

SPECIAL COUNCIL MEETING
FOR THE PURPOSES OF A **PUBLIC HEARING**
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
TUESDAY, AUGUST 23, 2005 AT 7:30 P.M.

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

No. 324
Bylaw No. 8703
Carey Road/
Ralph St

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8703"

PROPOSED 35 UNIT CONDOMINIUM COMPLEX AND 3 UNIT TOWNHOUSE COMPLEX ON CAREY ROAD AND RALPH STREET

To rezone Lots 11, 12 and 15, Section 50, Victoria District, Plan 974; Lot 16, Sections 49 and 50, Victoria District, Plan 974 and Lot 1, Section 50, Victoria District, Plan 23227 (**3911, 3915 AND 3917 CAREY ROAD/605 AND 609 RALPH STREET**) from zone RS-6 (single family dwelling) to zones RA-3 (apartment) and RT-4 (attached housing) for a proposed 35 unit condominium complex and a three unit townhouse complex. **DEVELOPMENT PERMITS** applicable to the above lands will also be considered to require the buildings and lands to be constructed and developed in accordance with the plans submitted.

The Notice of Public Hearing; report of the Director of Planning Services dated June 17, 2005 recommending that the rezoning and development permits be approved and that a reciprocal access easement be required for the common driveway and shared parking at the time of subdivision; report of the Advisory Design Panel dated April 8, 2005 recommending design approval; 7 letters in opposition; and a 53 signature petition in opposition were introduced.

APPLICANT:

Mr. G. Wilson, Searidge Management Inc., stated:

- Two meetings were held with the Strawberry Vale Community Association and four public meetings were held with the community.
- To mitigate concerns from the neighbours, three townhouse units were added to the development proposal to provide a transition into the single family neighbourhood.
- Property will be dedicated on Ralph Street to enhance the intersection.
- As a result of the recommendations in the traffic study, improvements will be made to the intersection of Ralph Street and Carey Road to increase pedestrian safety, improve traffic flow and enhance visibility; the value of these improvements are over \$100,000.
- In response to concerns expressed at the Committee of the Whole meeting, the design of the north elevation of the condominium complex has been changed to reduce the appearance and impact of the building onto Ralph Street.
- The design plan has been revised to include a roof element, changes to the elevator corridor, removal of some of the elongated windows and colour and siding changes; the landscape plan has also been augmented to provide year round greenery on Ralph Street.

- A \$20,000 contribution will be made towards the enhancement of Swan Creek and Swan Creek Park.
- Over 50% of the site will be greenspace.
- An extensive storm water management plan will be undertaken for the site.
- The market for the condominium and townhouse units will be seniors or first time buyers.
- This proposal makes good use of the site which is no longer suitable for single family dwellings; they have made good use of the site given the steep grade.
- The site is close to shopping centers and parks and on major bus routes.

Mr. P. Misra, Misra Architects Ltd., stated:

- Architectural features have been added to the elevation on Ralph Street to reduce the massing of the building.
- The elevator corridor has been pushed into the building by two feet and the roof lines have been changed.

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

- The landscape design focuses on easing the transition from the existing residential neighbourhood and the new condominium and enhances the streetscape on both Ralph Street and Carey Road.
- A boulevard and inbound sidewalk will be introduced on Ralph Street and Kent Road; a significant tiered green buffer will be provided along Carey Road to provide screening for the new residents of the condominium complex.
- Features of the landscape plan include a children's play area, outdoor seating area, courtyard and a pedestrian bridge.
- Features of the storm water management plan include some conveyance swales which go into bioretention gardens, permeable paving for all of the entry roads and driveways, and grasscrete for the guest parking areas.
- Rainwater will be directed into specialty areas which will ultimately drain into bioretention gardens with native plantings and are self maintaining.
- The landscaping along the north elevation has been revised with the addition of Portuguese laurels to provide greenery all year round.

PUBLIC INPUT:

Mr. J. McLaren, McLaren Properties, spoke in support and stated:

- This proposal is an appropriate land use for the site.
- Density should be increased within the core areas of the municipality in order to meet housing needs.
- This proposal provides an opportunity for first time home buyers to get into the market and seniors to get into a different type of accommodation.

Ms. S. Bergin, 615 Kent Road, spoke in opposition and stated:

- There are many examples of higher density developments that are more appropriate for this older residential neighbourhood.
- This site is large enough to accommodate ten smaller character homes similar to the ones on Blackberry Road.
- The character of this neighbourhood should be retained.

Ms. C. Johnson, 620 Kent Road, spoke in opposition and stated:

- The proposed density is too high and does not fit into this established single family neighbourhood; a townhouse development would be more appropriate.
- This proposal will change the feeling of knowing who your neighbours are and that your children can play on the road safely.
- This project will increase traffic volumes on Kent Road, Carey Road and Ralph Street, none of which are being adequately modified to handle the increase.
- Many children use these routes to commute to McKenzie Elementary School and Colquitz Middle School; the increase in traffic poses a threat to their safety.
- This proposal provides inadequate overflow parking for the new residents encouraging visitors to park on Kent Road or Ralph Street.
- The imposing roof line of the condominium complex will block afternoon sunlight and destroy view lines for the existing residents.

Mr. M. Short, 667 Ralph Street, spoke in opposition and stated:

- The current density is too high and should be reduced to 22 units.

Mr. K. Prosser, 610 Ralph Street, spoke in opposition and stated:

- This proposal will give the appearance of a four storey building rather than three storeys.
- He is not pleased that the garbage and recycling facilities will face onto Ralph Street.
- Traffic volumes will increase on Ralph Street as a result of this proposal.
- He is concerned about the noise from the condominium's garage door operating at all hours of the night and the noise from the drain plate during wet weather conditions.
- There are too many variances being requested and not enough greenspace being provided.
- Despite the design improvements made to the Ralph Street elevation, the condominium complex will still be quite imposing regardless of how it appears on the photomontage provided by the applicant.
- A townhouse proposal of 24 to 28 units would be more in keeping with the character of the neighbourhood.

Mr. A. Laberge, 677 Kent Road, spoke in support and stated:

- Given current land prices, it is not feasible to retain this site for a single family development.
- He was initially concerned about the impact on the intersection but is pleased that the applicant will be providing over \$100,000 worth of improvements to make it safer.

Mr. M. Piechnik, 632 Kent Road, spoke in opposition and stated:

- The scale of the proposal is too large and not in keeping with this predominately single family neighbourhood.
- A six unit townhouse complex would be more appropriate.
- He believes the applicant presented a four storey condominium complex to the community with every intention of reducing it by one storey.
- The increase in traffic will make it unsafe for his children to ride their bikes on the road.

- He is concerned that rental units will be permitted in the condominium complex.
- He does not support the improvements to the intersection and landscaping if it comes with the high density proposed.

Councillor Ngai entered the meeting at 8:05 p.m.

Mr. B. Price, 612 Ralph Street, spoke in opposition and stated:

- He is not opposed to the redevelopment of this site but he is opposed to the density proposed.
- This is a predominately single family neighbourhood with some townhouses; this development will overshadow the properties of the existing residents.

Ms. V. Prescott, 617 Kent Road, read out a letter in opposition from Mr. and Mrs. Kelly, 614 Kent Road in which she is in agreement and stated:

- This development is ill-suited for the neighbourhood and if approved, it will be the beginning of the end to their small piece of paradise.
- Their privacy will be negatively impacted from the residents of the condominium building looking onto their properties and their quality of life will suffer.
- Traffic on Carey Road between Tillicum Road and McKenzie Avenue is congested and should be addressed; this proposal will only compound this situation.
- She does not believe there will be sufficient road space on Ralph Street to accommodate the three travel lanes proposed as well as the landscaping improvements.
- Parking from these complexes will overflow onto Kent Road and Ralph Street which is already overcrowded.
- A townhouse development would fit better into the neighbourhood.

Ms. V. Davis, 610 Ralph Street, spoke in opposition and stated:

- She questioned how long it would take for the additional trees on Ralph Street to grow to the height shown on the photo montage.
- She questioned whether on street parking would be provided on Ralph Street in front of her property.

APPLICANT’S RESPONSE:

Mr. G. Wilson stated:

- Ralph Street will be widened on the development side of the road.
- The trees to be added on Ralph Street will be 7 cm calliper trees and will take ten years to grow to the height shown on the photo montage.
- The variances requested are primarily due to the setback distances between the two buildings and the distance to the property lines in relation to parking.

Mr. P. Misra, Misra Architects, stated:

- Most of the shadowing is contained within the site itself in both June and December and will not impact the existing neighbours.

MOTION: Moved by Councillor Pickup and Seconded by Councillor Wergeland: “That,

- 1. The application to rezone to RA-3 and RT-4 be approved; and,**
- 2. A reciprocal access easement be required for the common driveway and shared parking at the time of subdivision.”**

Councillor Pickup stated:

- She can appreciate that the proposed developments are a significant change to this area.
- She is pleased with the environmentally friendly storm water management planned for this site.
- The improvements to the intersection will make it safer for motorists and pedestrians.
- The applicant has been careful to screen this development from the existing neighbourhood.
- Given land prices, not everyone can afford single family housing; this proposal provides an alternative form of housing in this neighbourhood.
- There are many advantages to this development that will not be fully recognized until it is completed.
- A single townhouse development would not be the best use of this site and may result in less greenspace.
- The proposal is an appropriate land use for this site.

Councillor Wergeland stated:

- This proposal meets with the policies in the Carey Local Area Plan.
- The proposed improvements to the intersection will make it safer.
- He is pleased that the proposal includes underground parking and over 50% greenspace.
- The storm water management plan is excellent.
- This proposal is attractive and will be an asset to the community once it is completed.

Councillor Derman stated:

- There is considerable merit to this project such as the storm water management, the traffic improvements, the landscape plan and the quality of the buildings.
- This is a suitable site for higher density, multi-family development.
- The problem is that the proposal does not meet the policies of the Carey Local Area Plan in that the height and impact of the condominium building does not gradually reduce as it moves towards Ralph Street and Kent Road and the established single family neighbourhoods.
- The transition into neighbourhoods is important and needs to be reflected in the design of the development; this proposal does not meet this criteria.

Councillor Gillespie stated:

- He is pleased with the storm water management plan, the intersection improvements and the quality of the buildings however he is concerned with the proposed density and the impact it will have on the character of the neighbourhood.

Councillor Ngai stated:

- She is pleased with the amount of greenspace being provided and the financial donation towards the park and creek enhancement.
- This site is designated for multi-family in the Carey Local Area Plan.
- Given that land is very expensive in the CRD, this development provides an opportunity for people to get into the market who cannot afford single family housing.
- This proposal will increase property values in the area.

Councillor Wade stated:

- This development is imposing and she would have preferred fewer units however the proposal can be supported within the context of providing alternative housing and protecting greenspace within the Municipality.
- She is pleased with the storm water management and the traffic improvements.

Councillor Brownoff stated:

- This is a difficult site and this building is imposing particularly on Ralph Street however this proposal does not deserve to be rejected.
- The architect has added extra architectural features and landscaping to the north elevation to reduce the impact to the existing neighbours.
- There will not be any overshadowing on adjacent single family homes; it takes place entirely on site.
- Some of the trade offs with respect to height is due to the provision of underground parking; the height could be dropped with an asphalt parking lot but this would not be as appealing as underground parking.
- There have been improvements made to the proposal based on public input.
- The intersection improvements will enhance the entrance into this neighbourhood and the building will be a sound barrier for traffic volumes.
- The applicant has made a transition to the existing single family neighbourhood by purchasing land to provide a 3 unit townhouse complex.
- She is pleased with the additional landscaping on Ralph Street; although it will take ten years for the trees to mature there will still be other vegetation that will enhance the north elevation during the year.

Mayor Leonard stated:

- Within the Capital Regional District, a group of municipalities including Saanich, have adopted planning documents to protect rural areas from development and growth and to keep density within urban areas.
- Density needs to be accepted in different forms of housing and not just single family and townhouses to provide affordable options for young families and seniors.
- The Carey Local Area Plan has designated this site for multi-family housing for some time and has encouraged developers to provide housing that is not common in this area.

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

No. 325
Bylaw No. 8703
Carey Road/
Ralph Street

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8703"
Second and Third Readings.

Moved by Councillor Pickup and Seconded by Councillor Wade: "That Bylaw No. 8703 be read a second time."

CARRIED

with Councillor Derman voting against.

Moved by Councillor Pickup and Seconded by Councillor Wade: "That Bylaw No. 8703 be now passed."

CARRIED

with Councillor Derman voting against.

Moved by Councillor Ngai and Seconded by Councillor Pickup: "That it be recommended that Council approve and issue Development Permit Nos. DP2005-00004 and DPR2005-00005 on Lots 11, 12 and 15, Section 50, Victoria District, Plan 974; Lot 16, Sections 49 and 50, Victoria District, Plan 974 and Lot 1, Section 50, Victoria District, Plan 23227 (3911, 3915 and 3917 Carey Road/605 and 609 Ralph Street).

CARRIED

with Councillor Derman voting against.

No. 326
Bylaw No. 8704
Cedar Hill Road

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8704"

PROPOSED ADDITION TO THE LUTHERAN CHURCH OF THE CROSS ON CEDAR HILL ROAD AT CEDAR HILL CROSS ROAD

To rezone a portion of Lot 1, Sections 39 and 40, Victoria District, Plan 31105 (**3787/3781 CEDAR HILL ROAD**) from zone RS-6 (single family dwelling) to zone P-1 (assembly) to bring the existing parking lot into conformity with the Zoning Bylaw. **AN ENVIRONMENTAL DEVELOPMENT PERMIT** applicable to the above lands will be considered for a proposed addition to the church. The permit will require the buildings and lands to be constructed and developed in accordance with the plans submitted. A restrictive covenant will also be considered to ensure that the unfinished basement area will not be used for assembly without provision of additional parking or the granting of a parking variance.

The Notice of Public Hearing; report from the Director of Planning dated June 30, 2005 recommending that the rezoning and environmental development permit be approved, an access easement be registered over the church site to provide access to parking on the Luther Court site prior to final reading, and a covenant be required to provide that the unfinished basement area will not be used for assembly without the provision of additional parking as required by the Zoning Bylaw or a parking variance granted by Council; the report of the Advisory Design Panel dated March 17, 2005 recommending design approval; 2 letters in support, 1 letter in opposition; and letters from the applicant and owner providing additional information were introduced.

APPLICANT:

Mr. L. McKenzie, 1527 Prairie Street, Pastor of Lutheran Church of the Cross, stated:

- The intent is to construct an addition to the present facility to provide a larger worship space and gathering area, an elevator and level access from the back and front of the building, and a renovation and seismic upgrading of the existing facility.
- The requested setback variances along Cedar Hill Road are to provide for a more square-shaped worship area; there is still adequate space for attractive landscaping and water retention.
- The requested variances on the east side allow a design which provides for level access into the facility from the Luther Court parking lot rather than residents and others having to manage the hill along Cedar Hill X Road or to negotiate the existing stairs.
- The design incorporates large areas of glass, relief elements and vegetation on all sides so it will not present any blank walls to the community; it will not impose or cast shadows on neighbouring structures.
- The design also provides for a more open and spacious partially covered entrance and gathering area on the corner of Cedar Hill Road and Cross Road and generous level access.
- He agrees to an access easement over the south parking lot on the site and to provide a covenant.
- For 45 years Lutheran Church of the Cross has served the community of Saanich and beyond in providing a place of worship and service to the neighbourhood; it provides community support by housing a preschool, providing specific services for seniors, housing students, providing to those in need, supporting an addiction recovery group and providing university chaplaincy.
- The present facility is cramped and inadequate to serve this community work; providing easier access for elders, appropriate space for the young, room for the community to grow and a facility that is both beautiful inside and out will better serve the neighbourhood and their goals.
- Funding is limited and rising construction costs are making their modest proposal very costly and a significant undertaking for a community their size.
- The project will be phased to allow the church to proceed in the present construction climate: phase 1 – new addition and walkway, phase 2 – renovation and seismic upgrading of the existing building, phase 3 – building the closed in link between the two buildings, phase 4 – finishing of the lower level of the addition, if possible.

Mr. B. Forth, Landscape Architect, stated:

- He has incorporated an open area in front of the existing building which is partially open grass for gathering on and partially paved for the congregation to assemble after church.
- At the corner of Cedar Hill Road and Cedar Hill X Road, the area of special paving has been increased to greet the visitors to the church and to provide a safe location for pedestrians to gather before crossing the street; benches and bollard lighting will be provided in the future.

- There will also be the addition of a stairway up to a walkway that leads to the entrance to the church for wheelchair access.
- The paved area will front a central "fire-planter" feature for assembly once per year.
- The plaza at the front of the church will have benches and a planting area to soften the view of the main entrance; two raised planters will be provided at the corner with some trees and a cross element.
- There will be a 3.75 metre wide road dedication on Cedar Hill Road for future improvements and the landscape plan reflects what would happen in that eventuality.
- He has linked the fire element with a concrete band that wraps around the site and links to a water feature and the future memorial garden.
- A grassed lawn will be added from the bus stop on Cedar Hill Road slopping down to the building; a rain garden will be created at this location to take the storm water from the plaza and roof water.
- Landscaping will be provided on Cedar Hill Road to soften the building face together with the addition of climbing vines to make it a green wall.
- The memorial garden will have a water feature in a grotto and there will be additional trees planted between the existing house and the church to provide a buffer.
- A play area will also be incorporated for the children attending the church.

Mr. J. Armitrage, Garyali Architect, stated:

- The design of the building has not changed since the last Committee of the Whole meeting.
- A storm water management plan will be designed and detailed by a civil engineer at the building permit stage.
- The concept for storm water management is that rain water will be directed to a grass swale on the west or east margin of the site and stored in underlying infiltration galleries where it can be stored by the natural ground and slowly released to the municipal storm system through a restricted outlet.
- Any building code issues are interior and minor in nature and can be resolved.
- He supports the green wall concept outlined in the landscape plan if it can be achieved affordably; artwork may be introduced at this location as well.
- The lower level of the new addition will not be completed at this time; expanding the lower level to its full capacity depends on what is encountered once the soil report is completed and bearing conditions are determined - they might hit rock or the bearing layer of the soil may be too thin.
- Approximately 95% of the new addition will be phased in over one year and the landscaping will follow immediately thereafter.
- Some of the landscape work will be done by the congregation and may not be done right away such as the memorial gardens.
- The landscape plan has not been reviewed by the congregation or costed out.
- The storm water management aspect of the project will be completed at about 25% of the construction phase.

In response to a question from Council, Ms. H. Lantz, Chair, Building Committee, Lutheran Church of the Cross, stated:

- She would prefer to have a parking variance rather than a covenant; the covenant will ensure that a variance application will be considered in the future.

Councillor Ngai stated:

- Given the different groups that the church services and the shortage of space for community partnerships, she does not believe a covenant should be required for the additional parking spaces for the lower level of the proposed addition.

PUBLIC INPUT:

Mr. E. Bayers, Suite 315, Ophir Court, spoke in opposition and stated:

- He and his wife purchased their condominium at the end of 2003 from Luther Court Housing Foundation and was given an indemnity against any additional costs which were expected to be incurred as the building had been declared a 'leaky condo'.
- This undertaking by Luther Court Housing Foundation to pay the cost of the remedial work on the building was confirmed by the Board of the Luther Court Housing Foundation in a letter dated March 2005.
- He has learned that Luther Court Housing Foundation has now filed for bankruptcy which leaves them and two other couples in a position to pay thousands of dollars for the remediation of their units.
- For retired couples living on low incomes this is unreasonable.
- He believes that the Lutheran Church of the Cross is tied to the Luther Court Housing Foundation and as such, should not be permitted to undertake this proposal until they have met with their commitments for remediation of Ophir Court.

Ms. J. Solomonson, CEO, Luther Court Housing Society, 5430 Alderley Road, spoke in support and stated:

- The Luther Court Housing Foundation is a separate entity from the Lutheran Church of the Cross and the Luther Court Housing Society; there has never been a connection between the two in the building of the condominiums.
- The Luther Court Society and the Lutheran Church of the Cross operate separately from each other so this should not jeopardize consideration of this proposal.

APPLICANT'S RESPONSE:

Nil.

MOTION:

Moved by Councillor Wade and Seconded by Councillor Pickup: "That,

- 1. The application to rezone to P-1be approved; and,**
- 2. An access easement be registered over the church site to provide access to parking on the Luther Court site prior to final reading; and,**
- 3. A covenant be required to provide that the unfinished basement area will not be used for assembly without the provision of additional parking as required by the Zoning Bylaw or a parking variance granted by Council."**

Councillor Wade stated:

- She understands the challenges in wanting to expand when you do not have an overabundance of resources.
- A covenant is required as the full extent of the lower level has not yet been contemplated
- She would support a variance if the lower level space was expanded for community use.

Councillor Ngai stated:

- She does not believe that a covenant should be required as the church would not abuse the parking situation given the kind of citizen the church has been in the community.

Councillor Gillespie stated:

- He is disappointed that there is no protection for people on a limited income who have put hard earned money towards the purchase of their condominium.

Councillor Derman stated:

- The covenant does not prevent the church from apply for a parking variance in the future.
- It is prudent to have a covenant as the size of the lower level basement area can not be confirmed at this time.
- The proposed landscape plan presented is excellent; he hopes the church will do everything in their means to accomplish it.
- The storm water management plan should be environmentally friendly and take into consideration the rehabilitation of Bowker Creek.
- Despite the fact that the Luther Court Housing Society and the Lutheran Church of the Cross are separate entities, perhaps they can still see how they can be of assistance to some of the residents of Ophir Court.

Councillor Brownoff stated:

- The restrictive covenant is needed because the size of the lower level is not known at this time nor how much of it will be used for assembly purposes.
- A parking variance can be applied for once the lower level is complete.
- The proposed landscape plan is very creative and every effort should be undertaken to achieving it; it provides a welcome to the community that is very appealing.
- She is disappointed that the Luther Court Housing Foundation has filed for bankruptcy; perhaps the church can be of assistance to some of the residents of Ophir Court.

Councillor Pickup stated:

- The landscape plan is superior and addresses issues of treating storm water on the site.
- She is pleased that an art element will be introduced on the site; it will enhance the community as a whole.
- The residents of Ophir Place should make a strong representation to the legislation through their local MLA regarding.
- She agrees that the covenant should be required until the basement area is complete so that the public is protected.

Councillor Wergeland stated:

- He appreciates the work that the church has done with local groups and clubs and their impact on the community.
- The building variance requested on Cedar Hill Rod is supportable.
- The landscaping is important for the community and overall appearance of the church.

In response to a question from Council, the Senior Planner stated:

- If the unfinished basement area was fully utilized it would be approximately 285m² which would equate to a need of 35 additional parking spaces.

The Motion was then Put and CARRIED

No. 327
Bylaw No. 8704
Cedar Hill Road

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8704"
Second and Third Readings.

Moved by Councillor Wade and Seconded by Councillor Derman: "That Bylaw No. 8704 be read a second time."

CARRIED

Moved by Councillor Wade and Seconded by Councillor Derman: "That Bylaw No. 8704 be now passed."

CARRIED

Moved by Councillor Wade and Seconded by Councillor Wergeland: "That it be recommended that Council approve and issue Environmental Development Permit No. DPR2005-00001 on Lot 1, Sections 39 and 40, Victoria District, Plan 31105 (3787/3781 Cedar Hill Road)."

CARRIED

No. 328
Bylaw No. 8705
Short Street

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8705"

PROPOSED 37 UNIT MIXED USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT ON SHORT STREET AT OAK STREET

To rezone Lots A and B, Section 7, Victoria District, Plan 13251; Lots 5 and 6, Section 7, Victoria District, Plan 5603 (**820, 824, 826/828 AND 842 SHORT STREET**) from zone RS-6 (single family dwelling) to zone C-5 (civic core) for a proposed 37 unit mixed use residential and commercial development. **A DEVELOPMENT PERMIT** applicable to the above lands will also be considered to require the buildings and lands to be constructed and developed in accordance with the plans submitted.

The Notice of Public Hearing; report of the Director of Planning Services dated July 22, 2005 recommending that the rezoning and development be approved; the applicant provide proof of the agreement with the Victoria Car Share Co-op to provide one membership to each of the 37 residential unit owners at the time of sale prior to final reading and that the applicant provide proof of the agreement with BC Transit to cover the cost of two transit passes to each residential unit for a period of one year prior to final reading; an Advisory Design Panel report dated March 17, 2005 recommending design approval; 1 letter from the Victoria Car Share Co-op and 1 letter from BC Transit, were introduced.

APPLICANT:

Mr. E. Barker, Eric Barker Architect stated:

- The design plans have not changed since the Committee of the Whole meeting.
- He is interested in having “live/work” option as part of this proposal.
- They will undertake unique and ground breaking storm water management measures on the site.

Mr. D. Johnson, Short Street Ventures, stated:

- He has contacted the Car Share Co-op and they will incorporate this project into their program.
- He supports the expansion of the bus pass program beyond the proposed one year until all the funds committed have been depleted provided that BC Transit is willing to utilize the funds and administer the program.

PUBLIC INPUT:

Nil.

APPLICANT’S RESPONSE:

Nil.

Moved by Councillor Derman and Seconded by Councillor Derman: “That,

- 1. The application to rezone to C-5 be approved;**
- 2. The applicant provide proof of the agreement with the Victoria Car Share Co-op to provide one membership to each of the 37 residential unit owners at the time of sale prior to final reading; and,**
- 3. The applicant provide proof of the agreement with BC Transit to cover the cost of two transit passes to each residential unit for a period of one year prior to final reading.”**

Councillor Derman stated:

- He is pleased with innovative measures to be taken to handle storm water.
- This is a good project that will fit into the area.

Councillor Pickup stated:

- This development will be an asset to the neighbourhood for a long time and provide much needed housing.

Councillor Brownoff stated:

- She is pleased with the initiative of the applicant to address storm water using the latest innovative methods.
- She is pleased that this project will be included in the BC Transit and Car Share Programs.

Councillor Wergeland stated:

- He is pleased with all the work put into this proposal by the applicant.
- There is a lot of money being spent on storm water management so it should be monitored periodically to ensure that it works as it should.

The Motion was then Put and CARRIED

No. 329
Bylaw No. 8705
Short Street

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8705”
Second and Third Readings.

Moved by Councillor Derman and Seconded by Councillor Gillespie: “That Bylaw No. 8705 be read a second time.”

CARRIED

Moved by Councillor Derman and Seconded by Councillor Gillespie: “That Bylaw No. 8705 be now passed.”

CARRIED

Moved by Councillor Derman and Seconded by Councillor Gillespie: “That it be recommended that Council approve and issue Development Permit No. DP2005-00008 on Lots A and B, Section 7, Victoria District, Plan 13251; Lots 5 and 6, Section 7, Victoria District, Plan 5603 (820, 824, 826/828 and 842 Short Street).

CARRIED

No. 330
Bylaw No. 8698
PLD55

“OFFICIAL COMMUNITY PLAN BYLAW, 1993, AMENDMENT BYLAW, 2005 NO. 8698”

TILlicum LOCAL AREA PLAN – TILlicum-BURNSIDE STREETSCAPE ACTION PLAN

The intent of this proposed bylaw is to amend Section 7 (Housing), Section 9 (Mobility) and Section 10 (Commercial) of the Tillicum Local Area Plan to include a new policy to ensure future development and redevelopment conforms to the Tillicum-Burnside Streetscape Action Plan.

The Notice of Public Hearing; report of the Director of Planning Services dated May 13, 2005 recommending that the Tillicum Local Area Plan be amended; memorandum from the Bicycle Advisory Committee, were introduced.

APPLICANT:

The Corporation of the District of Saanich

PUBLIC INPUT:

Nil.

APPLICANT’S RESPONSE:

Nil.

MOTION:

Moved by Councillor Derman and Seconded by Councillor Gillespie1: “That the Tillicum Local Area Plan be amended to include a new policy to ensure future development and redevelopment conforms with the Tillicum-Burnside Streetscape Action Plan.”

CARRIED

No. 331
Bylaw No. 8698
PLD55

“OFFICIAL COMMUNITY PLAN BYLAW, 1993, AMENDMENT BYLAW, 2005 NO. 8698”
Second and Third Readings.

Moved by Councillor Derman and Seconded by Councillor Gillespie: “That Bylaw No. 8698 be read a second time.”

CARRIED

Moved by Councillor Derman and Seconded by Councillor Gillespie: “That Bylaw No. 8698 be now passed.”

CARRIED

Moved by Councillor Derman and Seconded by Councillor Gillespie: “That Bylaw No. 8698 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

Adjournment

On a motion from Councillor Gillespie the meeting adjourned at 9:58 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK