

Ms. E. MacIsaac, 959 Falmouth Road, stated:

- S She lives next door to the proposed new lot and directly behind the other house the applicant is currently constructing; there was a great deal of blasting and she was never advised.
- S There are significant drop-offs on two sides of her property and believes the proposed development would create a third.
- S She believes the proposed development will not fit into the neighbourhood.
- S The site is triangular in shape and is not large enough for a second dwelling.
- S If approved, she would like clarification about the setbacks and height of the proposed house; the new house should be small and set back as far as possible from her house.

APPLICANT'S RESPONSE:

Mr. Salo stated:

- S It was his understanding that the blasting company would contact neighbours.
- S The proposed house will be 0.6 metres lower than the neighbour at 959 Falmouth Road and will not create a drop-off.
- S The lot is rectangular, not triangular.
- S The size of the proposed dwelling is approximately 1800 square feet which is considerably less than what is permitted under the RS-4 zone.
- S He is not requesting any variances.

Moved by Councillor Gillespie and Seconded by Councillor Wergeland: "That the application to rezone to RS-4 be approved."

CARRIED

No. 171
Easter Road
 Bylaw No. 8552

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8552"
 Second and Third Readings

Moved by Councillor Gillespie and Seconded by Councillor Wergeland: "That Bylaw No. 8552 be read a second time."

CARRIED

Moved by Councillor Gillespie and Seconded by Councillor Wergeland: "That Bylaw No. 8552 be now passed."

CARRIED

No. 172
Sonria Place
Bylaw No. 8553

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8553"

PROPOSED 2 LOT RESIDENTIAL SUBDIVISION ON SONRIA PLACE AT DERBY ROAD

To rezone a portion of Lot A (DD265625-1), Section 36, Victoria District, Plan 9975 (**1584/1586 SONRIA PLACE/DERBY ROAD**) from zone RD-1 (two family dwelling) to zone RS-6 (single family dwelling) for a proposed two lot residential subdivision. **A DEVELOPMENT VARIANCE PERMIT** applicable to the above lands will also be considered to vary the setbacks of proposed Lot 1 to reduce the front lot line for the existing duplex and carport, from 7.5 m to 3.66 m and 1.84 m, respectively, to reduce the rear lot line for the existing duplex from 10.5 m to 9.58 m, and to reduce the interior side lot line for the existing carport from 3.0 m to 1.78 m.

The Notice of Public Hearing; the report of the Director of Planning Services dated April 16, 2004, recommending approval; a 13 signature petition in support of the proposed house design; and a letter from the Quadra Cedar Hill Community Association dated May 18, 2004 providing comments on the proposal; were introduced.

APPLICANT:

Mr. L. Kapac, 860 Dalewood Street, stated:

- S The site is currently zoned RD-1; he is proposing to rezone a portion of the site to RS-6 to create one additional lot.
- S A previous rezoning application was rejected because of concerns about the proposed house.
- S He has provided a revised house design and relocated the building envelope to address the concerns of Council and his neighbours.
- S The new house plan has two storeys instead of three and the square footage has been reduced by 300 square feet.
- S Many of the neighbours signed a petition in support.
- S The house will be sited as close to the north and west boundaries as possible to minimize the amount of blasting required.
- S Neighbours will be notified when the blasting will occur to minimize any inconvenience to them.
- S The proposed house will be 2242 square feet which is considerably less than permitted under the RS-6 zone; the height will also be less than permitted.
- S The arborist's report indicates the development will not seriously impact structurally sound trees on the site; extra care will be taken with the removal of some trees to ensure the protection of others.
- S As much of the rock wall and hedge near the front of the property will be retained as possible and a natural state covenant will be provided for a section at the rear of the property.

PUBLIC INPUT:

Nil.

APPLICANT'S RESPONSE:

Nil.

**Moved by Councillor Derman and Seconded by Councillor Gillespie:
“That the application to rezone to RS-6 be approved.”**

CARRIED

No. 173
Sonria Place
Bylaw No. 8553

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8553”
Second, Third and Final Readings

**Moved by Councillor Derman and Seconded by Councillor Gillespie:
“That Bylaw No. 8553 be read a second time.”**

CARRIED

**Moved by Councillor Derman and Seconded by Councillor Gillespie:
“That Bylaw No. 8553 be now passed.”**

CARRIED

**Moved by Councillor Derman and Seconded by Councillor Gillespie:
“That Bylaw No. 8553 be adopted by Council and the Seal of the
Corporation be attached thereto.”**

CARRIED

**Moved by Councillor Derman and Seconded by Councillor Gillespie:
“That Council approve and issue Development Variance Permit No.
DVP2003-00014 on Lot A (DD265625-I), Section 36, Victoria District,
Plan 9975 (1584/1586 SONRIA PLACE).**

CARRIED

No. 174
PLD60
Bylaw No. 8554

i. “OFFICIAL COMMUNITY PLAN BYLAW, 1993, AMENDMENT
BYLAW, 2004, NO. 8554”

**PROPOSED GORDON HEAD LOCAL AREA PLAN AMENDMENT -
TUSCANY VILLAGE**

The intent of this proposed bylaw is amend the Gordon Head Local Area Plan to designate Lot 1, Section 57, Victoria District, Plan 19946; Lot 1, Section 57, Victoria District, Plan 20007; Lot 1, Section 57, Victoria District, Plan VIP57138; Lot 1, Section 57, Victoria District, Plan 23660; Lots 1, 2 and 3, Section 57, Victoria District, Plan 19311; Lot 36, Block 2, Section 57, Victoria District, Plan 901A; Lot C, Section 57, Victoria District, Plan 42504; and, Lot B, Section 57, Victoria District, Plan 29191 (**1620, 1626, 1630, 1636, 1644, 1650, 1654, 1660 and 1666 MCKENZIE AVENUE/1645 TEAKWOOD ROAD**) for potential multi-family on Map 5.2 and potential commercial on Map 6.1.

McKenzie Avenue/
Teakwood Road
Bylaw No. 8555

ii. “ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8555”

**PROPOSED COMMERCIAL/RESIDENTIAL DEVELOPMENT ON
MCKENZIE AVENUE/TEAKWOOD ROAD - TUSCANY VILLAGE**

To rezone Lot 1, Section 57, Victoria District, Plan 19946; Lot 1, Section 57, Victoria District, Plan 20007; Lot 1, Section 57, Victoria District, Plan VIP57138; Lot 1, Section 57, Victoria District, Plan

23660; Lots 1, 2 and 3, Section 57, Victoria District, Plan 19311; Lot 36, Block 2, Section 57, Victoria District, Plan 901A; Lot C, Section 57, Victoria District, Plan 42504; and, Lot B, Section 57, Victoria District, Plan 29191 (**1620, 1626, 1630, 1636, 1644, 1650, 1654, 1660 and 1666 MCKENZIE AVENUE/1645 TEAKWOOD ROAD**) from zones RS-6 (single family dwelling) and RD-1 (two family dwelling) to zone C-3 (shopping centre) for a proposed mixed commercial and residential development comprising 7058 m² of commercial floor area and 104 residential units. **A DEVELOPMENT PERMIT** applicable to the above lands will be considered to require the buildings and lands to be constructed and developed in accordance to the plans submitted. A restrictive covenant will be considered to prohibit drive-in and fast-food restaurants, commercial use of Teakwood Road, and the use of the rear fire entrances for proposed buildings B, C and D for any purpose other than emergency access. The requirement for a statutory right-of-way or easement will also be considered over the easterly driveway to ensure access to 1655, 1661 and 1683 Teakwood Road in the event they are redeveloped in the future for commercial or apartment use.

The Notice of Public Hearing; reports of the Director of Planning Services dated April 19 and April 29, 2004, recommending approval and development permit approval, respectively; a supplementary report of the Director of Planning Services dated May 10, 2004, outlining how all of the recommendations will be addressed; letters in support from the Kensington Retirement Residence at 3965 Shelbourne Street and the Gordon Head Residents Association; and a letter of assurance from the applicant confirming the hours of operation and hours for receiving goods for Thrifty Foods, that there will be no parking on residential streets during construction, and that the landscaping on site will be drip irrigated, maintained and refreshed on a regular basis; were introduced.

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

S Two parking spaces have been designated for a car share co-op, but not necessarily the Victoria Car Share Co-op.

APPLICANT:

Mr. E. Barker, Architect, stated:

S This is a unique project that engages commercial and residential uses within one development.

S There will be three vehicle entrances/exits on the site; two on McKenzie Avenue and one from Teakwood Road off Shelbourne Street.

S McKenzie Avenue will be widened to accommodate a centre turn lane from Cedarwood Street to Shelbourne Street as well as a bicycle lane.

S The drive aisle through the development is independent of the parking lots.

S Building A will contain a Thrifty Food Store on the lower level with 62 condominium units above; Buildings B and C will have commercial space on the lower floor and 42 rental units above; Building D is a two storey building with commercial space for medical and dental offices;

- Buildings E and F will be single storey commercial buildings.
- S One secure parking space will be provided for each of the 42 rental units and 62 condominium units.
 - S Building E materials and features consist of stone, wood pergolas planted with clematis, hanging planters and windows that will look like french doors opening to the street.
 - S Building F materials and features consist of wood shutters, stone, a pergola, tile roof and painted signs.
 - S Building A is predominantly stucco, with some stone; the building will appear as if several buildings were constructed at different times with different colours, awnings and roof pitches.
 - S There will be an arcade overhang walkway in front of Thrifty Foods; Thrifty Foods can only be entered from the southwest corner of the galleria; it is anticipated that flower displays will be placed in this location.
 - S The frontage of Thrifty Foods will be glazed to maintain the feeling of a plaza.
 - S The west elevation of Building A has been pulled back five feet eliminating the requirement for a fire wall; the elevation now contains windows on the top three floors; additional articulation has been added to the lower floor.
 - S The loading bays on the north elevation of Building A have been enclosed with arched openings and planted with a significant screen to minimize noise and the visual impact to the neighbours.
 - S Building D will be constructed of stucco with stonework around the french doors; it will have an arcade walkway and awnings; the east elevation will be stepped and constructed of a masonry treatment with a stucco base; climbing plants will be used to soften the elevation.
 - S French balconies will be used throughout the development which will be 1 - 1½ feet deep and constructed of wrought iron.
 - S There will be a 40 foot wide landscaped area along Teakwood Road with a street tree treatment and a walkway to the development; the retail stores in Buildings B and C will not be accessible from Teakwood Road.
 - S A service corridor containing Bowker Creek bisects the parkade; access will be under Buildings D and F and stairwells will provide access to the Thrifty Foods Galleria and the residential area under Building A.
 - S A motor will carry pedestrians and their grocery carts between the Thrifty Foods store and the underground parking area.
 - S Four retail kiosks will be constructed in the underground parking area to provide a sense of security for the patrons.
 - S A significant amount of bicycle parking will be provided on-site.
 - S There will be designated parking for staff in the parkade and Thrifty Foods has agreed in writing to undertake a Transportation Demand Management (TDM) Program.
 - S The Developer has agreed to shift Buildings A and F 1½ feet north to widen the sidewalk along McKenzie Avenue; the area in front of Building D already has an enhanced width because of the location of the Oak tree.
 - S The Developer has also agreed to plant one additional tree in front of

the parking area east of Building E.

- S They are committed to working with all retailers to develop a TDM program for the entire centre.
- S The residential units above Thrifty Foods will use the same elevator provided from the parkade to Thrifty Foods; a keyed access will provide security to the residential floors.

J. Partlow, Lombard North Group, stated:

- S Due to the structural slab, there is not a lot of opportunity to plant trees but additional landscaping has been provided to compensate for this through the use of window boxes, planters, etc.
- S Large street trees surrounded by wrought iron guards will be planted in the piazza; wrought iron benches will also be utilized in this area.
- S The parking pods will contain planters with large arbour structures to provide year-round greenery.
- S The Teakwood walkway width has been increased to six feet of concrete with an additional two feet of stonedust.
- S The McKenzie Avenue sidewalk will be constructed of decorative paver and be a minimum of six feet wide at any given point; the sidewalk is ten feet wide with soft landscaping so the sidewalk meanders through the plantings.
- S Pink Flowering Dogwood trees will be planted along McKenzie Avenue.
- S There is five feet of bicycle lane between the sidewalk and the vehicle traffic lane on McKenzie Avenue.
- S Plaza towers will identify the pedestrian accesses to the development along McKenzie Avenue.

Councillor Derman stated:

- S Building D was originally proposed as a single storey building with an eight foot buffer when Council originally considered this development; it is now a two storey building built right to the lot line.
- S At the Committee of the Whole meeting, the applicant advised that there were no objections from the neighbours but he has spoken to the neighbours at 1661 and 1683 Teakwood Road who have indicated they were unaware of the change and are not in favour of a two storey building.
- S One owner has a garden north of Building D and will be unable to grow anything if a two storey building is constructed; he queried whether the developer would be willing to soften the impact of the building by providing additional landscaping and stepping back the second floor.

Councillor Gillespie stated:

- S He hopes the developer will address staff parking issues to ensure there is no parking on surrounding streets.
- S He queried what assurance the neighbours have that the noise from the fans and refrigeration units will be managed.

Councillor Brownoff stated:

- S Thrifty Foods has committed to a TDM plan but she expects to see a

plan for the entire site.

- S General noise from deliveries should be investigated in addition to the noise from fans and refrigeration units.

Councillor Cubberley stated:

- S He thanked Mr. Barker for attending a recent Bicycle Advisory Committee meeting to address concerns surrounding bicycle movements to and from the development.

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

- S Prior to building permit issuance, they are required to submit a report from an Acoustical Engineer.
- S It is expected that the medians on McKenzie Avenue will at least be partially landscaped.
- S The green roof on Building A will provide visual relief for the residents and hold stormwater for release at a slower rate; stormwater will also be held underground throughout the site.
- S He is willing to work with the Bicycle Advisory Committee to develop a concept plan for the Teakwood Local Connector that would facilitate multi-use, and determine appropriate surface parking for bicycles and placement of secure bicycle parking spaces.
- S Municipal input should be sought with respect to the TDM plan.
- S The westerly entrance on McKenzie Avenue will be right in/right out only.
- S They are willing to provide a number of measures that will minimize the amount of overflow parking in the surrounding neighbourhood; the parking study they conducted indicates that they have an excess of parking spaces.
- S Bond Development will retain ownership of the development and has made a commitment to address parking/neighbourhood issues if they arise in the future.

PUBLIC INPUT:

Mr. J. Luten, 22 Phillipa Place, executive director, Capital Bike and Walk Society, stated:

- S He is pleased to see a mixed use development in the community.
- S It is very important that the recommendations of the Bicycle Advisory Committee with respect to bicycle lanes on McKenzie Avenue are incorporated into the project as they will support the bike lanes that are planned for the remainder of the corridor.
- S Saanich should be looking at developing guidelines for bicycle parking that is well placed and designed.
- S It is very important that the Teakwood Local Connector be expanded to accommodate multi-uses in support of the TDM plan.
- S The Teakwood extension to Shelbourne Street will also feed bicycle/pedestrian traffic to University Heights Mall and it is important to preserve the pedestrian crosswalk even though safety improvements need to be made.

Mr. R. Lewin , #303-1663 McKenzie Avenue, stated:

- S He lives opposite Building D on the south side of McKenzie Avenue.
- S Considerable care has been taken with respect to access to and from the proposed development, but very little consideration given to accessing buildings on the opposite side of the road.
- S He lives in a 21 unit condominium building and the driveway to the underground parking runs parallel to McKenzie Avenue; when exiting the development they face west and must make a right turn onto McKenzie; if widened, the road will be very close to their exit ramp and he does not believe residents will be able to make the tight turn onto McKenzie.

Mr. D. Christie, representing the owners of 1655 Teakwood Road, stated:

- S His clients are concerned about the setbacks and height of proposed Buildings B and C and the impact on the value of their property.
- S He does not believe they were approached about the development.
- S This is a very busy area and patrons will likely park on Teakwood Road which will affect the ability of the homeowners to access their property.
- S Even though landscaping will be provided to soften the effects of the proposed building and it will be stepped back to prevent overshadowing, his clients will be partly overshadowed and request Council protect the sunlight to their property.
- S He requested clarification of the term “concrete blocks with minimum relief elements” and of the proposed setbacks on the east property line.
- S His clients would like the minimum setbacks and height requirements to be maintained without a variance.
- S There is no indication of where the statutory right-of-way in favour of 1655 Teakwood Road will be.

Mr. H. Sharon, 301-3969 Shelbourne Street, stated:

- S There are 113 units in the Kensington Retirement Residence and many residents try to cross Shelbourne Street; he queried whether a stop light will be constructed at the existing sidewalk

Ms. M. Patrusa, daughter of the owners at 1683 Teakwood Road and representing the owner of 1661 Teakwood Road, stated:

- S They have lived in their home for 19 years.
- S Her father spoke to the Municipal Planner when they purchased their home and was assured that the two lots at the end of Teakwood Road would remain residential.
- S This is a much larger development than was originally proposed.
- S The first proposal included a one storey building to accommodate a Shoppers Drug Mart; she is unaware of whether this is still the case but her family was only recently made aware that the building will now be two stories high and the eight foot landscape buffer has been deleted.
- S This new proposal includes many more apartments than the original proposal which will attract lower-income residents; there are already many students in the neighbourhood.

S Traffic is of concern as they believe patrons of the centre will prefer surface parking to underground and use the surrounding neighbourhood.

Ms. L. Innes, 1656 Teakwood Road, stated:

S She experiences difficulty turning left onto Cedarwood Road travelling east on McKenzie Avenue; additional traffic from this development will only exacerbate the problem.

S She is concerned that the walkway between Teakwood Road and Shelbourne Street will be destroyed with all of the large garbage and delivery trucks entering from Shelbourne.

S They once had an excellent view of the Olympic Mountains which will now be replaced by a brick wall.

S She queried who will be responsible for damage to her home resulting from construction of the underground parking lot.

S Teakwood is a residential street and large trucks should not be permitted; she queried whether "Residential Parking Only" signage will be posted.

S The Gordon Head Residents Association has agreed that this is a good project but have not consulted the residents of Teakwood Road.

Ms. L. Condor, on behalf of Mrs. Allen at 1670 McKenzie Avenue, stated:

S She is in favour of the development and pleased that the landscape buffer has been removed as she felt it would only become a gathering place for undesirable behaviour.

S She is very pleased with the consultation by the developer.

Mr. M. Ingram, 1660 Teakwood Road, stated:

S He would support "Residential Parking Only" signage being posted on Teakwood Road.

S The soils in the area are subject to settlement and he is concerned that additional cracking may occur in adjacent homes during construction.

Ms. A. Heckman, 3950 Cedarwood Street, stated:

S As parking is not permitted on McKenzie Avenue and Shelbourne Street a parking variance should not be granted.

S Providing two parking stalls for a car share co-op will not compensate for the lack of parking spaces.

S The access points to the centre will create a dangerous traffic situation.

S She questioned why it has been designed to look Italian; a westcoast style would be more appealing.

S The property is being built to maximize revenues without considering what is best for the area.

Ms. A. Brennan, 619 Monterey Avenue, stated:

S She is a board member of the Victoria Car Share Co-op and has never been told they would be the Co-op involved with this development.

S They have had discussions with the developer; if he is willing to

purchase cars and maintain them, they would be pleased to provide a 24-hour booking service.

Mr. H. Long, 1654 Teakwood Road, stated:

S He was disappointed to learn that the units facing Teakwood Road would be rental units; he was told they would be condominium units.

Mr. V. Patrusa, 1683 Teakwood Road, stated:

S He appreciates all the landscaping that will be provided throughout the development but is concerned how his rear yard will look with a two storey wall against his property line.

S The proposal has significantly changed since the original presentation and he was not informed of the changes.

S He does not want to move and does not wish to live in a home that does not receive sun in the rear yard.

S Years ago, he was assured that this land would remain residential.

S He is not opposed to students in the neighbourhood but know that they move on a regular basis and create additional traffic.

Mr. I. Graeme, 2615 Dean Avenue, stated:

S There are a lot of positive aspects to this proposal that are consistent with some of the themes and principles of the Regional Growth Strategy and the Saanich General Plan.

S He would like to see a more comprehensive treatment with respect to the TDM plan.

S He is pleased to see that additional articulation has been added to the west elevation.

S He is disappointed that the Bowker Creek Watershed Management Plan was not noted in the staff report; it was approved approximately one year ago and is an important planning document surrounding land use.

S Acknowledging the creek on some of the drawings would be a good reminder to the public that there is in fact a creek running through the property.

S He would like to see additional analysis surrounding stormwater management such as how the impermeable surface is being addressed and retaining an option for future daylighting of the creek.

S A thorough assessment of pedestrian movement through the site does not appear to have been given much consideration.

S When dealing with a development of this size, it is important to have a road cross-section to understand the impact the development will have.

S He is pleased that the sidewalk has been widened to ten feet but hopes that additional emphasis will be placed on the landscaping to provide a buffer between the traffic and pedestrians.

S He would encourage Council to pursue landscaped meridians on McKenzie Avenue.

Mr. S. Coe, 29-3987 Gordon Head Road, president, Gordon Head Residents Association, stated:

S The proposed development will add diversity and an increased commercial base to Saanich and the Gordon Head area.

- S The development fits within the guidelines of the Gordon Head Local Area Plan.
- S The Shelbourne/McKenzie area is identified as a growth nodule in the Regional Growth Strategy and therefore, the development fits within its guidelines; the area is currently under utilized.
- S Traffic on residential streets is of concern to the Association.
- S There will be an impact on some neighbours but the benefit of the development outweighs these concerns.

APPLICANT'S RESPONSE:

In response to questions from Council, the Development Manager stated:

- S They have identified the driveway access to the condominium on the south side of the McKenzie Avenue as a design challenge that will take some time to resolve.
- S There are no plans to relocate the existing pedestrian signal on Shelbourne Street just north of Teakwood Road; it is one of the most problematic crossings and they are seeking solutions to create a safe crossing.

Councillor Wade stated:

- S "Residential Parking Only" typically arises at the request of residents of a specific area; the Administrative Traffic Committee could canvas other residents in the immediate area.

Mr. D. Foord, Bond Developments, stated:

- S He has been working on this project for 5½ years and has had various meetings with the neighbours, the Gordon Head Residents' Association, Saanich staff and various consultants.
- S He believes this project has been fully embraced by the neighbourhood; a notice of meeting to present the final design was hand-delivered to each household on Teakwood Road.
- S The north elevation of Building D has raised concern with the neighbours and he would be happy to consider stepping back the second floor of the building.
- S They have met with the same consultants that addressed the soundproofing issues at the Urban Fair in Yaletown to ensure there are no problems from the onset for this development.
- S The units over Buildings B and C have always been proposed as rental units.
- S Sidewalks in downtown Victoria are ten feet wide or less; the proposed sidewalks will be ten feet wide with vegetation as requested by the Parks Department.
- S Through the Development Permit, they have agreed to address unresolved issues with the Director of Planning Services.
- S The east setback on Buildings B & C will be 2.4 metres on the ground floor and 6.6 metres on the upper floor.
- S The statutory right-of-way is 20 feet wide and is located west of Building D.
- S He believes this will be landmark development for Saanich.
- S He thanked the Gordon Head Residents Association for their input and being committed to the project; this is a better project because of it.
- S There is not a lot of greenery in an Italian Village which is the image

they are trying to attain for this development; there are, however, over 400 planters and flower boxes which will make it a bright, colourful development year-round.

- S As this is a centerpiece for the community, a permanent notice board will be erected on the site for the Gordon Head Residents Association.

Councillor Derman stated:

- S The owners of 1683 Teakwood Road were originally offered an eight foot setback from their property line and a single storey building which provided some screening from the development; they are now offered a two storey building with no setback.
- S They did not object to the new design as they were unaware of the changes to the development.
- S The developer should have ensured that these neighbours were consulted and informed of these changes.

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

- S He was unaware of any concerns the neighbours had with Building D; he is willing to provide a five foot setback on the second floor.
- S He did attempt to contact all of the neighbours on Teakwood Road.
- S The lower floor of Building D is already committed to lease and he is not willing to reinstate the eight foot setback.
- S They will build one half of the parkade so the unbuilt portion can be used for construction parking and then the parkade will be used while the second half is constructed; as part of their construction contract, employees will be prohibited from parking on Teakwood Road.
- S He is still willing to undertake the thirteen steps outlined in the June 12, 2002 letter to address parking in the residential areas.

Moved by Councillor Pickup and Seconded by Councillor Wade:

“That:

- 1. The Gordon Head Local Area Plan be amended to:**
 - 1. designate the site as “potential commercial” on Map 6.1; and**
 - 2. designate the site as “potential multi-family” on Map 5.2.**
- 2. The site be rezoned to C-3 Shopping Centre Commercial;**
- 3. Development Permit DPR2003-00041 be approved;**
- 4. A restrictive covenant be provided to:**
 - 1. prohibit drive-in and fast food restaurants;**
 - 2. prohibit commercial use of Teakwood Road; and**
 - 3. prohibit use of the rear entrances of building B, C, and D for any purpose other than emergency access.**
- 5. A statutory right-of-way be provided by the applicant to ensure access over the easterly driveway in favour of 1655, 1661 and 1683 Teakwood Road in the event they are redeveloped to a commercial or apartment use;**
- 6. A covenant requiring the maintenance of landscaping within the McKenzie Avenue right-of-way fronting Tuscan Village be undertaken by the owner/management of the shopping centre; and**
- 7. If changes are made to the regulations for liquor retail sales that a separate application be undertaken to rezone for this use.”**

Councillor Pickup stated:

- S She believes the developer has done considerable consultation with the neighbourhood and is pleased he has moved forward despite setbacks.
- S Saanich is a multi-cultural community and she likes the idea of a Tuscan village versus a westcoast theme.
- S This development has been in the design phase for quite some time and she believes that any interested parties could have maintained contact with the community association.
- S She is pleased that the developer will step the north wall of Building D to appease the concerns of the neighbours.
- S The underground parking will be well utilized given that retail kiosks will be located in the parkade to provide a sense of security.
- S There is a shortage of rental housing in Saanich.
- S Rooftop noise issues will be satisfactorily addressed.
- S Traffic movement has been addressed and will continue to be monitored in the future.
- S Upgrades to the pedestrian crosswalk on Shelbourne Street are necessary.

Councillor Derman stated:

- S This proposal has a number of excellent features but he cannot support the application given the impact it will have on several neighbours.
- S As density continues to increase in Saanich, Council will need to manage transition in the neighbourhoods to ensure the values of both new and existing residences are protected.
- S There are some concessions with a development of this size; a variance of 100 parking stalls is an estimated savings of \$2 million for the developer which should be taken into consideration when the value and enjoyment of some of the neighbouring properties will decrease significantly through no fault of their own.
- S If approved, he hopes that the additional depth of the sidewalk on McKenzie Avenue will be accepted by Council.
- S The pedestrian environment has not been fully explored and more work needs to be done in this area.
- S He believes the pedestrian crossing on Shelbourne Street will become more dangerous with the proposed changes and improvements need to be made to increase safety.

Councillor Gillespie stated:

- S There have been several development proposals in this area over the past few years and it is likely that development will continue along McKenzie Avenue.
- S Property values will increase because of the potential commercial development.
- S He believes patrons will be receptive to the new underground parking concept.
- S The idea of a village concept is often discussed in conjunction with the Regional Growth Strategy and it is time to move ahead with such a project.

Councillor Wergeland stated:

- S This development will be a tremendous tax base for Saanich as well as a great place to shop.
- S He believes this will be an attractive development given the amount of detail given to the design.
- S He is concerned about the height of Building A as five stories is very high next to this busy intersection.
- S He does not believe the parking design is pedestrian friendly and that challenges will arise with the site accesses on McKenzie Avenue.

Councillor Brownoff stated:

- S There are a number of positive aspects to this development but there are some challenges that still need to be addressed.
- S The TDM plan is a crucial part of this development and she expects to see a car share program on the site.
- S The developer may also wish to consider a transit option for the site.
- S The construction management will be key to the success of the development.
- S Attention needs to be given to the Shelbourne Street pedestrian crosswalk.
- S She is pleased to see more rental housing in this community.
- S Landscaped medians on McKenzie Avenue will be a benefit to the community and she is pleased that the developer has provided additional sidewalk width and landscaping on the McKenzie Avenue frontage.
- S The addition of retail kiosks to the underground parkade will increase the comfort level of many patrons.
- S The stormwater management plan is very important and she is pleased that a rooftop garden has been incorporated into this project.
- S Residential parking issues may need to be considered on Cedarwood Street as well as Teakwood Road.

Councillor Cubberley stated:

- S This design concept is in line with the vision for the future and will have a broader application in the community.
- S He has concerns that the level of detail provided in the presentation can be met by the developer.
- S The pedestrian environment has only been touched upon in this development; additional consideration should be given to this aspect of large developments in future.
- S The developer needs to pay careful attention to the construction details and keeping the neighbours happy.

Councillor Wade stated:

- S This development is a very creative mix of commercial and residential use.
- S Through the Regional Growth Strategy, a commitment was made to provide services where the people live and this proposal appears to meet these goals.
- S There appears to be cyclist and pedestrian traffic issues but a TDM plan will help to resolve them.

Moved by Councillor Derman and Seconded by Councillor Brownoff:
"That Development Permit No. DPR2003-00041 be amended as follows:

1. To incorporate revised elevation sheet A.A5;
2. To increase the setback along McKenzie Avenue to accommodate a wider sidewalk and additional planting; and
3. To provide an additional 5 ft. setback to the north facing second storey of Building D."

CARRIED

The Main Motion was then Put and **CARRIED**
with Councillor Derman voting against.

Moved by Councillor Pickup and Seconded by Councillor Brownoff:
"That the issue of residential parking signage on Teakwood Road and Cedarwood Street be referred to the Administrative Traffic Committee."

CARRIED

No. 175
PLD60
Bylaw No. 8554

"OFFICIAL COMMUNITY PLAN BYLAW, 1993, AMENDMENT BYLAW, 2004, NO. 8554"
Second, Third and Final Readings

Moved by Councillor Pickup and Seconded by Councillor Brownoff:
"That Bylaw No. 8554 be read a second time."

CARRIED

with Councillor Derman voting against.

Moved by Councillor Pickup and Seconded by Councillor Brownoff:
"That Bylaw No. 8554 be now passed."

CARRIED

with Councillor Derman voting against.

Moved by Councillor Pickup and Seconded by Councillor Brownoff:
"That Bylaw No. 8554 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

with Councillor Derman voting against.

No. 1756
McKenzie Avenue
Bylaw No. 8555

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8555"
Second, Third and Final Readings

Moved by Councillor Pickup and Seconded by Councillor Brownoff:
"That Bylaw No. 8555 be read a second time."

CARRIED

with Councillor Derman voting against.

Moved by Councillor Pickup and Seconded by Councillor Brownoff:
"That Bylaw No. 8555 be now passed."

CARRIED

with Councillor Derman voting against.

**Moved by Councillor Pickup and Seconded by Councillor Brownoff:
“That Bylaw No. 8555 be adopted by Council and the Seal of the
Corporation be attached thereto.”**

CARRIED

with Councillor Derman voting against.

**Moved by Councillor Pickup and Seconded by Councillor Brownoff:
“That Council approve and issue Development Permit No. DPR2003-
00041 on Lot 1, Section 57, Victoria District, Plan 19946; Lot 1, Section
57, Victoria District, Plan 20007; Lot 1, Section 57, Victoria District,
Plan VIP57138; Lot 1, Section 57, Victoria District, Plan 23660; Lots
1, 2 and 3, Section 57, Victoria District, Plan 19311; Lot 36, Block 2,
Section 57, Victoria District, Plan 901A; Lot C, Section 57, Victoria
District, Plan 42504; and, Lot B, Section 57, Victoria District, Plan
29191 (1620, 1626, 1630, 1636, 1644, 1650, 1654, 1660 and 1666
MCKENZIE AVENUE/1645 TEAKWOOD ROAD) as amended.”**

CARRIED

with Councillor Derman voting against.

Adjournment

On a motion from Councillor Gillespie, the meeting adjourned at 10:40 p.m.

.....
MAYOR

I hereby certify that these minutes are correct.

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MUNICIPAL CLERK