

In response to a questions from Council, Mr. Tennent stated:

- S They have prepared a booklet detailing the tree specimens they are proposing to use on the access road; they are narrow, columnar trees that will not create a wide canopy and they have offered to locate the trees in front of 4623 Cordova Bay Road on the owners property so that he can maintain them and control the pruning.
- S The proposed house size is smaller than that recommended by the Director of Planning Services.
- S He does not recall a detailed conversation with respect to additional stepping of the bank; he has concerns about excavating near a bank.

Mr. R. Lloyd, RCL Consulting, representing the owners, stated:

- S They have spent a lot of time in consultation with the neighbours and the Community Association.
- S They have prepared a covenant to address the security of the trees and the bank surface..
- S Particular care has been taken to orient the seven waterfront homes to preserve the maximum viewscape for the five rear lots and surrounding neighbours.
- S They engaged a Geotechnical Engineer to assess the bank stability and from that information established two geotechnical lines; the line closest to the ocean allows for a home built with a foundation and basement below ground level and the line furthest away would allow for a residence with a foundation at ground level.
- S All of the waterfront homes will appear as one storey homes from the roadway with the second level built into the ground.
- S The five properties on the west side of the site have been set back even further than the geotechnical line to maintain viewsapes in all directions.
- S An Arbourist has evaluated the site and covenants have been placed on all of the trees on the ocean side with the exception of a few trees within building envelopes.
- S The Parks Department has recommended that all trees up to Cordova Bay Road be removed on the two sites in the southeast corner as they are tall and slender and will destabilize any remaining trees; they have also recommended that the site be rebuilt with a berm and replanted as quickly as possible.
- S The berm will be approximately one metre above Cordova Bay Road with a four to five foot rock wall that steps in and out with sufficient caliper plantings both in front and behind the wall.
- S The site will be signed before the trees are removed.
- S The hedges fronting the remainder of the site will be retained.
- S The sewers and drains have been placed deep enough so that the new residences will be able to be serviced by gravity.
- S The meandering roadway will be constructed of a cobblestone paver that is tumbled to allow some vegetation to grow between them to slow and filter stormwater

- S They existing bank is already stepped and to step it further would require the construction of a large retaining wall ; the stepped effect will be achieved by constructing walk out basements.

In response to questions from Council, Mr. Lloyd stated:

- S They will use as much stormwater on site as possible but must be careful about the amount of water that is discharged into the soil.
- S The building size, siting, height, concepts and design will be controlled through the Strata bylaws and they can provide a draft copy of the bylaws to the Approving Officer at the time of subdivision approval.
- S They do not want to provide a building scheme; they would prefer design guidelines that would provide some flexibility in the architectural detail.
- S The Strata bylaws do not preclude the offer to provide a covenant for house size and siting.
- S They are not prepared to offer a height covenant but have offered assurances on the height of the proposed houses to the neighbours.

Ms. B. Windjack, Ladder Landscape Architects, stated:

- S The primary landscape objective is to develop the common grounds and the entrance to the development.
- S They will establish a high level of design detail with quality materials to set the tone for the remainder of the development.
- S There is an existing row of Douglas Fir trees in front of proposed Lots 11 and 12 which will be retained.
- S A heavy stand of Broad-leaf Maple Trees will be planted along the main north/south access.
- S The road is curved and allows for different-sized planting pockets on either side that will contain low-level vegetation; a full bank of roses will be planted in front of 4623 Cordova Bay Road.
- S The trees on the east/west drive will be a Honey Locust which has a high, open canopy to help preserve the views for the rear lots; the boulevards will be planted with grass.
- S One Douglas Fir tree on the north side of Lot 9 and three Douglas Fir trees on the western property line will be retained.
- S There are three parallel parking spaces in front of Mr. Shorthill's property and four stalls in the amenity area to the west of the internal road intersection.
- S The mailboxes will be housed in an Arts and Crafts shelter and will be located within the amenity area; each lot will have an illuminated Arts and Crafts address marker.

PUBLIC INPUT:

Mr. G. Lynn, 4651 Cordova Bay Road, stated:

- S His concern is that the west leg of the internal road will align with the access road to the McLaren property; it will become a crescent unless there is a barrier between the two developments.

Mr. G. Shorthill, 4623 Cordova Bay Road, stated:

- S He has taken preliminary steps to subdivide his own property which is

- surrounded by the proposed development and hopes to tie into the new road to eliminate additional accesses onto Cordova Bay Road.
- S He would like to accept the developers offer to plant trees on his property.
 - S He hopes there is a mechanism in place to maintain the integrity of the trees as well as the viewscape when the trees are pruned.
 - S All of the properties included in the rezoning have suffered losses from the tops of their banks in the past 30 years and he is pleased that the sewers will be gravity-fed.
 - S He believes that the cost of providing additional stepping of the bank could be decreased by using the excavated dirt to construct the berm along Cordova Bay Road.
 - S The rock wall along Cordova Bay Road should be higher than five feet.

Mr. J. McLaren, 1658 Hillview Avenue, stated:

- S He owns the property directly west of this development and would like to compliment the developers on their proposal.
- S The developers have done an excellent job of preserving the view corridors, maintaining the integrity of the area, and satisfying the concerns of the neighbourhood.
- S He complimented staff on completing construction of the sewer system and road improvements along Cordova Bay Road under difficult circumstances.
- S He and the developer have agreed to place a barrier between the two access roads to provide pedestrian and emergency access only.
- S He would caution Council about placing too many restrictions on the lots as this makes them difficult to sell.

APPLICANT'S RESPONSE:

Mr. Lloyd stated:

- S They have made an offer to the owner of 4623 Cordova Bay Road to plant some of the trees on his property and an arbourist will be retained for the pruning.
- S There is a clause in the restrictive covenant that states only an arbourist may touch the trees on the foreshore.
- S The access between this development and the adjacent property will be restricted to a ten foot wide access with a bollard.

Moved by Councillor Derman and Seconded by Councillor Gillespie:

1. **“That the application to rezone from RS-18 to RS-12 be approved;**
2. **That it be recommended that as part of the subdivision approval process the Approving Officer consider requiring the applicant to:**
 - a) **Provide a covenant to protect much of the slope area in its natural state, preserve trees near the top of the slope and to control house size, siting and driveway location;**
 - b) **Adhere to the viewscape as presented to maintain the view corridors; and**

c) Provide a copy of the proposed Strata bylaws to ensure design control.”

Councillor Derman stated:

S He thanked the developer for all the work done to fit the proposal into the neighbourhood and address the concerns of the owner of 4623 Cordova Bay Road.

S He supports the berm proposal.

Councillor Pickup stated:

S She commended the development team for the level of detail provided and for the amount of consultation done with the neighbourhood.

Councillor Brownoff stated:

S She believes it is important that the design guidelines are part of the strata bylaws.

S She is pleased that a bollard will be placed across the access road to prohibit through traffic.

Councillor Gillespie stated:

S The developer has gone to tremendous effort to preserve the view corridor for all sites.

S He is concerned that the new owners may incorporate additional suites into the homes and create additional traffic.

Mayor Leonard stated:

S He complimented the developer on their presentation and the consultation undertaken with the neighbourhood.

The Motion was then Put and CARRIED

No. 232
Cordova Bay Road
Bylaw No. 8567

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8567”
Second and Third Readings

**Moved by Councillor Derman and Seconded by Councillor Gillespie:
“That Bylaw No. 8567 be read a second time.”**

CARRIED

**Moved by Councillor Derman and Seconded by Councillor Gillespie:
“That Bylaw No. 8567 be now passed.”**

CARRIED

**Moved by Councillor Derman and Seconded by Councillor Gillespie:
“That it be recommended that Council approve and issue Development Variance Permit No. DVP2004-00003 on Lot 2, Section 25, Lake District, Plan 5597; Lot 3, Section 25, Lake District, Plan 5597, except that Part in Plan 23346; and Lots 1, 2 and 3, Sections 24 and 25, Lake District, Plan 8456 (4619/4627/4631/4635/4639 CORDOVA BAY ROAD).”**

CARRIED

RECOMMENDATIONS

From the Special Committee of the Whole Meeting held June 22, 2004.

No. 233
ADM75.
Annual Reports

2003 ANNUAL REPORT

**Moved by Councillor Pickup and Seconded by Councillor Gillespie:
“That Council endorse the 2004 Annual Report.”**

CARRIED

**Moved by Councillor Pickup and Seconded by Councillor Gillespie:
“That Council accept the 2004 Audited Financial Statements.”**

CARRIED

Adjournment

On a motion from Councillor Gillespie, the meeting adjourned at 9:20 p.m.

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MAYOR

I hereby certify that these minutes are correct.

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MUNICIPAL CLERK