

SPECIAL COUNCIL MEETING
FOR THE PURPOSES OF A **PUBLIC HEARING**
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
TUESDAY, NOVEMBER 22, 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; Von Bishop, Manager of Development and Municipal Facilities and, MaryAnn Greco, Senior Committee Clerk.

No. 416
Bylaw No. 8723
ADM40

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8723"

PROPOSED NEW RESIDENTIAL MIXED RICHMOND GATE ZONE

The intent of this proposed Zoning Bylaw amendment is to create a new RM-RG (Residential Mixed Richmond Gate) zone with apartment, attached housing, home occupation office and community care for children, and accessory buildings and structures as permitted uses. Regulations for density and both primary and accessory buildings and structures are unique to this proposed zone. Interested persons are encouraged to obtain a copy of the bylaw.

Bylaw No. 8724
Richmond Road/
Pear Street

"ZONING BYLAW, 2003, AMENDMENT BYLAW 2005, NO. 8724"

PROPOSED 54 UNIT MIXED RESIDENTIAL DEVELOPMENT ON RICHMOND ROAD AND PEAR STREET

To rezone Lot 2, Section 38, Victoria District, Plan 9728 except that Part in Plan 18473; Lot B, Section 38, Victoria District, Plan 18473; Lot Pt. N. 6, Section 38, Victoria District, Plan 9728; and Lot Pt. S. 6, Section 38, Victoria District, Plan 9728; **(3630, 3614, 3610 RICHMOND ROAD AND 1694/1696 PEAR STREET)** from zones RS-6 (Single Family Dwelling) and RD-1 (Two-Family Dwelling) to a proposed new zone RM-RG (Residential Mixed Richmond Gate) for a proposed 54 unit mixed residential development consisting of 48 condominium units and six townhouse units. **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 dated October 7 recommending that the new RM-RG zone, the rezoning application and the development permit be approved; report of the Advisory Design Panel dated July 12, 2005 recommending design approval; two letters in support; and one letter in opposition were introduced.

APPLICANT:

Mr. X. Philips, Palermo Athome Ltd., stated:

- They have had two neighbourhood meetings and additional information sessions and hand outs to keep the community up to date on the proposal.

Mr. F. D'Ambrosio, D'Ambrosio Architecture and Urbanism, stated:

- The site is surrounded by a mix of residential uses adjacent to the Shelbourne/Cedar Hill Cross Road commercial area.

- The proposal conforms with the Shelbourne Local Area Plan which designates the site for multi-family housing.
- The townhouse units will be located adjacent to existing single family homes to address concerns regarding the transition into the neighbourhood.
- The existing oak trees will be retained along Richmond Road and supplemented with additional trees and landscaping.
- There will be several walkways throughout the site to connect to the surrounding neighbourhood and public sidewalk.
- A proposed new Residential Mixed Richmond Gate Zone is being requested because of the unique shape of the site.
- The landscaping along Poplar Avenue and Richmond Road will follow a meandering sidewalk which will be under a canopy of trees.
- A 'green' - landscaped roof is proposed for over the underground parking.
- Each groundfloor unit has a private patio, garden and individual entrances.
- The exterior materials include cedar, stained wood, cladding and stone walls with railings to harmonize with the surroundings.
- A new transit bay will be constructed on Richmond Road with trees and landscaping surrounding it.
- The street improvements include parking bays and bulb outs for trees along the frontage on Pear Street.
- A small piazza area with seating is proposed at the intersection of Richmond Road and Pear Street and includes additional plantings.
- They do not have the capacity within the site to meet a Type I watershed standard however they will do everything possible to mitigate storm water runoff including the use of a new underground storage method.

Mr. D. Nyren, Palermo Athome Ltd., stated:

- They have not yet concluded an agreement with the Victoria Car Share Co-op but they are committed to buying a share for each strata unit; this will include access to the shared use of a hybrid vehicle for the residents.
- They will purchase transit passes for each resident of the development for one year.

PUBLIC INPUT:

Mr. G. Cottrell, 3332 Aldridge Street, Director of the Camosun Community Association, stated:

- He questioned the rationale for including home occupation office and community care for children and accessory buildings and structures as permitted uses in the new proposed Residential Mixed Richmond Road zone.

The Senior Planner stated:

- The home occupation office and community care for children and accessory buildings and structures are uses consistent in other multi-family zones.
- The home occupation office and community care for children use allows for a small daycare provided it meets the strict criteria set out in the Zoning Bylaw for a home occupation.
- The accessory buildings and structures use allows for a garden shed.

Ms. Shipley, 103 - 1687 Poplar Avenue, spoke in opposition and stated:

- She is not pleased about the increase in population into the neighbourhood.
- She believes her property taxes will increase as a result of the new street improvements.

Mr. D. Harrison, 1736 Cedar Hill X Road, spoke in opposition and stated:

- This proposal will further exacerbate the traffic congestion on Cedar Hill X Road and Richmond Road.
- The design is aesthetically pleasing however this site is the wrong location for this development.

Ms. Barras, 1746 Cedar Hill X Road, spoke in opposition and stated:

- Although the Shelbourne Plaza shopping centre is within walking distance to this proposed development, most residents will have to use their vehicle as they can not carry all of their groceries home.
- This proposal will add to the traffic congestion at the Shelbourne Plaza.

Ms. P. Mack, President of the Mount Tolmie Community Association, spoke in support and stated:

- This proposal has been ongoing for several years and the applicant has attempted to address the neighbourhood's concerns.

APPLICANT'S RESPONSE:

Mr. D. Nyren, Palermo Athome Ltd., stated:

- To improve the pedestrian environment and safety, they will construct sidewalks where none currently exist around the remainder of the block bounded by Richmond Road, Poplar Avenue and Pear Street

Ms. X. Philips, Palermo Athome Ltd., stated:

- They are working to develop a contract with Victoria Car Share Co-op at a cost of \$50,000 which will remain with the condominium.
- They are prepared to commit to a the Transit Pass Program at a cost of \$37,000 for a maximum of one year.

MOTION:

Moved by Councillor Wade and Seconded by Councillor Wergeland: "That the application to rezone to RM-RG be approved."

Councillor Wade stated:

- This proposal has been supported by the Camosun and Mount Tolmie Community Associations.
- This is an appropriate site for multi-family housing because of its close proximity to a wide range of commercial services and public transit.

Councillor Ngai stated:

- She hopes the applicant will consider extending the Transit Bus Program beyond one year until all the funds have been depleted.
- The design is aesthetically pleasing and the proposed street improvements will benefit this area.

Councillor Derman stated:

- This proposal is close to amenities, transit routes and a mix of services within walking distance.
- This development provides driveways on the street and ground floor access which gives a more residential-feel to the proposal.
- He is pleased that the applicant is willing to work with Victoria Car Share Co-op and participate in the BC Transit Bus Pass Program.
- He appreciates the applicants' attempts to undertake storm water on site.

Councillor Pickup stated:

- The community and the developer have had meaningful dialogue and reached a compromise.
- She is pleased with the sidewalk improvements proposed for this area and the internal walkways between the buildings.

Councillor Wergeland stated:

- This will be an attractive development close to many amenities.
- He appreciates the applicant's willingness to participate in the Victoria Car Share Co-op Program and the BC Transit Bus Pass Program.

Councillor Brownoff stated:

- The proposed street improvements will improve the ambiance of this community.
- She is pleased that the applicant has agreed to participate in the Victoria Car Share Co-op program and the BC Transit Bus Pass Program.

Councillor Gillespie stated:

- The applicant should be commended for having ongoing discussions with the community associations and keeping them up to date.
- He is pleased that the applicant will be attempting to address storm water management on site.

The Motion was then Put and CARRIED

No. 417
Bylaw No. 8723
Richmond Road/
Pear Street

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8723"

Second, Third and Final Readings.

Moved by Councillor Wade and Seconded by Councillor Wergeland: "That Bylaw No. 8723 be read a second time."

CARRIED

Moved by Councillor Wade and Seconded by Councillor Wergeland: "That Bylaw No. 8723 be now passed."

CARRIED

Moved by Councillor Wade and Seconded by Councillor Wergeland: "That Bylaw No. 8723 be adopted and the Seal of the Corporation be attached thereto."

CARRIED

No. 418
Bylaw No. 8724
Richmond Road/
Pear Street

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8724”
Second, Third and Final Readings.

Moved by Councillor Wade and Seconded by Councillor Wergeland: “That Bylaw No. 8724 be read a second time.”

CARRIED

Moved by Councillor Wade and Seconded by Councillor Wergeland: “That Bylaw No. 8724 be now passed.”

CARRIED

Moved by Councillor Wade and Seconded by Councillor Wergeland: “That Bylaw No. 8724 be adopted and the Seal of the Corporation be attached thereto.”

CARRIED

Moved by Councillor Gillespie and Seconded by Councillor Ngai: “That Council approve and issue Development Permit No. DPR2005-00013 on Lot 2, Section 38, Victoria District, Plan 9728 except that Part in Plan 18473; Lot B, Section 38, Victoria District, Plan 18473; Lot Pt. N. 6, Section 38, Victoria District, Plan 9728; and Lot Pt. S. 6, Section 38, Victoria District, Plan 9728; (3630, 3614, 3610 Richmond Road and 1694/1696 Pear Street).”

CARRIED

No. 419
Bylaw No. 8713
D’Arcy Lane

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8713”

PROPOSED TWO LOT RESIDENTIAL SUBDIVISION ON D’ARCY LANE

To rezone Lot A (DD 161074I), Section 28, Lake District, Plan 3155 (**1118 D’ARCY LANE**) from zone RS-18 (Single Family Dwelling – minimum lot size 2 ha) to zone RS-12 (Single Family Dwelling – minimum lot size 930 m²) for a proposed two lot residential subdivision.

The Notice of Public Hearing; report of the Director of Planning dated September 8, 2005 recommending that the rezoning be approved and that the need for no-build and/or tree protection covenants be referred to the Approving Officer for consideration during the subdivision review process; and one letter of no objection from the Cordova Bay Association provided that a covenant be registered to restrict housing size to no greater than 5000 square feet and a no build covenant be registered for the dwelling on the triangular portion of land west of the statutory right of way were introduced.

APPLICANT:

Mr. P. Broeren, Island Land Surveying Ltd., stated:

- He supports the recommendation of the Cordova Bay Association that a covenant be registered to restrict housing size to no greater than 5000 square feet and a no build covenant be registered for the dwelling on the triangular portion of land west of the statutory right of way.

PUBLIC INPUT:

Nil.

APPLICANT’S RESPONSE:

Nil.

MOTION:

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

- 1. The application to rezone to RS-12 be approved; and,**
- 2. The need for no-build and/or tree protection covenants be referred to the Approving Officer for consideration during the subdivision review process.”**

CARRIED

No. 420
Bylaw No. 8713
D’Arcy Lane

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8713”
Second, Third and Final Readings.

Moved by Councillor Derman and Seconded by Councillor Gillespie: “That Bylaw No. 8713 be read a second time.”

CARRIED

Moved by Councillor Derman and Seconded by Councillor Gillespie: “That Bylaw No. 8713 be now passed.”

CARRIED

Moved by Councillor Derman and Seconded by Councillor Gillespie: “That Bylaw No. 8713 be adopted and the Seal of the Corporation be attached thereto.”

CARRIED

Adjournment

On a motion from Councillor Gillespie the meeting adjourned at 8:45 p.m.

.....
MAYOR

I hereby certify these Minutes are accurate.

.....
MUNICIPAL CLERK