



AGENDA

For the Council Meeting to be Held
In the Council Chambers
Saanich Municipal Hall, 770 Vernon Avenue
MONDAY, AUGUST 17, 2015 AT 7:00 P.M.

A. DELEGATION

- P. 3** 1. **Fortis BC**
Requesting supportive letter of comment for current application with the BC Utilities Commission (BCUC).

B. ADOPTION OF MINUTES

1. Council Meeting held August 10, 2015.
2. Committee of the Whole Meeting held August 10, 2015.

C. BYLAWS FOR FINAL READING

- P. 4** 1. **ELK/BEAVER LAKE REGIONAL PARK – SANITARY SEWER BYLAW AMENDMENT**
Final reading of the “Sanitary Sewer Bylaw, 2006, Amendment Bylaw, 2015, No. 9347”. To extend the sewer service area to include the washroom facilities at Beaver Beach and the Filter Beds.

D. PUBLIC INPUT (On Business Item E)

E. RESOLUTIONS FOR ADOPTION

- P. 5** 1. **TENDER 16/15 – WATERWORKS FITTINGS**
Report of the Director of Engineering dated August 10, 2015 recommending Council award Tender 16/15 for waterworks fittings be awarded to the following vendors: Andrew Sheret Ltd., Flocor Inc., Corix Water Products, and Emco Corporation “Waterworks” Ltd., for a total estimated annual value of \$363,932 (excluding taxes).

*** Adjournment ***

AGENDA

For The Committee of the Whole Meeting
** IMMEDIATELY FOLLOWING **
The Council Meeting

- P. 7** 1. **998 GORGE ROAD WEST – DEVELOPMENT PERMIT AMENDMENT**
Report of the Manager of Current Planning dated July 23, 2015 recommending Council approve amendments to DPR00507 to accommodate changes to the form, character and number of units for a proposed independent living senior’s residence and community care facility.
- P. 22** 2. **1167 CLOVELLY TERRACE – SUBDIVISION, DEVELOPMENT VARIANCE PERMIT AND REZONING APPLICATIONS**
Report of the Director of Planning dated July 29, 2015 recommending Council approve the rezoning of a portion of the parcel from RS-6 (Single Family Dwelling) to RS-4 (Single Family Dwelling) Zones; approve Development Variance Permit DVP00362

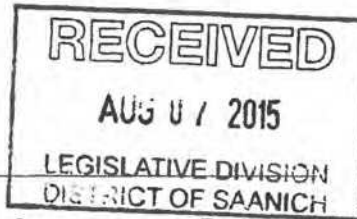
with variances to the lot depth and front and rear setbacks for proposed lots 1 and 2; that final reading of the Zoning Amendment Bylaw and ratification of the Development Variance Permit be withheld pending security bonding for the planting of three trees; and that final reading of the Zoning Amendment Bylaw and ratification of Development Variance Permit DVP00362 be withheld pending registration of a covenant to secure a minimum BUILT GREEN® Gold or equivalent energy efficient standard, that any new dwelling on proposed lot 2 include the necessary conduits to be solar ready for future installation of photovoltaic or solar hot water systems, and that the new dwelling for proposed lot 2 be constructed substantially in compliance with the plans prepared by Victoria Design Group received April 30, 2015 and Landscape Solutions received April 16, 2015.

* * * Adjournment * * *

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS

District of Saanich
Legislative Division
770 Vernon Ave.
Victoria BC V8X 2W7

t. 250-475-1775
f. 250-475-5440
saanich.ca



LEGISLATIVE SERVICES

Mayor
Councillors
Administrator

Council
Administrator
Media

Aug 11/15

Cncil Aug 17/15

Application to Appear as a Delegation

The personal information you provide on this form is collected under s. 26(c) of the FOIPPA and will be used for the purpose of processing your application to appear as a delegation before Saanich Council. The application will form part of the meeting's agenda and will be published on the website. Your personal telephone number and e-mail address will not be released except in accordance with the *Freedom of Information and Protection of Privacy Act*. Questions about the collection of your personal information may be referred to the Saanich FOI Team, 770 Vernon Ave, Victoria, BC, V8X 2W7 or by telephone at 250-475-1775.

General Information

Name of Person or Organization

FortisBC

Meeting Date Requested

17 08 2015
Day Month Year

Application must be submitted by 12:00 noon at least 10 days prior to the meeting date.

Contact Information

Name of Contact Person (if other than name above)

Carmen Driedhel, Community & Aboriginal Relations

Telephone Number

[Redacted]

E-mail

carmen.driedhel@fortisbc.com

Presentation Information

Please be specific and attach additional information if required. Maximum presentation time is 10 minutes.

Topic of Discussion
Please describe the topic of your presentation

requesting supportive letter of comment for current application with the BCUC

I have attached background materials

Yes No

Printed background information should be submitted for distribution with the agenda, or bring 13 copies to the meeting.

Audio/Visual Presentation

Yes No

Presentation materials need to be submitted by noon on the Friday before the meeting and tested on Saanich equipment.

For Office Use

Delegation for Meeting: Aug 17/15

Refer to Committee: _____

Refer to Department: _____ Direct Action: _____ Response: _____

Copy to Council

Page 1 of 1

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A-1

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9347

TO AMEND BYLAW NO. 8792
BEING THE "SANITARY SEWER BYLAW, 2006"

The Municipal Council of The Corporation of the District of Saanich in an open meeting assembled enacts as follows:

1. Bylaw No. 8792, being the "Sanitary Sewer Bylaw, 2006" is hereby amended as follows:
 - (a) By deleting Map 40 from Schedule "D" and substituting therefore a new Map 40 dated July, 2015, which is attached hereto as Schedule "1", to include in the Sewer Service Area portions of Elk/Beaver Lake Regional Park at Beaver Beach and the Filter Beds as dimensioned on Schedule "1".

This Bylaw may be cited for all purposes as the "**SANITARY SEWER BYLAW, 2006, AMENDMENT BYLAW, 2015, NO. 9347**".

Read a first time this 10th day of August, 2015.

Read a second time this 10th day of August, 2015.

Read a third time this 10th day of August, 2015.

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the

Municipal Clerk

Mayor

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Council Aug 17 15



The Corporation of the District of Saanich

Council
Administrator
Media
Mayor
Councillors
Administrator
Aug 11/15

Report

To: Mayor and Council
From: Harley Machielse, Director of Engineering
Date: August 10, 2015
Subject: Award of Tender #16/15 – Waterworks Fittings

PURPOSE

A Tender was issued for the supply and delivery, as and when ordered, of a variety of fittings, valves, hydrants and service saddles used by Waterworks over the course of their annual maintenance and repair programs. The tender was structured so that the various sections may be awarded separately to maximize value.

SUMMARY

Five compliant bids were received:

- Andrew Sheret Ltd.
- Flocor Inc.
- Corix Water Products
- Four Star Waterworks Ltd.
- Emco Corporation "Waterworks" Ltd.

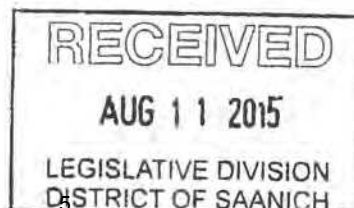
The sections of the tender were evaluated on the combined criteria of specification compliance, brand and parts offered, and price.

The annual projected value is approximately \$363,932 (excluding taxes) and is over the \$200,000 threshold, thus requiring Council approval.

The Waterworks Utility funds the programs that utilize the fittings.

RECOMMENDATION

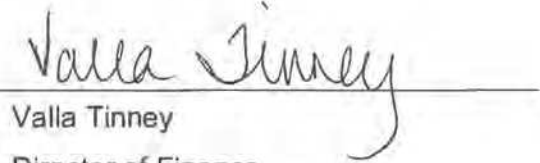
That Tender #16/15 Waterworks Fittings be awarded to the vendors, for goods as and when ordered, as listed in the following table.



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Sections	Description	Vendor	Estimated Annual Value
A, B, D, E, I	Valves, Hydrants, Corporate Brass, Couplings, Resetters 1 1/2" and 2"	Emco Corporation "Waterworks" Ltd.	\$236,919
C1-4, L	Fittings, Air Valves	Andrew Sherets Ltd	\$42,886
F,G	Service Saddles, Repair Clamps	Corix Water Products	\$8,009
H, J, K, M	Resetters 1", Restrainers, Tapping Sleeves, Meter Couplings,	Flocor Inc.	\$76,117
Total Estimated Annual Value			\$363,932

Prepared by 
 Harley Machielse
 Director of Engineering

Reviewed by 
 Valla Tinney
 Director of Finance

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Engineering.


 Andy Laidlaw, Administrator

2860-20 Gorge

CW Aug 14/15



The Corporation of the District of Saanich

Council Administrator Media
Mayor Councillors Administrator Com. Assoc.
Applicant
Aug 10/15 dh

Report

To: Mayor and Council
From: Jarret Matanowitsch, Manager of Current Planning
Date: July 23, 2015
Subject: Development Permit Amendment Application
File: DPA00835 • 998 Gorge Road West

PROJECT DETAILS

Project Proposal: Amendment to Development Permit DPR00507 to accommodate changes to the form, character and number of units for a proposed independent supportive living senior's residence and community care facility.
Address: 998 Gorge Road West
Legal Description: Lot A, Section 21, Victoria District, Plan EPP48607
Owner: Saanich Senior Living Inc.
Applicant: Christine Lintott Architect
Parcel Size: 6,344 m²
Existing Use of Parcel: Vacant commercial building
Existing Use of Adjacent Parcels: North: RS-4 (Single Family Dwelling) and RD-1 (Two-Family Dwelling)
South: P-4 (Craigflower-Kosapsom Park)
East: RA-1 (Apartment)
West: P-1 (Craigflower Elementary School) and RS-12 (Single Family Dwelling)
Current Zoning: CD-3GA (Comprehensive Development Gorge Admirals Zone)
Local Area Plan: Tillicum
LAP Designation: Commercial
Community Assn Referral: Gorge Tillicum Community Association • Sent June 18, 2015.
Letter of support received July 15, 2015.

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LEGISLATIVE DIVISION
DISTRICT OF SAANICH

PROPOSAL

The applicant requests an amendment to Development Permit DPR00507 to accommodate changes to the form, character and number of units for a proposed independent supportive living senior's residence and community care facility. The proposed changes are intended to address building code and provincial licensing requirements in order to accommodate the continuum of care occupancy and use, manage construction costs to keep the units as affordable as possible, meet BUILT GREEN® HD Gold certification requirements, manage stormwater treatment and flow on-site, and provide a more consistent heritage appearance for the former Brookman's store building as recommended by the Saanich Heritage Foundation.

An application to rezone the site from the C-3 (Shopping Centre) zone and the C-10 (Tourist Accommodation – Low Density) zone to the CD-3GA (Comprehensive Development Gorge Admirals) zone, and a Development Permit for construction of an independent supportive living senior's residence and community care facility were approved by Council on June 23, 2014. A Building Permit for excavation and foundation only was issued on March 31, 2015.

PLANNING POLICY

Official Community Plan, 2008

4.2.1.14 "Encourage the use of "green technologies" in the design of all new buildings."

4.2.2.1 "Support quality architectural and urban design that:

- uses local, durable and eco-friendly building materials;
- works with the topography and protects the natural environment;
- reflects our west coast setting;
- enhances a "Sense of Place";
- respects local history and heritage structures and landscapes;
- creates pedestrian friendly and safe streets and neighbourhoods;
- incorporates and supports the use of alternative transportation; and
- ensures that our community is physically accessible."

4.2.2.3 "Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties."

4.2.4.4. "Support institutional land uses that fit with the character of residential neighbourhoods."

5.2.4.1 "Monitor and encourage preservation of heritage resources according to the Saanich Heritage Resources Management Plan and Heritage Action Plan."



Figure 1: Revised Site Plan



Development Permit Guidelines

The site is within the Saanich General Development Permit Area. Applicable Development Permit Guidelines include that new buildings should: respect scale and massing of the area; incorporate substantial landscape planting; be designed for human scale; create pedestrian environments of sufficient width with appropriate furniture to encourage vibrant pedestrian activities; be of high quality, contemporary, and authentic architecture; and be of durable and high quality materials. Where appropriate, developments should incorporate design elements to protect and enhance remnant riparian zones, watercourses and urban forests within major centres.

COMMENT**Background**

The applicant has stated that construction costs for the project are higher than budgeted largely due to the inclusion of the continuum of care occupancy and higher than expected environmental remediation costs for the Brookman property. These and other factors have affected the viability of the project and the rents that would be required to recover the increased costs. In order to maintain the same breadth of affordability that was originally intended, the design and operating teams were challenged to find ways to reduce costs without fundamentally altering the project. This process has resulted in operational, program, and design refinements that are intended to create better efficiencies in the construction and operation of the building.

Proposed Exterior Design Changes

Most of the modifications and refinements that have evolved through the detailed design process are within the walls of the project and would not be readily apparent from the outside. However, there are a few proposed changes that would be visible and that are substantial enough to warrant consideration by Council. These are:

Patios and Accessible Balconies

Changes are proposed to remove patios from the memory care suites on level 1 and accessible balconies from the assisted living suites on level 2. The memory care 'neighbourhood' within the building represents an impeded egress zone for the protection of this particularly vulnerable population. This zone has specific life safety requirements related to exiting. The provision of patios would conflict with these requirements. In order that these residents have the opportunity to experience the outdoors, one of the three internal courtyards within the building has been dedicated as an outdoor area for their exclusive use.

Accessible balconies in the assisted living 'neighbourhood' also pose a safety risk to residents who may experience cognitive and/or behavioral changes precipitated by the early onset of Alzheimer's or dementia and create an unnecessary hazard. As a result, the accessible balconies have been removed from the assisted living suites.

Removal of accessible patios and balconies and the resulting changes to windows and doors in the memory care and assisted living areas are required by Provincial code and licencing requirements and are unavoidable. None of the proposed changes would significantly change the form and character and overall appearance of the building or the integrity of the landscape design. For these reasons, the changes can be supported.

Exterior Finish

Based on the approved Development Permit, the exterior finishes were to primarily include stucco, horizontal cedar siding, natural stone facing and painted cedar fascia and trims. The stone facing was to be used primarily on the lower level facades facing Gorge Road West and Admirals Road. The colour scheme was shades of yellow with charcoal grey accents.

While the proposed colour scheme has not changed from the approved Development Permit, the use of stucco has been changed to Exterior Insulation Finishing System (EIFS) panels and the stone facing is now limited to accent features at the lower floor level.

Removal of much of the stone facing at the lower level is regrettable as it would provide texture and help to visually anchor the building to the ground. However, this project, when completed, will provide a significant community benefit. The viability of the project and the affordability of the units are important considerations that must be weighed against the visual impact of proposed building finish changes. In this case, much of the Admirals Road and Gorge Road West frontages would be screened by street trees and other vegetation and the change from stucco to EIFS would generally not be noticeable. The integrity of the overall design, the use of durable materials, and the colour scheme would be retained. For these reasons the proposed exterior finish changes can be supported.

Roof

The applicant proposes to simplify the roof geometry by reducing the height and pitch of the centre roof section. The change would reduce the overall height of the proposed building by 1.17 m from 14.52 m to 13.35 m. The maximum permitted height for the CD-3GA (Comprehensive Development Gorge Admirals) zone is 15 m. In addition, the roofing material would be changed from grey metal to grey asphalt shingles.

The centre roof section was originally designed with space to accommodate rooftop mechanical equipment. Proposed changes to the building's mechanical systems have eliminated the need for this high roof. The proposed change to a more simple roof design and the material change from metal to asphalt shingles would provide a significant cost saving. Reduction in the roof pitch and overall height of the building would reduce potential overshadowing of neighbouring properties. The proposed roof pitch and roofing materials would be consistent with other pitched roofs throughout the neighbourhood. For these reasons, the proposed roof changes can be supported.

Heritage Building

Changes are proposed to the former Brookman's store to more closely reflect the original appearance of this heritage building. The changes would include revisions to the windows and doors, elimination of the proposed canopy over the entrance, and retention of the traditional white façade. These changes are consistent with the approved Heritage Revitalization Agreement.

Additional Units

Proposed changes to the building interior as a result of program changes, operational efficiencies and reconsideration of building systems have made it possible to include two additional independent supportive living suites on level one. The addition of these suites would bring the total number of units to 145 comprising 45 assisted living units, 84 independent supportive living units and 16 memory care units. Two additional independent supportive living units would have little impact on parking as surplus parking is available. A total of 74 parking spaces are proposed or a surplus of 17 spaces based on the Zoning Bylaw requirement.

Landscape Design

Refinements to the approved landscape plan are proposed to address the removal of patios from the memory care units along the Admirals Road frontage and the provision of on-site stormwater management to meet Saanich's requirements. The patios would be replaced by appropriate landscaping which would include provision for stormwater management. A common outdoor open space and amenity area in the northeast corner of the site and open courtyards accessed from within the building for use by the building's residents would be provided as originally proposed. Double rows of street trees would be planted along the Admirals Road and Gorge Road West frontages as per the approved Development Permit.

CONSULTATION

The applicant has stated that the Gorge Tillicum Community Association (GTCA) was consulted about the proposed changes and is supportive. Planning sent a referral to the Gorge Tillicum Association on June 18, 2015. A letter of support from GTCA was received July 15, 2015.



Figure 2: Proposed Gorge Road West Elevation



Figure 3: Gorge Road West Elevation as per Approved Development Permit



Figure 4: Proposed Admirals Road Elevation



Figure 5: Admirals Road Elevation as per Approved Development Permit


SUMMARY

The applicant requests an amendment to Development Permit DPR00507 to accommodate changes to a proposed independent supportive living senior's residence and community care facility. The proposed changes would not substantially alter the form, character or appearance of the building or reduce the quality or durability of the building materials from the approved Development Permit. The changes would help to keep rental rates for the units affordable for the community which they are intended to serve. The addition of two independent supportive living units would help to maintain affordability with no increase to the building footprint and little impact on the amount of parking available. For these reasons, the proposed changes can be supported.

RECOMMENDATION

That Development Permit Amendment DPA00835 be approved.

Report prepared by: 
Neil Findlow, Senior Planner

Report reviewed by: 
Jarret Matanowitsch, Manager of Current Planning

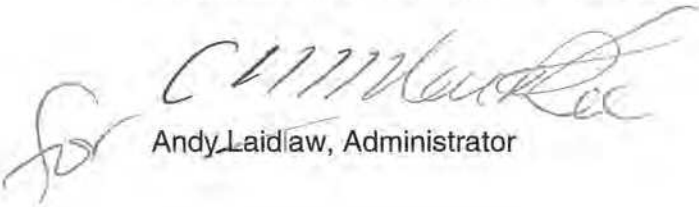
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Attachment

cc: Andy Laidlaw, Administrator
Graham Barbour, Manager, Inspection Services

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Manager of Current Planning


for Andy Laidlaw, Administrator

DISTRICT OF SAANICH

NO. DPA00835
AMENDS DPR00507

AMENDMENT TO DEVELOPMENT PERMIT

**TO: Saanich Senior Living Inc.
2620 1055 West Georgia Street
Vancouver BC V6E 3R5**

(herein called "the Owner")

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to the lands known and described as:

Lot A, Section 21, Victoria District, Plan EPP48607

998 Gorge Road West

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By supplementing the provisions of the Zoning Bylaw 2003, to require the buildings and lands to be constructed and developed in accordance with the plans prepared by Christine Lintott Architect received on June 10, 2015 copies of which are attached to and form part of this permit.
4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.
6. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Current Planning.
7. Notwithstanding the provisions of Section 6 of this Permit the following changes will be permitted and not require an amendment to this Permit:
 - (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.

- (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with the Director of Planning, or Manager of Current Planning in her absence.
 - (c) Where items noted under Section 7(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.
 - (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the landscape plans forming part of this Permit.
8. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.
9. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPALCOUNCIL ON THE

_____ DAY OF _____ 20 _____
ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk

APPENDIX X

PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

Protective fencing around trees and covenant areas is an important requirement in eliminating or minimizing damage to habitat in a development site.

Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

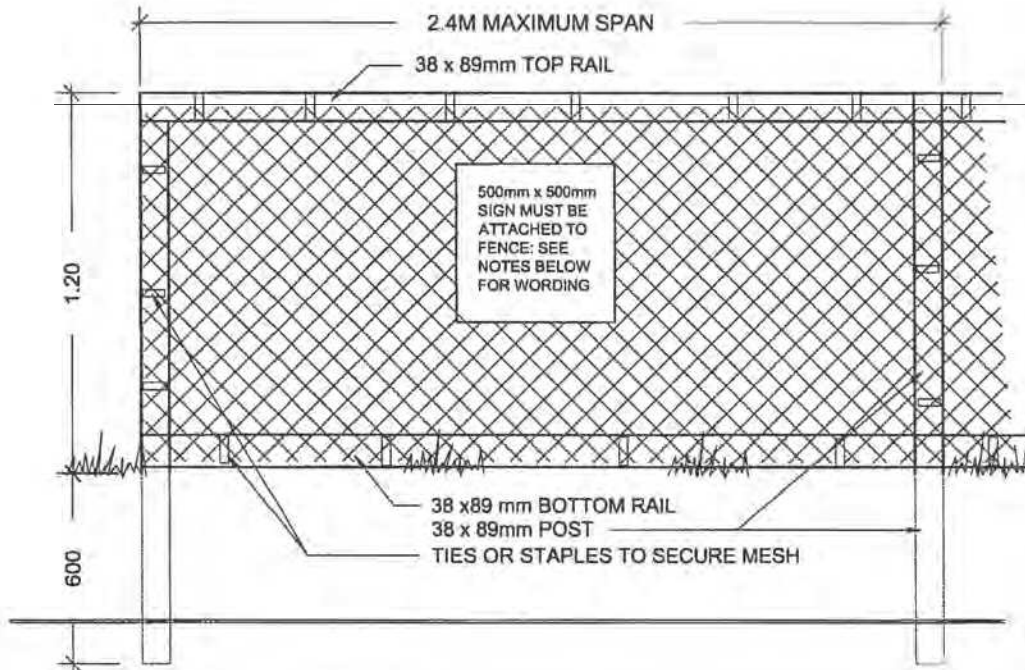
Specifications:

- Must be constructed using 2" by 4" wood framing and supports, or modular metal fencing
- Robust and solidly staked in the ground
- Snow fencing to be affixed to the frame using zip-ties or galvanized staples
- Must have a "WARNING – HABITAT PROTECTION AREA" sign affixed on every fence face or at least every 10 linear metres



Note: Damage to, or moving of, protective fencing will result in a stop work order and a \$1,000 penalty.





TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
 2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.
- * IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

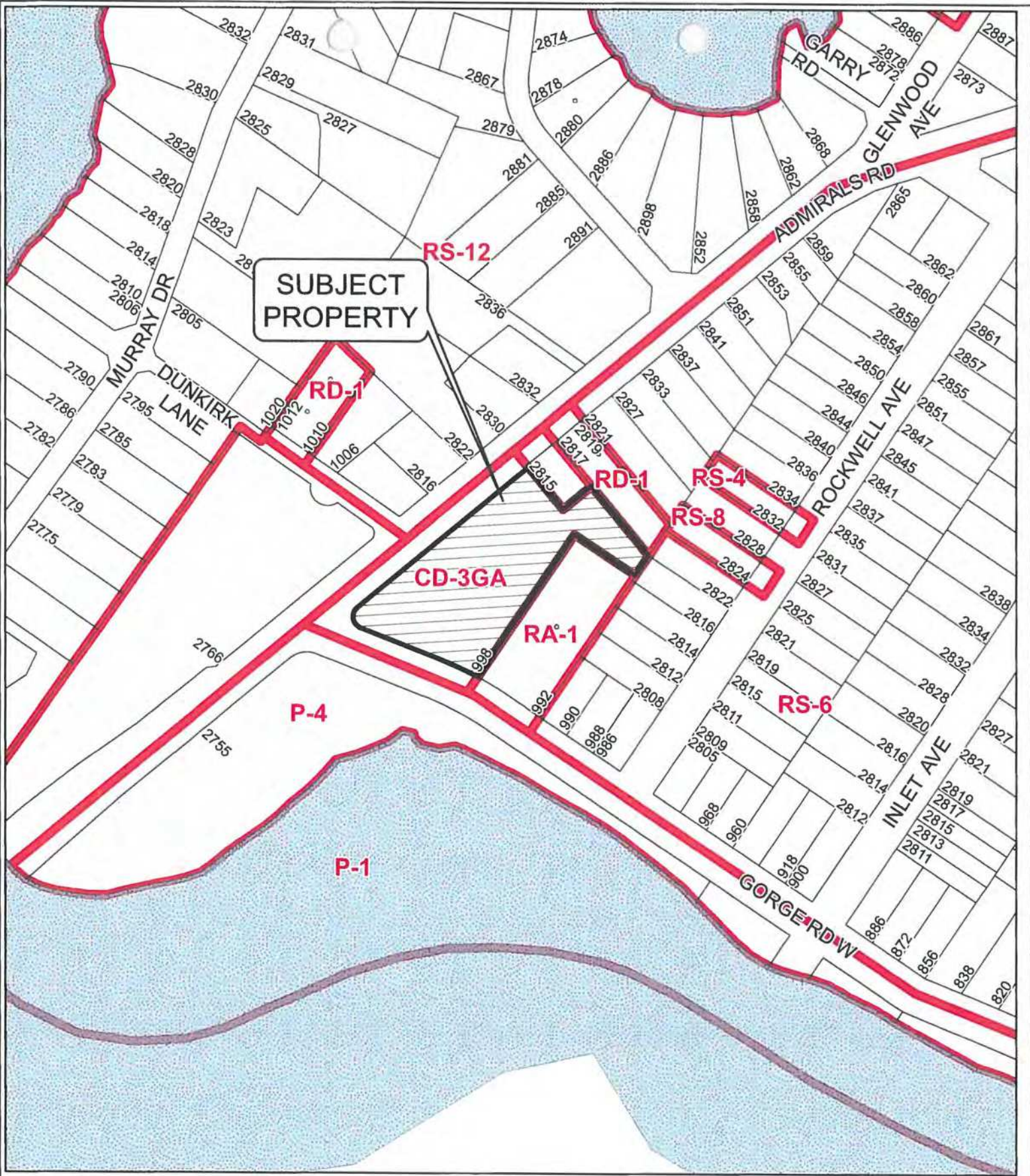


DETAIL NAME:

TREE PROTECTION FENCING

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DATE:	March/08
DRAWN:	DM
APP'D:	RR
SCALE:	N.T.S.



District of Saanich
Planning Dept
 Date: July 22, 2015

998 Gorge Rd
W.

July 15, 2015

Mr. Neil Findlow
Local Area Planner
District of Saanich
770 Vernon Avenue
Victoria, B.C., V8X 2W7

Dear Mr. Findlow,

Re: **Request for Amendment to DPR00507**

This letter is in response to your request of June 18, 2015 for feedback from the Gorge Tillicum Community Association (GTCA) on the proposed amendments to DPR00507, a project to build seniors housing at the corner of Gorge and Admirals Roads.

Our review of this request included an opportunity to meet with Christine Lintott, the architect for the project. It is our understanding that the exterior changes start with shifting from a metal to asphalt shingle roof. While this is a significant change, it was clear that the additional capital cost of a metal roof would undermine the feasibility of this development. Many of the requested changes have been made to bring the capital costs back in line with the original budget.

Other changes such as the removal of some exterior balconies, ground floor patios and refinement of storm water management have been done to meet specific needs for program licensing or Saanich requirements.

As is often a result of a budget conscious review, there have been some improvements to this project that will likely gain support from the closest neighbours. In particular the roof line has been simplified and the height reduced by 1.7 metres. The efforts to maintain the heritage aspect of the old Brookman's store is likely to be appreciated as well.

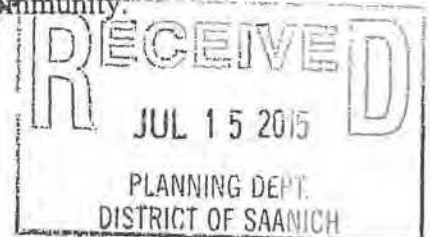
In our discussions with Ms. Lintott, we were informed that their operating partner, Bay Bridge, is looking to provide more complete services in this type of facility which in turn requires a higher level of program licensing and further design changes for things like the corridor widths and security. In the end, it appears that while there have been significant delays in getting the Saanich Senior Living project under construction, these amendments will work to improve both the project's viability and ability to service our community.

Sincerely,



Robert Wickson
President.

ENTERED
IN CASE



28-10-30 Clovelly

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The Corporation of the District of Saanich



Council Administrator Madla
Mayor Councillors Administrator Com. Assoc. Applicant
Aug 10/15 TM

Report

To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: July 29, 2015
Subject: Subdivision, Development Variance Permit, and Rezoning Application
File: SUB00738; DVP00362; REZ00553 • 1167 Clovelly Terrace

PROJECT DETAILS

Project Proposal: The applicant proposes to rezone a portion of the subject parcel from the RS-6 (Single Family Dwelling) Zone to the RS-4 (Single Family Dwelling) Zone to create one additional lot for single family dwelling use. Variances are requested for lot depth and building setbacks.

Address: 1167 Clovelly Terrace

Legal Description: Lot T, Section 62, Victoria District, Plan 4808

Owner: Terry D. Globman
Angela D. Weltz

Applicant: Terry Globman

Parcel Size: 1,113 m²

Existing Use of Parcel: Residential

Existing Use of Adjacent Parcels: North: RS-6 (Single Family Dwelling)
South: RS-6 (Single Family Dwelling)
East: RS-6 (Single Family Dwelling)
West: C-2 (General Commercial) and RS-6 (Single Family Dwelling)

Current Zoning: RS-6 (Single Family Dwelling)

Minimum Lot Size: 560 m²

Proposed Zoning: RS-4 and RS-6 (Single Family Dwelling)

Proposed Minimum Lot Size: 460 m² for RS-4; 560 m² for RS-6

Local Area Plan: Quadra

RECEIVED
JUL 30 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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LAP Designation: General Residential
Community Assn Referral: Quadra Cedar Hill Community Association • Sent October 10, 2014. Response received February 2, 2015 stating no objection to the application, but outlining five concerns that have been raised that should be taken into consideration.

PROPOSAL

The applicant proposes to rezone a portion of the subject parcel from the RS-6 (Single Family Dwelling) Zone to the RS-4 (Single Family Dwelling) Zone in order to subdivide the property to create one additional lot and construct one new single family dwelling. Variances are requested for lot depth and building setbacks.



Figure 1: Proposed Subdivision

PLANNING POLICY

Official Community Plan (2008)

4.2.1.1 “Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact, Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainably; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.”

- 4.2.1.2 “Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.”
- 4.2.1.16 “Encourage ‘green’ development practices by considering variances, density bonusing, modified/alternative development standards or other appropriate mechanisms when reviewing development applications.”
- 4.2.1.18 “Encourage new development to achieve higher energy and environmental performance through programmes such as “Built Green”, LEED or similar accreditation systems.”
- 4.2.1.20 “Require building and site design that reduce the amount of impervious surfaces and incorporate features that will encourage ground water recharge such as green roofs, vegetated swales and pervious paving material.”
- 4.2.2.3 “Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties.”
- 4.2.4.3 “Support the following building types and land uses in Neighbourhoods:
- single family dwellings;
 - duplexes, tri-plexes, and four-plexes;
 - townhouses;
 - low-rise residential (up to 4 storeys); and
 - mixed-use (commercial/residential) (up to 4 storeys).”

Quadra Local Area Plan (2001)

- 4.2 “Consider infill housing only where the scale and massing is appropriate and the environmental, social, and traffic impacts would be within acceptable neighbourhood limits.”
- 4.3 “Consider rezoning to permit narrow frontage lots only if the subdivider is willing to commit to an acceptable/compatible house design.”

The Local Area Plan also identifies guidelines for the redevelopment of the adjacent Four Corners Village “Centre”. Although the subject property is not within the Village “Centre”, compatibility with the general objectives of the guidelines should be considered given the sites proximity. The village redevelopment guidelines encourage a human scale, pedestrian and bicycle friendly design, with special consideration of streetscape impacts and landscaping adjacent to residential areas.

DISCUSSION

Neighbourhood Context

The subject property is located in close proximity to the Four Corners Village in the Quadra neighbourhood. The surrounding area contains a mix of single family homes, with commercial developments centered in the Four Corners Village, and multi-family developments located in the Cloverdale triangle to the west of Quadra Street. The well-established neighbourhood has a number of sites identified in the Saanich Heritage Register, particularly along or close to

Tattersall Drive.

The subject property is a double-fronting lot with road frontage on both Clovelly Terrace and Cobb Lane. The lot is 1,113 m² in area before road dedication, which would be reduced to 1,020 m² after dedication requirements on both Clovelly Terrace and Cobb Lane.

The property rises approximately 10 m in elevation from Cobb Lane to Clovelly Terrace. The lot currently has an existing single family dwelling on the high side of the lot that was constructed in 1943. Although the existing house is oriented towards Clovelly Terrace, the existing vehicle access is from Cobb Lane. An additional house on the proposed lot would be sited approximately 6 m lower in elevation and would be oriented towards Cobb Lane (see Figures 3 and 4).

The adjacent property to the southeast has a comparable configuration and was subdivided in a similar manner in 1993, although there was sufficient lot area so that rezoning was not required.

Significant improvements to Cook Street between Quadra Street and Maplewood Road have recently been completed. The “Complete Street” project includes new elevated cycle tracks, sidewalks, landscaped rain gardens, planted medians, 56 additional boulevard trees, and improvements to the street lighting.

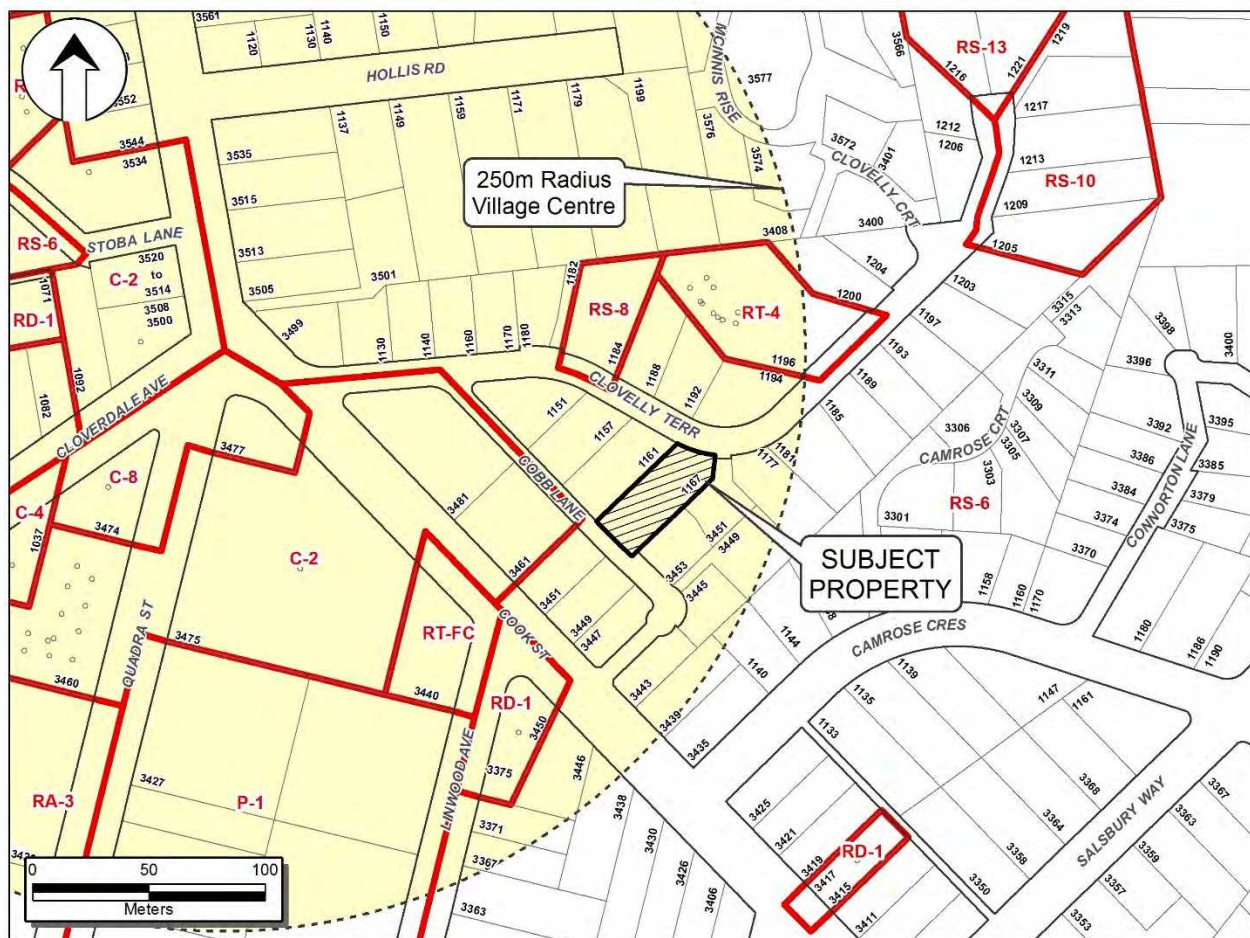


Figure 2: Neighbourhood Context



Figure 3: Existing House – Clovelly Terrace Frontage



Figure 4: Existing House – Cobb Lane Frontage

Land Use

The Official Community Plan (OCP) supports a range of housing types within and around “Centres” including single family. The subject property falls within the 250 m radius used to provide the approximate boundary of a “Village” based on the Official Community Plan. Within a “Village” the greatest density is to occur at the core, with a transition to lower density and more residential as you move away from the core. Infill subdivisions at the periphery of “Villages” are considered to be an appropriate means to increase residential density while minimizing impacts on the character of existing neighbourhoods (see Figure 5).

Although not in the defined Four Corners Village in the Local Area Plan, the proposed infill lot is within easy walking distance of less than 250 m to the commercial node at the Quadra/Cook/Cloverdale intersection, the Cloverdale Traditional School, and public transit available along Quadra Street.

The Quadra Local Area Plan does state that infill housing should only be considered “where the scale and massing is appropriate and the environmental, social, and traffic impacts would be within acceptable neighbourhood limits”.

The immediate area is characterized by RS-6 zoned parcels that range in size between 546 m² and 974 m², the majority being larger than the required 560 m² minimum for this zone. There are also parcels farther north on Clovelly Terrace that are zoned RS-10 and RS-12. The larger zone designation was a result of a request in 1993 by the owners of these parcels to limit future subdivision.

Although the proposed lots are smaller in area than the existing lots in the neighbourhood, the proposed subdivision is the kind of development contemplated in the Official Community Plan for transition areas between the edge of a “Village” and an adjacent residential neighbourhood.

While the proposed lots meet the lot area requirements of the RS-6 and RS-4 zones, variances are requested to reduce the front and rear yard setbacks, and the minimum lot depth requirement. The variances are due in part to the retention of the existing dwelling and the road dedication required on both street frontages. The widths of the proposed lots are consistent with the prevalent lot widths along Cobb Lane, which are approximately five meters greater than the required 16 m. The reduced lot depth is balanced by the lot width, which would create rectangular lots that provide for practical building envelopes.



Figure 5: Aerial View of Neighbourhood Area

Site and Building Design

The existing dwelling fronting onto Clovelly Terrace would be retained. The proposed new RS-4 lot would front onto Cobb Lane. Currently the property has vehicle access from Cobb Lane and this would remain unchanged. Vehicle access for both lots would be from the existing driveway and would be secured through an access easement.

There are no road improvements required along the Clovelly Terrace frontage. The existing house would remain, therefore there would be no change to the Clovelly Terrace streetscape resulting from the proposal.

The Cobb Lane streetscape would be altered by the proposed development primarily through the required road improvements that would occur within the 3 m wide road dedication. The streetscape changes would include: widening the paved portion of the roadway by approximately 3 m, installing new mountable curb, removal of an existing hedge in order to accommodate the road improvements, and the creation of a new front yard for the proposed lot that would include planting three Dawyckii Purple Beech trees adjacent to the new front lot line.

An important consideration with infill developments is that the scale, massing, and design of the building respects the neighbourhood character. The applicant has consulted with the neighbours with respect to the house design and has attempted to accommodate their concerns regarding location and height.

The proposed new dwelling is a two-storey, 186 m² (2,002 ft²) home, with an attached two car garage. The proposed house would be in general alignment with the adjacent dwelling at 3453 Cobb Lane with respect to the front yard setback (see Figures 1, 6, and 7).

The proposed two-storey dwelling incorporates a covered entryway and double car garage. The exterior finishes include a mix of stucco, board and batten, and stone veneer. Trim finishing on the windows and corners would be painted to match the fascia boards, and exterior finishes would be painted with a selection of grey tones. The double car garage is accessed from the side of the building, which provides for a human scale, pedestrian oriented frontage, and avoids a car dominant streetscape. The front yard would incorporate a new walkway and landscaping.

The proposed house design is compatible with the surrounding neighbourhood and if the application is supported by Council, the house design would be secured through a covenant.



Figure 6: Proposed New Dwelling Elevations (Provided by Victoria Design Group)



Figure 7: Conceptual streetscape (Provided by Victoria Design Group)

Requested Variances

Variances are requested for lot depth and setbacks as follows:

Proposed Lot 1 (existing home)	Required	Proposed	Variance
Lot Depth	27.5 m	25.98 m	1.52 m
Front Setback	6.0 m	4.79 m	1.21 m
Combined front and rear setback	15.0 m	13.17 m	1.83 m
Proposed Lot 2 (new home)	Required	Proposed	Variance
Lot Depth	27.5 m	21.65 m	5.85 m
Front Setback	6.0 m	5.59 m	0.41 m
Rear Setback	7.5 m	6.0 m	1.5 m
Combined front and rear setback	15.0 m	11.59 m	3.41 m

Subdivision Bylaw #7452 specifies a minimum lot depth of 27.5 m for standard shaped lots in all zones regardless of lot area.

Proposed Lot 1

This lot would front onto Clovelly Terrace and the existing dwelling is proposed to be retained on this parcel. As noted in the above Table, the proposed lot depth for Proposed Lot 1 is 25.98 m, resulting in a 1.52 metre variance request. The proposed lot depth would be approximately the same as the parcel to the east, but approximately 22 m less than the adjacent parcel to the west. Due to the road dedication requirement along Clovelly Terrace, lot depth and front yard setback are impacted. No road improvements are required along this frontage, therefore there would be no change to the Clovelly Terrace streetscape resulting from the requested variances. The existing dwelling would exceed the required 7.5 m rear yard setback by 0.88 m. However, a reduction of front and rear combined setback by 1.83 m is requested due to the road dedication. Given the variances are for an existing home and there will be no changes to the Clovelly Terrace streetscape, they are supportable on this parcel.

Proposed Lot 2

Proposed Lot 2 would front onto Cobb Lane and would contain the new dwelling. To accommodate the proposed subdivision and provide for the required road dedication, the

applicant is proposing a lot depth of 21.65 m. This would require a 5.85 m variance from the required lot depth of 27.5 m. Although it is a significant amount, the larger lot width of the parcel (21.5 m) offsets the reduced depth.

The setback variances requested are to create a building envelope that would accommodate a two-storey, 186 m² (2,002 ft²) dwelling, with an attached two car garage. The reduction of the front setback by 0.41 m and the reduction of the rear setback by 1.5 m are not significant on their own, but the reduction of the combined front and rear setback by 3.41 m is significant. It should be noted that the proposed front setback of 5.59 m would result in a comparable house siting to the neighbouring dwelling at 3453 Cobb Lane. As well, given the larger rear setback for the existing dwelling on proposed Lot 1, there will be an appearance of abundant green space. It is for these reasons the setback variances can be supported.

Environment

The applicant has submitted a conceptual landscape plan for the development. With the required road dedication along Cobb Lane, the existing mature hedge would be removed. In its place, the applicant is proposing to plant three Purple Beech trees in the front yard of proposed Lot 2. Parks has indicated that if the applicant commits to the planting of the Beech trees, the requirement of a Schedule I boulevard tree will be waived. In addition, the remainder of the front would be landscaped using various types of shrubbery. Two existing fruit trees would be removed. The green space around the existing dwelling would remain unchanged. If Council supports the application, planting of the three Purple Beech trees in lieu of Schedule I boulevard trees would be secured through a bond.

Stormwater management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of the Subdivision Bylaw. The development is within a Type II watershed area which requires stormwater storage, oil/grit separator or grass swale and sediment basin. The applicant has submitted an engineering report outlining the design of the proposed storage tanks to be used on the parcels. The use of permeable pavers for the patio, walkway, and the new portion of driveway was considered but not included due to the additional costs. The existing asphalt driveway would continue to serve as access to both dwellings from Cobb Lane.

CLIMATE CHANGE AND SUSTAINABILITY

The intent of this section is to highlight fundamental community planning issues related to Climate Change and promote discussion on this important subject matter as part of Council's land use deliberations. Given the complexity of the issue, and the constraints of Council Reports, this section cannot be exhaustive in its analysis.

Policy Context

The Official Community Plan adopted in 2008 highlights the importance of climate change and sustainability. The Official Community Plan is broadly broken down into the pillars of sustainability including environmental integrity, social well-being, and economic vibrancy. Climate change is addressed under the environmental integrity section of the Official Community Plan and through Saanich's Climate Action Plan.

Climate change is generally addressed through mitigation strategies and adaptation strategies. Climate change mitigation strategies involve actions designed to reduce the emissions of greenhouse gasses, primarily carbon dioxide from combustion, while climate change adaptation involves making adjustments and preparing for observed or expected climate change, to moderate harm and to take advantage of new opportunities.

The following is a summary of the Climate Change and Sustainability features and issues related to the proposed development.

Climate Change

This section includes the specific features of a proposal related to mitigation and adaptation strategies. Considerations include: 1) Project location and site resilience; 2) Energy and the built environment; 3) Sustainable transportation; 4) Food security; and 5) Waste diversion.

The proposed development includes the following features related to mitigation and adaptation:

- The proposal is within the Urban Containment Boundary and falls within the Four Corners Village “Centre” as per the Official Community Plan.
- The proposal is an in-fill development that is able to use existing roads and infrastructure to service the development.
- Sustainable development practices will be followed and the applicant has committed that construction of the new dwelling will meet, or be equivalent to BUILT GREEN® Gold performance standard and to install the necessary conduit and piping to be considered solar ready for the future installation of solar photovoltaic or hot water heating systems.
- The subject property is located approximately 250 m from the closest public transit available on Quadra Street. Additional public transit is available on Maplewood Road within 700 m of the site or on Finlayson Street approximately 1 km from the site.
- The current level of public transit service in the area includes two routes on Quadra Street (Routes #6 & 17) that run an average of every 13 minutes during weekdays, one route on Maplewood Road (Route #25) running an average of every 47 minutes, and one route on Finlayson Street (Route #8) running an average of every 32 minutes.
- The development is readily accessible via all modes of alternative transportation including walking, cycling, and public transit.
- Alternative forms of transportation are supported by the recent improvements to Cook Street that includes the addition of cycle tracks and an improved pedestrian environment.
- The proposed development includes sufficient area suitable for backyard gardening. A grocery store with local food options is located within walking/cycling distance of the site.
- The existing dwelling would be retained rather than being demolished.

Sustainability

Environmental Integrity

This section includes the specific features of a proposal and how it impacts the natural environment. Considerations include: 1) Land disturbance; 2) Nature conservation; and 3) Protecting water resources.

The proposed development includes the following features related to the natural environment:

- The proposal is a compact, infill development in an already urbanized area without putting pressures onto environmentally sensitive areas.
- The proposed stormwater management plan includes stormwater detention tanks.
- The existing hedge at the front lot line and two trees within the development footprint would be removed, with three new trees proposed to be planted in the new front yard area facing Cobb Lane.

Social Well-being

This section includes the specific features of a proposal and how it impacts the social well-being of our community. Considerations include: 1) Housing diversity; 2) Human-scale pedestrian oriented developments; and 3) Community features.

The proposed development includes the following features related to social well-being:

- The proposed new smaller RS-4 lot and home would provide an alternative form of single family housing in the area.
- The property falls within the area where secondary suites are permitted.
- The project is located in close proximity to schools, parks, churches, public transit and falls within the Four Corner Village commercial area at the intersections of Cook Street/Cloverdale Avenue/Quadra Street.
- The new residential dwelling would enhance safety in the neighbourhood by improving passive surveillance on Cobb Lane.
- Removal of the existing dense hedge would provide for a more active street frontage that would allow interaction between users of the private space and people on the street.

Economic Vibrancy

This section includes the specific features of a proposal and how it impacts the economic vibrancy of our community. Considerations include: 1) Employment; 2) Building local economy; and 3) Long-term resiliency.

The proposed development includes the following features related to economic vibrancy:

- The development would create short-term jobs during the construction period.
- The development would site additional residential units within the commercial catchment/employment area for the businesses and services located within/near the Four Corners Village area.
- Home based businesses would be permissible in this development.

CONSULTATION**Community Association**

A referral was sent to the Quadra/Cedar Hill Community Association (QCHCA). The applicant also met with Quadra/Cedar Hill Community Association twice and held a public meeting with residents to present the proposal.

Letters were received by several neighbours opposing the subdivision with the primary concern being increased traffic and a lack of on-street parking in an area that already has issues. There were also concerns about the ongoing construction along Cook Street, the expectation that Clovelly Terrace will be closed to left hand turns at some point in the future, and the uncertainty around future redevelopment of the former Bank of Montreal site on Cook Street.

The Quadra/Cedar Hill Community Association indicated that they were sympathetic to the neighbours concerns, however they recognized that the proposal conformed to Local Area Plan policies regarding infill. They closed their letter with "we do not have an objection to the 1167 Clovelly proposal, but also believe that the above concerns should be taken into account".

Public Input

The applicant included letters of support from eight neighbouring properties with their application, however four of those properties are the same owner. In response to the notice of subdivision, letters were received expressing opposition to the proposal from seven different property owners. The concerns raised centered on the issues noted in the QCHCA response.

The Quadra/Cedar Hill Community Association summarized concerns into five issues:

1. Traffic safety on Cobb Lane from increased density;
2. Saanich plans regarding future restrictions of left hand turns at Clovelly Terrace and Cook Street;
3. Potential impacts from redevelopment of the adjacent commercial site at 3481 Cook Street;
4. Impacts on street parking; and
5. Potential to create a precedent for future applications.

In response to the concerns raised the following information can be taken into consideration.

- Cobb Lane is currently an undersized lane in fair condition and any roadway improvements are expected to proceed in conjunction with related development applications. There would be an incremental improvement to Cobb Lane in front of the subject property if the subject proposal is approved. A rationale to support infill development in proximity to a “Centre” and nearby public transit, is that future residents would not require an automobile for most of their day-to-day needs. No change to traffic along Clovelly Terrace would be expected.
- It has been a safety recommendation to prohibit left hand turns at Clovelly Terrace and Cook Street, however Saanich Engineering has advised their intent is to restrict access during peak hours only until improvements on Cobb Lane have been completed, which is at an undetermined time in the future.
- A development application has recently been received for 3481 Cook Street that provides the required on-site parking. Parking and access for that site would be maintained from Cook Street with no new access to Cobb Lane. The north end of Cobb Lane would have road improvements completed as part of the redevelopment proposal at the adjacent commercial site if that application is approved.
- In total, the portion of Cobb Lane that parallels Cook Street has approximately 130 m of frontage, of which approximately 20.5% of this was previously improved at the south end. The subject property would improve an additional 16%, and future improvements at the north end of Cobb Lane would improve a further 31.5%. If the two current developments in the area are approved, approximately 47.5% (62 m) of Cobb Lane would be improved, leaving approximately 32% (42 m) of the roadway pending improvement.
- Lots zoned for single family use must provide a minimum of two on-site parking stalls and these would be provided with the proposed subdivision.
- The proposed improvements to Cobb Lane would retain a narrower road width than most residential streets and retain the character of the “lane”, while at the same time making it much safer for oncoming vehicles to navigate past each other. The narrower width would not accommodate on-street parking.
- Each application is considered on its own merits and the unique conditions of each proposal. There is not another double fronting lot of this size on Cobb Lane that would be suitable to this type of infill development.
- Concerns raised in letters highlighted the recent disturbances resulting from the Cook Street Improvement Project, which is now complete. While sympathetic to the construction related disturbances, it is a temporary situation and will result in a significant improvement to Cook Street.

SUMMARY

The applicant proposes to rezone a portion of the subject parcel from RS-6 (Single Family Dwelling) Zone to RS-4 (Single Family Dwelling) Zone in order to subdivide the property to create one additional lot. Variances are requested for building setbacks and lot depths.

The subject property is a double fronting lot located within the Four Corners Village in the Quadra neighbourhood. Road dedication would be required along both the Clovelly Terrace (~1.5 m) and Cobb Lane (~3 m) property lines, with road improvements required on Cobb Lane.

The existing house fronting Clovelly Terrace would remain on a RS-6 zone lot, while a new two-storey, 186 m² (2,002 ft²) home with an attached two car garage is proposed for the new RS-4 zoned lot fronting Cobb Lane. Vehicle access for both lots would be from the existing driveway off Cobb Lane and would be secured through an access easement.

The creation of the proposed lots would be consistent with the Official Community Plan, which supports higher density and residential as a transition between the periphery of “Villages” and the neighbourhoods adjacent to them. The Quadra Local Area Plan states that infill housing should only be considered “where the scale and massing is appropriate and the environmental, social, and traffic impacts would be within acceptable neighbourhood limits”.

There would be no changes to the Clovelly Terrace streetscape resulting from the proposal. The Cobb Lane streetscape would be altered by the proposed development primarily through the required road improvements, removal of an existing hedge, and the creation of a new front yard oriented toward Cobb Lane.

Variances are requested to reduce the front and rear yard setbacks, and the minimum lot depth requirement. The variances are due in part to the retention of the existing dwelling and the road dedication required on both street frontages. Given the proposed subdivision would result in a practical building envelope, the applicants are willing to commit to the house design, and there are no negative impacts anticipated, the variances are supportable.

The following matter would be referred to the Approving Officer to be considered as part of the Subdivision review process if the application is supported:

- Securing a reciprocal access easement to require a single shared driveway for proposed Lots 1 and 2.

If the application is supported the following matters would be secured prior to Final Reading:

- Security bonding in the amount of \$3,560.25 (\$1,186.75 x 3) for the planting of three trees near the front lot line of Proposed Lot 2 in lieu of providing Schedule I Boulevard trees;
- The design and construction of any dwelling on proposed Lot 2 conform to a minimum BUILT GREEN® Gold or equivalent energy efficiency standard;
- Any new dwelling on proposed Lot 2 include the necessary conduits to be solar ready for future installation of photovoltaic or solar hot water systems; and
- That the new dwelling for Proposed Lot 2 be constructed substantially in compliance with the plans, prepared by Victoria Design Group date stamped received April 30, 2015 and Landscape Solutions date stamped April 16, 2015.

RECOMMENDATION

1. That the application to rezone from RS-6 (Single Family Dwelling) Zone to RS-6 and RS-4 (Single Family Dwelling) Zones be approved.
2. The application for Development Variance Permit DVP00362 to vary the lot depth requirement, and the front and rear setbacks for Proposed Lots 1 and 2 be approved.
3. That Final Reading of the Zoning Amendment Bylaw and ratification of Development Variance Permit DVP00362 be withheld pending security bonding in the amount of \$3,560.25 (\$1,186.75 x 3) for the planting of three trees near the front lot line of Proposed Lot 2 in lieu of providing Schedule I Boulevard trees.
4. That Final Reading of the Zoning Amendment Bylaw and ratification of Development Variance Permit DVP000362 be withheld pending registration of a covenant requiring that:
 - The design and construction of any dwelling on proposed Lot 2 conform to a minimum BUILT GREEN® Gold or equivalent energy efficiency standard;
 - Any new dwelling on proposed Lot 2 include the necessary conduits to be solar ready for future installation of photovoltaic or solar hot water systems; and
 - That the new dwelling for Proposed Lot 2 be constructed substantially in compliance with the plans, prepared by Victoria Design Group date stamped received April 30, 2015 and Landscape Solutions date stamped April 16, 2015.

Report prepared by:



 Andrea Pickard, Planner

Report reviewed by:



 Sharon Hvozdan, Director of Planning

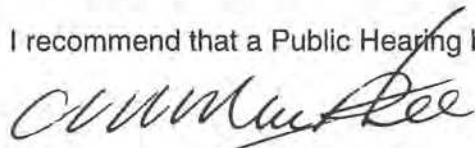
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Attachment

cc: Andy Laidlaw, Municipal Administrator
 Graham Barbour, Manager, Inspection Services

ADMINISTRATOR'S COMMENTS:

I recommend that a Public Hearing be called.


 for Andy Laidlaw, Administrator

DISTRICT OF SAANICH

DVP00362

DEVELOPMENT VARIANCE PERMIT

TO: **Terry Globman & Angela Weltz**



the owner of the lands known and described as:

Lot T, Section 62, Victoria District, Plan 4808

1167 Clovelly Terrace

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by the Permit.
2. This Development Variance Permit applies to the lands.
3. The owner has submitted to the Approving Officer a tentative plan of subdivision to subdivide the lands into two lots as shown on the plan of subdivision prepared by Victoria Design Ltd. dated April 30, 2015, a copy of which is attached hereto (*herein called "the subdivision"*).
4. The Development Variance Permit varies the provisions of the Zoning Bylaw 2003, as follows:
 - (a) by varying the minimum front yard setback provided by Section 210.4.(a)(i) of Schedule 210-1 attached to the Zoning Bylaw, 2003, No. 8200, in respect to the existing dwelling on proposed Lot 1 of the subdivision from 6.0 m to 4.79 m;
 - (b) by varying the combined front and rear setbacks provided by Section 210.4.(a)(i) of Schedule 210-1 attached to the Zoning Bylaw, 2003, No. 8200, in respect to the existing dwelling on proposed Lot 1 of the subdivision from 15.0 m to 13.17 m;
 - (c) by varying the minimum lot depth provided by Section 5.1.(b) of Subdivision Bylaw No. 7452, in respect to proposed Lot 1 of the subdivision from 27.5 m to 25.98 m;
 - (d) by varying the minimum front yard setback provided by Section 205.4.(a)(i) of Schedule 205-1 attached to the Zoning Bylaw, 2003, No. 8200, in respect to the proposed dwelling on proposed Lot 2 of the subdivision from 6.0 m to 5.59 m;
 - (e) by varying the minimum rear yard setback provided by Section 205.4.(a)(i) of Schedule 205-1 attached to the Zoning Bylaw, 2003, No. 8200, in respect to the proposed dwelling on proposed Lot 2 of the subdivision from 7.5 m to 6.0 m;

- (f) by varying the combined front and rear setbacks provided by Section 205.4.(a)(i) of Schedule 205-1 attached to the Zoning Bylaw, 2003, No. 8200, in respect to the proposed dwelling on proposed Lot 2 of the subdivision from 15.0 m to 11.59 m;
- (g) by varying the minimum lot depth provided by Section 5.1.(b) of Subdivision Bylaw No. 7452, in respect to proposed Lot 2 of the subdivision from 27.5 m to 21.65 m;

5. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____
 ISSUED THIS _____ DAY OF _____ 20 _____

 Municipal Clerk

EHV
LG

Memo

To: Subdivision Office
From: Jagtar Bains – Development Coordinator
Date: December 9, 2014
Subject: Servicing Requirements for Development

PROJECT: TO REZONE FROM RS-6 TO RS-6 AND RS-4 TO CREATE ONE ADDITIONAL LOT FOR SINGLE FAMILY DWELLING USE. VARIANCES ARE REQUESTED

**SITE ADDRESS: 1167 CLOVELLY TERR
PID: 006-010-563
LEGAL: LOT T SECTION 62 VICTORIA LAND DISTRICT PLAN 4808
DEV. SERVICING FILE: SVS01914
PROJECT NO: PRJ2014-00542**

The intent of this application is to subdivide the above referenced parcel to create one additional lot for RS-4 use. Some of the more apparent Development Servicing requirements are as listed on the following pages(s).



Jagtar Bains
DEVELOPMENT COORDINATOR

cc: Von Bishop, MANAGER OF DEVELOPMENT

ENTERED
IN CASE

RECEIVED
DEC 10 2014
PLANNING DEPT.
DISTRICT OF SAANICH

Development Servicing Requirements

Development File: SVS01914
Civic Address: 1167 CLOVELLY TERR
Page: 1

Date: Dec 9, 2014

Drain

1. STORM WATER MANAGEMENT MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. THIS SUBDIVISION/DEVELOPMENT IS WITHIN TYPE II WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, OIL/GRIT SEPARATOR OR GRASS SWALE AND SEDIMENT BASIN. FOR FURTHER DETAILS, REFER TO SECTION 3.5.16, STORM WATER MANAGEMENT AND EROSION CONTROL OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW.
2. SUBSEQUENT DRAIN CONNECTION WILL BE REQUIRED FOR PROPOSED LOT 1 FROM THE EXISTING MAIN ON COBB LANE.
3. THE EXISTING HOUSE MUST BE RECONNECTED TO THE STORM DRAIN.
4. THE EXISTING 300 MM D.I. MAIN MUST BE EXTENDED WESTWARDS TO INTERCEPT RUNOFF FROM PROPOSED DRIVEWAY.

Gen

1. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.
2. 4.0 M WIDE AND 3.5 M WIDE DRIVEWAY AND SEWER & STORM DRAIN EASEMENTS ARE REQUIRED IN FAVOR OF PROPOSED LOT 1, ALONG THE WESTERN AND EASTERN PROPERTY LINES OF PROPOSED LOT 2 RESPECTIVELY.

Hydro/tel

1. UNDERGROUND WIRING IS REQUIRED TO SERVE PROPOSED LOT 2.

Road

1. 1.524 M WIDE PROPERTY DEDICATION IS REQUIRED ALONG THE ENTIRE FRONTAGE OF THE SUBDIVISION ON CLOVELLY TERRACE FOR ROAD ALLOWANCE.
2. 3.052 M WIDE PROPERTY DEDICATION IS REQUIRED ALONG THE ENTIRE FRONTAGE OF THE SUBDIVISION ON COBB LANE FOR ROAD ALLOWANCE.
3. THE EXISTING STREET LIGHT ON COBB LANE MUST BE RELOCATED TO ACCOMMODATE PAVEMENT WIDENING.
4. THE EXISTING PAVEMENT, FRONTING 3453 COBB LANE, MUST BE EXTENDED COMPLETE WITH MOUNTABLE CURB, ACROSS THE FRONTAGE OF THIS SUBDIVISION.
5. RUNOFF FROM THE PROPOSED COMMON DRIVEWAY MUST BE COLLECTED AND CONNECTED TO STORM WATER MANAGEMENT.

Sewer

1. THE EXISTING SEWER CONNECTION FOR PROPOSED LOT 1 MUST BE EXTENDED TO THE NEW PROPERTY LINE ON COBB LANE. ENSURE THIS CONNECTION IS LOCATED WITHIN THE PROPOSED EASEMENT ACROSS PROPOSED LOT 2.
2. SUBSEQUENT SEWER CONNECTION WILL BE REQUIRED FOR PROPOSED LOT 2 FROM THE EXISTING MAIN ON COBB LANE.

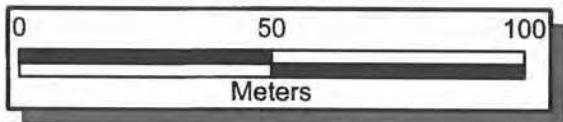
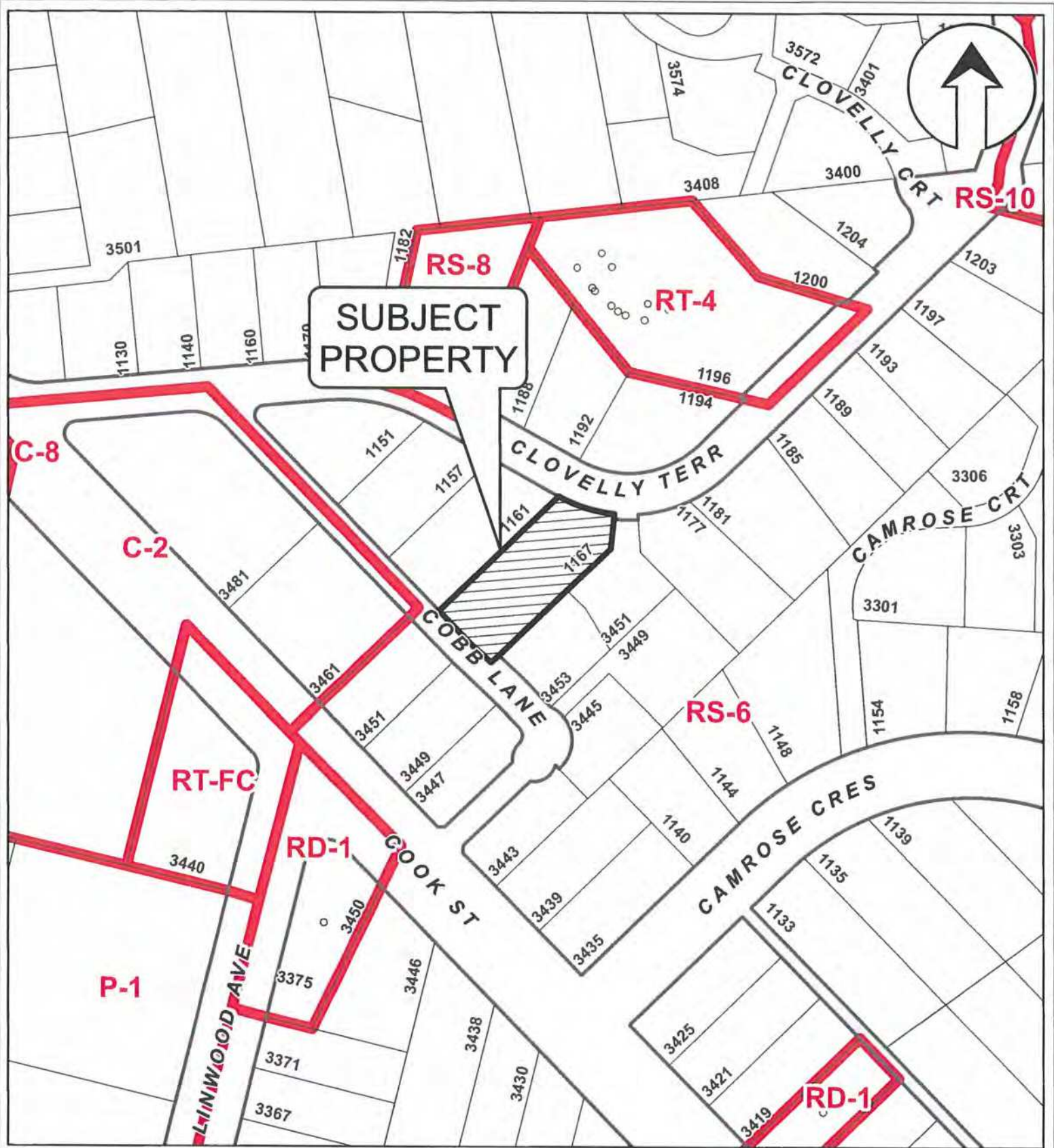
Water

Development Servicing Requirements

Development File: SVS01914
Civic Address: 1167 CLOVELLY TERR
Page: 2

Date: Dec 9, 2014

1. THE EXISTING 13 MM WATER SERVICE TO PROPOSED LOT 1 ON CLOVELLY TERRACE, MUST BE UPGRADED TO 19 MM.
2. THE EXISTING 150 MM WATER MAIN FRONTING 3453 COBB LANE MUST BE EXTENDED ACROSS THE FRONTAGE OF THIS SUBDIVISION TO SERVE PROPOSED LOT 2. A FIRE HYDRANT WILL BE REQUIRED.



District of Saanich
Planning Dept.
 Sept. 15, 2014



DEVELOPMENT PERMIT APPLICATION STORMWATER MANAGEMENT STATEMENT

Parcel Address: 1167 CLOVELLY TERRACE
 Applicant: TERRY GLOBMAN
 Date: SEPT. 10/14
 Contact Person: JESSICA GAHNE, EIT
 Telephone: [REDACTED]

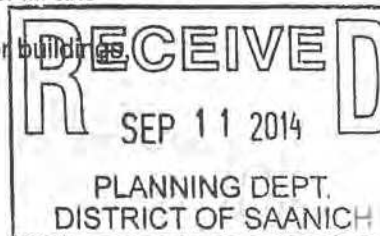
Storm water management is reviewed as part of the Development Permit Review process. Applications are required to meet:

1. The Engineering Specifications detailed in Section 3.5.16 of Schedule "H" of the Subdivision Bylaw, 7452; and
2. The intent of the Development Permit guidelines:
 - a) Development Permit Areas #1, 2, 3, 6, through 15, 17, 18, 20, 21, 22, 23
 - The total impervious cover of the site should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas.
 - Storm water runoff controls should replicate the natural runoff regime. The controls could include on-site infiltration, storage in ponds or constructed wetlands, sand filtration and creative road/curb configurations.

b) Development Permit Area #27

Maintain pre-development hydrological characteristics should by the following means:

- minimize impervious surfaces.
- return the storm water runoff from impervious surfaces of the development to natural hydrologic pathways in the ground to the extent reasonably permitted by site conditions, and treat, store and slowly release the remainder per the specifications of Schedule H to the Subdivision Bylaw.
- minimize alteration of the contours of the land outside the areas approved for buildings, structures and site accesses by minimizing the deposit of fill and removal of soil, and
- minimize the removal of native trees outside the areas approved for buildings, structures and site accesses.



Keeping in mind the requirements of Schedule "H", describe how your storm water management concept will meet the intent of the relevant development permit guidelines. Provide details on types of treatment systems that will be used, considering the following questions:

- a) Will there be an increase or decrease in impervious area compared to existing conditions?
- b) What percentage of the site will be impervious cover compared to existing conditions?
- c) How will impervious surface area be minimized (e.g. minimizing paved area and building footprints, pervious paving, green roofing, absorbent landscaping)?
- d) How will the proposed system detain and regulate flows and improve storm water quality (e.g. infiltration systems, engineered wetlands, bioswales)?
- e) If the intent of the guideline cannot be met, explain why.

Use additional pages if necessary. Attach plans if available; detailed engineering plans will be required as part of the Building Permit process.

NOTE: Meeting the Development Permit guidelines and issuance of a Development Permit does not relieve the requirements of Schedule "H" of the Subdivision Bylaw.

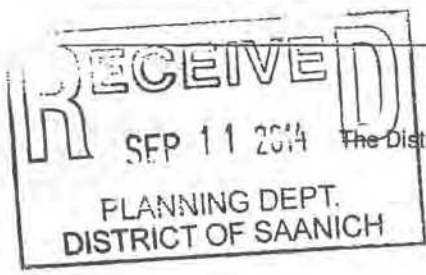
a)

b)

c)

d)

e)



If you require clarification, please contact:
The District of Saanich • Planning Department • 3rd Floor • Municipal Hall
770 Vernon Avenue • Victoria • BC • V8X 2W7
Tel: 250-475-5471 Fax: 250-475-5430

ClerkSec - Fwd: 1167 Clovelly Terrace

From: Debra Hopkins
To: ClerkSec
Date: 8/12/2015 2:14 PM
Subject: Fwd: 1167 Clovelly Terrace
Attachments: 1167 Clovelly Terrace.docx

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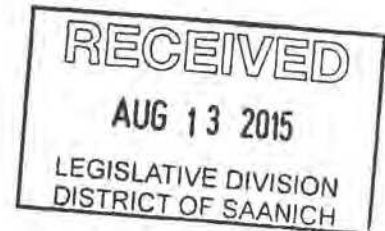
> 8/12/2015 2:12 PM >>>

Dear Debra Hopkins,

I attach a copy of my letter dated November 5, 2014 to The Approving Officer, Saanich, concerning the above-noted matter. My position has not changed. Would you please ensure that my letter is copied to the Mayor, Council and all parties involved in the decision.

Thanks very much.

Regards,
 Mac Culham



Clovelly

✓ sheets

SUB00738
REZ00553

Clovelly Terrace
Victoria BC
V8P 1V7

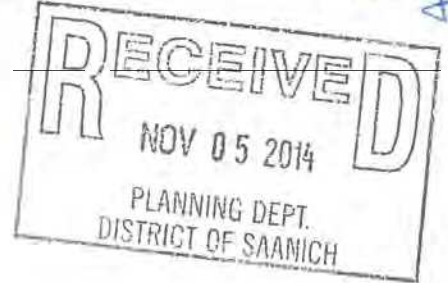
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ACKNOWLEDGED	<input checked="" type="checkbox"/>		

(Hand delivered)
to Planning

November 5, 2014

The Approving Officer
District of Saanich
770 Vernon Avenue
Victoria BC
V8X 2W7

<input checked="" type="checkbox"/>	ACKNOWLEDGED
<input checked="" type="checkbox"/>	CLERKS
<input type="checkbox"/>	REPLIED
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Dear Bruce Hacking:

Re: 1167 Clovelly Terrace – Your File# SUB00738/REZ00553/DVP00362

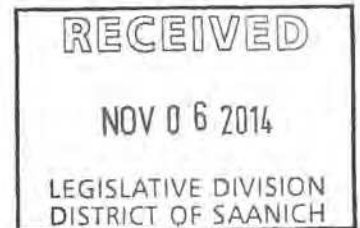
ENTERED
IN CASE

I am writing in response to your letter of October 22, 2014 concerning the matter noted above.

I am opposed to this application (“The Application”) for the following reasons.

- A. The Clovelly Terrace/Cobb Lane neighbourhood is, in general, very unsuited to further residential development. The neighbourhood is characterized by very narrow, steep (Clovelly) streets, with no sidewalks. There is no off-lot parking at all on Cobb; very little on Clovelly, and as a result, parking is a major issue. Low water pressure is a common complaint, and storm water dispersal is haphazard.
- B. The Application is very similar to one submitted in 1993, for the subdivision of 1213 and 1217 Clovelly Terrace and the creation of a third lot, for the purpose of building an additional house. Under the law at that time, Mr. Alan Hopper, Approving Officer for the District of Saanich, refused to approve the proposed subdivision in a letter dated January 5, 1994 (copy attached). Mr. Hopper cited two reasons:

“1. The subdivision is unsuited to the configuration of the land and would injuriously affect the established amenities of adjoining or reasonably adjacent properties. . . . It would be inconsistent with the general lotting pattern along Clovelly Terrace which is typified by houses set close to the street with large gardens at the rear.” (emphasis added). At present, there is one house at 1167 Clovelly Terrace, which is set close to the street with a large garden at the rear. This would no longer be the case if The Application is approved. Furthermore, it would set a dangerous precedent, in which other property owners in the neighbourhood might be encouraged to submit similar applications, resulting in a steady decline of the neighbourhood.



2. "... I believe the subdivision would be against the public interest." I submit that The Application is also against the public interest, and certainly against the interests of the Clovelly Terrace/Cobb Lane neighbourhood.

- C. We are now in the middle of a significant upgrade to Cook Street, which I understand when complete will restrict left turns out of and into Clovelly. This will result in considerably more traffic on Cobb, which is barely able to sustain past and current volumes.
- D. The Application also includes requests for variances, which if approved would further erode and compromise the integrity of the Clovelly Terrace/Cobb Lane neighbourhood.
- E. It appears likely that a major re-development of the commercial properties facing Cobb (the medical clinic, parking lot and former Bank of Montreal) will soon occur. If The Application is allowed to proceed, and a new home is built, it may well be in conflict with the re-development. In any event, that new home would be dwarfed and darkened by new commercial buildings only a few feet away. At the very least, The Application is premature. It should await completion of the Cook Street upgrade and re-development of the adjacent commercial properties. At that time, it will be possible to determine whether the proposed subdivision would be compatible with these developments, and re-evaluate whether it would be consistent with the values of the surrounding neighbourhood and otherwise in the public interest.

I therefore respectfully ask that the District of Saanich reject The Application.

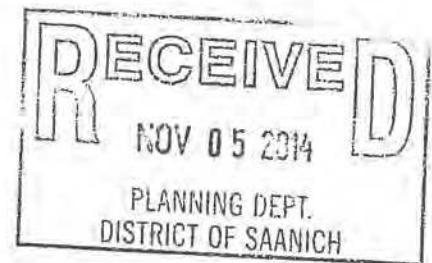
Thank you for your consideration of my comments.

Yours very truly,



Mac Culham

Attachment






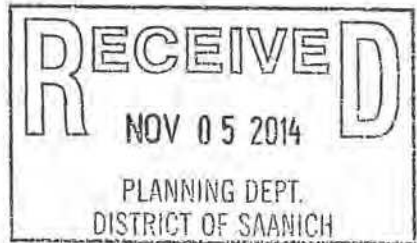
Mr. Ethier

THE CORPORATION OF THE DISTRICT OF SAANICH
770 Vernon Avenue, Victoria, British Columbia V8X 2W7
Phone (604) 386-2241 Fax 380-0232

January 5, 1994


Clovelly Terrace
Victoria BC
V8P 1V7

COPY



Dear Mr. Dubuc:

RE: PROPOSED SUBDIVISION OF LOT 10, PLAN 6468, AND LOT B, PLAN 29398
FILE: S/3691/93 CLOVELLY TERRACE

I visited the site on three occasions and have been able to form an accurate impression of the subdivision and its impact on the property. I have also reviewed all the comments made at the Approving Officer's Hearing held on November 24, 1993, together with all correspondence received over the past few months from property owners in the area.

On the basis of the information presented and review of the site I am unable to approve your application to subdivide for the following reasons:

1. The subdivision is unsuited to the configuration of the land and would injuriously affect the established amenities of adjoining or reasonably adjacent properties. The imposition of a 2½ storey house and associated fill to accommodate vehicular turnaround would be a detrimental imposition on the landscape which is characterized by a natural bowl at the rear of the large lots on Clovelly Terrace and those along Salsbury Way. It would be inconsistent with the general lotting pattern along Clovelly Terrace which is typified by houses set close to the street with large gardens at the rear. Any house built at the rear of the property would have an imposing effect on the adjoining and reasonably adjacent properties.
2. Based on the evidence presented both orally and in writing at the Approving Officer's Hearing, I believe the subdivision would be against the public interest.



2. “. . . I believe the subdivision would be against the public interest.” I submit that The Application is also against the public interest, and certainly against the interests of the Clovelly Terrace/Cobb Lane neighbourhood.

- C. We are now in the middle of a significant upgrade to Cook Street, which I understand when complete will restrict left turns out of and into Clovelly. This will result in considerably more traffic on Cobb, which is barely able to sustain past and current volumes.
- D. The Application also includes requests for variances, which if approved would further erode and compromise the integrity of the Clovelly Terrace/Cobb Lane neighbourhood.
- E. It appears likely that a major re-development of the commercial properties facing Cobb (the medical clinic, parking lot and former Bank of Montreal) will soon occur. If The Application is allowed to proceed, and a new home is built, it may well be in conflict with the re-development. In any event, that new home would be dwarfed and darkened by new commercial buildings only a few feet away. At the very least, The Application is premature. It should await completion of the Cook Street upgrade and re-development of the adjacent commercial properties. At that time, it will be possible to determine whether the proposed subdivision would be compatible with these developments, and re-evaluate whether it would be consistent with the values of the surrounding neighbourhood and otherwise in the public interest.

I therefore respectfully ask that the District of Saanich reject The Application.

Thank you for your consideration of my comments.

Yours very truly,

Mac Culham

Attachment

Clovelly

Planning - Feedback about proposed development at 1167 Cloverley Terrace

SUB00738
REZ 00553

From: Hilarie Ann Higgins
To: [Redacted]
Date: 2/10/2015 1:24 PM
Subject: Feedback about proposed development at 1167 Cloverley Terrace

Attention Saanich City Council and Mayor Richard Atwell

Greetings! My name is Hilarie Ann Higgins. I live at [Redacted] Cook St.
I am contacting you regarding the proposed construction at 1167 Cloverley Terrace.

I am sending you the same letter as my partner Alex already sent to you, as his letter also is exactly what I want to communicate as well. Thank you for your consideration :)

As you are aware for the last several months our neighbourhood has been hammered with an onslaught of noise and disturbance from road and building construction. During this time, the Cobb lane side of our properties have become a refuge - a place of solace for myself, my neighbours and many of the displaced birds who have been affected by these changes.

My new neighbour Mr Terry Globman has applied to rezone his property and build a second house directly across Cobb lane from us. In order to gain access to facilitate this construction, Cobb Lane would be widened and the cedar hedge, that provides so much privacy and beauty, would be removed.

Although I have compassion for Mr Globman's situation - I realize that he likely purchased the property with the intention of subdividing - but, his project would be happening right after the intense road and building construction on Cook St was completed. This means that our neighbourhood would be subjected to near constant noise and disturbance for more months to come.

I implore you... please do not approve construction at 1167 Cloverley Terrace!!!
Building would further compromise the precious tranquility of this neighbourhood!

Thank you for your time and attention.
Sincerely,
Hilarie Ann Higgins

[Redacted Signature]

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FEB 12 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

ENTERED
IN CASE

2015
02/10

POST TO Gen. POSTED 02/10/15

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FOR blm

ACKNOWLEDGED blm

	ACKNOWLEDGED
✓	CLERKS
	REPLIED

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FEB 10 2015
PLANNING DEPT.
DISTRICT OF SAANICH

clovelly

Planning - Proposed development

2015

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INFORMATION

REPLY TO WRITER

COPY RESPONSE TO LEGISLATIVE DIVISION

REPORT

FOR _____

ACKNOWLEDGED

From: <aelixir@gmail.com>
To: "planning@saanich.ca" <planning@saanich.ca>
Date: 2/2/2015 9:31 AM
Subject: Proposed development

To Whom it May Concern,

Greetings! My name is Alex Urquhart. I live at Cook st.

I am contacting you regarding the proposed construction at 1167 Cloverley Terrace.

As you are aware for the last several months our neighbourhood has been hammered with an onslaught of noise and disturbance from road and building construction.

During this time, the Cobb lane side of our properties have become a refuge - a place of solace for myself, my neighbours and many of the displaced birds who have been affected by these changes.

My new neighbour Mr Terry Globman has applied to rezone his property and build a second house directly across Cobb lane from us. In order to gain access to facilitate this construction, Cobb Lane would be widened and the cedar hedge, that provides so much privacy and beauty, would be removed.

Although I have compassion for Mr Globman's situation - I realize that he likely purchased the property with the intention of subdividing - but, his project would be happening right after the intense road and building construction on Cook St was completed. This means that our neighbourhood would be subjected to near constant noise and disturbance for more months to come.

I implore you... please do not approve construction at 1167 Cloverley Terrace!!!

Building would further compromise the precious tranquility of this neighbourhood!

Thank you for your time and attention.

Sincerely,
Alex Urquhart



RECEIVED
 FEB 03 2015
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 DISTRICT OF SAANICH

ACKNOWLEDGED
<input checked="" type="checkbox"/> CLERKS
REPLIED

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 FEB 02 2015
 PLANNING DEPT.
 DISTRICT OF SAANICH

ENTERED
IN CASE

Clovelly

Council - Saanich Referral re 1167 Clovelly Rezoning and Subdivision Application

From: "John Schmuck" <johnschmuck@shaw.ca>
To: <planning@saanich.ca>, "Bruce Hacking" <Bruce.Hacking@saanich.ca>, "Liz Gudavicius" <Liz.Gudavicius@saanich.ca>, "Andrea Pickard" <Andrea.Pickard@saanich.ca>
Date: 2/1/2015 1:09 PM
Subject: Saanich Referral re 1167 Clovelly Rezoning and Subdivision Application
CC: "Terry Globman" [REDACTED], "Cameron Scott" <Cameron.Scott@saanich.ca>, "Sharon Hvozanski" <Sharon.Hvozanski@saanich.ca>, "Jarret Matanowitsch" <Jarret.Matanowitsch@saanich.ca>, <andy.laidlaw@saanich.ca>, "Ivan Leung" <Ivan.Leung@saanich.ca>, "Harley Machielse" <Harley.Machielse@saanich.ca>, "Council" <Council@saanich.ca>
Attachments: Location_map.pdf; QCHCA Response re 1167 Clovelly.doc

Please see the attached as our response to this proposed application. Please note our concern for the immediate future of the Quadra/Cook/Cloverdale Village Centre (the proposed new lot on Cobb Lane is only metres away). Also traffic concerns with the imminent re-opening of Cook Street after the completion of the "Complete Street" project.

Thanks

John Schmuck

President, Quadra Cedar Hill Community Association

2015
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 REPLY TO WRITER
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 REPORT
 FOR _____
 ACKNOWLEDGED: [Signature]

From: Planning Planning [mailto:Planning.Mun_Hall.Saanich@saanich.ca]
Sent: Friday, October 10, 2014 12:47 PM
To: John Schmuck
Subject: Saanich Referral



Dear Community Association

An application for subdivision has been received for a site within your Community Association area. The project is currently being referred to internal departments and external agencies for comment.

We are interested to know if your Community Association:



QUADRA CEDAR HILL COMMUNITY ASSOCIATION

January 31, 2015

Re 1167 Clovelly Subdivision and Rezoning Application:

Our association has been consulting on this proposed development since April of 2014. Our first on site visit with the applicant was on May 4, 2014 where he reviewed his plan with six members of our QCHCA executive. A further on site meeting was held on December 5th, 2014 to review the actual plans in the application. A public meeting was held with the neighbors of this site at Cloverdale School on January 13th, 2015 where they were invited to share their views on this application before the QCHCA submitted their response to Saanich Planning.

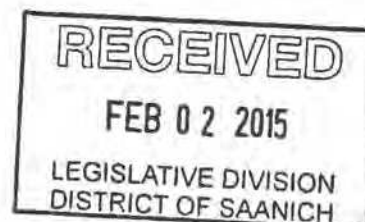
The following concerns have arisen during this consultation:

- 1) Traffic safety on Cobb Lane from increased density from a new residence being added. What impact will the re-opening of Cook Street have for traffic using Cobb Lane to access Clovelly Terrace.
- 2) What are the eventual plans from Saanich engineers for left turns from Clovelly onto Cook and Cook onto Clovelly ? It appears that there will be restrictions on these left turns during rush hour and possible total restrictions in the future. Will Clovelly residents ultimately all be redirected onto Cobb Lane in order to exit their street eastbound on to Cook Street ?
- 3) What could be the effect for traffic on Cobb Lane from future redevelopments at the BMO site and possibly the medical clinic site ?
- 4) What will be the effects on street parking on both Cobb and Clovelly from the increased density of one more house being added to the neighborhood ?
- 5) Will this proposed subdivision and rezoning create a precedent for this neighborhood that could result in future applications that could negatively affect the neighborhood ?

While being sympathetic for the input from the neighbors, our association believes that proposed development does conform to the vision in the Quadra Local Area Plan for appropriate higher density housing. But there is concern that another goal of this LAP calling for a pedestrian oriented neighborhood commercial node at the Quadra/Cook/Cloverdale intersection requires stronger backing from the municipality. The closure of the Bank of Montreal site on Cook Street indicates that there could be imminent redevelopment that would impact traffic patterns on Cobb Lane. Effects from such redevelopment should be looked at now as we get closer to the reopening of Cook Street.

In closing we do not have an objection to the 1167 Clovelly proposal, but also believe that the above concerns be taken into account.

John Schmuck
President, Quadra Cedar Hill Community Association



Clovelly

SUB00738

From: [Redacted]
To: <planning@saanich.ca>
Date: 1/22/2015 3:03 PM *1167 Clovelly*
Subject: Re: Subdivision application 1196 Clovelly

I reiterate my original view of the application.

-----Original Message-----

From: [Redacted]
Sent: Sunday, November 02, 2014 5:32 AM
To: planning@saanich.ca
Subject: Attn: Mr. Bruce Hacking

2015

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Re: Rezoning application for 1167 Clovelly Terrace.

Dear Mr. Hacking,

I am resident and home owner at 1196 Clovelly Terrace, Apt. [Redacted]. I am opposed to planning permission to subdivide and build a second house on the property above. The lot may seem big enough but there are serious issues regarding access and parking on Cobb lane and Clovelly Terrace already, which will be critical once the turn into Clovelly is restricted. Our understanding is that there is no money for road safety improvements on Cobb and Clovelly, and in my view construction in that spot would be a perfect nightmare for residents on Clovelly. We are already living with extensive construction on Cook Street, I have had a nail in my tire, and several times delayed with obstructions on the only access route available. A further construction with large vehicles needing to stop there would be unacceptable and would certainly send me down to your office for a visit. Please do not approve at this time.
Rhonna Cooley

I am currently away but can be contacted by email.

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JAN 23 2015
PLANNING DEPT.
DISTRICT OF SAANICH

**ENTERED
IN CASE**

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JAN 27 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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Clovelly

✓	ACKNOWLEDGED
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	REPLIED

✓ sheet

From: Mark Harrison [redacted]
To: <planning@saanich.ca>
Date: 1/4/2015 11:01 AM
Subject: 1167 Clovelly Subdivision

Hello,

I would like to state my objection to the subdivision of 1167 Clovelly Terrace.

The planning department should consider the future ramifications of dividing this parcel - namely how it may affect the future redevelopment of Cobb street and the adjacent commercial properties at 3481 and 3461 Cook, which are essential to the revitalization of the Quadra/Cloverdale village. Currently, Cobb street is not set-up to accommodate more vehicular traffic and when the commercial lots get re-developed there will be even more pressure on this small single traffic lane.

Saanich should have a plan in place for the commercial area before the consider any subdivision applications of adjacent lots.

Regards,

Mark Harrison, M.L.A.

JUST TO *Gen.* POSTED *2015 01/12/15*

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 DISTRICT OF SAANICH

ENTERED IN CASE

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 PLANNING DEPT.
 DISTRICT OF SAANICH

Clovelly

✓ sheets.

✓	ACKNOWLEDGED
✓	CLERKS
	REPLIED

November 12, 2014

File #: SUB00738
REZ00553
DVP00362

Reference: Comment on Application for Subdivision of 1167 Clovelly Terrace

Dear Sir,

As a neighbour across the street from this application we would like to say we are opposed to the application for subdivision. We purchased our home over twenty-five years ago and chose this area even though there were no sidewalks because of the large lot sizes in the neighbourhood. The cost of our home was also higher than some other areas because it was zoned single family dwelling at that time.

There are serious parking issues on Clovelly Terrace. Residents with driveway access from Cobb Lane also park on Clovelly, including the current applicant for the subdivision. There are secondary suites in many of the houses on Clovelly Terrace, whether they are legal or not I do not know; but there are very many more cars parked on the street than even a few years ago. We are a single car family with a short steep driveway and often there is no place for visiting friends and relations to park in front of our home because others are routinely parked there.

For someone to purchase the house knowing the zoning and then to try to subdivide for their personal profit, to the detriment of the neighbourhood; we feel is wrong

Yours sincerely

Wendy Richardson
Don Berryman
Clovelly Terrace

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LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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PLANNING DEPT.
DISTRICT OF SAANICH

Clovelly

✓ Sheets
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31 October 2014

SUB00738
REZ0053

The Approving Officer
District of Saanich
770 Vernon Avenue
Victoria, BC V8X 2W7

Re:

File #: SUB00738
REZ0053
DVP00362

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✓	ACKNOWLEDGED
✓	CLERKS
	REPLIED

Dear Mr. Hacking;

We, the undersigned, wish to register our objections to the proposed rezoning of 1167 Clovelly Terrace to create one additional lot for single family dwelling use.

While we have no objection in principle to either the division of large lots or increased density in our neighbourhood, we do have serious concerns about traffic safety and flow.

The district engineering department has decided to introduce restrictions concerning access to Clovelly Terrace once the Cook Street renovations have been completed. All cars wanting to turn left onto Cook will have to do so by accessing Cobb Lane. All cars wanting to turn left onto Clovelly Terrace would be required to do so via Cobb Lane. In other words, Cobb Lane, a small one-track laneway with some ditches on both sides, will become a two-way street. Cars, delivery trucks and large service vehicles would, as a result, be forced to back up in one direction or the other until they find sufficient space to pass one another. There is also a very difficult 'hairpin' turn on a steep hillside with severely limited visibility at the intersection of Clovelly Terrace and Cobb Lane.

After residents raised concerns about these changes, the engineering department agreed to remove the concrete barrier that would have prevented left turns from Clovelly onto Cook and left turns from Cook onto Clovelly, and to exclude such turns only during the hours of 7-9 a.m. and 4-6 p.m. Nevertheless, these traffic changes are going to result in some chaotic situations at busy times when cars meet one another going in opposite directions along Cobb Lane; during the construction work cars frequently meet at the intersection of Cobb and Clovelly, which produces a nightmare scenario. Moreover, Mr Ivan Leung of the Engineering Department has made it clear that the district may, whenever it sees fit, restrict turns to the entire day, not just 7-9 and 4-6.

The proposed division of 1167 Clovelly Terrace into two single-family dwellings will inevitably exacerbate this traffic problem. The new dwelling – with one or two cars – will be able to access Cook Street only by travelling along Cobb Lane, increasing the frequency of cars meeting one another travelling in opposite directions. In addition, those dwelling at 1167 Clovelly will be forced to park on the street – which is only 1.5 lanes wide, and which is located on a difficult curve with limited visibility in

either direction. When cars park on Clovelly in front of 1167 those travelling up or down the hill must cross into the oncoming lane on this nearly-blind curve.

If the proposed solution to this problem is to utilize a 'panhandle' lot, it will result in an additional 2-4 cars using Cobb Lane on a regular basis.

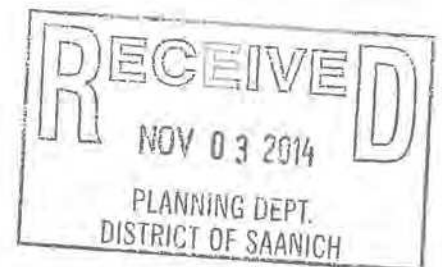
Finally, it is difficult to foresee how the owners of other large lots adjacent to 1167 Clovelly Terrace could reasonably be denied the opportunity to subdivide, should this application be approved. The consequence would be to increase traffic along Cobb Lane even further.

We therefore believe that the division of the lot at 1167 Clovelly Terrace will be detrimental to the neighbourhood by making a problematic traffic situation even more difficult, and may contribute to future accidents.

Sincerely Yours,

Gordon Martel, Valerie Martel

██████████ Clovelly Terrace
Saanich V8P 1V6



Date: August 30, 2014

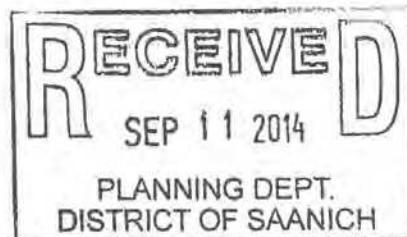
This letter confirms that I, owner of Clovelly Terrace
Saanich, BC have met with Terry Globman, owner of 1167 Clovelly
Terrace.

I have reviewed his plans to rezone and subdivide the existing lot
located at 1167 Clovelly Terrace to retain the existing home and to
allow for a new single family residence to be constructed and accessed
from Cobb Lane and do not object to the proposal.

Sincerely,

Signature: Arnold Mekelburg

Name: Arnold Mekelburg



Terry Globman

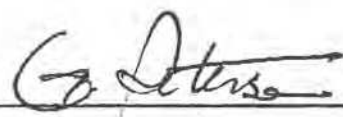
921-921-1234

Date: August 25, 2014

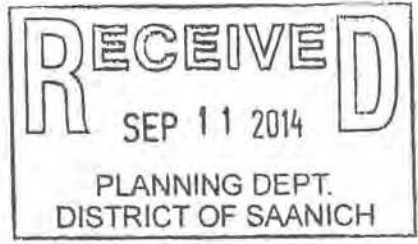
This letter confirms that I, owner of [REDACTED] COBB LANE,
Saanich, BC have met with Terry Globman, owner of 1167 Clovelly
Terrace.

I have reviewed his plans to rezone and subdivide the existing lot
located at 1167 Clovelly Terrace to retain the existing home and to
allow for a new single family residence to be constructed and accessed
from Cobb Lane and do not object to the proposal.

Sincerely,

Signature: 

Name: GRANT PETERSON



Date: August 15, 2014

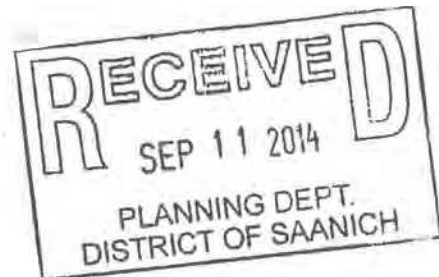
This letter confirms that I, owner of CLOVELLY TER.,
Saanich, BC have met with Terry Globman, owner of 1167 Clovelly
Terrace.

I have reviewed his plans to rezone and subdivide the existing lot
located at 1167 Clovelly Terrace to retain the existing home and to
allow for a new single family residence to be constructed and accessed
from Cobb Lane and do not object to the proposal.

Sincerely,

Signature: J. K. Sangana

Name: J. K. Sangana



Date: August _____, 2014

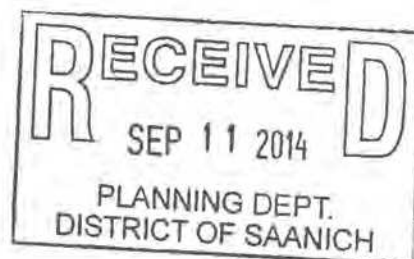
This letter confirms that I, owner of _____ *Cook Street*
Saanich, BC have met with Terry Globman, owner of 1167 Clovelly
Terrace.

I have reviewed his plans to rezone and subdivide the existing lot
located at 1167 Clovelly Terrace to retain the existing home and to
allow for a new single family residence to be constructed and accessed
from Cobb Lane and do not object to the proposal.

Sincerely,

Signature: Kathryn Comerford, Office Manager,
per Dr. P.T. Vizsolnyi - Owner

Name: Kathryn Comerford.




Date: August 18, 2014

This letter confirms that I, owner of [redacted] Clovelly Ter.,
Saanich, BC have met with Terry Globman, owner of 1167 Clovelly
Terrace.

I have reviewed his plans to rezone and subdivide the existing lot
located at 1167 Clovelly Terrace to retain the existing home and to
allow for a new single family residence to be constructed and accessed
from Cobb Lane and do not object to the proposal.

Sincerely,

Signature: _____



Name: _____

CHRIS PLAYSTED

