

No. 198
Royal Oak Drive/
Normandy Road
Bylaw No. 8557

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8557”

PROPOSED REZONING FOR A CHURCH AND 3 LOT RESIDENTIAL SUBDIVISION ON ROYAL OAK DRIVE AND NORMANDY ROAD

To rezone Lot A, Section 9, Lake District, Plan 45835 and Lot 17, Section 108, Lake District, Plan 5710 (**520 ROYAL OAK DRIVE/561 NORMANDY ROAD**) from zone A-1 (rural) to zone P-1 (assembly) and RS-8 (single family dwelling - minimum lot size 665m²) for a proposed church and three lot residential subdivision. **A DEVELOPMENT PERMIT** applicable to the lands to be zoned P-1 (church site) will be considered to require the buildings and lands to be constructed and developed in accordance with the plans submitted. Council will also consider a **DEVELOPMENT VARIANCE PERMIT** applicable to the proposed single family Lots B & C fronting Normandy Road to reduce the lot width requirement from 18.0 m to 17.0 m.

The Notice of Public Hearing; the report of the Director of Planning Services dated April 22, 2004 recommending approval; a report of the Advisory Design Panel dated September 11, 2003 recommending design approval; a letter from H.A. Perrin, Architect dated May 29, 2004 providing additional information with respect to the application; a letter from the Ministry of Transportation confirming they have no further objections to the proposal; 24 letters in opposition from residents of Normandy Road, Pipeline Road, Rosehill Road and Goyette Road; and 2 letters in support from the Royal Oak Community Association; were introduced.

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

- S the traffic study for the area has not been completed as staff are waiting for confirmation on the location of the new transit exchange.
- S The property at 555 Normandy Road is low in elevation with a small drainage basin. Part of the property is attached to the wetland area but there is a large diameter culvert leading away from the property. The development proposed should not have an impact on this property.
- S Regarding traffic concerns, churches are normally “off-peak” traffic users. Staff would be willing to consider a “left in” off Royal Oak Drive, but not a “left out”.
- S A number of traffic calming features identified in the Traffic Calming Manual could be used to discourage traffic on the adjacent residential streets; residents would have to support these measures.
- S Closing Pipeline Road at Royal Oak would not affect this development as people would find alternative access routes; the community could discuss this option with staff and Council.

In response to a question from Council, the Manager of Zoning and Subdivision Services stated that Saanich has not covenanted the hours of churches in the past in terms of any of their activities.

APPLICANT:

Mr. B. Perrin, Architect, 2990 Spring Bay Road, stated:

- S The church acquired the property from the Ministry of Highways in January, 2000.
- S The Royal Oak Community Association supports the proposal provided access is from Royal Oak Drive and additional church parking is provided.
- S The main concerns are traffic and safety on Normandy and Pipeline Roads.
- S The property is surrounded by streets that will not accommodate additional parking.
- S The church cannot solve the traffic problem; Council needs to address this.
- S The access/egress from Royal Oak Drive will address safety concerns.
- S There will be no pedestrian access from Normandy Road into the proposal.
- S He reviewed the impact of this development on the immediately surrounding residential properties.
- S The spruce trees along the rear property line adjacent to 573 and 575 Normandy Road will be protected during the construction.
- S He gave a commitment to clean up the wetland area without using machines.
- S A left turn exit would alleviate the traffic problem at Royal Oak/Pipeline and along Normandy.
- S He does not believe a left turn entrance from Royal Oak would alleviate the traffic concerns.
- S Exterior lighting will be directed downwards and will not impact adjacent properties. The lighting plan meets the requirements for the observatory.
- S The existing trees along 555 and 557 Normandy Road will be retained.

Mr. D. Hoyer, Lombard North Group, stated:

- S Large deciduous trees will be planted in the parking area with medium deciduous trees around the perimeter.
- S Small ornamental trees will be located around the entry area.
- S Small deciduous trees will be used throughout the site to soften the architecture.
- S Most species used will be native plants and ground cover will be used to soften the perimeter fence.
- S Coniferous trees (Douglas fir) will be provided and only native plants will be used in the wetland area.
- S The entire site will be automatically irrigated.
- S The windows along the south side will be recessed 2 feet and the building has a glass band and skylights to provide natural light.
- S He described the building as a complex meeting place rather than a traditional church.
- S The building has been designed specifically so it does not look like a church.
- S A vehicle drop-off area in front will be provided.

- S There has been continual involvement with the community association throughout the process including at least 10 - 12 meetings; all their concerns have been addressed except the traffic issue.
- S A total of 57 fully developed parking spaces are provided in the initial construction with an additional 27 overflow spaces surfaced with granular material.
- S 16 spaces are designated as "future parking" and will be a grassed area for now.
- S Should the parking become an issue at any time they would be prepared to install the 16 additional spaces.

In response to a questions from Council, Mr. B. Perrin stated that late night use will not be an issue and estimated that generally activities will cease at 9:00 p.m. The church will be the primary user and will not be under any pressure to rent the building.

PUBLIC INPUT:

Mr. S. MacDonald, 666 Goyette Road, stated:

- S His family moved to the Royal Oak area in 1946 and he has lived in the area all his life.
- S The land was originally used as a temporary storage area for excess material which was removed when Elk Lake Drive and the Pat Bay Highway were renewed back in the early 1970's; the fill was all to be removed when the road work was finished.
- S Due to the expense, the Ministry of Highways asked Council if the fill could remain on the property and promised that the property would remain vacant.
- S A vast majority of the neighbourhood is opposed to the proposed development.
- S The present Council should honour the undertaking the previous Council gave to the Ministry.

Mr. J. Morgan, 564 Normandy Road; stated:

- S There are 82 homes in the immediate area on Normandy, Pipeline, Goyette and Rosehill.
- S Of these 82 homes contacted, 72 supported opposition to this proposal, 5 were unable to be contacted and 5 refused to sign the petition; 93% are opposed.
- S This site is in the heart of a residential area and any development should be residential.
- S This proposal does not meet Saanich's logo "populo serviendo" or "servicing the people".
- S He is not concerned about the church use but is concerned about the building being rented to other users.
- S If this development is approved Normandy Road will become part of a traffic circle.
- S He stated concern for the lack of consultative process and felt there has been misrepresentation by the Community Association.
- S This meeting is the only consultative process that has taken place.

- S Many people feel the process is either too confusing or feel too intimidated.
- S The safe routes to school officer at Royal Oak Middle School has concerns about the safety of children.
- S Saanich Commonwealth Place (SCP) has licenced out-of-school programs.
- S Concern was already expressed about the traffic when the playground on Normandy went it.
- S If this proposal is approved the height of the security fencing will need to be increased.
- S Normandy Road is heavily used as a recreation road, it also has direct access into Elk Lake Park and many SCP users use the park area to access Normandy.
- S The church will pay considerably lower taxes than residential development.
- S Over the years there has been much discussion about the traffic problems and a traffic study, but nothing is ever done.
- S A daycare facility could benefit the immediate area but impacts the traffic at the worst time of the day.
- S He expressed area concerns such as noise, light, traffic emissions, behaviour problems and perhaps security.
- S All the neighbours will be affected by loss of property values.
- S The school and playground will be impacted by a risk to the children.
- S A good, safe recreation route enjoyed by many will be ruined.
- S If a residential development was proposed, local businesses would benefit.
- S The Municipality will be affected by a loss of tax revenue.
- S The owners should propose a housing development totally in compliance with the Local Area Plan that will generate tax dollars and provide business to the local area.

Mr. Scotten, 592 Normandy Road, stated:

- S He is in grade 7 at Royal Oak Middle School and has lived here since he was 3 years old.
- S Lots of kids play on the street and he does not want more traffic along Normandy or the area to change.

Mr. R. Priddle, 1889 Gonzales Avenue, stated:

- S He is Chair of the Pipeline Search Committee and was delighted when the church bought the property four years ago.
- S The church moved slowly and carefully to design the proposal and bring it before Council.
- S Mr. Perrin has dealt extensively with the immediate neighbours and the Community Association.
- S The site was expanded in order to accommodate more parking.
- S It is important for the church to address the community's concerns.
- S The church will offer many programs that will serve and be helpful to the community.
- S He asked members of the church to stand to show their support.
- S He asked Council to give favourable consideration to the proposal.

Mrs. P. Frances, 736 Winfall Road, stated:

- S She runs a women's group in Colwood.
- S She asked Council to take the support the church has given others like herself into consideration.
- S She would be honoured to have a facility in her neighbourhood where women can get together for support, meetings, lunches, etc.

Mr. J. Rafuse, 571 Normandy Road, stated:

- S Normandy Road is an excellent place to raise a family.
- S He has not been formally consulted regarding the proposal and heard about it from a neighbour.
- S The proposed classrooms will be located on the north side of the building adjacent to residential development.
- S Unless there is a significant tax base coming from this facility the Municipality will pay for it in terms of additional police calls; i.,e. security and noise complaints, accidents, etc.
- S There are gang activities at the Greek and Portuguese churches regularly and this parking lot is the most secluded of the three.
- S Living near an institution and gathering place forced him to move once before.

Mr. D. Broad, 4735 Rosehill Road, stated:

- S Every development proposed in the area identifies traffic concerns but nothing is ever done.
- S If Pipeline Road is blocked off at Royal Oak Drive the only access to the Rosehill/Goyette area and the new subdivision at 500 Royal Oak Drive will be via Normandy Road.
- S The traffic on Royal Oak Drive from Wilkinson to the Pat Bay Highway is very busy and will only get worse.
- S The traffic on Sundays can be backed up from Wilkinson to Elk Lake Drive.
- S He has been complaining about the intersection of Pipeline and Royal Oak Drive for 25 years.
- S Traffic along Royal Oak Drive generally exceeds 50 km/hr.
- S The proposed development at Royal Oak and Elk Lake Drive will have a huge traffic impact as well.
- S He asked Council to do something about the traffic in the area.
- S He is not opposed to the church development and supported it initially, but does not support the Association now.

Mr. J. Tonkin, 552 Normandy Road, stated:

- S He has raised his family in the area for 17 years.
- S You take your life in your hands every time you turn off Normandy onto Elk Lake Drive.
- S Turning off Pipeline is difficult as well.
- S He has noticed an incredible increase in traffic.
- S He is not anti-church but has serious concerns about the safety issues due to increased traffic on Royal Oak Drive which will turn Pipeline and Normandy into a short-cut route.
- S A development of this nature is not right for this property.

Mr. Donaldson, 655 Goyette Road, stated:

- S There are already traffic problems in the area and this development will only add to it.
- S There are already 14 churches within a 4 km radius of the area.
- S His family is opposed to this proposal.

Mrs. B. Schmidt, 4642 Pipeline Road, stated:

- S She is not opposed to development in the community as long as it is residential.
- S Initially she thought a church was a good idea but is very concerned about the increased traffic.
- S Royal Oak Drive is a major bus route.
- S If the proposal is approved she asked that there be a signed commitment from the congregation that they would not use the Pipeline/Normandy access.
- S She asked that traffic calming measures be incorporated such as no parking or residential only parking signs and a no exit sign at the top of Pipeline Road.
- S She is opposed to this proposal.

Mrs. I. Block, President of Strawberry Vale Residents' Association, #27 - 4125 Interurban Road, stated:

- S Several years ago a traffic study was done on Helmcken/Wilkinson.
- S According to the applicant residents in the western communities attending the church will use McKenzie/Glanford as the quickest route to and from the church.
- S People will use Royal Oak/Wilkinson to Helmcken.
- S The applicant says he cannot do anything about the traffic, but this development will only add to the traffic problem.

Mrs. R. Lang, 544 Normandy Road, stated:

- S She has lived there for only 2 years.
- S She has children that will be attending Royal Oak Middle School and using the Safe Routes to School.
- S She asked how the traffic issue and development in the community will affect the \$2.2 million Federal grant for the centennial trails community network.
- S She also is concerned about vandalism in the parking lot.
- S Her property borders on the Saanich Commonwealth Place parking lot and has witnessed many incidents.
- S Noise is also an issue and stated that mowing at Saanich Commonwealth Place starts between 6:00 - 6:30 am.
- S The high traffic volume is a serious issue and there is already a lot of local traffic using Normandy and Pipeline Roads.
- S People don't abide by the "Do Not Block Intersection" sign on Elk Lake at Normandy.
- S She is not opposed to development but the church will generate a lot of traffic.

Mrs. B. Patterson, 531 Normandy Road, stated:

- S She bought the property in 1991 and has a 10 year old daughter.
- S Her concerns are traffic and particularly the non-residents that use Normandy and Pipeline to avoid the lights at Elk Lake Drive.

Mrs. L. Kolodziejczyk, 3922 Holland Avenue, stated:

- S She has lived in Saanich for 20 years and is a member of the church.
- S Many people in the church family live in Saanich.
- S They are a responsible group of believers and if asked to not exit via Pipeline and Normandy they would honour it.
- S Church members would do anything to keep the community happy.

Mrs. E. Tonkin, 552 Normandy Road, stated:

- S She has lived there for 17 years and has seen a lot of changes over the years which was expected.
- S She is opposed to a large institutional building and not because it is a church.
- S She stated concerns regarding traffic; the traffic study needs to be completed.
- S Turning left onto Royal Oak Drive from Pipeline and right onto Elk Lake Drive from Normandy needs to be addressed before any further development is approved.
- S She invited Council to drive the road and stand at these corners during peak traffic times.

Mr. R. Douglas, 4656 Pipeline Road, stated:

- S Traffic is a horrid mess and the issuance of any new building permits should be postponed until the problem is solved.

Mr. A. Skinner, 4563 Pipeline Road, stated:

- S He bought his home in 1988.
- S He has actively opposed a church development since the Ministry of Highways sold the property to the church four years ago.
- S He was not pleased when the application was referred to a Public Hearing and cut short his holidays to attend tonight.
- S He is concerned about the increased traffic in the neighbourhood.
- S Nothing ever happens to resolve the traffic problem.
- S This proposal will create an incredible hazard to residents.
- S He asked Council to declare a moratorium on any further development in the area until the traffic concerns are addressed and dealt with.
- S The local area will change significantly if this proposal is approved.
- S The area already has Saanich Commonwealth Place, several church buildings and a hotel and there will be future development on the Royal Oak Inn site.
- S He suggested all undeveloped properties in the neighbourhood should be restricted to residential use only.

Mrs. C. Goossen, 550 Normandy Road, stated:

- S She has lived on Normandy Road for 21 years raising five children.

- S She is not opposed to development.
- S She asked Council for vision, infrastructure and safety considerations for pedestrians, cyclists and seniors.
- S She can't believe a public building such as this is being considered on this property.
- S She expressed concern if the right turn access/egress is not complied with.
- S There will be four churches in three blocks if this proposal is approved.
- S The traffic concerns occur at all times of the day.
- S The location of the new transit exchange is very important and needs to be finalized.
- S Her primary concern is Royal Oak Drive/Wilkinson Road as it is a main route.
- S This is a quiet, unique neighbourhood with a mixture of seniors and young families.
- S There needs to be an overall plan now for this development and future development.
- S Royal Oak Drive cannot be made four lanes through this section
- S She would like to see more homes as it is a wonderful area to raise a family.
- S Safety is the number one concern.

Mr. S. Dixon, 573 Normandy Road, stated:

- S He bought his house 13 years ago and enjoys the peace and quiet in the area.
- S He is thinking of moving if the church proposal is approved.
- S He would prefer to see residential development.
- S A lot of cars park along Normandy Road which is very narrow.

Mr. E. Ardley, 555 Normandy Road, stated:

- S He has serious concerns regarding drainage.
- S There is a large stand of trees that buffer his property from the noise.
- S A lot of trees will be lost and he bought his house because of the privacy it provided.
- S In terms of wildlife, he has counted 45 species of birds in the trees and at least six of them nest there.

Mrs. E. Turnbull, President of the Royal Oak Community Association, 785 Viaduct Avenue East, stated:

- S She referred to a letter dated April 5, 2004 from the Ministry of Transportation to BC Transit advising that the Ministry declines the proposal for access and egress to the Pat Bay Highway for a transit exchange based on the rudimentary conceptual design plan.
- S The Association conducted a survey in 1989 on neighbourhood concerns and what type of future development residents would like to see.
- S A total of fifteen out of forty surveys were returned and the overall concern expressed was people did not want overflow parking from Saanich Commonwealth Place onto Normandy Road.

- S The Association initially opposed the proposed church until they bought the additional land proposed for residential development.
- S The Association now supports the church development providing access is from Royal Oak Drive only and restricted to right turn in, right turn out.
- S There was an opportunity for an overall plan for the area through the Regional Growth Strategy; representation from the Royal Oak community at some of the meetings was not great.
- S The Local Area Plan and Official Community Plan supports the proposal.
- S The Association worked hard to distribute notices and involve the community regarding this proposal.

Mrs. S. Chapell, 592 Normandy Road, read a letter from C. Robson and M. Bamforth, 570 Normandy Road, stating total opposition to the proposed traffic flow from the church being restricted to a right turn exit onto Royal Oak Drive.

Mr. J. Fisher, 568 Normandy Road, stated:

- S He purchased his property four months ago because of its rural feel.
- S Had he known this proposal included a right turn only access/egress from Royal Oak Drive he would not have purchased his home.
- S He asked Council to reject the application.

Mrs. J. Barrick, 562 Normandy Road, stated:

- S Approximately twenty houses are being built behind Saanich Commonwealth Place.
- S The proposed parking lot for the church is bordered by seven homes.
- S 100 parking spaces is clearly insufficient and the overflow parking will go on Normandy and Pipeline Roads.
- S She expressed concern for the safety of residents from this proposal as well as the 500 Royal Oak Drive development accessing off Pipeline Road at the end of Normandy.
- S She understands a traffic study of the area was completed but set aside until the location of the bus exchange has been decided.
- S She requested a year ago a moratorium on all development in the area until the traffic flow issues have been dealt with.
- S She expressed concern for the safety of children using the park on Normandy and walking to school, all recreational users and seniors walking in the area.
- S She also expressed concern about noises from people and cars in the parking lot.
- S If this proposal proceeds Council will be turning a quiet residential street into a connector road.
- S The community association conducted no proper communication and is misrepresenting the neighbourhood.

Mrs. L. Fournier, 564 Normandy Road, stated:

- S If this proposal is approved it will ruin the peaceful nature of the area.
- S She expressed concerns regarding safety, health and the environment.
- S The proposal will bring nothing to the neighbourhood but noise and traffic problems.
- S 129 people signed the petition representing 72 homes opposed to the rezoning for institutional use.

Mrs. L. Greenwall, 4918 Mt. Matheson Road, stated:

- S She is a member of the church.
- S The church wants to help the area community and youth.
- S Churches are not harmful.
- S If townhouses were built this would generate noise and traffic too.
- S The church would not be used 24 hours a day.

APPLICANT'S RESPONSE:

Mr. Perrin stated:

- S He was told right from the start to work with the community and was encouraged to do this through the community association.
- S At the last meeting 28 people attended and only two people from the same family were opposed.
- S He intended from day one to make this a credible project and followed the prescribed path through the community consultation process.
- S He asked Council to support the project.

Councillor Wergeland stated:

- S Churches are a benefit to a community.
- S The majority of churches are self-reliant and not in the business of renting to make money.
- S This will be a very attractive development.
- S Traffic is and will be an issue whether this development proceeds or not.
- S Unless Pipeline at Royal Oak is blocked, traffic will not stop using Pipeline and Normandy as a short-cut.

Councillor Cubberley stated:

- S Traffic is a concern in many areas.
- S Royal Oak/Normandy/Pipeline is used as a circle route for people wanting to avoid the intersection of Royal Oak and Elk Lake Drive.
- S Major traffic calming measures may solve this problem.
- S The community can't be asked to take it on faith that the church will be a good neighbour and wondered if covenants could be used.
- S The traffic issue needs to be addressed.
- S The application could be adjourned until the traffic issue is resolved, but this could keep the developer on hold for a long time.

Councillor Derman stated:

- S He is unable to support the proposal due to traffic concerns.
- S In many respects this is a good project.

- S Council needs to deal with how to accommodate traffic in the area before more development is approved.

Councillor Gillespie stated:

- S The church design is good but the location is wrong.
- S A traffic study has been done on West Saanich and Wilkinson and this area needs a traffic study.
- S He commented on the number of homes that front on Royal Oak Drive but were not allowed access by the Ministry of Transportation onto Royal Oak Drive.

Councillor Brownoff stated:

- S The proposal has approval from the Ministry of Transportation for access to Royal Oak Drive.
- S Access to the site is a problem.
- S Pipeline and Normandy Roads have become a traffic circle for those wanting to avoid the lights and traffic congestion at the Royal Oak/Elk Lake intersection.
- S She believes the church will be a good neighbour.
- S She is very concerned that the majority of residents say they have not been involved in the process.
- S This is the wrong location for this proposal due to the traffic issues.
- S There is still a lot of development being proposed in Royal Oak.
- S A traffic study needs to be done.
- S Traffic calming features on Normandy could be looked into which involves a community process.
- S The existing parking along Normandy provides natural traffic calming.
- S Traffic on Pipeline is a concern as well.

Councillor Ngai stated:

- S There have been very few concerns with regard to the proposed design.
- S There has been a lot of recent development in the area.
- S Traffic is a problem everywhere.
- S There is a benefit to having a church as a neighbour.
- S She questioned whether a townhouse or single family development would be a better neighbour than a church.
- S This project should not be blamed for the traffic issues and should not take the brunt of the complaints because of it.
- S She spoke of the benefits in terms of the support a church can provide to the community and youth.

Mayor Leonard stated:

- S The social/greater good is outstanding with this applicant.
- S The related uses proposed would be a benefit to the community.
- S He suspects that some of the concerns go beyond the traffic issues.
- S Institutional use permits a higher density than residential development.
- S A height variance is being requested.
- S This is a case of a church moving into an existing residential area

which is not the same situation as other churches in this area.

**Moved by Councillor Cubberley and Seconded by Councillor Gillespie:
“That the application to rezone to P-1 and RS-8 be rejected.”**

Councillor Derman stated:

- S He supports the motion.
- S The traffic issue must be addressed.

Councillor Ngai stated:

- S She does not support the motion.
- S The project itself is a good one and it has taken many years of planning to get to this stage.

Councillor Brownoff stated:

- S She supports the motion.
- S Institutional use on this site is not appropriate and will generate more traffic, sometimes all at one time.
- S She encouraged the residents to obtain a copy of the Traffic Calming Manual from the Engineering Department and start that process moving.
- S A traffic study must come forward.

**THE MOTION WAS THEN PUT AND CARRIED,
with Councillor Ngai voting against.**

No. 199
Royal Oak Drive/
Normandy Road
Bylaw No. 8557

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8553”
Rescindment of first reading.

**Moved by Councillor Cubberley and Seconded by Councillor
Brownoff: “That first reading of Bylaw No. 8557 be rescinded.”**
CARRIED,
with Councillor Ngai voting against.

No. 200
Alder Street
Bylaw No. 8558

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8559”

**PROPOSED REZONING FOR A 21 UNIT CONDOMINIUM BUILDING ON
ALDER STREET**

To rezone Lots 3 and 4, Section 7, Victoria District, Plan 2329 (**3251/3259
ALDER STREET**) from zone RS-6 (single family dwelling) to zone RA-3 (apartment) for a proposed 21 unit condominium building. **A DEVELOPMENT PERMIT** applicable to the above lands will also be considered to require the buildings and lands to be constructed and developed in accordance with the plans submitted.

The Notice of Public Hearing; the report of the Director of Planning Services dated May 7, 2004 recommending approval; the report of the Advisory Design Panel dated March 24, 2004 recommending design approval; and two letters in opposition; were introduced.

APPLICANT:

Mr. S. Kuiack, Coach Developments Ltd., stated:

S This has been a year long collaborative effort with the community.

Mr. F. d'Ambrosia, d'Ambrosio Architecture, stated:

S The proposal is consistent with the Official Community Plan.

S It is an apartment style building and the units will be sold.

S The site is currently two single family lots.

S Variances are being requested to reduce the minimum continuous landscape area and the minimum setback from the rear lot line for the portion of the first storey that is the parking garage.

S The property is slightly sloped.

S Access is directly to Alder Street.

S An entrance apron complete with special paving leading to a concrete ramp for underground parking will provide natural traffic calming.

S Bicycle parking and a seating area will be provided in the front court area.

S A gated/locked common patio area will be provided in the rear and will be screened.

S The building will have large scale balconies and large windows.

S Neighbours have asked that as many of the mature trees as possible be retained.

Mr. B. Forth, Forth Land Planning, stated:

S There is a natural curve in Alder Street to preserve a large tree and the sidewalk will follow the same line.

S Ornamental tree plantings will be utilized in the front yard with new deciduous trees at the northwest corner of the site.

S Other plantings will include native species throughout the site and a western red cedar hedge along the north, south and east boundaries.

S Landscaping will consist of the retention of existing boulevard trees, evergreen screening and the planting of trees and shrubs.

S There will be a total of 56 trees on the site.

PUBLIC INPUT:

Mr. K. Whitcroft, 1040 Inverness Road, speaking on behalf of the Quadra Cedar Hill Community Association, stated:

S The applicant held four meetings with the Association and has addressed the residents' concerns.

S He asked the applicant to reconsider the use of western red cedars as they require lots of water.

APPLICANT'S RESPONSE:

Nil.

**Moved by Councillor Cubberley and Seconded by Councillor Gillespie:
"That the application to rezone to RA-3 be approved."**

CARRIED

Mayor Leonard stated the RA-3 zoning is common for the area.

No. 201
Alder Street
Bylaw No. 8559

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8559”
Second and Third Readings

**Moved by Councillor Derman and Seconded by Councillor Gillespie:
“That Bylaw No. 8559 be read a second time.”**

CARRIED

**Moved by Councillor Derman and Seconded by Councillor Gillespie:
“That Bylaw No. 8559 be now passed.”**

CARRIED

Moved by Councillor Cubberley and Seconded by Councillor Brownoff: “That it be recommended that Council approve and issue Development Permit No. DPR2003-00043 on Lots 3 and 4, Section 7, Victoria District, Plan 2329 (3251 and 3259 Alder Street) subject to receipt of a Root Zone Report by a certified arborist.”

CARRIED

Adjournment

On a motion from Councillor Gillespie, the meeting adjourned at 11:51 p.m.

.....
MAYOR

I hereby certify that these minutes are correct.

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MUNICIPAL CLERK