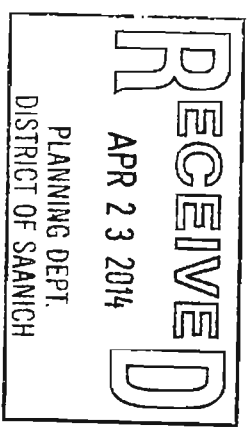
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TREE RESOURCE
955 Portage Road

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
123	27	N/A	3	Big Leaf maple	5.0	Fair	Fair	Moderate	Young tree.
124	18	N/A	2	Big Leaf maple	5.0	Fair/good	Good	Moderate	Young tree.
125	39	N/A	5	Willow	5.0	Fair	Fair	Moderate	Ivy up main trunk.
126	31	5.6	3	Garry oak	7.0	Fair	Fair	Good	Ivy covered, epicormic growth, asymmetric form.
127	17	3.1	2	Garry oak	4.0	Fair	Fair	Good	Suppressed.
128	18	3.2	2	Garry oak	5.0	Fair/poor	Fair	Good	Epicormic growth, small tree.
129	16	2.9	2	Garry oak	5.0	Fair	Fair	Good	Deflected top.
130	20	3.6	2	Garry oak	6.0	Good	Good	Good	Small broken limb.
131	13	2.3	2	Garry oak	4.0	Poor	Fair	Good	Epicormic growth, health stress.
132	9	1.6	1	Garry oak	2.0	Poor	Fair	Good	Epicormic growth, health stress.
133	12	2.2	1	Garry oak	12.0	Fair	Fair	Good	Sparse foliage.

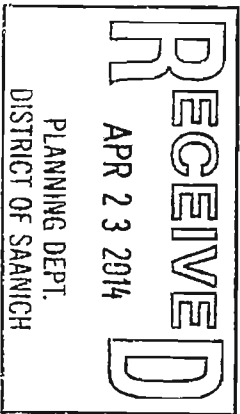
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Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
134	15	2.7	2	Garry oak	15.0	Good	Good	Good	Basal wound on trunk. 9 cm oak tree beside.
135	26	4.7	3	Garry oak	9.0	Good	Good	Good	Ivy on trunk.
136	14	2.5	1	Garry oak	4.0	Fair	Fair	Good	Sparse foliage.
137	11	2.0	1	Garry oak	2.0	Fair/poor	Fair	Good	Epicormic growth.
138	11	2.0	1	Garry oak	5.0	Poor	Poor	Good	Prostrate form, dead top.
139	9	1.6	1	Garry oak	3.0	Fair/poor	Fair	Good	Dead top, epicormic growth.
140	9	1.6	1	Garry oak	4.0	Fair	Fair	Good	Young tree.
141	8	1.4	1	Garry oak	8.0	Fair	Fair	Good	Young tree.
142	15	2.7	2	Garry oak	5.0	Fair	Fair	Good	Young tree.
143	14	2.5	1	Garry oak	4.0	Fair	Fair	Good	Suppressd.
144	23	4.1	2	Garry oak	7.0	Fair	Fair	Good	Young tree.

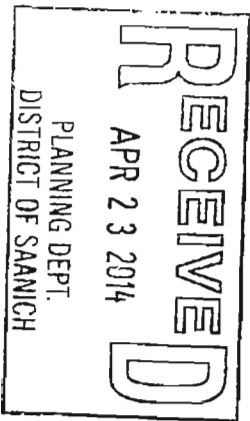
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Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
145	7	1.3	1	Garry oak	3.0	Good	Good	Good	Young tree.
146	15	2.7	2	Arbutus	5.0	Fair	Fair	Poor	Dead top.
147	4 x 9	N/A	4	Native willow	7.0	Poor	Poor	Good	Multiple stems, dead stems.
148	3 x 3	N/A	2	Plum	12.0	Fair	Poor	Moderate	Multiple stemmed plum, ivy covered.
149	2x 5, 2x10	N/A	6	Plum	12.0	Fair	Fair	Moderate	Multiple stemmed plum.
150	8, 11, 4, 24	N/A	4	Robinia	8.0	Fair	Fair	Good	Multiple stems.
151	4 x 24	N/A	7	English hawthorne	10.0	Fair	Fair	Good	Municipal tree.
152	18	3.2	2	Garry oak	5.0	Fair	Fair	Good	May be neighbour's tree.
153	25	N/A	4	Douglas-fir	7.0	Fair	Fair	Poor	Ivy covered, young tree.
154	19	N/A	2	Robinia	8.0	Fair	Fair	Good	Deadwood.
155	24	N/A	2	Robinia	8.0	Fair	Fair	Good	Deadwood.

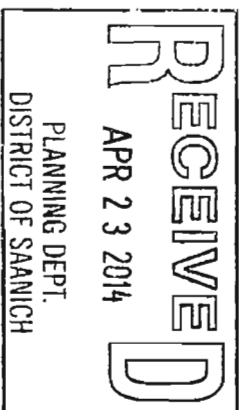
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Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
156	14	2.5	1	Garry oak	5.0	Fair	Fair	Good	Epicormic growth.
157	28	N/A	4	Douglas-fir	6.0	Fair/poor	Fair	Poor	High crown, may be neighbour's tree.
158	20	N/A	3	Douglas-fir	6.0	Fair	Fair	Poor	High crown.
159	18	3.2	3	Arbutus	7.0	Good	Fair	Poor	Leans into fir.
160	30	N/A	5	Douglas-fir	7.0	Fair/good	Fair	Poor	Young tree.
161	47	N/A	7	Douglas-fir	6.0	Fair	Fair	Poor	High crown, sparse foliage.
162	14	2.5	1	Garry oak	4.0	Fair	Fair	Good	Suppressed by adjacent fir.
163	2 x 11	N/A	2	Big Leaf maple	6.0	Good	Fair	Moderate	Two stems.
164	51	N/A	8	Douglas-fir	8.0	Fair	Fair	Poor	High crown.
165	19.9	N/A	3	Bif Leaf maple	5.0	Fair	Fair	Moderate	
166	16	N/A	2	Douglas-fir	4.0	Fair	Fair	Poor	Deflected top.

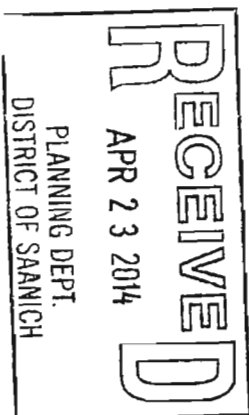
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167	19	N/A	3	Douglas-fir	4.0	Fair	Fair	Poor	Deflected trunk.
168	24	N/A	4	Douglas-fir	6.0	Fair	Poor	Poor	Previously topped.
169	15	N/A	2	Big Leaf maple	5.0	Good	Fair	Moderate	Deflected trunk, young tree.
170	13	N/A	2	Douglas-fir	5.0	Good	Fair	Poor	One sided, young tree.
171	15	N/A	2	Grand fir	6.0	Good	Good	Poor	Young tree.
172	13	N/A	2	Big Leaf maple	4.0	Fair	Fair	Moderate	Deflected trunk.
173	23	N/A	3	Douglas-fir	4.0	Fair	Fair	Poor	Deflected top, ivy covered.
174	24	N/A	3	Big Leaf maple	6.0	Fair	Fair	Moderate	Young tree.
175	31	5.6	5	Arbutus	7.0	Good	Fair	Poor	Close to house.
176	11	2.0	2	Arbutus	4.0	Good	Good	Poor	
177	35	N/A	5	Douglas-fir	6.0	Fair	Fair/poor	Poor	High crown.

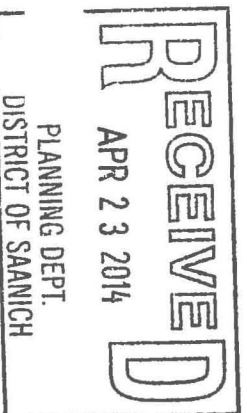
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178	15	N/A	2	Big Leaf maple	5.0	Fair	Fair	Moderate	Suppressed.
179	15	N/A	2	Big Leaf maple	7.0	Good	Fair	Moderate	Young tree.
180	11	2.0	1	Pacific yew	5.0	Fair	Fair	Moderate	Understory tree.
181	14	N/A	2	Big Leaf maple	6.0	Good	Fair	Moderate	
182	20	N/A	2	Big Leaf maple	6.0	Fair	Fair	Moderate	Young tree.
183	19	N/A	2	Big Leaf maple	6.0	Fair	Fair	Moderate	Young tree.
184	14	N/A	2	Big Leaf maple	4.0	Good	Fair	Moderate	Stem removed recently.
185	20	N/A	2	Big Leaf maple	7.0	Good	Good	Moderate	Two stems removed recently.
186	12/14	4.0	3	Pacific yew	5.0	Poor	Poor	Moderate	Almost dead.
187	15/25	N/A	4	Willow	8.0	Fair	Fair	Moderate	Multiple stems.
188	19	N/A	3	Grand fir	5.0	Fair	Fair	Poor	Young tree.

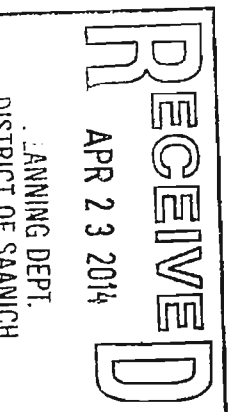
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Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
189	32	N/A	5	Douglas-fir	6.0	Fair	Fair	Poor	Suppressed.
851	42	7.6	4	Garry oak	11.0	Good	Good	Good	Some deadwood.
852	39	7.0	4	Garry oak	12.0	Good	Good	Good	One sided, ivy on trunk, deadwood.
853	56	10.1	6	Garry oak	13.0	Good	Good	Good	Ivy covered, large deadwood.
854	40	7.2	4	Garry oak	10.0	Good	Fair	Good	Ivy covered.
855	20, 25	7.0	6	Arbutus	7.0	Good	Fair	Poor	25 cm stem girdled by wire.
856	17	3.1	2	Garry oak	5.0	Poor	Fair	Good	Declining health, small tree, ivy covered.
857	37	6.7	4	Garry oak	11.0	Fair	Fair	Good	Epicormic growth, possible wire in trunk.
858	61	11.0	9	Douglas-fir	13.0	Fair	Poor	Poor	Multiple tops.
859	33	5.9	3	Garry oak	8.0	Fair/good	Fair	Good	Ivy covered, asymmetric form.
860	22	4.0	2	Garry oak	7.0	Fair	Fair	Good	Some deadwood, epicormic growth.

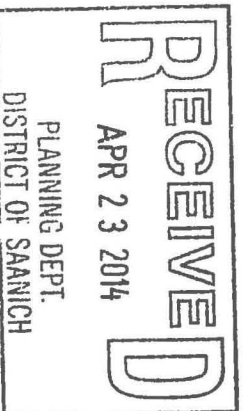
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Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
861	43	7.7	6	Douglas-fir	6.0	Fair	Fair	Poor	Epicormic growth.
862	18	3.2	2	Garry oak	5.0	Fair	Fair	Good	High crown.
864	21	3.8	2	Garry oak	5.0	Fair/poor	Fair	Good	Epicormic growth.
865	20	3.6	2	Garry oak	6.0	Good	Good	Good	Some epicormic growth.
866	49	8.8	5	Garry oak	14.0	Fair/good	Fair	Good	Asymmetric form, large deadwood, some end-weight.
867	23	4.1	2	Garry oak	4.0	Fair/poor	Fair/poor	Good	Ivy covered, epicormic growth.
868	32	5.8	4	Douglas-fir	6.0	Fair	Fair	Poor	Surface rooted. Low live crown ration.
869	31	5.6	3	Garry oak	9.0	Fair	Fair	Good	Epicormic growth, ivy covered.
870	24	4.3	2	Garry oak	6.0	Fair/poor	Fair	Good	Epicormic growth.
871	44	7.9	4	Garry oak	10.0	Fair/poor	Fair	Good	Epicormic growth, active union.
872	30	5.4	3	Garry oak	9.0	Good	Fair	Good	Co-dominant at 9 metres.

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Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
873	26	4.7	4	Arbutus	6.0	Fair	Fair	Poor	Dead top.
874	49	N/A	7	Douglas-fir	7.0	Good	Good	Poor	Some deadwood.
876	16	2.9	2	Garry oak	4.0	Fair/poor	Fair	Good	Epicormic growth, small tree.
877	43	7.7	4	Garry oak	6.0	Poor	Poor	Good	Previously topped, decay in main stem.
880	16	2.9	2	Garry oak	5.0	Good	Good	Good	Ivy covered, young tree.
881	34	N/A	5	Douglas-fir	7.0	Good	Good	Poor	Young tree.
882	28	N/A	4	Douglas-fir	5.0	Fair	Fair	Poor	Sparse foliage, young tree, ivy covered.
883	46	N/A	7	Douglas-fir	7.0	Fair	Fair	Poor	Deflected top, epicormic growth, ivy covered.
885	50	N/A	8	Douglas-fir	8.0	Fair	Fair	Poor	Deflected top.
886	42	N/A	6	Douglas-fir	7.0	Fair	Poor	Poor	Previously topped.
888	43	N/A	6	Douglas-fir	7.0	Fair	Fair/poor	Poor	High crown.

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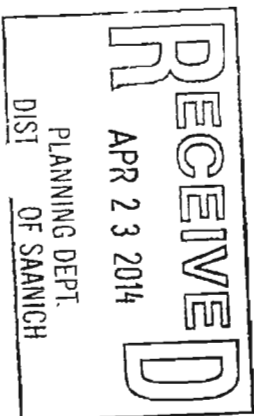
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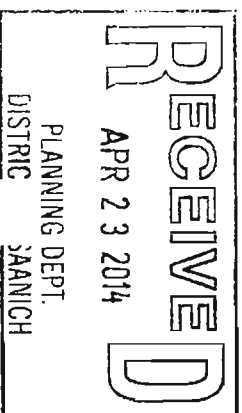
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<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>PRZ</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
890	31	3.1	3	Garry oak	7.0	Fair/good	Fair	Good	May have been topped.
891	46	N/A	7	Douglas-fir	8.0	Fair	Poor	Poor	High crown.
892	48	N/A	7	Douglas-fir	7.0	Fair	Fair/poor	Poor	High crown.
893	25	N/A	4	Douglas-fir	4.0	Fair	Fair/poor	Poor	High crown.
894	32	N/A	5	Douglas-fir	4.0	Fair	Fair/poor	Poor	High crown.
895	45	N/A	7	Douglas-fir	4.0	Fair	Fair/poor	Poor	High crown.
896	22	4.0	2	Garry oak	8.0	Good	Fair	Good	Leaning, small deadwood.
899	44	N/A	7	Douglas-fir	6.0	Fair	Fair	Poor	Epicormic growth, sparse.
900	35	6.3	5	Arbutus	8.0	Good	Good	Poor	Asymmetric form.
901	28	5.0	4	Arbutus	6.0	Fair/poor	Fair	Poor	Canker, dead top.
902	15	N/A	2	Douglas-fir	3.0	Fair	Fair	Poor	Deflected top, suppressed.

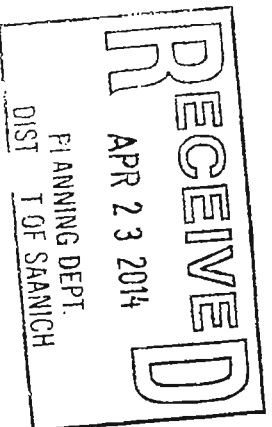
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Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
903	18	N/A	3	Douglas-fir	4.0	Fair	Fair	Poor	Young tree.
904	31	N/A	5	Douglas-fir	7.0	Fair	Fair	Poor	Epicormic growth.
906	45	4.5	7	Garry oak	7.0	Fair/poor	Fair/poor	Good	On shoreline.
907	24	N/A	4	Douglas-fir	4.0	Fair/poor	Fair	Poor	Suppressed.
908	18	N/A	3	Douglas-fir	4.0	Fair	Fair	Poor	Small tree on shoreline.
909	76	13.7	11	Douglas-fir	9.0	Fair/poor	Poor	Poor	Co-dominant tops.
910	30	N/A	4	Native hawthorne	9.0	Fair	Fair	Moderate	Failed stem.
911	27	N/A	4	Douglas-fir	6.0	Fair	Fair	Poor	Suppressed.
912	31	N/A	5	Douglas-fir	8.0	Fair	Fair	Poor	High crown.
913	33	N/A	5	Douglas-fir	4.0	Fair/poor	Fair	Poor	High crown.
914	50	N/A	8	Douglas-fir	5.0	Fair	Fair	Poor	Deflected trunk

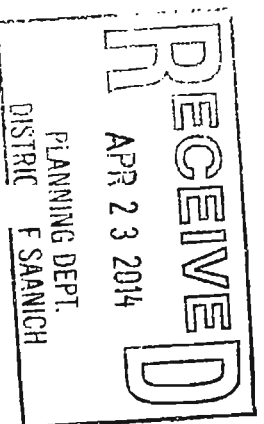
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916	34	N/A	4	Western Red cedar	7.0	Fair/poor	Fair	Moderate	Dead top.
917	65	11.7	10	Douglas-fir	10.0	Fair	Fair	Poor	Some epicormic growth.
918	58	N/A	9	Douglas-fir	10.0	Fair/poor	Fair	Poor	Sparse foliage in upper canopy.
919	29	N/A	4	Douglas-fir	5.0	Fair	Fair/poor	Poor	Deflected top.
920	48	N/A	7	Douglas-fir	8.0	Fair/good	Fair	Poor	Sweep in trunk.
923	18	3.2	2	Pacific yew	7.0	Good	Good	Moderate	Understory tree.
924	37	N/A	6	Grand fir	6.0	Poor	Fair	Poor	Dead top.
929	22	N/A	3	Douglas-fir	5.0	Fair/poor	Fair	Poor	High crown, sparse foliage.
930	59	N/A	9	Douglas-fir	7.0	Poor	Fair	Poor	Epicormic growth, stressed, pitching from trunk.
931	23	N/A	3	Douglas-fir	4.0	Poor	Fair	Poor	Sparse foliage.
932	62	11.2	9	Douglas-fir	6.0	Fair	Fair	Poor	Epicormic growth.

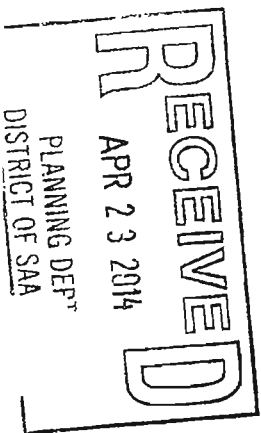
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Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
934	33	N/A	5	Douglas-fir	4.0	Fair/poor	Fair	Poor	High crown.
935	26/27	N/A	5	Big Leaf maple	12.0	Good	Fair	Moderate	Co-dominant.
937	46	N/A	7	Douglas-fir	6.0	Fair/poor	Fair	Poor	Epicormic growth.
938	45	N/A	7	Douglas-fir	5.0	Fair/poor	Fair/poor	Poor	High crown, sparse foliage.
939	83	14.9	12	Douglas-fir	12.0	Fair	Fair	Poor	Sparse foliage.
943	42	N/A	6	Douglas-fir	5.0	Fair	Fair	Poor	Deflected top.
944	31	N/A	5	Douglas-fir	6.0	Fair	Fair	Poor	Suppressed by adjacent fir.
945	79	14.2	12	Douglas-fir	10.0	Poor	Fair	Poor	High crown, sparse foliage.
947	62	11.2	9	Douglas-fir	8.0	Fair/poor	Fair	Poor	Epicormic growth, sparse foliage.
948	46	N/A	7	Douglas-fir	6.0	Fair/poor	Fair	Poor	Epicormic growth, high crown, trunk wound.
951	47	N/A	7	Douglas-fir	6.0	Fair/poor	Fair	Poor	Epicormic growth.

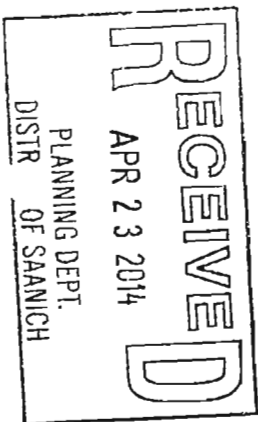
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952	43	N/A	6	Douglas-fir	7.0	Fair/poor	Fair	Poor	Epicormic growth.
953	21/45	10.0	9	Arbutus	14.0	Good	Fair	Poor	Co-dominant, some decay in smaller stem, some end-weight.
955	36	N/A	5	Douglas-fir	4.0	Poor	Poor	Poor	Epicormic growth, weak.
960	50	N/A	8	Douglas-fir	7.0	Fair/poor	Fair	Poor	Epicormic growth.
961	46	N/A	7	Douglas-fir	6.0	Fair	Fair	Poor	High crown.
962	51	N/A	8	Douglas-fir	6.0	Fair	Fair	Poor	Epicormic growth, high crown.
963	56	N/A	8	Douglas-fir	11.0	Fair	Fair	Poor	High crown.
964	57	N/A	9	Douglas-fir	6.0	Fair	Fair	Poor	Epicormic growth, stunted top.
965	42	N/A	6	Douglas-fir	5.0	Fair/poor	Fair	Poor	Epicormic growth.
981	38	N/A	6	Douglas-fir	6.0	Fair	Fair/poor	Poor	High crown, epicormic growth.
983	52	N/A	8	Douglas-fir	7.0	Fair/poor	Fair	Poor	Epicormic growth, deflected top.

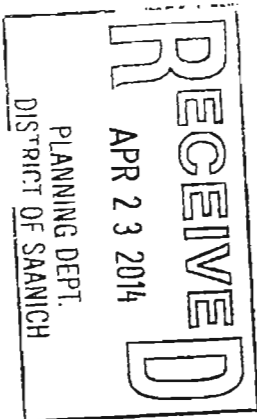
Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net



TREE RESOURCE
955 Porfage Road

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
985	47	N/A	7	Douglas-fir	7.0	Fair	Fair	Poor	Stunted top, one-sided.
990	24	N/A	4	Douglas-fir	5.0	Fair	Fair	Poor	Deflected top.
992	37	N/A	6	Douglas-fir	6.0	Fair/poor	Fair	Poor	High crown, epicormic growth.
994	50	N/A	8	Douglas-fir	8.0	Fair	Fair	Poor	High crown, epicormic growth.
995	37	N/A	6	Douglas-fir	8.0	Fair	Fair	Poor	High crown, epicormic growth.
996	37, 39	N/A	7	Big Leaf maple	20.0	Fair/poor	Fair/poor	Moderate	Large deadwood, sloughing bark, woodpecker damage.
997	57	N/A	9	Douglas-fir	10.0	Fair	Fair	Poor	Large deadwood, high crown.
998	52	N/A	8	Douglas-fir	9.0	Fair/poor	Fair	Poor	High crown, sparse foliage, epicormic growth.
999	44, 54	15.0	12	Douglas-fir	12.0	Fair	Fair	Poor	Co-dominant, epicormic growth.
1000	25, 54	12.4	8	Garry oak	12.0	Fair/good	Fair	Good	Co-cominant, broken limbs in crown.
no tag 1	35	6.3	4	Garry oak	8.0	Good	Good	Good	

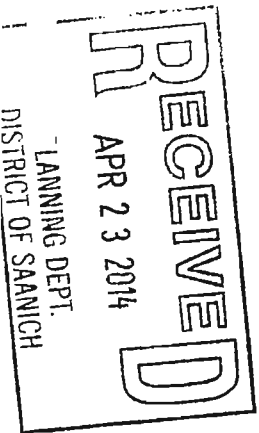
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TREE RESOURCE
955 Portage Road

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
no tag 10	30	5.4	3	Garry oak	7.0	Fair/good	Fair	Good	Neighbour's tree.
no tag 11	21	N/A	3	Douglas-fir	5.0	Fair	Fair	Poor	High crown. Neighbour's tree.
no tag 12	21	N/A	3	Leylandii	6.0	Good	Good	Moderate	Neighbour's tree.
no tag 13	10	N/A	2	Leylandii	5.0	Good	Good	Moderate	Neighbour's tree.
no tag 14	40	N/A	6	Douglas-fir	9.0	Fair	Fair	Poor	Surface roots, neighbour's tree.
no tag 15	34	N/A	4	Big Leaf maple	8.0	Good	Fair	Moderate	Neighbour's tree.
no tag 16	33	N/A	4	Leylandii	4.0	Fair/poor	Poor	Moderate	Neighbour's tree, topped.
no tag 17	47	N/A	7	Douglas-fir	7.0	Fair	Fair	Poor	Asymmetric form, epicormic growth, neighbour's tree.
no tag 2	25	4.5	3	Garry oak	5.0	Fair	Fair	Good	
no tag 3	48	N/A	7	Douglas-fir	10.0	Fair	Fair	Poor	
no tag 4	20	3.6	2	Garry oak	5.0	Good	Good	Good	Neighbour's tree.

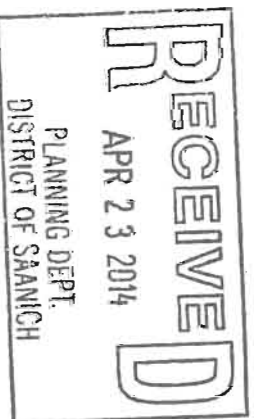
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Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net



TREE RESOURCE
955 Portage Road

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
no tag 5	45	N/A	7	Douglas-fir	7.0	Poor	Poor	Poor	Declining health.
no tag 6	20,30	N/A	6	Douglas-fir	6.0	Fair	Fair	Poor	Co-dominant
no tag 7	18	N/A	6	Douglas-fir	6.0	Poor	Fair	Poor	Sparse, high crown.
no tag 8	multiple stems	N/A	4	Black hawthorne	7.0	Fair	Fair	Moderate	Neighbour's tree.
no tag 9	multiple stems	N/A	5	Willow	9.0	Fair	Fair	Moderate	Neighbour's tree.

Prepared by:
Talbot Mackenzie & Associates
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Assessment of native and invasive vegetation at 961 Portage Rd., Saanich

Hans L. Roemer, PhD, Plant Ecologist
April 21, 2006

General Description

The property extends from Portage Road to the banks of Colquitz River near its mouth into Portage Inlet and consists of two side-by-side parcels, together 200 feet wide and 450 feet long. The land slopes gently to the southwest from Portage Road down to the river banks. Two residences and some small outbuildings are located on the upper two thirds of the property. This assessment focuses on the undeveloped lower two thirds of the property, below the buildings.

Tree Cover

The majority of the property is covered by a tall stand of about 75 Douglas-firs (*Pseudotsuga menziesii*), with other tree species scattered among them in smaller numbers. A substantial portion of the Douglas-fir cover paralleling the SE boundary was affected by root rot and has been felled, but not removed, affording an opportunity to determine the age of the trees by ring counts. On this basis, the remaining 75 firs were determined to be between 100 and 140 years old. Growth of these trees was initially rapid, but then very slow for the last 80-100 years. Two older Douglas-firs, estimated to be 200 to 250 years old, are located in the south-central portion of the property, but don't exceed the general tree canopy in height.

Other native tree species, in order of decreasing abundance, are the following:

Bigleaf maple (*Acer macrophyllum*), mostly young trees, up to 50 years old

Grand fir (*Abies grandis*), few large and several small specimens

Scouler's willow (*Salix scouleriana*), small trees

Arbutus (*Arbutus menziesii*), larger specimen in south-central portion, scattered small trees

Garry oak (*Quercus garryana*), one tall specimen S of larger residence, several smaller trees along river bank.¹

Yew (*Taxus brevifolia*), about 5 small trees

Crabapple (*Malus fusca*), one mature specimen near river

Cascara (*Rhamnus purshiana*), few small specimens

Western redcedar (*Thuja plicata*), one small specimen

Native shrubs

The following native shrubs remain (in order of abundance):

Salal (*Gaultheria shallon*) main native cover under conifers

Snowberry (*Symphoricarpos albus*) equally common and scattered throughout, openings

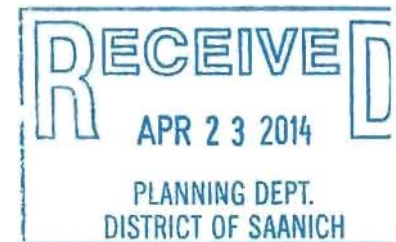
Saskatoon (*Amelanchier alnifolia*) scattered

Indian plum (*Oemleria cerasiformis*) scattered in moist places and openings

Nootka rose (*Rosa nutkana*) as above

Red-osier dogwood (*Cornus stolonifera*) in moist places

Ocean spirea (*Holodiscus discolor*) in drier parts



¹ On both sides of the main driveway, on the Portage Rd. side of the large residence, are groups of small to medium-size Garry oaks. However, their understory vegetation is largely destroyed by past activities such as vehicle parking, equipment and material storage, and occupied by traffic areas and small outbuildings.

Hardhack (*Spiraea douglasii*) in low, wet places near river
Trailing blackberry (*Rubus ursinus*) scattered
Tall Oregon-grape (*Mahonia aquifolium*) scattered
Trumpet honeysuckle (*Lonicera ciliosa*)
Dull Oregon-grape (*Mahonia nervosa*) a few only, under conifers



View to the SW, down along the tree removal area. Note blackberries on the right. Blackberries have been cut in the tree removal area. Weed vegetation without native plants in the foreground.

Introduced shrubs

There are a large number of planted foreign trees and shrubs around the buildings and former garden areas which need not to be discussed here. However, the following shrubs have established themselves over the entire property and have become invasive:

Armenian blackberry (*Rubus armeniacus*) has invaded at least one third of the area below the buildings and all the way down to the river banks. A large area of blackberries along the SE boundary has been cut, revealing that little to no other vegetation had survived underneath. The blackberries can be expected to grow back within a year.

Ivy (*Hedera x helix*) is densely covering the forest floor and has grown up most tree trunks reaching up to about 60 feet on the taller trees. It has choked out much of the original vegetation of the forest floor. It is the upright, climbing portions of ivy plants that flower and produce fruit which is consumed by birds and forms the source of new ivy infestations elsewhere.

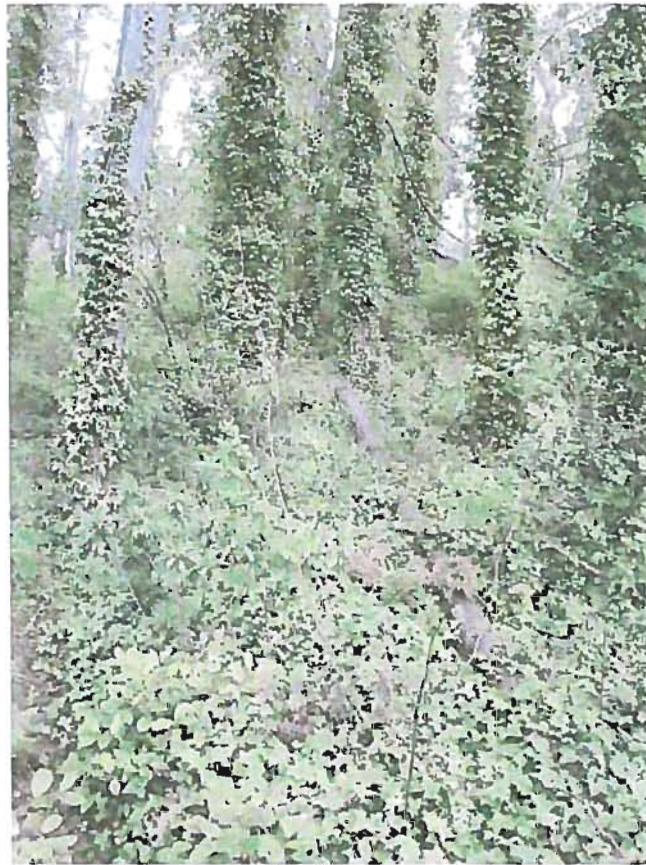
Leather-leaf daphne (*Daphne laureola*) is scattered throughout the property.

Holly (*Ilex aquifolium*) is present, but as yet not abundant.

European hawthorn (*Crataegus monogyna*) is present in small numbers.

Russian laurel (*Prunus laurocerasus*) has started to seed into the forested area.

Daphne, holly, European hawthorn and Russian laurel all have the potential to become a problem equal to that already presented by blackberries and ivy.



View of the forested portion. Ivy covers most of the ground and envelops virtually all tree trunks to a considerable height.

Native Forbs and Grasses

Very little is left of the native forest floor plants, primarily due to the dense cover of ivy. Scattered specimens of bracken fern (*Pteridium aquilinum*), sword fern (*Polystichum munitum*), Alaska onion-grass (*Melica subulata*), Pacific sanicle (*Sanicula crassicaulis*), trail finder (*Adenocaulon bicolor*), Dewey's sedge (*Carex deweyana*) and white fawn lily (*Erythronium oregonum*) were found. These remnants are expected to become even more scarce or disappear altogether as the ivy and blackberry cover continues to close in.

Weedy and invasive foreign forbs and grasses

The following species, listed in order of greater to lesser invasiveness, were mostly observed in the cleared eastern portions of the property and along trails:

Large periwinkle (*Vinca major*), hedge bindweed (*Convolvulus sepium*), herb Robert (*Geranium robertianum*), creeping buttercup (*Ranunculus repens*), curled dock (*Rumex crispus*), orchard grass (*Dactylis glomerata*) and other European grasses, field thistle (*Cirsium arvense*), Russian thistle (*Cirsium vulgare*), English bluebell (*Endymion non-scripta*), dandelion (*Taraxacum vulgare*).

Summary

It is estimated that the plants mentioned under the preceding headings constitute 95% of the total plant inventory of the property. No rare or endangered plants as defined by the provincial and/or federal agencies (CDC, COSEWIC) were found and none are expected. As well, no rare plant communities are present. The conifer stand, now degraded by heavy ivy infestation, has originated from a common, average species combination found frequently in the region. While a considerable number of young Garry oaks are present, mainly near Portage Road, virtually nothing of the valued species combination normally associated with the Garry oak ecosystem is still present.

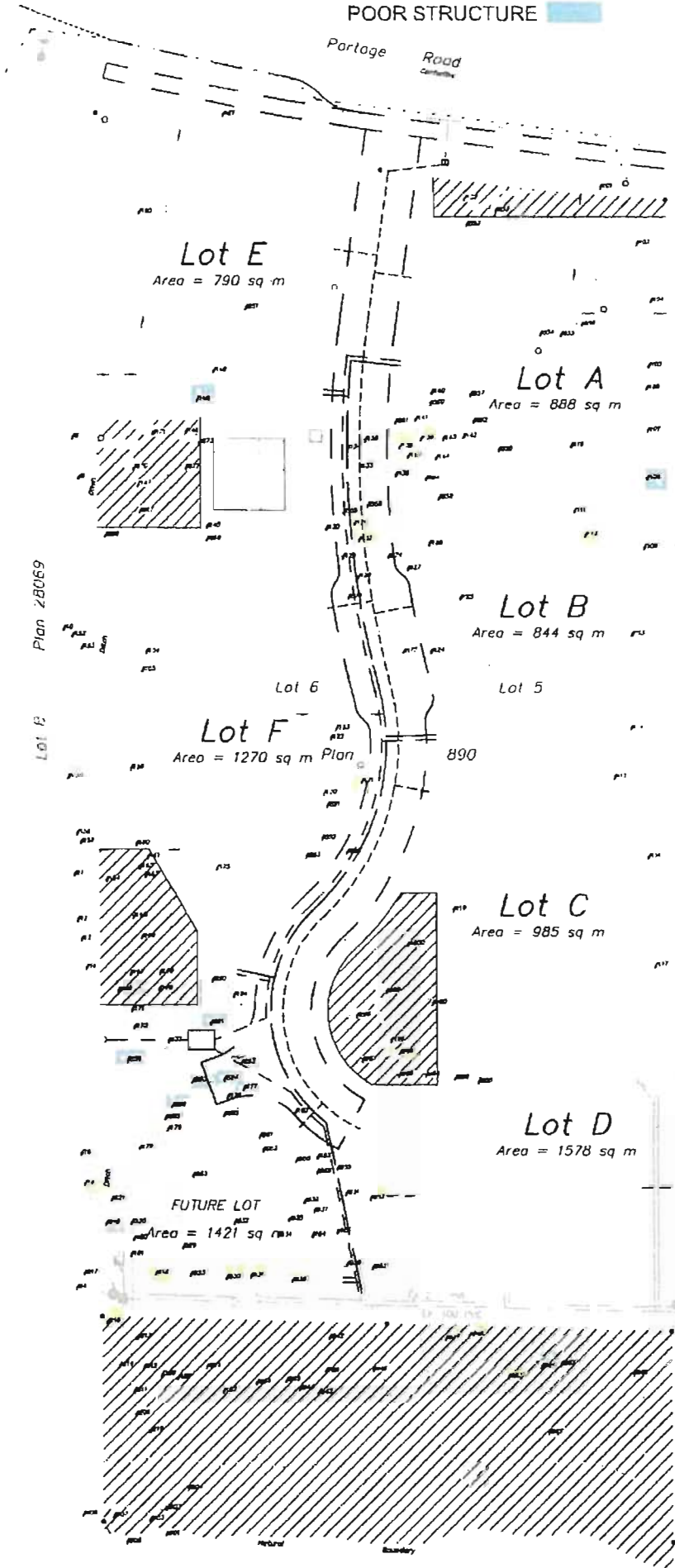
Attempts to restore the forested parts of the property would require very major investments of time and manpower. Even then, it is likely that removal of the main problem species, ivy and blackberry, would lead to considerable soil disturbance which would in turn allow secondary invasions of foreign species. In addition, there is existing soil disturbance under the tree canopy by a variety of ditches and test holes which, when freed of ivy, would also contribute to the available habitat for other invasives.

The native tree and shrub cover are the main vegetation assets of the property. Associated lesser vegetation has largely been lost and the remnants are insignificant.

961/955 PORTAGE ROAD-TREE CONDITION PLAN

POOR HEALTH

POOR STRUCTURE



RECEIVED
APR 23 2014
PLANNING DEPT.
DISTRICT OF SAANICH

2870 30 Portage

✓	ACKNOWLEDGED
✓	CLERKS
	REPLIED



GORGETILLICUM
 Community Association
 P.O. Box 4415
 Victoria, B.C., V9A 2A0

2014
 POST TO CP POSTED 12-09-14 00730
 COPY TO 20 copy to: S.H.
 INFORMATION
 REPLY TO WRITER
 COPY RESPONSE TO LEGISLATIVE DIVISION
 REPORT
 ACKNOWLEDGED

RECEIVED
 DEC 08 2014
 PLANNING DEPT.
 DISTRICT OF SAANICH

December 5, 2014

Ms. Sharon Hvodanski
 Director of Planning
 Municipal District of Saanich
 770 Vernon Ave
 Victoria, BC, V8X 2W7

RECEIVED
 DEC 08 2014
 LEGISLATIVE DIVISION
 DISTRICT OF SAANICH

**ENTERED
IN CASE**

Re: Folder # SUB00730 REZ00546 DVP00358 - 955 and 961 Portage Road

In response for your request for comments dated July 7, 2014 on the development proposal referenced above, the Gorge Tillicum Community Association is prepared to offer the following for consideration.

We should note that while this letter is beyond the deadline set as 30 days after we received your request, the request was received with a very short timeline during the height of the vacation season. Further, it was immediately clear that there were concerns about various aspects of the proposal and more time would be needed to consult with the community. We therefore contacted both Mr. Chuck Bell, the planner assigned to this project, and the proponent, Mr. Ian Sutherland to let them know we would not be able to meet that deadline.

Late last year, Mr. Sutherland contacted the GTCA asking for a meeting to discuss a proposal he was developing for 955 and 961 Portage Road. He also provided us with some notes about the property. We understood there was no particular time line for when Mr. Sutherland would be prepared to submit his detailed application to Saanich Planning. A few months passed and during the spring Mr. Sutherland indicated that he was moving along with his proposal and offered have us to tour the site with him. Members of the GTCA Land Use Committee did tour the property where we were given a chance to ask questions and view specific elements of his proposal including the interior of the newest house that was recently built on the property.

We next were engaged in this file June 26, 2014 when we received your memo to Mayor and Council regarding the Environmental and Social Review for this proposal. It was this memo that pointed to specific issues related to the proposal. Of note, the Tillicum Local Area Plan (LAP) 7.2 states "Minimize the impact to the environment on the Portage Inlet by maintaining the A-1 zoning along the north shore of Portage Inlet." The memo also made clear that the Saanich Parks department was not interested in acquiring waterfront portions of the property so a natural state covenant would be recommended.

On July 7, 2014 we received a request for comments for this project from the planning department. This request brought out comments from members of the community, particularly members of the Portage Inlet Sanctuary Colquitz Estuary Society (PISCES). These comments suggested that Artificer Developments needed to meet with members of the community in order hear and address their

concerns. On our suggestion, Mr. Sutherland arranged for a public meeting on September 11, 2014 which was attended by 14 property owners mostly from Portage Road or close by (Arundel or Grange).

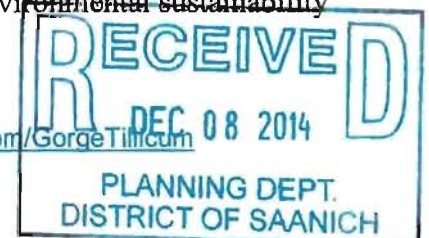
It is this meeting where significant opposition to this project was raised. Following Mr. Sutherland's presentation specific points that were raised included the following:

1. The current zoning of A-1 is intended to prevent such development.
2. Increased density was considered as too much and is not welcomed by some neighbours along Portage Road.
3. There was some concern about increased traffic and possible parking along Portage Road. Further discussion identified school traffic on Esson was an issue which is not related to this property.
4. The Sutherlands do not currently live on the property. Mr. Sutherland indicated that he had lived on the property in the past and intended to live there again in the future.
5. Those opposed to this proposal felt that if approved this project would lead to others attempting to bring sewer lines to their properties and seek rezoning for further development.
6. There was concern not only for the number of trees that would need to be removed but the trees that have previously been removed to accommodate the newer house on the 955 property. Mr. Sutherland indicated that many of the trees slated for removal were not healthy and he intended to plant about 46 trees as replacements.
7. There was significant concern for the wildlife bird sanctuary along the Colquitz River Estuary from some of the other residents along Portage Road.

The GTCA acted as facilitator for this meeting and indicated at that time that it is not our practice to support one viewpoint over another in these matters. In that regard we note that as of this date we are aware of two letters against this project and two in support.

The GTCA Land Use Committee has also considered the proposal in relation to the goals of our community. Our first consideration is to review how such a project might impact the environment. In this case Mr. Sutherland has presented his plans to keep a 25 metre riparian zone between the buildings and the water. This is significantly better than many of the properties along Portage Road. Further Mr. Sutherland has indicated he will build rain gardens into the project in such a way that rain water from Portage Road will be pass through natural habitat instead of underground pipes.

The question of zoning for this property is an interesting one. The blanket zone of A-1, agriculture seems out of place for all of the properties along Portage Road. This zoning has been part of the Local Area Plan since before the current community association came to be and we understand that the intention is as protection of environmental concerns. On the other hand the local area plan also supports redevelopment of large lots within the sewer containment boundary. Therefore this property falls into both categories. We further understand that Mr. Sutherland obtained ownership of the properties before the A-1 zoning was put in place and he paid for the extension of the sewer because his septic fields were not up to standards. Therefore, he has requested a change in zoning to fit with his development intentions for the property. Ultimately this is a decision for Council, but we would note that it may also be appropriate to create a zoning for the properties along Portage Road that reflects the current land use along with future expectations in relation to environmental sustainability and this application provides an opportunity for such a discussion.



In particular, the question should be how does this proposal impact the environment? We note that in the proposal there will be a large buffer zone with undisturbed native habitat and rain gardens throughout the property. Any trees removed will be replaced with two as required by Saanich and we note the property is not considered within the federal bird sanctuary boundaries, according to Saanich's GIS mapping application.

The layout of the lots with four along the lot nearest the townhouse development next door and two lots at 961 Portage shows sensitivity to density concerns. The GTCA Land Use Committee noted that an alternative could have been a proposal for more townhomes for both lots. Should we examine how sustainable growth does occur we could look at historical examples from communities like Oak Bay, the Fairfield/Cook Street neighbourhood or even Gorge Tillicum. All of these communities have slowly grown through increased densities, one smaller development at a time, often infilling larger lots. This trend has been a significant contributor to how our neighbourhood has grown since the days when most of lots were created in the 1920's, many with larger sizes than typical 50 by 100 foot lots.

The GTCA is also interested in the designs of the units. In particular we are sensitive to form and character and would expect these new homes will reflect the character of the neighbourhood. In addition, we are interested in what kind of efforts will be made to keep the environmental footprint of these new units to the highest standard. Such things as LED lighting throughout and in floor heating, shared geo-thermal and solar hot water and at least installed wiring for solar voltaic should all be part of this project along with consideration for passive solar designs. As these new units are likely to be around for another 100 years it make sense to build with an eye to the future.

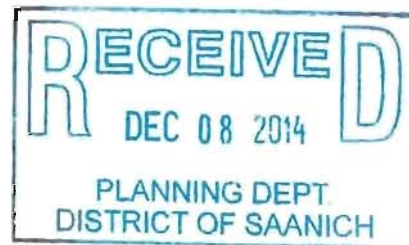
As we work through the process of this development application, the GTCA is interested in the concerns and viewpoints of everyone in the community. The integrity of any proposal has a foundation in the ability for the community to be involved. Even before this proposal was submitted to the Saanich Planning Department, the GTCA was made aware that it would be coming. We appreciate that Mr. Sutherland took the time for additional community consultation not only with concerned immediate neighbours but the Gorge Waterway Initiative (GWI).

The GTCA has a membership of approximately of 300. We appreciate investments in our community and thank those that consider our neighbourhood for their projects.

Sincerely,



Robert Wickson
President,
Gorge Tillicum Community Association.





June 5, 2014

Michael Roth
Environmental Planner
District of Saanich
770 Vernon Avenue
Victoria BC V8X 2W7

Dear Michael Roth,

Re: Environmental Development Permit application – 955 & 961 Portage Road


Thank you for your referral of the development permit application from Artificier Development Corp., regarding the environmental DPR EDPA required as part of rezoning and OCP amendment. The Gorge Tillicum Community Association has no objections to the environmental development permit application for this site.

We have met with Mr. Ian Sutherland on two occasions, walking through the development site with him and reviewing his plans. They have taken steps to ensure minimal or no adverse impact on the environment and, in fact, some of their proposals will likely provide benefit to the local environment (e.g. constructing a rain garden at the high end of the property closest to Portage Road, to capture and filter runoff from Portage Road and the Trans Canada highway before it runs into the Colquitz estuary).

Mr. Sutherland has engaged experts (Dr. Hans Roemer and arborists Talbot and Mackenzie to advise on the trees and plants on the site and is adhering to their recommendations.

We look forward to continued communication between our community association, Saanich Planning and Artificier Development Corp. as this project proceeds.

Sincerely,



Wendy Farwell
Chair, Land Use Committee

cc:

Portage Inlet Sanctuary



Colquitz Estuary Society

Skeena Place
[Redacted]

Victoria, B.C. [Redacted]
pisces1999@msn.com

Municipality of the District of Saanich
770 Vernon Ave.
Victoria, B.C.
V8X 2W7

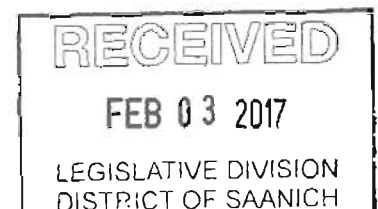
February 1, 2017

Mayor Richard Atwell and Council

Re: subdivision, rezoning development permit amendment development variance permit and EDPA permit applications for 955 and 961 Portage Road

PISCES members and the residents along the north side of Portage Inlet who are currently in the A-1 zoning have expressed their desire to retain the A-1 zoning as per the Local Area Plan. Concerns raised and support for the retention of the A-1 are:

- Many residents have chosen for quality of life issues to live on the North side of Portage Inlet because of the privacy and larger lots A-1 zoning as it provides elements of openness and natural amenity.
- The A-1 zoning provides a natural corridor between the Cuthbert Holmes Park and the Inlet and the Galloping Goose Trail.
- A-1 zoning is necessary to protect and preserve the natural year round habitat, home to otters, squirrels, raccoons, deer, etc.



- Support to retain the A-1 zoning is necessary as it provides habitat for birds by retaining trees, habitat for necessary for feeding and nesting birds. These birds include owls, humming birds, robins, woodpeckers and many more bird species.
- It is important to the Federal Migratory Bird Sanctuary to support not only the migratory but local year round birds and animals.
- The A-1 zoning is important to protect the watersheds, lands surrounding the Inlet and waterway as they act as a natural filter for waters flowing into the Inlet.
- A change to a lesser zoning would result in the loss of the semi rural nature of our neighbourhood as trees and habitat would be replaced with houses, pavement and more traffic.
- Amending the A-1 zoning will likely encourage other absentee developers to decide to apply for development for their profit at the expense of the safety and quality of life for residents. Development density brings with it further increase in traffic, lights, human activity, and loss of habitat.
- We congratulate Saanich Planners and Council having recognized the need for rural areas for environmentally sensitive locations like this unlike other municipalities which place development over the environment. This is evident by Saanich retaining the A-1 zoning since the 1900's and in subsequent Local Area Plans.

PISCES thanks the extensive work done by the Planning department.

PISCES supports the recommendations of :

Senior Planner, Neil Findlow
 Manager of Current Planning, Jarret Matanowitsch
 Director of Planning, Sharon Hvozdzanski
 Chief Administrative Officer, Paul Thorkeisson

RECOMMENDATION:

That Council:

- 1. Not support the application to amend the Tillicum Local Area Plan policy 7.2(a) not to support the application to rezone from A-1 (Rural) Zone to RS-12 (Single Family Dwelling) Zone.**
- 2. Not support the application to rezone from A-1 (Rural) Zone to RS-12 (Single Family Dwelling) Zone.**

Yours truly,



George Blogg, President
Portage Inlet Colquitz Estuary (PISCES) Society
[Redacted] Skeena Place
Victoria, B.C. [Redacted]

Portage Inlet Sanctuary

Victoria, B.C.

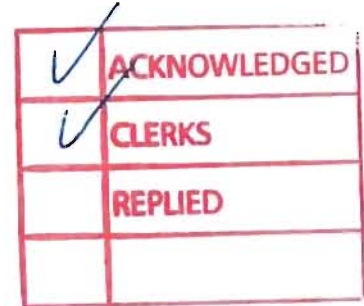


Colquitz Estuary Society

pisces1999@msn.com

August 10, 2014

Mr Ian Sutherland
Artificer Development Corporation
1715 Government Street,
Victoria V8W 1Z4



Dear Mr. Sutherland

The PISCES executive convened a special meeting on July 21, to discuss your company's application to Saanich for rezoning and subdivision of 955/61 Portage Road.

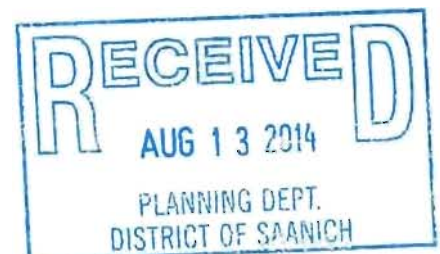
It was the unanimous decision of the directors to support the retention of the current A-1 zoning along Portage Road and we would not support any rezoning to a more dense zoning (RS-12) for the properties of 955/961 Portage Road.

As we are unanimously opposed to this rezoning, the executive does not feel it necessary at this time to further discuss your proposed subdivision variances, lot sizes, set backs, tree removals, water run offs, roads, parking issues, etc. Discussions with our membership of local area residents also support retaining the A-1 zoning status and the current Saanich Local Area Plan guidelines.

Saanich has recognized Portage Inlet as a regional amenity, an important asset to the community and as a wildlife refuge. Portage Road (on the north side of Portage Inlet) has always been A-1 zoned.

The uniqueness is an area that continues to be treed and provide a buffer between the Trans Canada Hwy (TCH) and the Federally Designated Bird Sanctuary (Portage Inlet). Over the years Saanich has recognized the unique jewel they have in Portage Inlet being home to native birds (Great Blue Herons), migratory birds, wildlife, native trees (Garry Oaks and Arbutus), and its beauty given the proximity to the city and busy Trans-Canada Highway. The larger lot sizes and less density of residential occupation add considerable support to the preservation and protection of the Colquitz Creek and Portage Inlet sanctuaries.

ENTERED
| 431 SE



Saanich through the Official Community Plan (OCP) and Local Area Plan (LAP) has continued to recognize the uniqueness and importance of this neighbourhood by retaining the A-1 zoning (along Portage Road).

We find no benefit to the environment or neighbourhood to approve a rezoning of these properties from A-1 to RS-12 and we see no reason to deviate from the LAP policy 7.2 (a) which states:

“Minimize the impact to the environment on the Portage Inlet by: (a) Retaining A-1 zoning along the north shore of Portage Inlet”, (b) maintaining single family dwelling zoning and standard lot sizes of 903 m2 along Portage Inlet south of the Colquitz River and (c) maintaining a minimum lot size for panhandles lots of 1300 m2 along Portage Inlet south of the Colquitz River”.

We support Saanich's vision for this area, to continue with the "status quo" and not to increase density or change current land usage for this property.

Sincerely

George Blogg
President
PISCES

ENTERED
IN CASE

SaB0073C

ACKNOWLEDGED			
CLERKS			
REPLIED			

Portage Inlet Sanctuary



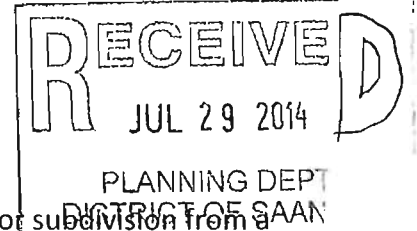
Colquitz Estuary Society

Victoria, B.C.

piscetes1999@msn.com

Dear PISCES Members/Local Area Residents

RE: Application for Subdivision at 955/961 Portage Road.



PISCES received notification from Saanich regarding an application for subdivision from a commercial developer so as to create 4 more building lots for a total of 6 on the above properties. This request requires recommendation from Saanich Planning/Environmental Staff and final approval from Mayor and Council to rezone these properties from A-1 to RS-12.

PISCES supports the retention of the current A-1 zoning along Portage Road and does not support the rezoning change to a more dense zoning (RS-12) for the properties at 955/961 Portage Road.

We find no benefit to the environment or neighbourhood to approve a rezoning of these properties from A-1 to RS-12. We support Saanich's vision for this area, to continue with the "status quo" and not to increase density or change land usage and retain the A-1 zoning along Portage Road (north side of Portage inlet).

Over the years Saanich has recognized Portage Inlet as a regional amenity, an important asset to the community and as a wildlife refuge. The properties north of Portage Inlet/Colquitz River are zoned A-1 (except for one). The uniqueness is an area that continues to be treed and provide a buffer from the Trans Canada Hwy (TCH) and the Federally Designated Bird Sanctuary (Portage Inlet). Saanich has recognized the unique jewel they have in Portage Inlet being home to native birds (Great Blue Herons), migratory birds, wildlife, native trees (Garry Oaks and Arbutus), and its beauty given the proximity to the city and busy TCH. For the most part properties surrounding Portage Inlet on the south side are single family homes on large lots.

Saanich through the Official Community Plan (OCP) and Local Area Plan (LAP) has continued to recognize the uniqueness and importance of this neighbourhood by retaining the A-1 zoning along Portage Road. The current Local Area Plan Policy 7.2 (a) states:

"Minimize the impact to the environment on the Portage Inlet by: (a) Retaining A-1 zoning along the north shore of Portage Inlet", (b) maintaining single family dwelling zoning and standard lot sizes of 903 m2 along Portage Inlet south of the Colquitz River and (c) maintaining a minimum lot size for panhandles lots of 1300 m2 along Portage Inlet south of the Colquitz River".

PISCES is requesting Saanich Staff, Mayor and Council support the local area residents in retaining the A-1 zoning of the properties at 955/961 Portage Road in accordance with and in support of the current Environmental Development permit Area (EDPA) and Local Area Plan (LAP). Portage Inlet is a Federally Designated Migratory Bird Sanctuary.

The 1984 Official Community Plan (OCP) and Local Area Plan (LAP) policy 5.1.1 stated due to the high amenity of this area "**Maintain single family, low profile land use in the upland area adjacent to the Portage Inlet**". (Area along Portage Road)

In 2000 Saanich sought to further confirm their intent for these properties by amending and removing the policy 5.1.2 "**Consider minor density increases, such as duplex conversions**" and policy 5.1.3. "**Consider townhouses on Portage Inlet when adequate sewers are available, provided all required off street parking is screened from the road and existing streetscapes and vegetation are maintained**" from the LAP. Saanich also re-affirmed the A-1 zoning be retained for Portage Road. This Policy was again confirmed in the OCP/LAP Report of 2008.

The property at 955 Portage Rd. was purchased by the current owner Mr. Ian Sutherland with the existing house being then rented. The septic system failed and in 1992 Mr. Sutherland was given approval to include his property at 955 in the sewer enterprise area. Mr. Sutherland later became part owner of 961 Portage Road (the property next to his at 955) and approval was given in 2006 to extend the sewer boundary to this property also.

In 2008/2009 a request was made to Saanich to build his new home at the bottom of his A-1 zoned property next to the EDPA area. An easement was requested to build his driveway to straddle both his properties (955/961). Reason given was the driveway on his property would be too steep and require blasting. September 19, 2008 PISCES wrote to Saanich Area Planner voicing our concerns regarding possible future development of the property to higher density. At no time along this process did Mr. Sutherland indicate to us or Saanich he would later wish to rezone this property for development. In 2009 Saanich gave approval for the driveway easement.

Supporting retention of the A-1 zoning on the north side of Portage Inlet (Portage Road) will help to maintain and protect the environmental buffer needed for the Federally Designated Migratory Bird Sanctuary and regional amenity.

Please email or write your support to retain the current A-1 zoning to Planning, Mayor and Council. In your submission please make reference to the Subdivision Application 955/961 Portage Road. Comments for the subdivision review process will be accepted until August 7, 2014 so please do not delay as your opinion will definitely be counted in these decisions. Comments can be sent to the following email addresses: planning@saanich.ca and mayor@saanich.ca and council@saanich.ca

Portage Inlet Sanctuary Colquitz Estuary (PISCES) Society

Portage Inlet Sanctuary



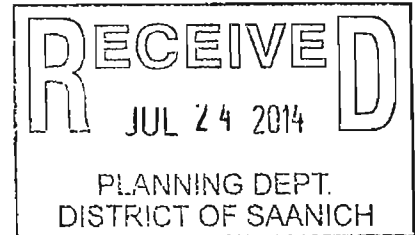
Colquitz Estuary Society

Victoria, B.C. _____

pisces1999@msn.com

pisces.shawwebspaces.ca

July 24, 2014



Liz Gudavicius
Development Assistant
District of Saanich Planning Subdivision Services
770 Vernon Avenue
Victoria, B.C. V8X 2W7

Dear Liz Gudavicius

**RE: Application for Subdivision 955/961 Portage Road.
Folder #SUB00730 REZ00546 DVP00358**

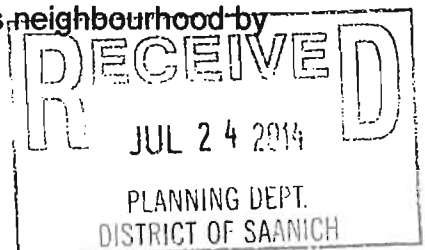
**ENTERED
IN CASE**

In response to your letter dated July 7, 2014 we (PISCES) support the retention of the current A-1 zoning along Portage Road and would not support any rezoning to a more dense zoning (RS-12) for the properties of 955/961 Portage Road.

Saanich has recognized Portage Inlet as a regional amenity, an important asset to the community and as a wildlife refuge. Portage Road (on the north side of Portage Inlet) has always been A-1 zoned.

The uniqueness is an area that continues to be treed and provide a buffer between the Trans Canada Hwy (TCH) and the Federally Designated Bird Sanctuary (Portage Inlet). Over the years Saanich has recognized the unique jewel they have in Portage Inlet being home to native birds (Great Blue Herons), migratory birds, wildlife, native trees (Garry Oaks and Arbutus), and its beauty given the proximity to the city and busy Trans-Canada Highway (TCH). For the most part properties surrounding Portage Inlet on the south side are single family homes on larger lots.

Saanich through the Official Community Plan (OCP) and Local Area Plan (LAP) has continued to recognize the uniqueness and importance of this neighbourhood by retaining the A-1 zoning (along Portage Road).



We find no benefit to the environment or neighbourhood to approve a rezoning of these properties from A-1 to RS-12 and we see no reason to deviate from the LAP policy 7.2 (a) which states:

"Minimize the impact to the environment on the Portage Inlet by: (a) Retaining A-1 zoning along the north shore of Portage Inlet", (b) maintaining single family dwelling zoning and standard lot sizes of 903 m2 along Portage Inlet south of the Colquitz River and (c) maintaining a minimum lot size for panhandles lots of 1300 m2 along Portage Inlet south of the Colquitz River".

We support Saanich's vision for this area, to continue with the "status quo" and not to increase density or change current land usage for the north side of Portage Inlet (Portage Road).

Therefore PISCES requests the District of Saanich Planning Services, Saanich Mayor and Council support the local concerned residents in retaining the A-1 zoning of the properties at 955/961 Portage Road in accordance with and in support of the Environmental Development Permit Area (EDPA) and current Local Area Plan (LAP) Policy 7.2 **by not approving this rezoning application request.**

We have attached additional background information providing the background history of the Saanich Local Area Plan encompassing this land and further details and reasons why we do not support this project and rezoning request.

Yours truly,

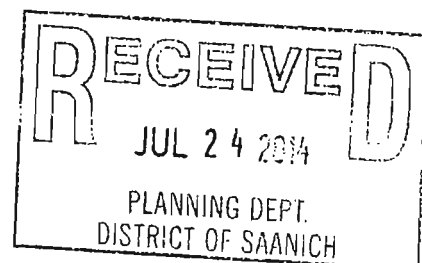

George Blong, President
Portage Inlet Sanctuary Colquitz Estuary (PISCES) Society


Email: pisces1999@msn.com

c.c. Mayor Leonard
Saanich Councillors

Attachments:

Saanich Local Area Plan background Information and 955/961 Portage Rd. property development history.



Background Information and History

The 1984 Official Community Plan (OCP) and Local Area Plan (LAP) policy 5.1.1 stated due to the high amenity of this area "**Maintain single family, low profile land use in the upland area adjacent to the Portage Inlet**".

In 1988 Saanich granted the rezoning of the property at 945 from A-1 to RT-3 to build a multifamily dwelling complex (CRD/social housing). A property which was already extensively cleared by the then property owner. This rezoning was approved by Saanich only after lengthy and vocal input from the neighbourhood voicing their disapproval of the rezoning change. We did not take this decision, this one time approval, to mean there should be a change for the rest of the properties on Portage Road, but rather as a need by Saanich to find sites for much needed multi-family social housing at that time.

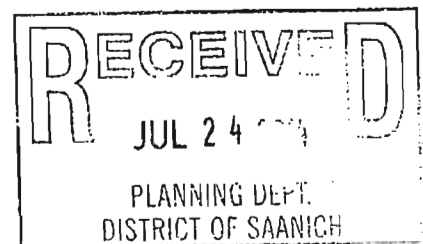
In 2000 Saanich sought to further confirm their intent for these properties by amending and removing the policy 5.1.2 "**Consider minor density increases, such as duplex conversions**" and policy 5.1.3. "**Consider townhouses on Portage Inlet when adequate sewers are available, provided all required off street parking is screened from the road and existing streetscapes and vegetation are maintained**" from the LAP. Saanich also re-affirmed the A-1 zoning be retained for Portage Road.

This Policy was again confirmed in the OCP/LAP Report of 2008. This tells us Saanich's vision for this area is to continue with the "status quo" and not to increase density or change land usage. Under the 2008 LAP Policy 7.2 Saanich continued to support the retaining of Portage Road as A-1 zoning to minimize the impact to the environment on the Portage inlet despite the approval of this ONE project at 945 Portage Rd. You might say the proposed subdivision is "just one more". Well we say it then becomes "death by a thousand cuts".

Property History 955/961 Portage Road.

It would be beneficial for Saanich Planning and Council to review the history of this property. When purchased by Mr. Ian Sutherland the existing house was then rented. The septic system failed and in 1992 Mr. Sutherland was given approval by Saanich to include his property at 955 in the sewer enterprise area extending from the 945 property. Mr. Sutherland later became part owner of 961 Portage Road, the property next to his at 955 and approval was given in 2006 to extend the sewer boundary to this property also.

In 2008/2009 a request was made to Saanich to build his new home at the bottom of his A-1 property next to the EDPA area. An easement was being requested to build his driveway to straddle both properties (955/961). Reason given was the driveway on his property would be too steep and require blasting.




In an email dated September 19, 2008 PISCES voiced the following concerns to the Saanich Area Planner regarding possible future development of the property to higher density.

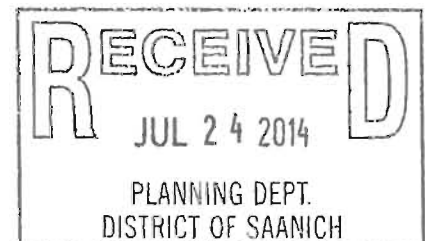
"Having walked the property there appears no reason why the driveway is not contained on the property of 955 Portage. Our executive expressed a concern that with the proposed placement of the driveway that there may be some later application to further strata or subdivide the 955 property".

In 2009 Saanich gave approval of the driveway easement (an easement he gave to himself having land ownership in 955 and 961).

At no time throughout this application process did Mr. Sutherland indicate he would apply to Saanich to rezone this property which would also have required an easement be approved to build additional houses. Rather this was to be "his home" and he wanted his home located at the bottom/rear of his property to avoid highway (TCH) noise. We understand this house did not become "owner occupied". It must be assumed that Mr. Sutherland as a developer knew the area zoning and usage restrictions when he purchased the property.

Portage Inlet Sanctuary Colquitz Estuary (PISCES) Society


Email: pisces1999@msn.com



Check sheets PORTAGE

2014
05:28 80.

POST TO	General	POSTED	
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FOR			
ACKNOWLEDGED:	BIM ✓		

Council - Application for Development 955/961 Portage Road WE also request that any

From: PISCES SOCIETY <pisces1999@msn.com>
To: Frank Leonard <mayor@saanich.ca>, Council Saanich <council@saanich.ca>, ...
Date: 5/27/2014 10:42 AM
Subject: Application for Development 955/961 Portage Road WE also request that any

For the attention of : Mayor Leonard, Saanich Council, and Michael Roth (Environmental Planner)

For the following reasons we do not support this project.

1. Rezoning from A-1 to RS-12 will change the ambiance and rural nature of this neighbourhood to high density housing.
2. The rezoning will set a precedent for other large properties on the street.
3. We do not support the OCP amendment to provide variances for lot width and set backs.

This request for variance and rezoning by the developer is not acceptable to us as it will change the ambiance of the neighbourhood from rural to high density housing.

Seven (7) houses on this property is too dense. Without the variances he would likely have to build fewer homes. The current newly built house on the property resulted in the removal of a large number of trees and with the addition of 5 more houses, more trees are likely to be removed.

We have spoken to several persons including the neighbours to the west (Mary Alford and Callayna Jardey). Their properties are treed and rural as are the next 4 properties to the west. All are large lot single family homes.

We are very aware of the history of these two lots and Mr. Sutherlands involvement from his purchase of the old Chaplin property and then the purchase from his once business partner Hugh Peat's lot and house from Peat's estate.

We have seen the failed septic system request to connect to the Saanich sewer system and then later a request to build a house at the extreme south end of the lot. This application was to be for a personal residence and after much debate with Saanich permission was granted to strata the two lots and permit Sutherland to use the old Peat lot to access the new house. Mr Sutherland commented at that time it was because of the grade of the lot the access on the second lot was necessary. We were sceptical and now we have this application before Saanich to place an additional 3 lots on Sutherland's lot and one more with a second lot later on the old Peat lot. We note Mr. Sutherland has not moved into this house and commented it is a spec house.

The two lots have had many trees removed and no apparent replanting, we suspect because

of this now pending application. The wooded properties to the West are home to deer, racoons, squirrels, rabbits and countless varieties of birds.

The neighbours purchased their properties and homes because of the rural zoning (A-1) and natural quality of life they currently enjoy. To approve such an extreme development would set a precedent which would destroy the character of the neighbourhood. The trees and natural growth are what makes this neighbourhood. The natural vegetation is not only home to wildlife but protects the neighborhood from the vision and noise of the Highway.

We do not see this application as a hardship case given the purchase price and considerable rental period by the developer. This is an attempt to maximize profit at the expense of the neighborhood and will likely set a precedent that will eventually destroy the natural ambience of our neighbourhood.

We understand from the May 12, 2014 letter from Michael Roth the application for development No. DPR - DPR00583- DPE00583 is only one document in the process. We have not been provided details of the "actual" variances (distances) requested, but would not support any request to vary from the RS-12 zoning requirement setbacks, as this will result in too much density and removal of green space.

The application states six (6) lots in total - it is actually seven (7) as the lot below F states "future lot".

We request the specific details of the variances for lot width and set backs.

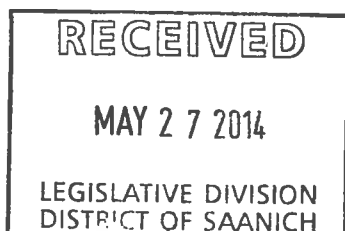
We ask green space requirements required be designated on the subject properties and recorded by the municipality on the land title. This to also include improvements such as sidewalks and no on street parking.

We request your support in retaining the environmental sensitivity of our neighbourhood.

George Blogg, President
Portage Inlet Sanctuary Colquitz Estuary (PISCES) Society
1121 Skeena Place, Victoria, BC, V8Z 1L8
(250) 479-1877 Email: piscs1999@msn.com

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Thank you.



✓-Reg.

ClerkSec - rescind a letter opposing development at Portage

From: Caren Cameron [redacted]
To: <clerksec@saanich.ca>
Date: 7/8/2015 8:43 AM
Subject: rescind a letter opposing development at Portage
CC: Ian Sutherland <iangsutherland@gmail.com>
Attachments: final draft for Saanich

Please distribute the following letter (see attached) to Mayor and Council and to Planning.

Thank you very much.

If you have any questions please do not hesitate to contact me.

Caren Cameron

Secretary Director

Gorge Waterway Action Society



POST TO	General	POSTED	2015 07/15
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INFORMATION	<input checked="" type="checkbox"/>		
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RECEIVED
 JUL 08 2015
 LEGISLATIVE DIVISION
 DISTRICT OF SAANICH

June 30, 2015

Re: Application for Subdivision at 955/961 Portage Road

In December of 2014 Gorge Waterway Action Society wrote a letter to Saanich Mayor and Council, signed by all Board members, opposing the application at 955/961 Portage Road. In March of 2015, the developer, Ian Sutherland, asked to speak at a GWAS Board meeting. Directors took the time to meet with him.

Mr. Sutherland provided detailed information about his development and showed photos of homes that currently exist in the area. Discussion continued over several meetings and questions and responses were exchanged online. Given the information provided, GWAS Directors (although it was not unanimous) no longer oppose the application for a Subdivision at 955/961 Portage Road. We rescind our previous letter.

In doing research related to the Portage Road application GWAS Directors are left with new questions, not for the developer, but for the municipality. For example, 'In what ways is the Victoria Harbour Migratory Bird Sanctuary currently being protected by Saanich?' 'In what ways does the A-1 zoning provide protection/ not provide protection?' and 'What new zoning and policy statements need to be considered?' It is our intent to take these questions to the Gorge Waterway Initiative for discussion.

Thank you for the opportunity to offer input on this important issue. We will continue to follow its progress along with any other new developments that have the potential to negatively impact the Gorge Waterway and Portage Inlet.

Sincerely,

GWAS Directors



The Corporation of the District of Saanich
770 Vernon Avenue
Victoria, British Columbia V8X2W7
Canada

Your File #: SUB00730
eDAS File #: 2014-03722
Date: Sep/02/2014

Re: Proposed Subdivision of Lot 5, Section 79, Victoria District, Plan VIP890, except part in plans 3836RW & 776RW & Lot 6, Section 79, Victoria District, Plan VIP890, Except parts in plans 3836RW, VIP50827 & 776RW - 955 Portage Road & 961 Portage Road, Saanich

Your proposal for a 6 lot Municipal subdivision has received preliminary layout approval, subject to the following condition(s):

- 1. As the proposed subdivision abuts the Highway 1 dedication, which has been designated as a Controlled Access Highway, the final plan requires approval from the Designated Highway Official. The requirement for this approval is found in Section 80 of the Land Title Act.
2. Submission of final plans to the Provincial Approving Officer for signature only after District of Saanich requirements have been completed.
3. The Ministry of Transportation and Infrastructure file number (2014-03722) is to be notated on the final plan.
4. This subdivision approval in no way constitutes approval for public access to Trans Canada Highway 1.
5. Written confirmation from the City of Saanich that the proposed natural areas covenant has been accepted and will be registered on title upon the registration of subdivision.
6. Recent State of Title is to be submitted along with final paperwork.
7. Surveyor to ensure that all constructed roads are within a publicly dedicated road allowance (with the exception of any internal strata roads)

Local District Address
Saanich Area Office
240-4460 Chatterton Way
Victoria, BC V8X 5J2
Canada
Phone: (250) 952-4515 Fax: (250) 952-4508

8. The most recent Electronic Filing System Guidelines (formally known as the Table of Concordance) are to be used for the preparation, submission and filing of all documents.

9. An increase in the drainage flow from the property to the Ministry's drainage facilities is not permitted.

Note: If you have questions or concerns about the conditions laid out in the PLA/PLNA, please contact the District Development Technician. If you still have questions or concerns after speaking with the District Development Technician, you may contact the Provincial Approving Officer directly.

It is important to provide, in writing, any new information or changes that you wish to be considered during the reconsideration process.

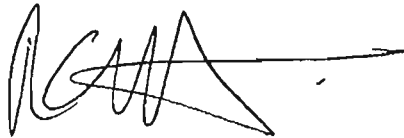
The approval granted is only for the general layout of the subdivision and is valid for one year from the date of this letter. However, if at any time there is a change in legislation or regulations this preliminary layout approval is subject to review and may be cancelled.

Submission of Final Plans (Survey Plan Certification and Application to Deposit) may be forwarded to this office for final approval at the convenience of the applicant when all above conditions have been met.

If you have any questions please feel free to call Ryan Evanoff at (250) 952-4495.

Please quote file number **2014-03722** when contacting this office.

Signed on behalf of Provincial Approving Officer by

A handwritten signature in black ink, appearing to read 'R. Evanoff', with a long horizontal stroke extending to the right.

Ryan Evanoff
Development Approvals Technician – Saanich Area Office

2870-30 Portage.

Clerksec - 955 & 961 Portage Road

From: <[REDACTED]>
To: <clerksec@saanich.ca>
Date: 06/16/2017 11:51 AM
Subject: 955 & 961 Portage Road

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ACKNOWLEDGED	

Dear Mayor Atwell and Councillors,

We are writing you to express our concerns regarding the development application for the above-mentioned address. We have lived in this neighbourhood for many years and greatly respect the semi-rural environment. In our opinion this development is inappropriate for the area, which is already under ecological threat.

We urge you to retain the A-1 zoning instead of the proposed R-12 zoning, as recommended by Saanich Planning.

Respectfully,
Ken & Linda McNaughton
[REDACTED] Grange Rd.



RECEIVED
JUN 19 2017
LEGISLATIVE DIVISION DISTRICT OF SAANICH

28-70-00 PORTAGE

Council
Administrator
Media

Clerksec - Re: proposed redevelopment of 955 and 961 portage road, saanich

From: Sherri Andrews
To: Mayor; Nigel Banks
Date: 4/24/2017 9:21 AM
Subject: Re: proposed redevelopment of 955 and 961 portage road, saanich
CC: Clerksec

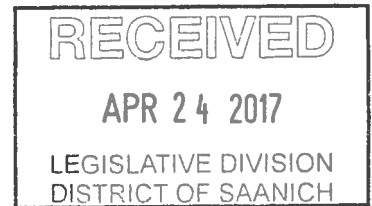
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ACKNOWLEDGED:	

Dear Mr. Banks:

Thank you for taking the time to write to Mayor Atwell. Mayor Atwell does value citizen input. Please note that I have forwarded your email to the Council Information Site for their collective consideration.

Best regards,
Sherri

Sherri Andrews
Administrative Assistant to the Mayor
District of Saanich
770 Vernon Avenue
Victoria, British Columbia V8X 2W7
[250-475-5510](tel:250-475-5510)
www.saanich.ca



>>> Nigel Banks <[redacted]> 4/24/2017 8:07 AM >>>
Dear Mayor Atwell-

I forward for your consideration a slightly revised copy of a letter originally sent to the Gorge Tillicum Community association and Ms. Hvozdzanski earlier in the process around this proposal:

I am writing to place on record my support for Ian Sutherlands proposed infill project at 961 and 955 Portage road, the street where my wife Shelly Holob and I have resided on for over 35 years. This proposal exceeds in many respects Saanich's requirements for environmental protection in terms of setbacks from Colquitz reek, tree protection and retention, preservation of existing buildings, [including the historic Bridgeman residence relocated here some years ago] and other natural features. As the site is already sewered, and the proposal includes state of the art storm water management, it seems like a perfect fit. The municipality will also benefit from the access being private, so there are no infrastructure costs or road maintenance in the future.

I have known the proponent personally and professionally for over 10 years, and have found him to consistently demonstrate an absolute commitment to delivering a finished product that is exactly what is proposed, maintaining high standards of construction and overall development, and exercising rigid control over project sub-contractors or prospective homeowners to ensure those high

standards are met.

I believe this project to be a winner for both neighbourhood and the Municipality- higher than expected or mandated standards, lower density than might be expected, retention of green space, existing "urban forest", and privacy. I endorse this project as a resident/ neighbour, a long time Saanich committee and board member in land use, planning, and heritage, and a working professional in the residential design business for over 35 years.

nigel banks
BA, ASCT, AT-AIBC

nigel banks
banks design



2870-30 Portage

Council
Administrative
Media

Presentation to Saanich Council re: 955 & 961 Portage Road Development & Zoning Change Proposals

To: The Mayor & Members of Saanich Council

21 April 2017

I and my wife, Elsa Hernandez-Lyons, live at [REDACTED] Portage Road about 400 metres west of the two lots under review. I have lived here since 1991.

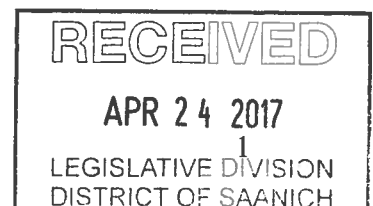
I have followed Mr. Sutherland's application and presentations for some time including an informal open house he hosted on site so that the neighbours could walk the sites and have a better context of the proposed project.

We support the application in its entirety. The strata development would provide a transition from the denser RT-3 housing to the east and the lower density housing to the west. It is to be built in a manner that enhances the housing quality and with minimum environmental impacts and none to Colquitz Creek and Portage Inlet. The four new houses replace those destroyed by the interchange and Cuthbert Holms Park construction with more valuable properties with higher tax revenues for Saanich and will be built with environmentally advanced techniques for which the proponent has demonstrated experience in the municipality.

In the 27 years I have lived here, the rationale for the A-1 zoning has always been a mystery. It seems to have morphed from limiting damage caused by potentially failing septic systems and lawn run-off into a broad-brush non-development zoning. The proponent notes that there is no decrease in lot width and no increase in housing density near the foreshore and has promised a generous set-back to protect neighbours' views as well. The proposed new houses are well back from the foreshore with promised integrated methods to ameliorate and clean surface run-off, including the Portage Road run-off. His proposal to build filters to clean up this water should be considered a community benefit in our opinion.

The concern, oft-repeated by PISCES adherents, about this or any subdivision project being the "leading edge of massive subdivision" along Portage Road is baseless. One criterion for a change to RS-12 includes the lot(s) being within the Sewer Enterprise District, as the subject lots are at present. Anyone familiar with the topography along the foreshore along Portage Inlet and with sewer construction in general would laugh at this assertion. West of 961 Portage, only three, maybe four, narrow lots have the gently sloping topography and soil depth to make an extension of the existing sewer main economical, even if the owners wanted to do so. West of these lots, starting on 985 Portgae, the topography changes quickly to steep rocky ridges trending north-south, a principal topographic direction in south Saanich and neighbouring municipalities; I can vouch for this as a professional geologist. The cost of building a sewer line across this trend would be prohibitively high, intrusive, and resisted by many if not all land-owners. Thus, the potential sewer extension beyond the four lots is effectively nonexistent, even if everyone wanted it!

In staff's report to Council, they do not detail the zoning and impacts if any on the neighbouring lots south of the subject properties across Colquitz Creek. The majority of these lots are small with building occupation to near the foreshore. The same report details at length the school zoning north of the Trans-Canada Highway, which is some distance from the proposed development. One could argue that the new houses would increase the density of students who could easily walk to school.



We are concerned that PISCES continues to inject its views on any uplands issues in proposed developments along Portage Road. The organisation is not a Community Association as is used in Saanich; its area marked on Saanich maps shows it to be related only to the water and not the foreshore. Unlike real Community Associations whose members live in distinct areas in Saanich, it is not a Saanich-only association since many members live outside the area. Their comments are valid only with respect to impacts on the water in our opinion.

We encourage Council to approve the applications as presented by the proponent.

Regards,

Edward Lyons & Elsa Hernandez-Lyons

██████████ Portage Road

Victoria, BC ██████████

████████████████████

2870.30 PORTAGE

Council
Administrator
Media

Emil Panzenboeck
Fairhome Rd
Victoria BC

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REPORT FOR		
ACKNOWLEDGED:	BIM	

District of Saanich
Mayor and Council
770 Vernon Ave
Victoria BC

April 14, 2017

Re: 955/961 Portage Road Rezoning

Mayor Atwell and Council,

I have owned my property on Portage Road located a short distance from the applicants for over 20 years. I would like to express my support for the proposed development of 955-961 Portage Road.

Four houses were removed to accommodate the new McKenzie Interchange and can now be replaced with new energy efficient and attractive houses within a few hundred meters. The lot size proposed is generous and the building restrictions and commitments to protect the environment have been approved by Saanich EDPA.

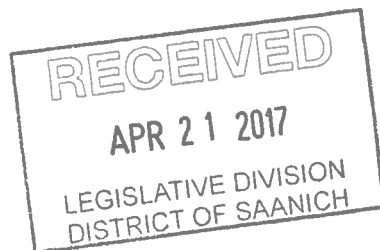
The Planners have called this area semi-rural in their report. This is curious as the applicant is next door to a Townhouse complex and right next to the Trans Canada Highway at the McKenzie interchange, which is not "semi-rural"!

I ask that Saanich Council approve projects like this that can provide housing close to the city in urban areas while taking care of the environment.

Sincerely,



Emil Panzenboeck - Owner [Redacted] Portage Road



2870.30 PORTAGE

Council
Administration
Media

Paul Lacterman
[redacted] Selkirk
Victoria BC
[redacted]

Mayor and Council
District of Saanich
770 Vernon Ave
Victoria BC
V8X 2W7

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ACKNOWLEDGED:	BIM	

April 9, 2017

Re: Support for Rezoning-Subdivision 955/961 Portage Road

Dear Mayor and Council,

I am a nearby property owner at 1055 Portage Road and write in support of the proposed rezoning and subdivision.

The proposed density of RS-12 is the same as the other low density waterfront properties fronting Portage Inlet that are on sewers and also leaves generous green space. I have not heard a convincing argument for retaining A-1 Zoning as a way of protecting the environment. There are already a great many A-1 zoned lots along Portage Road that are smaller than the lot size requested for this development that are not yet on the municipal sewer system.

It is commendable that much of the property including the waterfront will be preserved with covenants and there appears to be no reasons to refuse the development on an environmental basis as the application apparently complies with the EDPA and Portage DPA regulations.

Please approve this application as it will be a welcome addition to the neighbourhood.

Sincerely

[redacted signature block]

Paul Lacterman
Owner [redacted] Portage Road

RECEIVED
APR 21 2017
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

Council - Please do not rezone the property from A-1 to RS-12

From: "Steve Dube" [REDACTED]
To: <Council@saanich.ca>, <Mayor@saanich.ca>
Date: 4/19/2017 6:10 PM
Subject: Please do not rezone the property from A-1 to RS-12
CC: <Piscesbc1999@gmail.com>

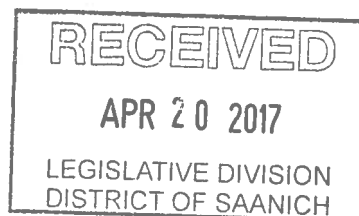
Dear Mayor Atwell,

I am in support of the Saanich Planner to NOT rezone the property from A-1 to RS-12 and by so doing protect the rural nature of our neighbourhood.

Thank you,

Regards,

Steve Dubé
[REDACTED] Esson Road
Victoria, BC [REDACTED]
[REDACTED]



2870-30

Council

Portage Rd.

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ACKNOWLEDGED:	

From: "Nathalie" [REDACTED]
 To: <Council@saanich.ca>, <Mayor@saanich.ca>
 Date: 4/19/2017 7:35 AM
 CC: <Piscesbc1999@gmail.com>

Dear Mayor Atwell,

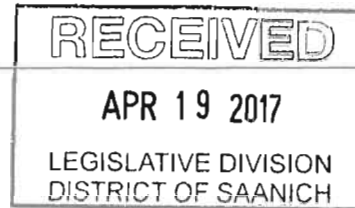
I am in support of the Saanich Planner to NOT rezone the property from A-1 to RS-12 and by so doing protect the rural nature of our neighborhood.

Thank you,
 Nathalie Dube
 [REDACTED] Esson Road
 Victoria, BC
 [REDACTED]

RECEIVED
 APR 19 2017
 LEGISLATIVE DIVISION
 DISTRICT OF SAANICH

Council - Rezoning property

From: "Gloria Boyd" [redacted]
To: <Council@saanich.ca>, <Mayor@saanich.ca>
Date: 4/19/2017 12:02 PM
Subject: Rezoning property
CC: [redacted]



Dear Mayor Atwell.

I am in support of the Saanich Planner to NOT rezone the property from A-1 to RS-12 (to protect the rural nature of our neighborhood).

Thank you
Gloria Boyd
[redacted] Esson Road
Victoria B.C. [redacted]
[redacted]

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REPORT FOR _____

ACKNOWLEDGED: _____

2870-30 Portage

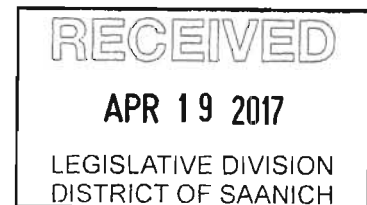
HAROLD
STANLEY
CONSULTING



Ian Sutherland
c/o Artificer Development Corporation
1715 Government Street
Victoria BC
V8W 1Z4

April 18, 2017

RE: REZ-00646 SUB-00730 955/961 Portage Road



Dear Mr. Sutherland;

I have reviewed your application for the rezoning and subdivision of your properties at 955/961 Portage Road in the District of Saanich and find that it complies with all relevant land use legislation. This includes the District of Saanich Official Community Plan (2008), to which all municipal land use policies and decisions must adhere, the Tillicum Local Area Plan (2000), and the CRD Regional Growth Strategy (2003).

The application complies with the OCP and the Regional Growth Strategy by keeping urban development compact and increasing residential density in close proximity to schools (there are 3 schools within 250 m of the property) and services (Tillicum Mall is within 1000 m of the property). In addition the proposed development is within the District's Urban Containment Boundary and Sewage Enterprise Boundary and in close proximity to cycling and walking infrastructure (The Galloping Goose) and transit at Admiral's and McKenzie.

The subject properties front onto the north shore of the Colquitz River, however the Planning report for this application contends that the properties are on Portage Inlet and therefore subject to Tillicum LAP policy 7.2 a) which calls for retaining A-1 zoning "along the north shore of Portage Inlet". The report concedes, however, that while the location of the subject properties being on the Colquitz River and **not** the Inlet is "technically true", the term "Portage Inlet" is used "generically in the LAP to refer to the area of Portage Inlet/Colquitz River estuary to the west of Admiral's Bridge". No map or description exists in the LAP to support this contention. The Planning report also calls for the retention of the "semi-rural character along the north shore of the Colquitz River and Portage Inlet", a description not found in either the LAP or OCP. The current LAP refers to the area adjacent to the river and inlet as "General Residential" not "semi-rural".

Good planning and development relies on policies and descriptions that are clearly defined and irrefutable as to their meaning and intent. To base a planning decision on anything less undermines the trust and certainty required by developers when making development decisions, and of the community and Council when reviewing and deliberating the merits of a development proposal.

The Planning report admits that by “keeping urban settlement compact and encouraging new development to locate within the Urban Containment Boundary” the proposed RS-12 zoning is more “consistent” with the OCP than the current A-1 zoning. Policy 2.1.1 of the 1993 Tillicum LAP called for “single family land use based on 930 sq. m. lot sizes” (the minimum permitted lot size under RS-12 zoning) for Sub Area 1, the area around the inlet and along the river which includes the subject properties. Not only would this encourage more compact development and discourage sprawl, but is also more in keeping with lots on the south shore of the inlet and river, the majority of which are zoned RS-12.

The rationale for keeping the A-1 zoning is, according to the Planning report, to address concerns that “subdivision pressure could occur along the north side of the Portage Inlet and Colquitz River”. In many respects, however, the RS-12 zone provides greater aesthetic and environmental protection than the A-1 zone. For example, under the RS-12 zone only residential uses are permitted whereas agricultural uses are permitted under the A-1 zone.


The subject properties are within the Sewer Enterprise Boundary and the development will therefore be connected to the municipal sewer system. This provides greater assurance that waste water from the development will not enter the river and inlet versus the septic systems used by A-1 zoned properties to the west. The proposal also adheres to the Portage Road Development Permit Area and will use covenants to protect environmentally sensitive portions of the property.

The Planning report states that the variances proposed for this development are supportable as “none of the requested variances would have a significant impact on the adjacent dwellings or the streetscape”. The applicant has provided elevations of the proposed housing, which will be covenanted to the properties as a condition of subdivision approval, showing that their form, character and size will be consistent with housing on the A-1 zoned properties to the west. The proposed development also provides a more pleasing transition of density from the adjacent town house development to the east and the lower density A-1 single family housing to the west. Construction would be done according to Built Green Gold or equivalent standards which will enhance the development's environmental and energy sustainability.

The acceptance of the variances by Planning, and the environmental and aesthetic standards by which the development would be built, is indicative of the negligible impact the development will have on neighboring properties and the natural environment.

In conclusion I believe this proposal to be supportable based on its compliance with the OCP and other land use legislation. The proposal is also aesthetically compatible with existing development and environmentally responsible given it's context relative to the natural and man made environment.

Sincerely



Harold Stanlcy
M. Env. Design
Planning Consultant

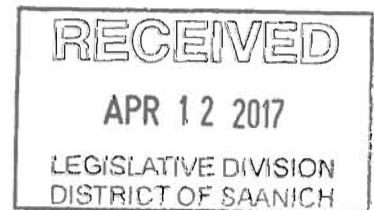
2870-30 Portage.

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Sarah Litzenberger - Re: 955/961 Portage Road - Rezoning and Development Permit Application

From: David [REDACTED]
To: Sarah Litzenberger <Sarah.Litzenberger@saanich.ca>
Date: 4/11/2017 5:41 PM
Subject: Re: 955/961 Portage Road - Rezoning and Development Permit Application

Thank you Sarah for advising the application hearing date April 24.
 I plan to attend and in Support of your department's recommendation.
 The report of your senior planner was well researched and addressed many concerns about approving this development and what could follow.
 There is already Highways Interchange chaos and traffic safety issues in this environmentally sensitive buffer area between Portage Inlet.
 David Farmer



2870-30 Portage

955 & 961 Portage Road Proposals

To: The Mayor & Members of Saanich Council

April 8, 2017

My name is Henry Kamphof and my address is [REDACTED] Glen Vale Rd Esquimalt. I have lived on the Gorge Waterway since 1998. Now retired, I previously served as the Senior Manager Housing Secretariat of the CRD until June 2015. I also had the pleasure of serving on the Gorge Waterway Action Society since 1997 and served as President up to just two months ago.

The purpose of this note is to indicate my very strong support of Mr. Ian Sutherland's application to redevelop 955 & 961 Portage Rd. as proposed. It is truly puzzling that this application is encountering such critical analysis given that the Capital Region Housing Corporation, which I managed some years ago, received approval to develop 20 family townhouse units on the next door neighboring property, over 20 years ago.

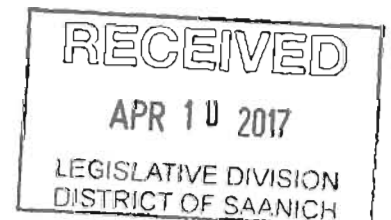
With the construction of the major interchange there has been a loss of a number of units. Some of the strong principles of community planning and affordable sustainable housing is to build such housing near major transportation routes. The subject property is within the appropriate distance of required community amenities to support additional housing. As a continued proponent of densification within urban containment boundaries, this type of housing or higher density housing should be strongly encouraged.

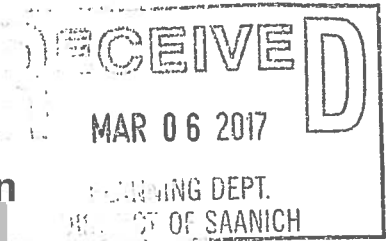
It is also pleasing to see that this housing proposal gives careful consideration to the environmental sensitivity features of the Gorge Waterway.

Therefore please consider this letter as my strong support to give approval allowing this proposal to proceed into development.

Yours truly,

Henry Kamphof





Franklin White and Debra Nanan
[Redacted] Portage Road, Victoria BC, [Redacted]
[Redacted]

March 5, 2017

Mayor and Council, Municipality of Saanich
770 Vernon Avenue, Victoria, B.C. V8X 2W7

c.c. Mayor Atwell mayor@saanich.ca
Saanich Councillors council@saanich.ca
District of Saanich Planning Subdivision Services planning@saanich.ca

RE: Rezoning Application for 995/961 Portage Road from A-1 (Rural) to RS-12

As home-owners living in the immediate vicinity, we wish to register our objections to a proposal by Artificer Development Corp to subdivide 955 & 961 Portage Road, to establish smaller lots for single family dwelling use. We previously conveyed our objections on July 25, 2014 (Application for Subdivision 955/961 Portage Road. Folder #SUB00730 REZ00546 DVP00358). For approval to proceed, the properties referenced would have to be rezoned. This submission addressed the rezoning application.

The properties 955 & 961 are immediately adjacent to the fragile Colquitz River and Estuary. As a tidal zone, these form part of the federally designated bird sanctuary of Victoria Harbour (est Oct 27, 1923) of which Portage Inlet is widely acknowledged as the most fragile. Without doubt these ecological settings will suffer irreversibly should rezoning approval be given. We make this statement based not only on knowledge gained through being members of the Canadian Wildlife Federation and Bird Studies Canada, but also as public health professionals with backgrounds in environmental issues. Also, our interactions with Saanich Planning during our home renovation a decade ago required rigorous attention to ecological impacts associated with this area, and raised our awareness to the issues. It is equally important that Saanich maintain a coherent and consistent policy in making decisions that affect this sensitive habitat.

In early 2013, we were dismayed when some 15-25 mature trees were removed from this location. Numbers don't tell the whole story: they were magnificent specimens, but when stacked on the ground it looked like a logging operation. Saanich's tree bylaws are intended to protect all trees of a certain size for good reasons. These trees would have had even greater value given their location at an ecologically sensitive wildlife habitat and watershed. In our opinion, it is a sad commentary on the state of our collective responsibility that this premeditated action took place without any community consultation (that we are aware of). We have no confidence in later assurances that Saanich's approval for this extensive tree removal was sanctioned by an arborist.

Following this, major earth moving took place, including large amounts of additional fill brought in by trucks. In retrospect, these actions were obviously intended to facilitate

redevelopment of properties 955 & 961 into a proposed (mid-2014) densely built subdivision (evidently assuming approvals). However, should the Municipality grant rezoning approval, there will be irreparable damage to local birdlife ecology, as well as significant run off from new structures that would have the potential to contribute to water quality and environmental damage along the adjacent Colquitz River and Estuary.

As residents in the immediate vicinity, at that time, it was noteworthy that we received no advance information about any of this from the Gorge Tillicum Community Association (GTCA). Of course, GTCA serves a much larger community, the majority of whom are unaffected directly by this proposal, but many of whom will appreciate the environmental implications, if brought to their attention. We also wish to note that the developer, Mr Ian Sutherland, came to our home in July 2014 to elicit our support, but unannounced and at an inconvenient time when we could not give any quality time to review the proposal with him. Although we understand that he is the owner of the two properties in question, we had never met him before. Nor with the exception of a public meeting hosted by GTCA, have we seen him since. To the best of our knowledge, he is not a resident of our community and this attempt at consultation was too little, too late.

Since the foregoing history, the McKenzie/Admirals/TCH Interchange project has started, and we are now even more aware now regarding just how massive this initiative really is, and how even more important it will be that the ecological protections afforded by existing land use pattern along Portage Road must be preserved. It would seem the height of foolishness therefore, to allow rezoning to take place as proposed.

In conclusion, in view of the concerns as outlined, we believe that it would be pure folly to compound the ecological damage that has already taken place by Saanich enabling the further destruction of this wildlife habitat, by approving this rezoning request. We therefore fully support the recommendations of the Planning Department that Council:

- Not support the application to amend the Tillicum Local Area Plan policy 7.2 (a)
- Not support the application to rezone from A-1 (rural) zone to RS-12 (Single Family Dwelling Zone).

We urge Saanich to uphold *existing Land Use provisions* for the area, thereby to maintain the A-1 zoning, and in turn continue to support this federally designated migratory bird sanctuary that is nested within a relatively small number of larger lots a large majority of whose owners choose to live here, abiding with the restrictions placed on us and cohabitating with enjoyment and care in this beautiful environment.

Yours sincerely,



Franklin White MD

Debra Nanan MPH

2870-30 Portage

Council
Administrator
Media

Clerksec - 955/961 Portage Rd sub-division and rezoning application

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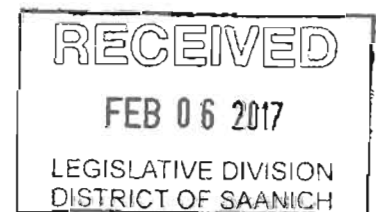
From: [Redacted]
To: <Mayor@saanich.ca>, <Council@saanich.ca>
Date: 2/4/2017 6:11 PM
Subject: 955/961 Portage Rd sub-division and rezoning application

Having read the entire report outlining the Saanich Planners' reasoning behind their recommendations not to support these applications, we would urge you to follow their recommendations.

As residents of the immediate neighbourhood for over 25 years, we do not wish to see any zoning changed from the current A-1 rural, which covers a large portion of this neighbourhood. As the planners note, the few zoning changes over past decades have added no additional lots or houses to the properties involved.

We are concerned that such applications, if approved, would provide encouragement to others in the immediate area to follow suit.

Respectfully,
 Kenneth & Linda McNaughton
 [Redacted] Grange Road



February 03, 2017

Mayor Richard Atwell and Councillors
The Corporation of the District of Saanich
770 Vernon Avenue, Victoria B.C. V8X 2W7

Dear Mayor and Council:


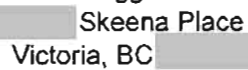

Re: Subdivision, Rezoning, Development Permit Amendment; Development Variance Permit and EDPA Permit Applications for 955/961 Portage Road

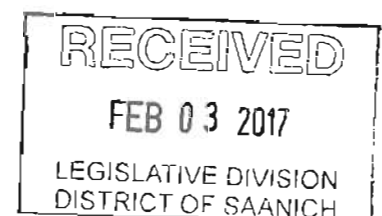
I would extend my support for the recommendations made by the Senior Planner, Neil Findlow; Manager of Current Planning, Jarret Matanowitsch; Director of Planning, Sharon Hvozdzanski and the CAO, Paul Thorkelsson as follows:

1. That Council not support the application to amend the Tillicum Area plan policy 7.2 (a).
2. That Council not support the application to rezone from A-1 (Rural) Zone to RS-12 (Single Family Dwelling) Zone.

The current A-1 zoning is a long standing and this zoning acts as a very important buffer between the Trans Canada Hwy (TCH) and the Federally Designated Bird sanctuary of Portage Inlet and helps maintain the environmentally sensitive nature of the area.

Thank You


Vicki Blogg
 Skeena Place
Victoria, BC 



Council - No 955 and 961 Portage Road Rezoning

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ACKNOWLEDGED: _____	

From: Norman Bruce [redacted]
To: <mayor@saanich.ca>
Date: 2/2/2017 10:32 AM
Subject: No 955 and 961 Portage Road Rezoning
CC: <council@saanich.ca>

Dear Sirs/ Madams,

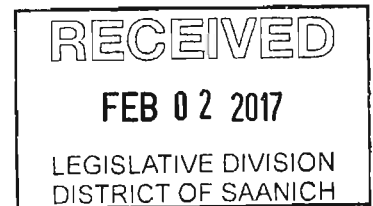
We would like to express our strong opposition to rezoning 955/961 Portage Rd from A-1 to RS-12. As residents of this area who HAVE to drive and cycle along Portage Road to enter and leave our area, we know that having more cars coming, going and parking at that property will increase the danger on a street that has no sidewalks on either side. We also walk along Portage Road a LOT and do not want to see the danger increased, especially at night when cars will be parking on Portage Road above these properties.

Please take into account the safety and other concerns of local residents when making your decision on Monday evening.

Yours Truly,

Norman and Julie Bruce
 [redacted] Skeena Place

From: Sarah Litzenberger <Sarah.Litzenberger@saanich.ca>
Sent: January 26, 2017 8:56 AM
To: Clerksec@saanich.ca
Subject: 955 and 961 Portage Road - Rezoning Application



This email is to advise that the report from the Director of Planning dated September 29, 2016 for **955 and 961 Portage Road** will be considered by Saanich Council at a Committee of the Whole meeting to be held on **MONDAY, February 6, 2017**, in Council Chambers, Saanich Municipal Hall, 770 Vernon Avenue, commencing at **7:00 p.m.**

A copy of the report is available on the Saanich website at: www.saanich.ca under Local Government/Development Applications/Active Development Applications/Tillicum

You are invited to attend the meeting and make representation to Council on the matter if you so choose. Correspondence may be submitted for inclusion in the meeting agenda to the address noted below, or by email to clerksec@saanich.ca and should be received no later than **12:00 p.m. (noon)** on the day of the meeting. All correspondence submitted to the District of Saanich in response to this Notice will form part of the public record and will be published in a meeting agenda.

If you have any questions with respect to the contents of the report, please contact the Planning Department at [250-475-5471](tel:250-475-5471). If you have any questions with respect to meeting procedures, please contact the Legislative Services Division at [250-475-1775](tel:250-475-1775) or by email to

clerksec@saanich.ca .

Regards,
Sarah Litzenberger
Legislative Division
District of Saanich
2nd Floor - 770 Vernon Avenue
Victoria, BC V8X 2W7

2870-30 Portage.

From: CAROLINE haywood [redacted]
To: <Council@saanich.ca>
Date: 2/1/2017 11:12 PM
Subject: Rezoning application for 955/961 Portage Rd

I would like to agree that council not support the application to amend the Tillicum Area plan policy 7.2(a) And that council NOT support the application to rezone from A-1 (Rural) zone to RS 12(single family dwelling)zone.

Caroline Haywood
[redacted] Bute st

[redacted]

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 DISTRICT OF SAANICH

Municipality of the District of Saanich
770 Vernon Ave.
Victoria B.C. V8X 2W7

February 1, 2017

Mayor Richard Atwell and Council

Re: subdivision, rezoning development permit amendment development variance permit and EDPA permit applications for 955 and 961 Portage Road

I'm writing this letter as a resident of nearly 30 years in the A-1 zoning area on the north side of Portage Inlet.

The lands surrounding the Portage Inlet and including Cuthbert Holms Park are unique and very necessary for the health and continuance of the Federal Migratory Bird Sanctuary.

I, like many residents, have chosen to purchase homes and live around Portage Inlet because of the semi rural nature aspect of the neighbourhood. House prices are lower in part because of the A-1 zoning and its lack of ability to subdivide making homes here more affordable than in other waterfront areas of Saanich not A-1 zoned.

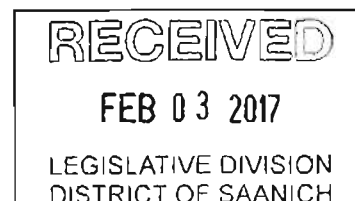
I, like a great many of the residents, appreciate this unique environmental and wildlife area and like me act as stewards speaking for the birds and wildlife that have no voice.

I appreciate and thank Saanich staff for recognizing the environmental importance and their continued support to residents in maintaining the A-1 zoning of the north side of the Inlet.

I am not going to comment on the development proposal as it is not about mitigating the impact of this development or whether the developer makes good looking or energy efficient houses, it is about maintaining the rural integrity of the neighbourhood.

I do not support changing the local Area Plan to accommodate Mr Sutherland's development application or the subsequent applications of other developers hoping to profit from rezoning A-1 land.

In addition to environmental concerns I have concerns this development brings and adds negatively by impacting traffic and safety concerns. More cars, more need for parking and more congestion. There is now only one road in and out (Esson) and it is narrow with a steep 12% grade and enters directly onto Admirals Road, a major road and truck route. This is already a very unsafe situation. I like my fellow residents, already have experienced a significant increase in traffic which resulted in the rezoning of 945 Portage to accommodate the social housing complex.



In the past 20 years, I have heard many stories from the developer but what I have had confirmed by this application that what we were telling council all along was correct, his intent when he purchased the Portage Road lots that it was always his goal to attempt to rezone and develop the lots regardless of the many times he told us he want to live on the property as a single residence. The records on file from previous applications for connecting to the sewer and location of the house and driveway for 955 show our expressed concern as to the applicant's real agenda.

I like many of the local residents are not as profit motivated as the applicant but on the contrary recognize the need to protect and preserve the rural development of the lands along the north side of Portage Inlet for the benefit of the birds, animals and the water quality of the Inlet and future generations.

I look to the future and know we must value the quality of the environment and wildlife above the financial profit of developers. There is a place for development but this is not the place. Once trees and habit are lost it is a downward spiral for the habitat and residences quality of life.

In closing **I support the Recommendations of:**

Senior Planner, Neil Findlow
Manager of Current Planning Jarret Matanowitsch
Director of planning Sharon Hvozdanski
Chief Administrative Officer Paul Thorkeisson

1. **Not support the application to amend the Tillicum Local Area Plan policy 7.2(a)**
2. **Not support the application to rezone from A-1 (Rural) Zone to RS-12 (Single Family Dwelling) N Zone.**



George Blogg
Skeena Place
Victoria, B.C.

Clerksec - RE: Application for Subdivision at 955/961 Portage Road

TO	POSTED
INFORMATION <input type="checkbox"/>	
REPLY TO WRITER <input type="checkbox"/>	
COPY RESPONSE TO LEGISLATIVE DIVISION	
REPORT <input type="checkbox"/>	
ACKNOWLEDGED: _____	

From: "Dianne Webster" [redacted]
To: <clerksec@saanich.ca>, <planning@saanich.ca>, <mayor@saanich.ca>, <counc...
Date: 1/31/2017 9:09 PM
Subject: RE: Application for Subdivision at 955/961 Portage Road.

I am writing to support the planning division in opposing the application for the rezoning change to a more dense zoning (RS-12) for the properties at 955/961 Portage Road.

I do not feel there would be any benefit to the environment or neighbourhood to approve a rezoning of these properties from A-1 to RS-12 and to increase density or change land usage along Portage Road on the north side of Portage inlet.

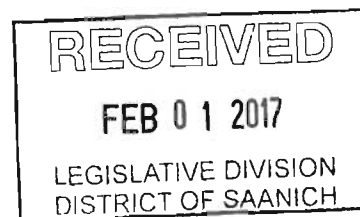
Portage Inlet is a regional amenity, an important asset to the community and an important wildlife refuge. The uniqueness is an area that continues to be treed and provides a buffer from the Trans Canada Highway and the Federally Designated Migratory Bird Sanctuary. For the most part properties surrounding Portage Inlet are single family homes on large lots. My understanding is that this rezoning application has requested below minimum lot sizes be approved.

The Official Community Plan and Local Area Plan from 2008 continues to recognize the uniqueness and importance of this neighbourhood by retaining the A-1 zoning and lot sizes for Portage Inlet/Colquitz Creek area. The current Local Area Plan Policy 7.2 (a) states: "Minimize the impact to the environment on the Portage Inlet by: (a) Retaining A-1 zoning along the north shore of Portage Inlet", (b) maintaining single family dwelling zoning and standard lot sizes of 903 m2 along Portage Inlet south of the Colquitz River and (c) maintaining a minimum lot size for panhandles lots of 1300 m2 along Portage Inlet south of the Colquitz River".

I request that Saanich Staff, Mayor and Council support local area residents by retaining the A-1 zoning of the properties at 955/961 Portage Road in accordance with and in support of the current Environmental Development permit Area (EDPA) and Local Area Plan (LAP).

Retention of the A-1 zoning on the north side of Portage Inlet (Portage Road) will help to maintain and protect the environmental buffer needed for the Federally Designated Migratory Bird Sanctuary and regional amenity.

Dianne Webster
 [redacted] Bute Street



Sarah Litzenberger - RE: Subdivision Rezoning Application 955/961 Portage Road, Saanich

From: David [redacted]
To: <mayor@saanich.ca>, <council@saanich.ca>, <clerksec@saanich.ca>, Sarah L...
Date: 1/31/2017 5:02 PM
Subject: RE: Subdivision Rezoning Application 955/961 Portage Road, Saanich

POST TO	POSTED
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REPLY TO WRITER <input type="checkbox"/>	
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FOR	
ACKNOWLEDGED:	

Dear Mayor and Council

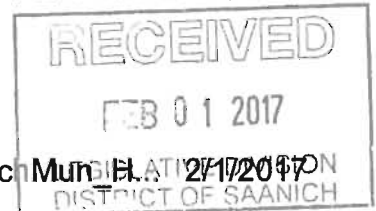
I am writing this letter in support of the recommendation of Saanich Planning Department to Not Approve the amending of the Tillicum Area Plan and against the proposed A-1 to RS-12 rezoning application for further subdivision of the properties at 955/961 Portage Road in Saanich.

There is a special need for environmental protection and green space barriers between Portage Inlet/Colquitz Creek, the busy Trans Canada Highway and the new Mckenzie/Admirals Interchange. Further construction, roads and parking issues pose a significant detriment to nesting birds and fish habitat while diminishing the quality of life for the local neighborhoods and all Saanich residents.

Changing the Saanich LAP and zoning for the Portage Road properties along the Colquitz and Portage Inlet from A-1 rural to RS-12 higher density residential could quickly lead to several adjoining multiple property subdivisions applications. Approving a change of land use application would seem in contradiction to the mission statement of Saanich Council's commitment to protecting and preserving Saanich's remaining natural environment, parks green space and wildlife sanctuary areas for enjoyment by our future generations.

During the 20+ years I have lived in this area, the developer Mr Sutherland, has removed more than 50 mature trees while clear cutting most of these without consideration of the native birds and plants relying on their habitat protection. At a GTCA community resident meeting in 2015 the developer claimed that these trees were unhealthy and he would be replanting others to substitute. To my knowledge they were not unhealthy trees and in 20 years he has never replaced a single mature tree that he previously removed. I do not add further comment on the developer's proposed site plan as these comments would be redundant to those of the Planning Department.

Portage Road is a very narrow 1-1/2 lanes and the local traffic is already at risk as there are no sidewalks and the school children walk down the road unable to hear the oncoming vehicles approaching. There is inadequate area parking for current residents and guests without adding 30+ additional cars and parking spaces. Nearby streets are also overfilled with vehicles.



With the new TCH Interchange, nearby Esson Road now bears all the incoming and outgoing traffic from our local area and this is very narrow steep road particularly dangerous for school children and cyclists during the icy winter months.

I hope that Council members find my comments relevant to this submission and choose to support the Saanich Planning Department's recommendations for maintaining the current Local Area Plan affecting this area while maintaining current zoning requirements.

Sincerely

David Farmer

[REDACTED] Bute Street
Victoria [REDACTED]

[REDACTED]

Web

ClerkSec - Application for Subdivision at 955/961 Portage Road.

From: "Dianne Webster" [redacted]
To: <mayor@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.deraman@saanich.ca>, <fred.haynes@saanich.ca>, <dean.murdock@saanich.ca>, <colin.plant@saanich.ca>, <vicki.sanders@saanich.ca>, <leif.wergeland@saanich.ca>
Date: 12/2/2015 2:40 PM
Subject: Application for Subdivision at 955/961 Portage Road.

I am writing to oppose the application for the rezoning change to a more dense zoning (RS-12) for the properties at 955/961 Portage Road.

I do not feel there would be any benefit to the environment or neighbourhood to approve a rezoning of these properties from A-1 to RS-12 and to increase density or change land usage along Portage Road on the north side of Portage inlet.

Portage Inlet is a regional amenity, an important asset to the community and an important wildlife refuge. The uniqueness is an area that continues to be treed and provides a buffer from the Trans Canada Highway and the Federally Designated Migratory Bird Sanctuary. For the most part properties surrounding Portage Inlet are single family homes on large lots. My understanding is that this rezoning application has requested below minimum lot sizes be approved.

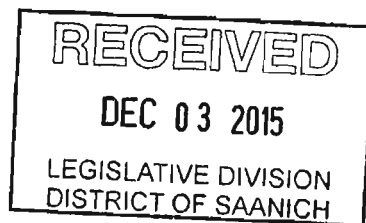
The Official Community Plan and Local Area Plan from 2008 continues to recognize the uniqueness and importance of this neighbourhood by retaining the A-1 zoning and lot sizes for Portage Inlet/Colquitz Creek area. The current Local Area Plan Policy 7.2 (a) states: "Minimize the impact to the environment on the Portage Inlet by: (a) Retaining A-1 zoning along the north shore of Portage Inlet", (b) maintaining single family dwelling zoning and standard lot sizes of 903 m2 along Portage Inlet south of the Colquitz River and (c) maintaining a minimum lot size for panhandles lots of 1300 m2 along Portage Inlet south of the Colquitz River".

I request that Saanich Staff, Mayor and Council support local area residents by retaining the A-1 zoning of the properties at 955/961 Portage Road in accordance with and in support of the current Environmental Development permit Area (EDPA) and Local Area Plan (LAP).

Retention of the A-1 zoning on the north side of Portage Inlet (Portage Road) will help to maintain and protect the environmental buffer needed for the Federally Designated Migratory Bird Sanctuary and regional amenity.

Additionally with the upcoming work that will be taking place at the nearby intersection of Mackenzie/Admirals Road and the trans Canada Highway I feel the traffic congestion would be completely unacceptable for residents along Portage Road.

Dianne Webster
Eleanor Webster
[redacted] Bute Street



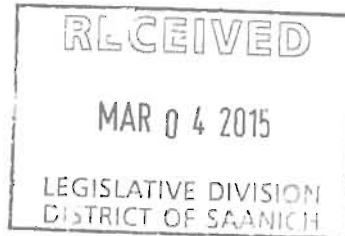
POST TO	<i>Gen</i>	POSTED	<i>2015 12/03</i>
COPY TO	<i>SH</i>		<i>SO</i>
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	<i>blm</i>		

Council - RE: Rezoning development application 955 and 961 Portage Road Folder # SUB00730 REZ00546 DVP00358 -

From: David [REDACTED]
To: <Sharon.hvozdanski@Saanich.ca>
Date: 3/4/2015 12:49 AM
Subject: RE: Rezoning development application 955 and 961 Portage Road Folder # SUB00730 REZ00546 DVP00358 -
CC: <mayor@saanich.ca>, <council@saanich.ca>

March 1, 2015

Ms. Sharon Hvozdanski
 Director of Planning
 Municipal District of Saanich
 770 Vernon Ave
 Victoria, BC, V8X 2W7



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ACKNOWLEDGED			

Re: Rezoning development application - 955 and 961 Portage Road Folder # SUB00730 REZ00546 DVP00358

Dear Director of Planning,

I was prompted to write this letter to you and the Saanich Planning Department regarding a letter you received (dated December 5, 2014) from Rob Wickson of the GTCA Gorge Tillicum Community Association with his consideration comments about the above mentioned rezoning and subdivision application by Artificer Developments for their property on Portage Road.

Last week, the general membership of the GTCA received a copy of Mr Wickson's letter to you. His letter erred with critical information regarding the outcome of the GTCA public meeting and the history of the local area zoning and development restrictions for this property. In addition, he downplayed the neighboring community support for maintaining Saanich's current LAP and opposition to the developer's rezoning request from A-1 to RS-12. As there were only 2 GTCA Land Committee members present at the arranged meeting, I suggest that the opinions expressed in Mr Wickson's letter are largely his own and not those of the broader GTCA membership.

I am a member of the GTCA and was in attendance at the September 11, 2014 specially convened public meeting of the GTCA Land Committee held at Pearkes Arena. The meeting was organized by Rob Wickson for Mr Sutherland the developer and was advertised by letter to 20 local residents living nearest to his proposed development.

This meeting was well attended by 15 local residents plus several others, but by only 2, out of 9 members of the GTCA Land Committee – Rob Wickson chairman and Wendy Farwell, who also acted as recording secretary. The local residents and most others who did attend were definitely not in favour of the developer's plans for changing the current Saanich area zoning plan for these Portage Road properties and did not support the developer's proposed subdivision development of these environmentally sensitive and designated EDPA areas along the shorelines of the Colquitz Estuary and Portage Inlet.

Mr Wickson's reference to commending the developer for seeking support from the GWI Gorge Waterway Initiative, is misleading and indicates the developer was successful at the GWI meeting in gaining support for his rezoning and development ... According to GWI representatives in attendance

and this can be verified with Jody Watson chairperson, the GWI committee offered no positive support to the developer at their meeting and many unanswered concerns were raised by their association representatives.

Mr Wickson's letter indicated the significant opposition to the developer's rezoning and subdivision plan presented at the GTCA arranged meeting. The opinions and comments of the audience included:

- The current A-1 zoning is intended to prevent such a development
- Opposition to changing the current Saanich Local Area plan and zoning for the area from A-1 rural to RS-12 residential, and opposing the developers plan for additional variances to further reduce his lot sizes and set backs as required by RS -12 zoning
- Developing the Portage Rd properties would result in the loss of the irreplaceable natural habitat, mature trees and greenspace within the environmentally sensitive areas of Colquitz Creek and Portage Inlet;
- These properties are the only treed buffer between Portage Inlet and the nearby Trans Canada Highway. The developer admits that he has already cut down 20+ mature trees and to date has not replaced them as required by Saanich.
- Concern for the wildlife sanctuary and federally protected shoreline with the environmental damage to the Estuary and Inlet from water runoff and pollutants from dozens of automobiles, lawnmowers, car washing
- The lack of adequate parking for the expected 20+ resident and tenant vehicles plus their guests;
- Traffic dangers created with the additional vehicles accessing onto a narrow Portage Rd with a school walkway/drop off overpass nearby.

According to the Saanich Planning Department, the current LAP and the A-1 zoning governing these properties along Portage Rd & Portage Inlet has been in effect since before 1984.

Mr Wickson's letter incorrectly states the developer, Mr Sutherland a resident of Oak Bay, purchased and once resided on 1 property before the current Saanich LAP and A-1 zoning designation went into effect. He did not. Mr Sutherland publicly stated at the GTCA meeting that he was aware when he purchased these 2 properties that the Saanich LAP specifically designated retaining A-1 zoning for the properties along Portage Road. Mr Sutherland is not an innocent victim of Saanich zoning as Mr Wickson seems to suggest. His neighbours said at the meeting his plan was always to sub divide and profit from selling these properties as lots and he had approached them about also buying their properties.

Changing the Saanich LAP and zoning for the Portage Road properties along the Colquitz and Portage Inlet from A-1 rural to RS-12 higher density residential could quickly lead to several adjoining multiple property subdivisions applications. This could be a great loss for the local residents and Saanich community also for a multitude of birds and mammals who share this peaceful area. Approving this change of land use application would be in contradiction to the position statement of Saanich Council's commitment to protecting and preserving Saanich's remaining natural environment, greenspace and wildlife sanctuary areas for enjoyment by our future generations.

I hope you find this information to be relevant when you are reviewing the submissions regarding this application for rezoning and subdivision development of these properties.

Sincerely
David Farmer

[REDACTED] Bute Street
Victoria, B.C. [REDACTED]

cc. Saanich Mayor and Council

Portage

54300730

Planning - Support for proposed development at 955 & 961 Portage Road

REZ00546

From: Ed Lyons <[redacted]>
 To: <planning@saanich.ca>, <mayor@saanich.ca>, <council@saanich.ca>, Paul Ge...
 Date: 9/12/2014 6:38 PM
 Subject: Support for proposed development at 955 & 961 Portage Road

2014 SO

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FOR			
ACKNOWLEDGED			

ENTERED ADMIN CASE

Dear Sirs & Mesdames,

I sent an email dated 26 July 2014 recommending rejection of the above development proposal. I no longer support that email. Please erase that from the files on public input.

Since then, we've learned more details and attended the proponent's presentation hosted by the Gorge Tillicum Community Association Thursday night (11 Sept). We now support the proposal.

The project appears to exceed the environmental management of the site even with the four new lots included. The proposed capture and treatment of stormwater from Portage Road, now running into Colquitz Creek, is a big improvement. We assume that the lots will have the modern stormwater runoff management measures. This is altogether a higher quality than all but a few existing lots on Portage Road. Mr. Sutherland has made appropriate allocations for addition tree plantings.

The increased housing density lies mainly on the 955 Portage lot adjacent to the CRD Housing complex and that seems to be a decent segue to more isolated lots to the west. The one proposed new lot on 961 Portage is at the top of the existing lot and does not appear from Saanich GIS airphotos to impinge on the lot to the west.

Some people go on excessively about traffic and on-street parking. In our experience living on Portage Road since 1991 has shown no actual ongoing street parking issues, aside from the school kids drop off at Esson Rd and Portage junction (another issue...) and occasional guests for occasional functions at various houses. Only a few cars from the CRD complex occasionally park along Portage Road. With 22 units there, that should serve as the long-term test for actual parking issues: none. We also like the provision for sidewalks.

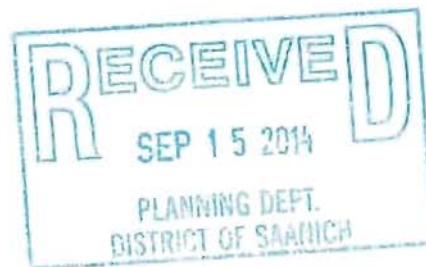
The opportunity for expansion of the sewer enterprise district westward appears to be minimal due to the few lots at the lower elevation and flatter grades before the bedrock rises abruptly several lots west of 961, as well as the requirement of sequential requests for inclusion. Thus, the opportunity for subdivision is likely low.

A review of the existing sizes of lots all along Portage Road shows many lots smaller than the proposed RS-12 standards. Many are older ones with small set-backs from the shore and some remain on antique, unmonitored septic systems. The RA-1 zoning is a nice planning basket but doesn't reflect the situation on the ground. Thus we do not feel that the proposed rezoning changes, applied where appropriate with respect to municipal services, violates any sense that the Portage Road ambience and environmental health would be compromised significantly. We're sure that Saanich will see that the proponent includes the build size footprint limitations, etc. in the titles of the new lots. The land

to house ratio is better than 65%.

We support Mr. Sutherland's proposal at this stage of evaluation.

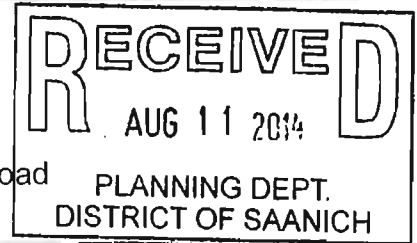
Regards,
Edward Lyons
Elsa Hernandez-Lyons
[Redacted] Portage Road



5/11
-G
-B

Planning - Rezoning application and Subdivision at 955/61 Portage Road

From: [Redacted]
To: <mayor@saanich.ca>
Date: 8/8/2014 2:39 PM
Subject: Rezoning application and Subdivision at 955/61 Portage Road
CC: <planning@saanich.ca>, <council@saanich.ca>



Dear Mayor Leonard

**ENTERED
IN CASE**

I have recently become aware of a developer's application to Saanich Planning for rezoning from A-1 to A-12 and further subdivision at 955/61 Portage Road. I understand that concerned residents have been asked to contribute their comments to Saanich Planning, Saanich Councillors and to yourself regarding this application.

I have both a personal and professional comment to make that are not supportive of changing the zoning nor approving further subdivision of this property.
I am also one of the largest property owners in this area around Portage Inlet and I am quite familiar with the property in question.

The developer of this property acquired it knowing it was zoned A-1, but in 2008 was able to convince Saanich Planning to provide variances and easements to allow him to construct several homes next to the EDPA area. In the process many Garry oak trees and native tree species were cut down and also blasting of rocks to provide roads and view lots. This was not beneficial to the quality of life of this Saanich neighbourhood and was damaging to the Sanctuary status of the Colquitz River and Portage Inlet. At the time these variances were generally opposed by the local residents and neighbourhood association. A survey of local area residents regarding this current application would also find significant opposition.

This area is the only treed buffer between the Trans Canada Highway and the Federally designated bird and waterway sanctuaries of Colquitz River, Portage Inlet and the Gorge. The larger properties in this area contribute to liveable ambience of Saanich. They are important to the health and protection of not only the native trees, but also the peaceful existence of native birds and as one of the largest Vancouver Island spawning grounds for herring, oysters and salmon. Since 1984 Saanich has protected this area through the Official Community Plan, and the Local Area Plan has continued to recognize the uniqueness and importance of this neighbourhood by retaining the A-1 zoning along Portage Road.

I will not here address the proposed subdivision and the obvious inadequacies of lot sizes and set backs, other than to say that there is already insufficient parking for vehicles in the current neighbourhood. Portage Road has no parking allowed and the road is only 1 1/2 lanes wide with restricted visibility near the school walkway overpass. Subdivisions are never just single family homes. They become filled with additional rental suites and other attachments including many more vehicles and guests than originally planned and approved for.

I hope that you will receive my comments favourably of **not supporting** the application for change of zoning and further subdivision for this property.

Sincerely yours

David Farmer

 Bute Street
Saanich 



cc. Saanich Councillors
Saanich Planning Department

Portage

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REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	D.M. ✓		

From: George and Vicki Blogg [redacted]
To: ✓ "planning@saanich.ca" <planning@saanich.ca>, "mayor@saanich.ca" <mayor@saanich.ca>, "council@saanich.ca" <council@saanich.ca>
Date: 8/6/2014 11:22 PM
Subject: Rezoning Application 955/961 Portage Road to RS12

To Liz Gudavicius, Mayor Leonard and Councillors

I have considerable knowledge of this area as I grew up in the Gorge/Portage Inlet area in the mid Nineteen Fifties attending Craigflower, Colquitz and Esquimalt High Schools. My wife and I have owned our current residence since the late Eighties and appreciate the semi rural neighbourhood we have along the North Side of Portage and Colquitz River. We live here because of the unique and special quality this neighbourhood provides.

In the late eighties several developers purchased properties along Portage Road as they were inexpensive (likely due to the A-1 zoning) when there was talk about extending the sewer enterprise area. These developers have been absent land owners renting their properties with I suspect the anticipation they will someday be able to profit by subdividing and selling their properties.

I have sixty years of knowledge of this area have seen it evolve into a neighbourhood where the current residents are from all across Canada and have made a conscious decision to live here because of the unique environmental attributes it has. These full time residents have invested considerable time and money into rebuilding, replacing and restoring homes to make them energy efficient homes all while adhering to the single family A-1 zoning. Portage area residents appreciate the natural habitat, birds both local and migratory and rural feel our neighbourhood has to offer.

This is a very special area which is recognized in the Local Area Plan. If lost it will never be regained, as they are not making more green space. We all benefit from the trees, nature and birds that use and inhabit this neighbourhood. Where else can you live next to a Federal Bird Sanctuary, a large urban green space Park and be 5 minutes from downtown. This neighbourhood is worth protecting and preserving.

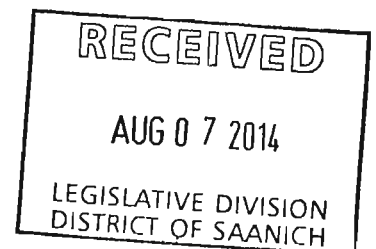
As a local resident I am involved in the community being President of PISCES a society formed for the protection and safety of the Portage Inlet and the Colquitz Estuary, I am also a Area coordinator with the Block Watch Program for the Gorge and Tillicum Areas. I worked for the creation of Cuthbert Holmes Park and the creation of the Portage Inlet Linear Park. This is a neighbourhood where neighbours still know and talk to each other and are united in supporting their quality of life.

These large green space lots provide for neighbourhood synergy and are vital for maintaining the rural quality and in supporting the Bird Sanctuary and Colquitz Water Shed.

It is easy to understand the profit benefit motivation of developers but there is no benefit to the neighbourhood and the environment to permit the loss of green space by rezoning these lots. These lots currently each have a single house on them and should remain as such in keeping with the current zoning.

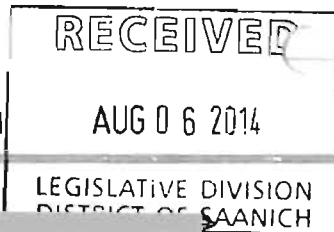
I ask Saanich Staff , Mayor and Council members to support our Local Area Plan and retain the A-1 zoning for 955/961 Portage Road.

George Blogg
[redacted] Skeena Place
Victoria, BC



Portage

Council - Rezoning of 955/961 Portage Road



POST TO: [Handwritten: Jan 2014] POSTED: [Handwritten: 08:08] SO.
COPY TO: [Handwritten: JTV]
INFORMATION: [Checked]
REPLY TO WRITER: [Unchecked]
COPY RESPONSE TO LEGISLATIVE DIVISION: [Unchecked]
REPORT FOR: [Handwritten: 5/21/14]
ACKNOWLEDGED: [Handwritten: 5/21/14]

From: George and Vicki Blogg
To: planning@saanich.ca <planning@saanich.ca>, "mayor@saanich.ca" <mayor@saanich.ca>, "council@saanich.ca" <council@saanich.ca>
Date: 8/5/2014 1:38 PM
Subject: Rezoning of 955/961 Portage Road

To Liz Gudavicius, Mayor Leonard and Councillors

I am writing concerning the application for subdivision at 955/961 Portage Road and the request to rezone the properties from the current A-1 zoning to RS12.

My husband and I have been a resident at the address below for [redacted] years. Over the years I have come to truly appreciate the uniqueness of the area surrounding Portage Inlet. One of the things that make it unique is the Inlet is a Federally Designated Migratory Bird Sanctuary. A place that sees many species of birds over the seasons. It is also home to Otters, the Great Blue Heron, Swans, and other small animals. The properties along Portage Road are for the most part very large and long properties These properties are well treed and provide an amazing buffer for Portage Inlet from the very busy and noisy Trans Canada Highway.

I have reviewed the Tillicum Local Area Plans (LAP) over the last 26 years (back to 1988). The policies which dealt with the properties along Portage Road have always supported "low profile" land use in the Upland areas adjacent to the Portage Inlet. In essence the 1988 LAP indicated development should remain low-scale and low density given Portage Inlet is a regional amenity and wild life refuge. This was further supported by Saanich in the LAP amendments of 2000 and 2008 Policy 7.2 which states "Minimize the impact to the environment on the Portage Inlet by retaining A-1 zoning along the north shore of Portage Inlet" and "maintaining the single family lots size 930 m2 and panhandle lots at 1300 m2 on the south side of Portage Inlet".

Saanich has, by these policies, acknowledged there is a need to protect Portage Inlet from environmental changes that may have impact on it. In order to do this Saanich has continued to support the need to retain the current A-1 zoning of the properties along Portage Road and not to increase the zoning and lots sizes of properties on the south side of the Inlet also. Portage Inlet and the Colquitz River are "tidal" and are connected.

I see no benefit (to the environment or the neighbourhood) resulting from a rezoning change from A-1 to RS-12 (a change of LAP Policy). As an executive member of PISCES I have viewed the subdivision proposal submitted by Mr. Sutherland. Mr. Sutherland no doubt builds nice houses and will have plans and drawings that show how nice the subdivision will look.

From my perspective, as a local area resident, the issue that needs to be discussed here is "why are we considering the rezoning of A-1 property to RS-12 properties". Discussing the "layout" already assumes rezoning should take place. What first needs to be answered and addressed is - "what benefit does the rezoning bring to the environment and neighbourhood" that would cause or lead Saanich to believe there is a need to change the Local Area Plan (LAP) policy 7.2.

I am sure much thought went into the policy when written as it is very "specific". It does not say "consider" when happens, and it even makes a distinction between the south and north side of the Inlet regarding density (less density on the north side). I do not think this happened by accident, but rather by careful consideration by Saanich Staff and Council when developing and amending the Local Area Plan for Tillicum and this area specifically.

I support Saanich's current Policy 7.2 and ask you (Mayor, Council and Saanich staff) also support this policy by not allowing this rezoning change from A-1 to RS-12.

Vicki Blogg
Skeena Place
Victoria, B.C.

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Portage

✓ sheets

Council - Application for subdivision at 955/961 Portage Road

From: [Redacted]
 To: <planning@saanich.ca>, <mayor@saanich.ca>, <council@saanich.ca>
 Date: 8/5/2014 1:29 PM
 Subject: Application for subdivision at 955/961 Portage Road

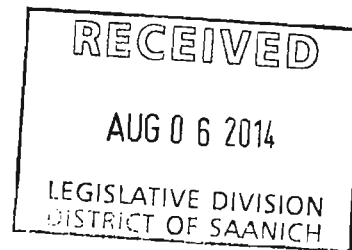
Dear Sirs

Based on the nature of Portage Inlet as a unique area, and a Federally-designated migratory bird sanctuary, we would urge Saanich Planning, Mayor Leonard and Council to retain the A-1 zoning along Portage Road.
 As residents in the area since 1991 we appreciate the official community plan and local area plan, which recognise the importance of this neighbourhood.

Respectfully,

Ken & Linda McNaughton
 [Redacted] Grange Road

POST TO	<i>Ken</i>	POSTED	<i>2014 8.8.14</i>
COPY TO	<input checked="" type="checkbox"/>		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR	[Redacted]		
ACKNOWLEDGED	<i>[Signature]</i>		

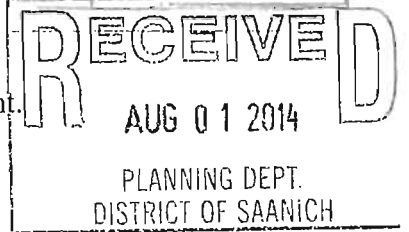


Planning - Fw: Rezoning/subdivision application at 955/961 Portage Road

From: "Dorothy Chambers" [redacted]
To: <Planning.Mun_Hall.Saanich@saanich.ca>
Date: 8/1/2014 12:39 PM
Subject: Fw: Rezoning/subdivision application at 955/961 Portage Road

BH ✓
 CB ✓
 LG ✓

ACKNOWLEDGED	
CLERKS	
REPLIED	YES LIZ AUG 5/14



Hello, I got three "out of office" notices when I sent this to the planning department.

Dear Liz, Bruce, Chuck and Neil.

I am a steward of the Colquitz River, the estuary and Cuthbert Holmes Park. I have fought hard for issues in this area for 25 years now, and have volunteered at the Coho salmon education counting fence since 2006. This program has educated a great number of people to learn about and care for this amazing watershed and migratory bird sanctuary.

I also have been part of many stewardship groups with concerns for that area, Portage Inlet and the Gorge waterway. In the past, there was fierce opposition to the plan to rezone waterfront parkland, in the estuary, to put in community gardens in a natural park.

This is a unique and fragile neighbourhood bordering three watersheds, the Colquitz River, Portage Inlet and the Gorge.

You state in your email that various inside and outside agencies were advised about the proposal to rezone A1 Colquitz River estuary property for subdivision. Although the Gorge Tillicum Community Association have been meeting with the developer since the spring on several occasions, the community membership were not advised, and nor was the Gorge Waterway Initiative. We are huge stakeholders in the waterways and all four core municipalities and many stewardship/conservation groups and the CRD make up this committee. None were advised of this proposal for subdividing estuary property.

Last week, six very concerned neighbours contacted me, knowing my extensive involvement with the Colquitz River. Suddenly, there was ten days left for stakeholders to make comments on the proposal by August 7. The details were shared with me by concerned area residents who had been informed by the PISCES group on Portage Inlet.

The Gorge Waterway Initiative met just recently. Had we been sent the proposal a long time ago, we could have discussed the plans, and collectively made our comments, with the municipal, CRD and stewardship reps there.

I would like to ask that my name be included on your email send outs for development proposals in this community. I have just spoken with Kitty Lloyd, CRD, Gorge Waterway Initiative Coordinator, Parks and Environmental Services Dept. klloyd@crd.bc.ca . She is also requesting that she, and the Harbours and Watershed Coordinator, Jody Watson, jwatson@crd.bc.ca be included on the emails for development proposals in this area.

I understand from a conversation with the GTCA president that there are difficulties advising the community of these issues. By notifying myself and the CRD, GWI directly, we will then be aware at the beginning of zoning/subdivision proposals as they are applied for, and can present broader opinions about any proposals. I was told that Saanich also has a hard time notifying residents, and I have suggested to the GTCA that these proposals be posted on their facebook page as they are received so the community at large can participate in the early stages.

We are also requesting a delay in this looming timeline of Aug.7 for comments regarding this rezoning and subdivision proposal in the Colquitz estuary. The GWI will discuss this matter at the next meeting of September 17 and make comments after that. Since none of these important stakeholders had any idea of this proposal, there needs to be time for our review.

Thank you,
Sincerely,
Dorothy Chambers
Colquitz River Steward

Council - Subdivision Application 955/961 Portage Road

From: Steve Hodges [redacted]
To: ✓<Planning@saanich.ca>, <mayor@saanich.ca>, <council@saanich.ca>
Date: 7/31/2014 5:50 PM
Subject: Subdivision Application 955/961 Portage Road

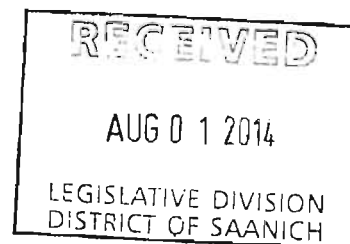
I'm concerned about the prospect of housing replacing the natural woodlands. I support retention of the A-1 zoning on the north side of Portage inlet and below the trans Canada Highway. Maintaining the A-1 zoning will protect the environmental buffer needed for the Federally Designated Bird Sanctuary.
I'm a local resident at [redacted] Skeena Place.

As a separate issue, I recommend that a line of trees and shrubs be planted right beside the highway, all the way along from the top of Esson Street to the end of Portage Road and further along besides the park that runs all the way to St Giles Street at it's other end. The trees will create a noise barrier for all the residents and park user. They will also improve the sight lines for motorists along Portage Road who have to drive home with lights of oncoming traffic on Canad Highway shining in their eyes. The small section that has been planted with young trees is definitely improving the safety issue. Let's get it all done!

Thank you

Steve Hodges

POST TO <i>Cien.</i>	POSTED <i>2014-08-05</i>
COPY TO <i>SH (recd)</i>	
INFORMATION	<input checked="" type="checkbox"/>
REPLY TO WRITER	<input type="checkbox"/>
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REPORT	<input type="checkbox"/>
FOR _____	
ACKNOWLEDGED: <i>Sl. m</i>	



Portage

POST TO	Cen	Page 1 of 1
		POSTED 2014-7-28 3:02
COPY TO	SH (recc)	
INFORMATION	<input type="checkbox"/>	
REPLY TO WRITER	<input type="checkbox"/>	
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>	
REPORT	<input type="checkbox"/>	
FOR		
ACKNOWLEDGED	blmv	

Council - RE: Application for Subdivision at 955/961 Portage Road

From: "Dianne Webster" [redacted]
To: ✓ <planning@saanich.ca>, <mayor@saanich.ca>, <council@saanich.ca>
Date: 7/28/2014 11:24 AM
Subject: RE: Application for Subdivision at 955/961 Portage Road.

I am writing to oppose the application for the rezoning change to a more dense zoning (RS-12) for the properties at 955/961 Portage Road.

I do not feel there would be any benefit to the environment or neighbourhood to approve a rezoning of these properties from A-1 to RS-12 and to increase density or change land usage along Portage Road on the north side of Portage inlet.

Portage Inlet is a regional amenity, an important asset to the community and an important wildlife refuge. The uniqueness is an area that continues to be treed and provides a buffer from the Trans Canada Highway and the Federally Designated Migratory Bird Sanctuary. For the most part properties surrounding Portage Inlet are single family homes on large lots. My understanding is that this rezoning application has requested below minimum lot sizes be approved.

The Official Community Plan and Local Area Plan from 2008 continues to recognize the uniqueness and importance of this neighbourhood by retaining the A-1 zoning and lot sizes for Portage Inlet/Colquitz Creek area. The current Local Area Plan Policy 7.2 (a) states: "Minimize the impact to the environment on the Portage Inlet by: (a) Retaining A-1 zoning along the north shore of Portage Inlet", (b) maintaining single family dwelling zoning and standard lot sizes of 903 m2 along Portage Inlet south of the Colquitz River and (c) maintaining a minimum lot size for panhandles lots of 1300 m2 along Portage Inlet south of the Colquitz River".

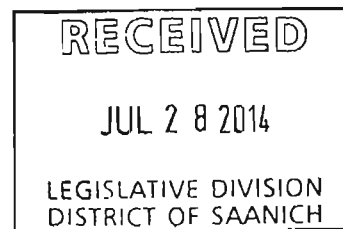
I request that Saanich Staff, Mayor and Council support local area residents by retaining the A-1 zoning of the properties at 955/961 Portage Road in accordance with and in support of the current Environmental Development permit Area (EDPA) and Local Area Plan (LAP).

Retention of the A-1 zoning on the north side of Portage Inlet (Portage Road) will help to maintain and protect the environmental buffer needed for the Federally Designated Migratory Bird Sanctuary and regional amenity.

Dianne Webster

Eleanor Webster

[redacted] Bute Street



Portage

Council - Subdivision Application 955/961 Portage Road.

From: [Redacted]
To: <planning@saanich.ca>, <mayor@saanich.ca>, <council@saanich.ca>
Date: 7/25/2014 1:57 PM
Subject: Subdivision Application 955/961 Portage Road.
Attachments: Comments from White & Nanan re Project Proposal 955 & 961 Portage Rd.pdf

ATTN: Liz Gudavicius, Development Assistant
District of Saanich Planning Subdivision Services
770 Vernon Avenue, Victoria, B.C. V8X 2W7

c.c. Mayor Leonard and Saanich Councillors

Dear Ms Gudavicius,

POST TO	Gen.	POSTED
COPY TO	SH (recd)	
INFORMATION	<input checked="" type="checkbox"/>	
REPLY TO WRITER	<input type="checkbox"/>	
COPY RESPONSE TO LEGISLATIVE DIVISION REPORT	<input type="checkbox"/>	
FOR		
ACKNOWLEDGED	d.m.	

We wish to register our concerns regarding the above noted application: a proposed subdivision adjacent to the Colquitz Estuary, to establish six very small lots for single family dwellings in an area that is already under ecological threat. For the development to proceed, the existing A1 zoning would have to be revised to RS-12, and even then the maps supplied with the application show the resulting lot areas to be significantly smaller than the lots located in the RS-12 zone along the south bank.

We strongly believe that this proposed rezoning is NOT in the best interests of this environmentally sensitive area, and that A-1 zoning must be maintained.

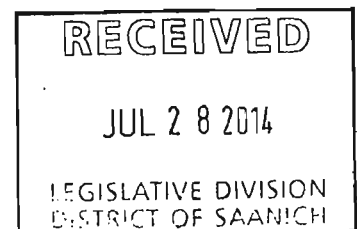
For review by specialist units in your Planning Department, and by Mayor Leonard and Councillors, we have written our submission primarily from the perspective of its potentially serious impact on the adjacent fragile environment an ecology, taking note of it being part of a federally designated bird sanctuary, and also as neighbours living in the immediate vicinity.

To put the proposal in perspective as we see it, such dense development is not consistent with the federal designation of Portage Inlet (defined as the area affected by tidal waters, including the estuary) as a bird sanctuary. Nor is it consistent with the purpose of the The Gorge Waterway Initiative (GWI): a collaborative, community-driven initiative concerned with protecting and enhancing the natural and cultural features of the Gorge Waterway, Portage Inlet and the surrounding watersheds. It would also greatly change the character of the area in other respects, including compounding an already difficult road and pedestrian safety environment on Portage Road itself.

Our views are laid out in detail in the attached PDF document: kindly acknowledge receipt, and please forward this to your relevant planning specialists.

Yours sincerely,
Franklin White MD, and Debra Nanan MPH

Resident Owners



Franklin White and Debra Nanan

Portage Road, Victoria BC,

July 25, 2014

Liz Gudavicius, Development Assistant
District of Saanich Planning Subdivision Services
770 Vernon Avenue, Victoria, B.C. V8X 2W7
planning@saanich.ca

c.c. Mayor Leonard mayor@saanich.ca
Saanich Councillors council@saanich.ca

**RE: Application for Subdivision 955/961 Portage Road.
Folder #SUB00730 REZ00546 DVP00358**

Our Comments on Project Proposal

As single family home-owners living in the immediate vicinity, we wish to register our objection to a proposal by Artificer Development Corp to subdivide two lots at 955 & 961 Portage Road, to establish six much smaller lots for single family dwelling use.

The properties 955 & 961 are alongside the fragile Colquitz River and Estuary area, a tidal zone which forms part of the federally designated bird sanctuary of Portage Inlet. It is without doubt that these ecological settings will suffer irreversibly should approval for subdivision be given. We make this statement based not only on knowledge gained through being supporters/members of the Canadian Wildlife Federation and Bird Studies Canada, but also as public health professionals with backgrounds in environmental issues. Also, our own interaction with Saanich Planning during our home renovation on Portage Road enhanced our awareness of this sensitive habitat.

In early 2013, we were dismayed when some 15-25 mature pine trees were removed from this location, only now (in mid-2014) proposed for subdivision. Numbers don't tell the whole story: these were magnificent specimens, and when stacked on the ground it looked more like a logging operation than property development for a single home. Saanich's new tree bylaws are intended to protect all trees of a certain size for various good reasons. These trees would have had even greater value given their location at an ecologically sensitive wildlife habitat and watershed. In our opinion, it is a sad commentary on the state of our collective responsibility for the environment, that this large scale action took place without any apparent community consultation (at least none that we are aware of).

Following this, major earth moving took place, including additional fill brought in by trucks, evidently in preparation for ongoing property development.

In retrospect, having only very recently (mid-July, 2014) been able to view the proposal as distributed by Saanich and shared by PISCES, these actions were obviously intended to facilitate redevelopment of properties 955 & 961 into the proposed densely built subdivision. Should the Municipality grant rezoning approval, there will be irreparable damage to local birdlife ecology, as well as significant run off from new structures that would have the potential to contribute to water quality and environmental damage along the adjacent and fragile Colquitz River and Estuary.

As residents in the immediate vicinity, we received no information about any of this from the Gorge Tillicum Community Association (GTCA). We assume that Saanich has requested their input, perhaps also this month. Of course GTCA serves a much larger community, the majority of whom are unaffected directly by this proposal, but many of whom will appreciate the environmental implications, if this is brought to their attention.

We wish to note that the developer, Mr Ian Sutherland, came to our home about 10 days ago to elicit our support, but at an inconvenient time when we could not give any quality time to review the proposal with him. Although we understand that he is the owner of the two properties in question, as actual residents of this area, we have never met him before. In our opinion, this attempt at consultation is too little, too late. We now understand that we have only until early August to register our concerns with Saanich.

However, as an additional comment on his plans, as distributed by Saanich, we see no adequate provision for vehicle parking in an area of Portage Road that is already very constricted, with constant risk to drivers and pedestrians, including hundreds of school children who traverse the area daily en route to the TCH footbridge.

In conclusion, it is our view that it would be pure folly to compound the ecological damage that has already taken place by Saanich now formally enabling the further destruction of this wildlife habitat, by approving this rezoning request. We generally have no problem with the desire for higher density which often includes redevelopment of surrounding land to accommodate this, but please - not in a bird sanctuary!

We therefore urge Saanich to uphold *existing Land Use provisions* for the area, thereby to maintain the A-1 zoning, and in turn continue to support this federally designated bird sanctuary that is nested within a relatively small number of larger lots whose owners choose to live here, abiding with the restrictions placed on us and cohabitating with enjoyment and care in this beautiful environment.

Thank you for taking the time to review our concerns.

Yours sincerely,



Franklin White MD



Debra Nanan MPH

Council - [SPAM] Please reject the proposed subdivision of 955 and 961 Portage Road

From: Ed Lyons <[redacted]>
To: <planning@saanich.ca>, <mayor@saanich.ca>, <council@saanich.ca>, Paul Gerrard <[redacted]>
Date: 7/26/2014 3:08 PM
Subject: [SPAM] Please reject the proposed subdivision of 955 and 961 Portage Road

Dear Madames & Sirs:

A proposal has been tabled in Saanich Planning to change the zoning from A-1 to RS-12 to permit subdivision of 955 and 961 Portage Road into three lots each. We hope that this application will die in the Planning Dept. since it violates the repeated policies of Saanich in the 1984, 200, and 2008 OCPs and LAPs that emphasize maintaining controlled development around Portage Inlet by various planning mechanisms. On Portage Road, the maintenance of the A-1 zoning with increasing rigour since the 2000 LAP when policies 5.1.2 and 5.1.3 were removed from the LAP; these would have permitted very limited densification while maintaining the single dwelling appearance. As a former director of the Gorge Tillicum Community Association during that period, I recall our discussions about these issues; the residents on Portage Rd., whom I informally polled were all for maintaining the status quo.

The proponent will make sweet noises about sewer hookups, proximity to the CRD Housing Complex, etc. as a means of aligning his properties with the denser ones to the east. We think Saanich needs to continue to support a de facto containment boundary that has already been well defined over decades. Nothing in the area, in the Community Association boundary, or on Portage Road itself justifies this piecemeal densification. If Saanich wishes to open the door in that direction, it would be a complete turnabout. However, I know of several owners who would be knocking at the doors for similar subdivisions of the larger lots using the well tested modern septic systems which are monitored twice annually and can be to Level 3 treatment capability, such as mine.

I encourage all to definitively reject this proposal in a way that dissuades others from attempting subdivisions.

Regards,
Edward Lyons
Elsa Hernandez-Lyons
[redacted] Portage Road
[redacted]

POST TO	Gen.	POSTED	2014 7-28
COPY TO	SH (rec'd)		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION			
REPORT	<input type="checkbox"/>		
FOR	[redacted]		
ACKNOWLEDGED	bl. mv		

RECEIVED

JUL 28 2014

LEGISLATIVE DIVISION
DISTRICT OF SAANICH

B.M.✓

Planning - comment on subdivision application

955 Portage Road

From: "Vicki McNulty" [REDACTED]
To: <planning@saanich.ca>
Date: 7/24/2014 3:06 PM
Subject: comment on subdivision application

Re: File #SUB00730
REZ00846
DVP00358

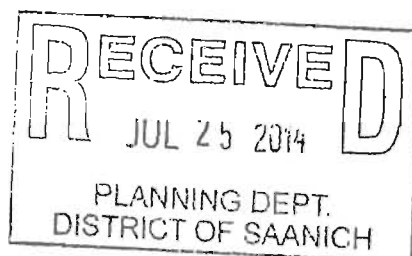
I received a letter from you on July 9th advising me of the above subdivision application. I have one comment and one request:

Comment: I deeply regret the notion of subdividing these lots and as a result continuing the destruction of the semi-rural nature of the street and area. It also significantly increases the density, yet again, on that end of Portage Road.

Request: No subdivision be approved until a full environmental impact is undertaken and shared with the neighbourhood. I refer specifically to the trees on the property, primarily the trees on the bank of the Colquitz River. The trees from Portage Inlet all along the river are well establish, add greatly to the ascetic value of the area and have a major role in maintaining the flow and safety of the river. For these reasons I would ask that significant environmental protections be put in place prior to any subdivision approvals.

Thank you.

Vicki McNulty
[REDACTED] Arundel Drive.



ENTERED
IN CASE

Planning - Fwd: Delivery Status Notification (Failure)

955 Portage Rd

From: Mary Rose Alford [redacted]
To: <planning.mun_hall.Saanich@Saanic.ca>
Date: 5/23/2014 9:57 AM
Subject: Fwd: Delivery Status Notification (Failure)

96300730

Begin forwarded message:

From: [redacted]
Date: May 22, 2014 3:43:35 PM PDT
To: [redacted]
Subject: Delivery Status Notification (Failure)

The following message to <PlanningDepartment> was undeliverable.
The reason for the problem:
5.1.1 - Bad destination email address 'invalid domain '': no dot found'
Reporting-MTA: dns; pd5ml3no.prod.shaw.ca

Final-Recipient: rfc822;PlanningDepartment
Action: failed
Status: 5.0.0 (permanent failure)
Diagnostic-Code: smtp; 5.1.1 - Bad destination email address 'invalid domain '': no dot found' (delivery attempts: 0)

From: Mary Rose Alford [redacted]
Date: May 22, 2014 3:43:32 PM PDT
To: FloaterIDSaanich.ca
Cc: Planning Department, Gerrit Matanowich
Subject: Fwd: The application to rezone 955 Portage Road'

ENTERED
IN CASE

Mr Ian Sutherland, the owner of the property listed as 955 Portage Road, has informed me that he intends to apply to Saanich Council to change the zoning of this property from A-1 to RS-12. This change will allow him to build three or more houses on the land. I am opposing this application on several grounds.

In the last two years Mr Sutherland has already built a house on the land. I, Mr Sutherland's neighbour at [redacted] Portage Road, objected to the point on the property where he intended to build this house. I objected because there

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MAY 23 2014
PLANNING DEPT.
DISTRICT OF SAANICH

was already suitable position where a previous owner had had a house which had been demolished several years earlier. By building on that footprint, Mr. Sutherland would not have needed to cut down any of the beautiful mature firs, oaks and arbutus tree which flourished between a steep cliff and the river bank. Nor would he have needed to blast the rocky cliff to allow a driveway to access the house at the bottom of the cliff and 25 tree would still be standing.

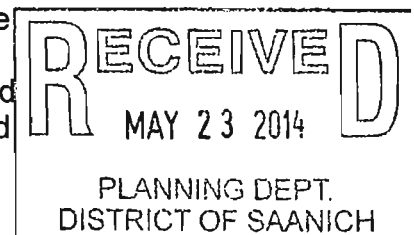
Mr Sutherland declared that he needed to build the new house closer to the river bank as he intended to make this house his home from which he would be able to enjoy the remaining trees and the Colquitz River.

Mr. Sutherland has not lived in the house. It contains no furniture and though a location for a heat pump exists he has not installed one yet because, as he said to us: "One does not put an expensive item like a heat pump into a "spec" house until the buyer request it."

Mr Sutherland, has now informed the PISCES "Portage Inlet and Colquitz River" organization that he is not only applying to Saanich Council for permission to build at least 4 more houses, each with two garages plus additional parking for one more car each and perhaps offices. These houses would be over and adjacent to the footprint of the demolished building.

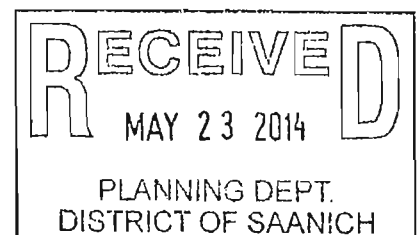
The people who live on Portage Road have chosen to live in a manifestly undeveloped green space comparatively close to town. Portage Road itself has only one section of concrete sidewalk fronting the subsidized housing complex and the road itself is not built to carry more traffic than it does now. In addition, Esson Road, though wider than Portage Road, is crowded with parked cars and at certain times of the day with children and parents accessing the pedestrian over- pass to the schools on Burnside Road. In the early morning and at school closing this road demands extreme vigilance on the part of drivers

When he assured me that the placement of the first house was to be his home and not the the first of several more house on the property, I was reassured that Mr Sutherland did not regard the property as only fit for development and making money.



Unfortunately Mr Sutherland's plans for this property will not only spoil the beauty and outlook of the property owners across the Colquitz River from his development, the run off from the cars parked and driven at the top of the hill no doubt on hard- top driveways, but also the health of the wild life on the river banks and the fish in the Colquitz River.

Yours truly
Mary Alford



Portage

Handwritten: *File and File*

Handwritten initials: JM, BH, CB, CB with a checkmark

Handwritten: *1 sheet*

From: CALLAYNA JARDEY
To: <council@saanich.ca>
CC: adriane pollard <adriane.pollard@saanich.ca>
Date: 5/20/2014 11:56 AM
Subject: Fwd: Rezoning Colquitz River and Portage Inlet

POST TO	Gen	POSTED	2014 0521 80.
COPY TO	SH		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	bl.m		

From: Callayna Jardey
Date: May 19, 2014 at 9:31:56 PM PDT
To: council@saanich
Cc:
Subject: Rezoning Colquitz River and Portage Inlet

ENTERED IN CASE

(on May 20th already)

RECEIVED

MAY 20 2014

LEGISLATIVE DIVISION
DISTRICT OF SAANICH

RECEIVED

MAY 21 2014

PLANNING DEPT.
DISTRICT OF SAANICH

Re: File :SUB00730
DPA00812
REZ00546
DVP00358
DPR00583

I am writing to voice my concern and objections to the proposed rezoning and proposed development at 955 Portage Rd. and 961 Portage Rd. The developer, Ian Sutherland, is applying to have the land rezoned from the current A-1 to RS-12, in order to build four to six additional houses. Mary Alford and myself, Callayna Jardey, are the owners of the two neighbouring properties, Portage Rd.

During the past three years we have seen this once, lovely property lose over 25 mature trees in order to accommodate a driveway to a newly build home closer to the water. If this application is approved 25 more mature trees including several Garry Oaks will be lost. There was an existing home on this lot which was demolished a few years ago but the platform that the original house was built could have provided an excellent foundation for a new house. Mr. Sutherland chose rather to build his new house closer to the Colquitz River to do this he had to excavate a driveway and destroy 25 mature trees some of which were Garry Oaks. Although we were saddened by the loss of the trees the owner wished to have a home further away from the main road and closer to the river. However we have since discovered from Mr. Sutherland himself that he is not intending to live in the house but use it as a spec house. It seems that he never intended to live in the house as he is now applying to have the entire two properties rezoned to allow him to build six additional houses. We his neighbours feel that we have been deceived by Mr. Sutherland. His approach to the use of the land is that of a developer and not as a home owner who values the green space and the community vision of the environment of the Colquitz River and the Portage inlet. This corner of Saanich provides a contrast to the city in the lushness of the natural growth of Fir, Maple, Oak, various shrubs and in providing sheltered space for wildlife including protection for a variety of birds.

Mr. Sutherland is asking for variances to the allotted space between houses. If passed these homes will be crowded together with insufficient parking space and increased density in our neighbourhood. Portage Road does not support street parking. He has also suggested that some of these homes may have suites which again would increase density. One of the houses on his property already has three suites. The increase in the number of cars will lead to crowding on Portage Rd as well as to increasing the pollution

which is derived from having cars parked on a slope which leads to runoff to the Colquitz River.

Our concern is not only to the number of trees and shrubs that will be removed and, increase in density, but the precedent it will set for further development on Portage Rd. We currently have two properties, 2.2 acres, with the sewage line available to extend into our property. If Mr. Sutherland's application for development is approved, then you may rest assure that other property owners of Portage Rd will be asking for rezoning permits and the whole environmental health of this corner of Saanich will be destroyed.

We are not opposed to a reasonable request from Mr. Sutherland, that would not destroy the existing green space , increase density, and influence further development on Portage Rd. such as an additional house close to the existing footprint from the previous demolished house.

Thank you.
Callayna Jardey