

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING & DEVELOPMENT COMMITTEE** Meeting
Monday, April 28, 2008, at 7:31 p.m.
Central Saanich Municipal Council Chamber

PRESENT: Councillor Robert Thompson, Chair
Mayor Jack Mar, Councillors Bryson, Garrison, King, and Mason
Gary C. Nason, Administrator
Sara C. Ribeiro, Municipal Clerk
Hope V. Burns, Director of Planning & Building Services

ABSENT: Councillor Graham

The Municipal Clerk, Sara C. Ribeiro, noted the addition of the following changes to the Agenda:

- Correspondence Pertaining to the Staff Memorandum entitled "Addendum Staff Report, Zoning Amendment Application 1187 Clarke Road" to be included as new item nos. 2(c) and 2(d) respectively:
 - E Lofroth & Ro Korol, 1191 Clarke Road, April 24, 2008
 - A Apouchtine, 1166 Lucille Drive, April 28, 2008

APPROVAL OF THE AGENDA:

503.08 MOVED BY COUNCILLOR KING
 NO SECONDER
 That the Agenda for the Planning & Development Committee Meeting held on April 28, 2008, be approved as amended.
 CARRIED UNANIMOUSLY

1. Development Permit for Two Signs; 6991 East Saanich Road (Le Café Chocolat)

- a) Staff Memorandum dated April 22, 2008, from the Director of Planning & Building Services entitled "Development Permit for Two Signs; 6991 East Saanich Road (Le Café Chocolat)".

The Director of Planning & Building Services, Hope V. Burns, briefly overviewed the Staff Memorandum, and responded to questions from Committee.

Mr. Terry Morrisoin, 6991 East Saanich Road, spoke to their application, noting the design of the signs is tasteful and the freestanding sign is well within the property line. The lighting around the perimeter on the sign on the building is a string of LED Christmas lights.

A brief discussion occurred between Committee, and Staff responded to questions.

504.08 MOVED BY COUNCILLOR BRYSON
 NO SECONDER
 That it be recommended to Council:

That the Staff Memorandum dated April 22, 2008, from the Director of Planning & Building Services entitled "Development Permit for Two Signs; 6991 East Saanich Road (Le Café Chocolat)" be received, and Council approve the issuance of a Development Permit:

- 1. For the construction of a new free-standing sign and a new fascia sign;*
- 2. Subject to the fascia sign, where if lit, being externally illuminated from above by a permanently affixed shielded down-light; and,*
- 3. Further subject to the "OPEN" sign located in the north window of the subject building being deactivated and simply switched to function on or off.*

BEFORE THE QUESTION WAS CALLED, it was requested that the motion be considered seriatim.

THE QUESTION WAS CALLED ON PART ONE AND THREE OF THE MOTION
CARRIED UNANIMOUSLY

THE QUESTION WAS CALLED ON PART TWO OF THE MOTION
CARRIED

2. Addendum Staff Report, Zoning Amendment Application, 1187 Clarke Road

- a) Staff Memorandum dated April 22, 2008, from the Director of Planning & Building Services entitled "Addendum Staff Report, Zoning Amendment Application, 1187 Clarke Road".
- b) Correspondence from S Lozanski and R Davidson, 1177 Lucille Drive, April 20, 2008
- c) R Ross, 1191 Lucille Drive, April 21, 2008
- d) E Lofroth and R Korol, 1191 Clarke Road, April 24, 2008
- e) A Apouchtine, 1161 Lucille Drive, April 28, 2008

The Director of Planning & Building Services, Hope V. Burns, overviewed the Staff Memorandum and responded to questions from Committee.

Mr. David Yamomota, Zebra Designs, presented the revised plans for a three lot subdivision with three proposed houses with secondary suites.

Ms. Sandra Lozanski, 1177 Lucille Drive, spoke to her correspondence and her attendance at the Public Information Meeting. She noted her concerns with increased traffic and should this application be approved, it would set a precedent of increased density in this neighbourhood.

Ms. Robyn Ross, 1191 Lucille Drive, was available to respond to questions with respect to her correspondence.

Mr. Eric Lofroth, 1191 Clarke Road, spoke to his correspondence. Mr. Lofroth addressed concerns with increased density, shading and view scope impact on their house, and impact on their house as it is listed on the heritage registry. He noted that he is concerned about the impact of the proposal on the heritage character of the neighbourhood. He would support a reduction in density from six units to four units and to the massing of the houses.

Mr. Alex Apouchtine, 1166 Lucille Drive, spoke to his correspondence. He noted the current proposal could result in more rental units in this area and would result in increased traffic and safety concerns, as well as a negative parking impact. He suggested the current house be relocated on the site and restored. On the remaining property, a second dwelling could be built.

Mr. John Nyberg, 1171 Lucille Drive, spoke in opposition to the proposed increase in density. He spoke in favour of a smaller development on the property. The current proposal would set a negative precedent for the area. He noted parking and safety concerns.

Ms. Debra Rasnick, 1165 Lucille Drive, spoke against the proposed density noting parking concerns in the neighbourhood. She advised this area is a high pedestrian and cyclist area. She suggested a covenant be registered to restrict the number of vehicles per unit.

Mr. Sam Nishimura, 1203 Lucille Drive, spoke against the increase in density.

The Chair called for further speakers from the gallery and no one came forward.

A discussion occurred between Committee noting support for the design but concern with respect to the increase in the Floor Area Ratio.

505.08 MOVED BY COUNCILLOR KING
 NO SECONDER
 That it be recommended to Council:

That the applicant be requested, in any future submissions related to this particular application, to address and provide responses in regards to the following matters:

1. *The provision for annual bus passes for each of the residential units.*
2. *The pursuit of a formal application for "Built Green" alternatives.*
3. *Donation of up to potentially 5% of the value of the land to the District's*

- Parkland Acquisition Fund or to an appropriate fund for affordable housing.*
- 4. The implementation of solar hot water heating systems for each of the proposed units.*

BEFORE THE QUESTION WAS CALLED, it was requested that item #3 in the above resolution be considered separately.

THE QUESTION WAS CALLED ON ITEMS 1, 2, AND 4

- That the applicant be requested, in any future submissions related to this particular application, to address and provide responses in regards to the following matters:*
- 1. The provision for annual bus passes for each of the residential units.*
 - 2. The pursuit of a formal application for "Built Green" alternatives.*
 - 4. The implementation of solar hot water heating systems for each of the proposed units.*

CARRIED UNANIMOUSLY

THE QUESTION WAS CALLED ON ITEM 3

- That the applicant be requested, in any future submissions related to this particular application, to address and provide responses in regards to the following matters:*
- 3. Donation of up to potentially 5% of the value of the land to the District's Parkland Acquisition Fund or to an appropriate fund for affordable housing.*

DEFEATED

506.08 MOVED BY COUNCILLOR GARRISON
NO SECONDER
That it be recommended to Council:

That the Staff Memorandum dated April 22, 2008, from the Director of Planning & Building Services entitled "Addendum Staff Report, Zoning Amendment Application, 1187 Clarke Road" be received, and the application be referred back to the proponent with the request that he consider modifications along the lines of a possible two-lot subdivision with a maximum of two structures incorporating a total of four units, so as to better address the various concerns expressed by the neighbourhood, particularly with respect to building size, massing, setbacks, and potential traffic and parking impacts of the development.

CARRIED

A discussion occurred between Committee with respect to the proposed Floor Area Ratio, building mass, and requested setbacks.

507.08 MOVED BY COUNCILLOR BRYSON
NO SECONDER
That it be recommended to Council:

That the applicant be requested, in any future submissions related to this particular application, to consider a potential maximum Floor Area Ratio (FAR) of approximately 0.45 for the site for single family units or 0.6 for a house with a suite.

BEFORE THE QUESTION WAS CALLED, it was

508.08 MOVED BY COUNCILLOR KING
NO SECONDER
That further consideration of the foregoing motion be postponed to the Regular Council Meeting to be held on May 5, 2008.
CARRIED

3. Development Variance Permit Application; 959 Stelly's Cross Road

- a) Staff Memorandum dated April 23, 2008, from the Planner entitled "Development Variance Permit Application; 959 Stelly's Cross Road"

The Director of Planning & Building Services, Hope V. Burns, overviewed the Staff Memorandum and then proceeded to respond to questions from members of the Committee.

Mr. Tom Card, 959 Stelly's Cross Road, spoke to his application, noting greenspace will be maintained between the two houses with the retention of some existing trees. The proposed design offers main living on the main floor with all bedrooms on the upper floor.

A discussion occurred between Committee, in particular with reference to the District's Design Guidelines for Infill Housing.

509.08 MOVED BY COUNCILLOR BRYSON
 NO SECONDER
 That it be recommended to Council:

That the Staff Memorandum dated April 23, 2008, from the Planner entitled "Development Variance Permit Application; 959 Stelly's Cross Road" be received, and Council, in connection with the proposed Development Variance Permit for the purpose of subdividing the property at 959 Stelly's Cross Road to create two duplex lots:

a) Propose to consider the issuance of a Development Variance Permit to:

- i) Reduce the required frontage for a duplex lot by 1.6m for proposed Lot 1 and by 1.02m for proposed Lot 2; and,*
- ii) Permit the construction of a Duplex on a lot located within 50m of another lot where a Duplex has been constructed; and,*

b) Require that the applicant provide the following for review by Staff and presentation to Council prior to undertaking the necessary statutory notification for the variances:

- i) Revised designs for the buildings that better meet the Design Guidelines for Infill Housing, particularly with respect to front entries, garage siting, driveway access and retaining native trees;*
- ii) A site survey showing the location of all existing Garry Oak trees on the property; and,*
- iii) An arborist's assessment of the health of the Garry Oaks and recommendations for protecting the trees during construction.*

CARRIED

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on April 28, 2008, adjourned at 9:40 p.m.

Councillor Robert Thompson
Chair

Recorded By: Sara C. Ribeiro
Municipal Clerk