

- Re-rerouting the creek will give a long, continuous trail and provide a buffer from his property and his neighbours; it will also provide the developer with a larger parcel of land to work with that is not broken up into two pieces.
- The Merdan development to the north of the subject lands has already realigned the creek through their property; if the same is done with this development it will provide a more homogenous look between the two developments and reduce the number of creek crossings.

Mr. Andrew McWhinnie, 3910 Wilkinson Road, stated:

- He is disappointed that he was not formerly notified about this proposal; this proposal will permanently affect the area they live.
- The proposed increase in density is not what the residents in the valley originally agreed to; objectives of the South Wilkinson Valley Action Plan should be adhered to.

Mr. Sean Meares, 1085 Chesterfield, stated:

- He participated in the South Wilkinson Valley Action Plan process.
- He questioned whether the townhouse units encroach on the floodplain.
- The development of the watercourse was supposed to be 20 metres wide but it appears quite narrow; he would like clarification on the protection of the riparian area.
- The proposed density is in surplus of the units approved which the residents of the area agreed upon in the South Wilkinson Valley Action Plan.
- The Merdan development has retained the rural character of the valley and he fears that this development will not; the two developments should appear continuous.

In response to questions from Council, Mr. Scott stated:

- He is requesting a small increase in density as there is tremendous additional costs to create the grass-crete strata road along the escarpment.
- The density increase allows for 20% of the original lot area to be dedicated as park when only 5% is required.
- In terms of notification, the president of the Strawberry Vale Ratepayers Association has been apprised of all the latest information on this proposal.
- This is the fourth time that this proposal has been presented before Council.
- In terms of changing the creek beds, it is impossible to do as the elevations change drastically towards the escarpment.
- The proposal requires a minimum amount of tree removal; any tree that is removed will be replaced with two additional trees.
- The subject lands are not in a flood plain.
- This proposal will allow for the creation of a watercourse and riparian area that does not currently exist.
- He has worked with the developer to the north and Saanich staff to ensure the alignment of roads and path connections are continuous; no one will be able to tell where the boundaries are.
- The original development proposal had the potential of three creek crossings whereas this one will just have one.
- This proposal meets the criteria of the South Wilkinson Valley Action Plan more than the previous proposals other than the slight increase in density.
- The reason for the strata road is to reduce the number of creek crossings and provide an additional trail connection when development occurs further south of these lands.

The Manager of Planning Services stated:

- This is not an easy site to develop given the escarpment and the trail.
- The Ministry of Fisheries identified the ditch as a creek and advised that it could not be re-routed; this is the premise on which the current proposal was based on.
- There is a slight increase in density of approximately 3 additional units over the density objective of the South Wilkinson Valley Action Plan; in return there is 20% of parkland being dedicated which is well over the 5% required.

**MOVED by Councillor Derman and Seconded by Councillor Gillespie:
"That a Public Hearing be called."**

Councillor Derman stated:

- Previous proposals had less density but more creek crossings and paved surface, less greenspace and large cul-de-sacs.
- Meeting the objectives of the plan was easier to accomplish with the development further north because it is much larger and the watercourse/ditch is on the easterly edge of the property.
- This proposal requires a small amendment to the plan but is the least offensive in comparing it to previous proposals with the exception of the option to culvert the creek which was not supported by the Department of Fisheries.
- It is interesting that the Ministry of Land and Water indicated there was no creek on the adjacent property to the north but the Department of Fisheries identified it as a creek.
- He is sympathetic with the applicant and believes the current proposal is the best one given the circumstances.

Councillor Gillespie stated:

- The option of culverting the ditch/creek was the best one but because this was not available for the developer, the current proposal is the best alternative.
- A letter should be sent to the Ministry of Fisheries to let them know their evaluation of the ditch/creek differed from that of the Ministry of Land and Water and that this has been costly for the applicant.

Councillor Cubberley stated:

- He thanked the applicant for his high degree of patience.
- This proposal is the best option Council has seen except for the option to culvert the creek which would have achieved the broader objectives of the South Wilkinson Valley Action Plan.
- It would be difficult to achieve the objectives and parameters of the South Wilkinson Valley Action Plan given some of the physical limitations of the valley.
- A cul-de-sac proposal would not be in keeping with the rural character of the valley, produce a lot of hard surface and create more of a suburban feeling to the development.
- There has been some considerable imagination put into the idea of the grass crete lane; this 'green' lane decreases the amount of hard surface and allows the community access to the escarpment.
- Once the creek and riparian area are enhanced, it will become a beautiful amenity which will benefit the broader community and the residents of the valley.

Councillor Brownoff stated:

- This proposal will allow the community to have access to the features of the escarpment, decrease the amount of creek crossings and provide a well produced tot lot.
- She sympathizes with the developer as this is a very difficult site to develop given the physical constraints of the land.
- A cul-de-sac option would make the development feel very urban and would not be in keeping with the rural feel of the valley.
- The developer should meet with the neighbours to present the new proposal.
- She is pleased that the applicant is providing 20% of greenspace when only 5% is required.

Councillor Wade stated:

- She would like additional information provided at the Public Hearing on the surfacing of the trails and pathways in terms of how they will match up with the neighbouring developments.
- There should be a community, holistic approach to the trails, pathways and roads in the valley so that it does not look like a patchwork.
- She would also like clarification on how the watercourse and riparian area will be enhanced and how it will transition over the properties at 3925 and 3929 Wilkinson Road.

The Manager of Planning Services stated:

- The applicant will be requested to change the rezoning sign to include the townhouse units if it is called to a Public Hearing.

Councillor Pickup stated:

- The applicant has been open and willing to respond to concerns; this is the best development proposal she has seen for these lands.
- She is very disappointed that the Ministry of Land and Water and the Department of Fisheries has treated one development differently from another when it is the same creek/ditch.
- A letter should be sent to the Department of Fisheries making them aware of the evaluation of the Ministry of Land and Water and pointing out the cost to the developer.
- Additional information should be provided at the Public Hearing in terms of the surface of the trails and pathways.
- She is pleased that a tot lot will be developed in the future.
- The members of the South Wilkinson Valley Action Plan should be notified of the Public Hearing.

Councillor Wergeland stated:

- He complimented the community and applicant for their effort and patience.
- This development will be very attractive once it is completed.
- Because this is a large development, it provides continuity in the greenspace and trails.
- The various forms of housing will be beneficial to the community.

Mayor Leonard stated:

- The Public Hearing package should include the minutes of the Committee of the Whole meetings in order to clarify the evolution of this rezoning application.

- The applicant should circulate a timeline showing the progression of the rezoning application indicating the meeting dates and the direction given by Council.
- The applicant should also provide details on how the increased density can be justified.

The Motion was then Put and CARRIED

Adjournment

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

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK