

DISTRICT OF SAANICH  
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, DECEMBER 4, 2017 AT 7:03 P.M.**

Present:           **Chair:**       Councillor Brownoff  
                      **Council:**   Mayor Atwell and Councillors Brice, Harper, Haynes, Murdock, Plant and Sanders  
                      **Staff:**       Paul Thorkelsson, Chief Administrative Officer; Sharon Hvozdzanski, Director of Planning; Harley Machielse, Director of Engineering; Angila Bains, Manager, Legislative Services; and Lynn Merry, Senior Committee Clerk  
                      **Regrets:**    Councillor Wergeland

1410-04  
Report -  
Planning

xref: 2870-30  
Helvetia  
Crescent

**759 HELVETIA CRESCENT – SUBDIVISION AND REZONING APPLICATION**

Report of the Director of Planning dated August 4, 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 resulting in two lots, and that Final Reading of the Zoning Bylaw Amendment be withheld pending registration of a covenant to secure the items outlined in the report.

The Director of Planning stated:

- If residents had voiced their concerns about the possibility of secondary suites, staff may have made a recommendation for a covenant to prohibit them.

**APPLICANT:**

B. Cunnin, Brad Cunnin Land Surveying, presented to Council and highlighted:

- The proposal is to build two new homes which will fit within the semi-rural and natural landscape character of the community.
- Improvements will be done to underground utilities and include servicing to properties on Piedmont Drive.
- A total of 29 trees will be removed and 18 replacement trees will be planted; a tree protection covenant will be registered on proposed Lot 2 to protect the root zones of the cedar trees.
- Covenants will be registered for EnerGuide 82 construction standards and to prohibit secondary suites.

In response to questions from Council, the applicant stated:

- The covenant to prohibit secondary suites addresses the concerns of neighbours.

**PUBLIC INPUT:**

J. Klassen, Del Monte Avenue, stated:

- The proposed development fits within the character of the neighbourhood; a two lot subdivision and the covenant to prohibit secondary suites is appreciated.
- There is no on-street parking available therefore lots must be large enough to provide sufficient parking.

D. Klassen, Del Monte Avenue

- The proposed development maintains the character of the neighbourhood which consists of large lots and large trees; the developer listened and incorporated

changes into the application.

- There are concerns with the loss of trees; it may be appropriate to look at permanent traffic calming measures at the Helvetia Crescent and Del Monte Avenue intersection.

**COUNCIL DELIBERATIONS:**

**Motion: MOVED by Councillor Plant and Seconded by Councillor Harper: “That a Public Hearing be called to further consider the rezoning application on Lot 4, Section 45, Lake District, Plan 19545, Except Parcel A (DD 399554I) Thereof (759 Helvetia Crescent).”**

Councillor Plant stated:

- The proposed development is sensitive to neighbours; creating pockets of properties that have covenants prohibiting secondary suites is not appropriate.

Councillor Brice stated:

- Consultation took place with the community.

Councillor Sanders stated:

- The loss of trees is disappointing.

Councillor Harper stated:

- The level of interaction with the community is appreciated.

Councillor Haynes stated:

- It is appreciated that the applicant engaged residents and that one driveway is located on the road to reduce the impact on the cul de sac.

**The Motion was then Put and CARRIED**

1410-04  
Report –  
Planning

xref: 2870-30  
North Dairy  
Road &  
Wordsworth  
Street

**1586, 1588, 1592 NORTH DAIRY ROAD AND 3200 WORDSWORTH STREET – DEVELOPMENT PERMIT AND REZONING APPLICATION**

Report of the Director of Planning dated November 1, 2017 recommending that Council postpone further consideration of the development to allow the applicant to address the concerns raised for a proposed four-storey, 56 unit multi-family residential building.

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

- A postponement could mean a delay of a few months depending on how long it takes the applicant to address the items.
- It is not uncommon for the Advisory Design Panel, residents and staff to have different opinions on a proposed development.

**APPLICANT:**

K. DaSilva, Abstract Developments, C. Rowe, LHRA Architects, B. Windjack, LADR Landscape, and D. Casey, Watt Consulting Group, presented to Council and highlighted:

- The property is close to services, parks, schools, public transit, and bike lanes.
- Consultation took place with neighbours via door to door introductions, design workshops, and open houses; consultation also took place with the Camosun Community Association.
- Vehicle access to and from the site will be located in close proximity to the signalized intersection at Wordsworth Avenue; a green buffer will provide screening for the single family homes to the north.
- A range of unit sizes from studio to two-bedroom plus den will be offered.
- Hedges and solid fences will provide privacy to ground level suites; the pedestrian environment will be improved by the addition of trees and greenery.
- Permeable paving will be utilized throughout the entire parking lot and rain gardens will assist with storm water management.
- Shadow studies were done and determined adjacent homes would be shadowed in the fall and spring.

**PUBLIC INPUT:**

B. Fowler, Browning Street, stated:

- Underground parking is recommended in the Shelbourne Valley Action Plan, the Shelbourne Valley Local Area Plan and design guidelines; the amount of surface parking means that there is no green space for residents.
- Applicants should be asked to provide data that supports their claim that surface parking is necessary for their project.

G. McFerran, Wordsworth Street, stated:

- The proposal should consider the impacts on neighbours.
- Consideration should be given to reducing the elevation and the number of units, providing a variety of sizes of affordable units to accommodate families, provision of underground parking, providing a parking entrance that does not feed off the side streets to discourage visitors from parking on residential streets, designing a building with less of a flat roof and providing green space and common areas both inside and outside.

L. Royce, Wordsworth Street, stated:

- There is a concern that, as a result of the proposed development, on-street parking will increase and will impact the safety of pedestrians.

S. Menzies, on behalf of the Camosun Community Association, stated:

- The Community Association is not in support of the current plan; the applicant has not sufficiently addressed the concerns with height, setbacks and parking.

M. Kory, Browning Street, stated:

- It is important that development fits within the character of the neighbourhood and this one does not; it would result in the property being overbuilt.
- There is not enough onsite parking.
- The property is located at the gateway to the Shelbourne Valley and should be a development that Saanich is proud of.

B. Toupin, Wordsworth Street, stated:

- The applicant has provided information and met with neighbours; although this is an appropriate location for infill, the current proposal is not supportable.
- The parking variance is a concern; providing underground parking or decreasing the number of units may help mitigate concerns with on-street parking.
- A four storey building will impact neighbouring properties; three storeys may be considered.
- Solid fencing along the rear property line would be appreciated.

K. Slavin, North Dairy Road, stated:

- The parking variance is a concern and will exacerbate on-street parking concerns; underground parking and designating units with a vehicle criteria should be more appropriate.
- Although density on this property is supportable, the application in its current state would negatively impact neighbours.

J. Carr, North Dairy Road, stated:

- The proposed development is not supportable.

#### **APPLICANTS RESPONSE:**

- Construction of underground parking would be cost prohibitive to the project and a challenge due to pilings and unstable soil conditions.
- Ground floor suites along North Dairy Road will have patios; a rooftop patio was considered but there was concern with overlook onto adjacent properties; the applicant is willing to re-consider.
- A solid fence will be installed along the rear property line.
- There will be a large amount of bike parking available; the number of parking stalls were based on comparisons of other developments of similar sizes.
- The units in the two side extensions of the building will not impact the neighbouring properties in terms of overlook.

#### **COUNCIL DELIBERATIONS:**

**Motion:**

**MOVED by Councillor Murdock and Seconded by Councillor Haynes: "That it be recommended that the application to rezone the property at 1586, 1588, 1592 North Dairy Road and 3200 Wordsworth Street be postponed to a future date to allow the applicant to address the concerns raised."**

Councillor Murdock stated:

- This is an appropriate location for infill; the application should work with the neighbours to address the parking challenges.

Councillor Haynes stated:

- It will be important for the applicant to work with the community to address concerns.

Councillor Sanders stated:

- Development should be sensitive to the neighbourhood.

Councillor Brice stated:

- There is work to be done to address the community's concerns.

Councillor Harper stated:

- This is a good location for infill; the parking concerns and rear setbacks should be addressed.

Councillor Brownoff stated:

- Socialization space on the property should be considered; the applicant should address the community's concerns to ensure the development fits within the character of the neighbourhood.

**The Motion was then Put and CARRIED**

1410-04  
Report –  
Planning

xref: 2860-30  
Alder Street

**3216 & 3218 ALDER STREET – DEVELOPMENT PERMIT**

Report of the Director of Planning dated November 3, 2017 recommending that Council approve Development Permit DPR00673; approve the discharge of covenant FB0148343; rescind DPR00450; and that ratification of Development Permit DPR00673 be withheld pending registration of a covenant and a Housing Agreement to secure the items outlined in the report for a proposed four-storey, 27 unit apartment condominium.

**APPLICANT:**

L. Mari, Planster Consulting Ltd., and R. Darvish, Low Hammond Rowe Architects, presented to Council and highlighted:

- The property was rezoned for multi-family dwellings in 2011 and will be built to be a market rental building.
- The property is within walking distance to shopping, trails and public transit.
- The Mount View Colquitz and the Quadra Cedar Hill Community Associations were consulted and are supportive of the project; the owners of the Accent Inn, Pacifica Housing and neighbours are also in support.
- A covenant will be registered to secure non-stratification for 15 years.
- There will be 27 residential and three visitor parking stalls and four electric charging stations; 5:1 tree replacement will be undertaken.
- There is a commitment to BUILT GREEN® Silver standard of construction but the building envelope will perform to a Gold Standard.
- Solar panels on the roof are designed to power the common areas of the building.
- There will be a mix of studio, one bedroom, one + den and two bedroom units.
- The proposed building will not shadow adjacent properties.
- A height variance is requested; a pitched roof provides character to the building and is an integral part of the design to allow solar panels.
- A variance for setbacks is also requested because of the need for a road dedication, the double loaded corridor and parking on the north side.

**PUBLIC INPUT:**

L. Rosenberg, Alder Street, stated:

- This is appropriate density and is within close proximity to public transit; inclusion of solar panels and BUILT GREEN® Silver construction is appreciated.
- The combined effect of the variances will impact the neighbourhood; increased

on-street parking will be a concern.

- If the height variance is approved, the building will loom over the neighbourhood.

C. Hamill, Mount View Colquitz Community Association stated:

- The Community Association supports the proposal; there is a need for more affordable rental units.
- Non-stratification should be in perpetuity.

**APPLICANTS RESPONSE:**

- A pitched roof is beneficial for solar panels and is lower maintenance than a flat roof; a metal roof would be under warranty for 50 years; in that time period, a flat roof would have to be replaced three times.
- The applicant would commit to non-stratification for 20 years; in perpetuity may not be practicable should the applicant wish to sell the property in the future.
- On-street parking may be exacerbated by employees working in the neighbourhood.

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

- A strata conversion would not be approved if the vacancy rate is less than 4% as computed in April and October of each year by the Canada Mortgage and Housing Corporation.

**COUNCIL DELIBERATIONS:**

**Motion:**

**MOVED by Councillor Plant and Seconded by Councillor Haynes: “That it be recommended that Council approve and issue Development Permit DPR00673.”**

Councillor Plant stated:

- Although there are buses that travel on Blanshard Street, they do not necessarily stop near this proposed development.

**The Motion was then Put and CARRIED**

**MOVED by Councillor Haynes and Seconded by Councillor Harper: “That it be recommended that covenant FB0418343 be discharged.”**

Councillor Brice stated:

- There were significant covenants registered as part of the initial application.

**The Motion was then Put and CARRIED**

**MOVED by Councillor Harper and Seconded by Councillor Brice: “That it be recommended that Council rescind DPR00450.”**

Councillor Haynes stated:  
- Increased density is appropriate.

**The Motion was then Put and CARRIED**

**MOVED by Councillor Haynes and Seconded by Councillor Plant:  
That ratification of Development Permit DPR00673 be withheld pending the  
following:**

- **Registration of a covenant to secure the following:**
  - **Pre-wiring of four parking stalls for electrical vehicles;**
  - **BUILT GREEN® Silver for HD Buildings energy and environmental standard as well as installation of 63 solar panels to generate power for the building usage; and**
  - **Payment in the amount of 5:1, or \$6,375.00 for replacement trees for the Garry Oak shown to be removed.**
- **Registration of a Housing Agreement to secure the following:**
  - **Non stratification of the proposed apartment building for 20 years.”**

**CARRIED**

Adjournment      On a motion from Councillor Murdock, the meeting adjourned at 9:21 p.m.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK