

SPECIAL COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
TUESDAY, JULY 5, 2005 AT 8:55 P.M.

Present:

Chair: Mayor Leonard
Council: Councillors Brownoff, Gillespie, Derman, Ngai, Pickup, Wade and Wergeland
Staff: S. Hvozanski, Planner I; Jagtar Bains, Development Coordinator and, MaryAnn Greco, Senior Committee Clerk

Sayward Hill Tce
Development
Permit

744 SAYWARD HILL TERRACE – DEVELOPMENT PERMIT – DEHOOG & KIERUFF ARCHITECTS

Reports of the Director of Planning dated June 20, 2005 recommending Development Permit No. DPR2005-00009 be approved; and the Advisory Design Panel dated May 10 and June 1, 2005 recommending approval of the design.

Mr. M. Jawl, 1078 Noble, on behalf of Sayward Hill Developments Ltd., stated:

- They met with the owners who live on the Cordova Bay ridge in October 2004 and January 2005; the residents' main concerns are the height of the proposed building and possible impacts on their views.
- The height of the proposed building is fractionally below the top of the ridge along the south property line.
- A geodetic elevation report was prepared to confirm the lowest part of the ridge shown on the development permit drawings and to confirm the height of the building.
- They also met with the owners of the completed phases of the Sayward Hill development; their major concerns are regarding the general increase in traffic and construction traffic within the development.
- In address these concerns, a temporary driveway access will be provided directly off of Cordova Bay Road; parking will be provided for construction vehicles however availability may become difficult during the last phase of construction.
- A model of the proposed building and the entire Sayward Hill development site was left on display at the Ridge Café and staff was present to answer questions.
- They met with the Advisory Design Panel on two occasions and all the recommendations have been addressed; the proposal was unanimously endorsed at the last meeting.

Mr. T. Ogden, Dehoog and Kieruff Architects, 205-5325 Cordova Bay Road, stated:

- The proposal is to construct a six storey, 18 unit condominium with one level underground parking.
- There are three units on each floor ranging in size from 1800 square feet to 1850 square feet.
- Surface treatment will be a mixture of broom swept concrete, exposed aggregate, pavers and a grass paved turnaround.
- Exterior finishes will be a combination of smooth stucco in a warm grey-earth tone, sand blasted concrete with reveals, aluminum windows and glass spandrels.
- Each unit will have an exterior deck and the lower units will have patios at grade.

- Rooftop equipment will be screened behind concrete thin walls to improve the visual appearance and any objectionable noise.
- Distant oceans views will not be obstructed.
- The height of the proposed building ranges from 6” to 11’ below the lowest point of any of the three houses directly behind preventing view obstructions.
- The lowest units have been depressed into the hillside as much of possible to lower the overall building height.
- In order to allow for vaulted ceilings on the top floor, a height variance of 1.4 metres is requested.
- The landscaping includes a mixture of native and ornamental plantings, many chosen for their deer resistance.
- A storm water trench will be introduced that will carry storm water from the building to the water retention ponds used for irrigation.
- The concerns noted by the Advisory Design Panel have all been addressed.
- The geotechnical engineer has advised that the soils are well consolidated and should not be a problem in the event of an earthquake.

In response to a question from Council, Mr. Jawl stated:

- When the first building was constructed on Sayward Hill, a corner of the site required excavation beyond what was anticipated and during the course of it, there was some movement detected by two homes on Worthington Road.
- A geodetic engineer was engaged to investigate the situation and he reported that the problem is isolated to these two homes because of sub-soil conditions under them.
- If there is any activity on the Sayward Hill site that causes damages to these homes, he will take responsibility for it.

Mr. D. Gerrior, 5239 Worthington Road, stated:

- He is not opposed to this project however he would like assurances that his views will not become obstructed.
- He also has concerns that his house may experience further movement during the construction phase and to that end, he questions what his recourse would be.

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

- The development permit guidelines provide that no building on Sayward Hill will obstruct the distant ocean views of the residents on the ridge.
- If any activity on their property results in damage to someone else’s property it will be their responsibility.
- Because there was a previous case of movement due to construction on their site, they will be monitoring the situation from the outset, taking pictures and doing an evaluation beforehand.
- If there is a problem, they will know about it as soon as construction starts so they will be able to deal with it right away.
- The development permit drawings refer to the geodetic elevation of the building so they can not build beyond the height approved.
- It is not a case of constructing the building and finding that the views are obstructed; the building will not be finished if it will result in obstructed views.

Motion: **Moved by Councillor Gillespie and Seconded by Councillor Pickup: “That it be recommended that Council approve and issue Development Permit No. DPR2005-0009 on Lot 2, Section 42, Lake District, Plan VIP77795 (744 Sayward Hill Terrace).**

Councillor Pickup stated:

- She complimented the applicant for thoroughly vetting the proposal with the community.
- She appreciates the applicant’s commitment to not obstruct their neighbours’ views and to hold him accountable for any damaged caused by construction on his site.
- The history of this applicant and his projects are excellent and she will expect the same outcome with this proposal.

Councillor Derman stated:

- The applicant has addressed the neighbours’ concerns regarding the impacts on their views.
- The applicant is providing an on-the-ground example of a complete community; he understands that density goes hand-in-hand with amenities and services.

Councillor Wergeland stated:

- He is pleased with the presentation made by the applicant and that he has consulted with the community.

The Motion was then Put and CARRIED

PLD60
Context
Statement

REGIONAL GROWTH STRATEGY – CONTEXT STATEMENT

Report from the Director of Planning dated June 16, 2005 recommending that the Regional Context Statement (as detailed in Attachment 2) be endorsed and forwarded to the Capital Regional District Board for approval and adoption; the Saanich General Plan be amended to include the Regional Context Statement; and the Saanich General Plan be amended to include the new policies related to the implementation of the Regional Growth Strategy as detailed in Attachment 1.

Councillor Pickup stated:

- In terms of Action 1.1 (4), she does not agree that Saanich should undertake a focused review of its Official Community Plan by the end of 2008, it should be sooner, particularly, a review of what constitutes major and minor amendments to the Urban Containment and Sewer Enterprise Boundaries.
- The proposed General Plan amendments in Section 1.1(1) and (2) of Attachment 1: Saanich’s Compliance with the Regional Growth Strategy should be amended to delete the words “Where appropriate” and to change the word “would” to “will” to emphasize Saanich’s commitment to the Regional Growth Strategy and the long term protection of the Capital Green Lands.

Ms. V. Sanders, President of the Saanich Community Association Network, stated:

- She questioned why the actions outlined to amend the Saanich General Plan in Goal 2 of Attachment 1 are not included in the Regional Context Statement.

In response to questions from Council, the Planner I, stated:

- The items included in the Regional Context Statement were ones that require further information, consultation with the community and/or research; this is not the case with the items outlined in Goal 2.
- The Planning Department acknowledges that 2008 is a late deadline but wanted to ensure that because of work volumes, the deadline could be achieved.

Councillor Derman stated:

- He agrees that the Regional Growth Statement is not intended to be a detailed plan but to ensure general compliance between the policies of the municipality and the Regional Growth Strategy.
- He is not uncomfortable with the 2008 deadline; many issues will be dealt with prior to that date and it gives staff reasonable certainty that they will be able to achieve the deadline.
- He is uncomfortable with the words “where appropriate” because it provides too much latitude.

Moved by Councillor Wade and Seconded by Councillor Gillespie: “That a Public Hearing be called.”

Councillor Wade stated:

- “Where appropriate” is an acknowledgement of times when it is going to be impossible to comply with the policy, particularly in regard to small lots in Rural Saanich.

Councillor Ngai stated:

- The Regional Context Statement is a general document and a guide to judge issues on their own merit; she believes ‘where appropriate’ is not restrictive.

Councillor Gillespie stated:

- The Regional Context Statement is a ‘living’ document and a partnership with the CRD.

Councillor Pickup stated:

- The Regional Growth Strategy was diluted with respect to buffering and preserving rural areas so there has already been a lot of compromise made with respect to the final wording of the Regional Growth Strategy.
- She believes that stronger policy wording should be used to show Saanich’s support for the principals in the Regional Growth Strategy.

The Motion was then Put and CARRIED

Adjournment On a motion from Councillor Derman the meeting adjourned at 9:35 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK