

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, NOVEMBER 29, 2004 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brownoff, Cubberley, Derman, Gillespie, Ngai, Pickup, and Wergeland
Staff: Tim Wood, Municipal Administrator; Chris Nation, Municipal Solicitor; Russ Fuoco, Director of Planning; Colin Doyle, Director of Engineering; Carrie M. MacPhee, Municipal Clerk; and Shirley Leggett, Senior Committee Clerk.

No. 414
ADM15
Presentation

PRESENTATION OF DUKE OF EDINBURGH AWARDS

Dr. B. Carr-Harris, Company Advisor, 5th Tsartlip Venturer Company was present with the five award recipients to provide an overview of the Company's activities for the past year including a slide show of their trip to Scotland and England.

Mayor Leonard congratulated the Venturer Company and presented Max Hall, Matthew Martin, Bradley Miller, Bryce Miller, and Tyler Rivard with their Bronze Duke of Edinburgh Awards.

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Brownoff and Seconded by Councillor Pickup:
"That the Minutes of the Council and Committee of the Whole Meetings held November 15, 2004, the Special Council and Committee of the Whole Meetings held November 16, 2004, and the Special Council Meeting held November 23, 2004, be adopted."

CARRIED

No. 415
ADM40
Bylaw 8599

BOARD OF VARIANCE BYLAW.

First Three Readings of the "Board of Variance Bylaw, 2004, No. 8599". To constitute a Board of Variance and repeal Bylaw 8497.

MOVED by Councillor Derman and Seconded by Councillor Cubberley:
"That Bylaw No. 8599 be introduced and read."

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Cubberley:
"That Bylaw No. 8599 be read a second time."

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Cubberley:
"That Bylaw No. 8599 be now passed."

CARRIED

No. 416
EPW65
Bylaw 8616

SEWER ENTERPRISE BOUNDARY EXTENSION BYLAW (PORTIONS OF 4591, 4599, 4611 AND 4621 BLENKINSOP ROAD).

First Three Readings of the "Sewer Enterprise Boundary Extension Bylaw, 2004, No. 8616". To include portions of 4591, 4599, 4611 and 4621 Blenkinsop Road in the Sewer Enterprise Boundary.

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: "That Bylaw No. 8616 be introduced and read."

CARRIED,

with Councillor Pickup voting against.

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: "That Bylaw No. 8616 be read a second time."

CARRIED,

with Councillor Pickup voting against.

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: "That Bylaw No. 8616 be now passed."

CARRIED,

with Councillor Pickup voting against.

No. 417
Elk Lake Drive
Bylaw 8617

4680 ELK LAKE DRIVE.

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2004, No. 8617". Rezoning from C-13 to RP-2.

MOVED by Councillor Ngai and Seconded by Councillor Wergeland: "That Bylaw No. 8617 be introduced and read."

CARRIED

RECOMMENDATIONS

From the Healthy Saanich Advisory Committee Meeting held October 20, 2004

No. 418
ADM85
Hepatitis C
Victims

HEPATITIS C VICTIMS

Memorandum from Councillor Brownoff, Chair, Healthy Saanich Advisory Committee dated November 10, 2004 pertaining to hepatitis C victims.

MOVED by Councillor Brownoff and Seconded by Councillor Pickup: "That Council send a letter to the Federal Government of Canada requesting that they immediately expand the eligibility for the existing 86/90 compensation program to include hepatitis C victims now in the pre-86 and post-90 excluded group."

CARRIED

No. 419
ADM25
Statement of
Victoria Peace
Coalition

STATEMENT OF VICTORIA PEACE COALITION WORLD SPACE PRESERVATION TREATY

Memorandum from Councillor Brownoff, Chair, Healthy Saanich Advisory Committee dated November 10, 2004 pertaining to information from the Victoria Peace Coalition.

MOVED by Councillor Brownoff and Seconded by Councillor Pickup:

“WHEREAS the termination of the Anti-Ballistic Missile (ABM) Treaty on June 13, 2002, permits research, development, testing, manufacturing, production and deployment of space-based weapons, thereby promoting an arms race in space;

AND WHEREAS the Space Preservation Treaty will establish a permanent ban on all space-based weapons, on the use of weapons to destroy or damage objects in space that are in orbit; and the permanent termination of research and development, testing, manufacturing, production, and deployment of all space-based weapons;

AND WHEREAS the Space Preservation Treaty will establish an outer space peace-keeping agency to monitor outer space and enforce the permanent ban of space-based weapons;

AND WHEREAS the Space Preservation Treaty permits space exploration, space research and development, testing, manufacturing or deployment that is not related to space-based weapons or systems, including civil, commercial, or defence activities such as communications, navigation, surveillance, reconnaissance, early warning, or remote sensing;

AND WHEREAS the Space Preservation Treaty facilitates investment in clean, safe, and sustainable technology, products and services to support expanded, cooperative, non-weapons space ventures and the consequent stimulation of the national and world economy;

AND WHEREAS the Space Preservation Treaty preserves the peaceful, cooperative uses of space for all residents of Saanich and prevents harmful health and safety impacts on residents from space-based weapons testing;

THEREFORE BE IT RESOLVED THAT:

- 1. Saanich Municipal Council urge the Prime Minister of Canada to sign the Space Preservation Treaty and have the House of Commons of Canada ratify it;**
- 2. Saanich Municipal Council urge the Government of Canada to convene a treaty-signing conference for the Space Preservation Treaty, as Canada did in the treaty-signing conference in December, 1997, where 122 countries signed the Convention Banning Land Mines, known as the Ottawa Convention; and**
- 3. A copy of this Resolution be sent to our local Members of Parliament.”**

CARRIED

From the Development Process Review Committee Meeting held November 8, 2004

No. 420
ADM40
Building and
Plumbing Bylaw

PROPOSED AMENDMENTS TO BUILDING AND PLUMBING BYLAW, 1993 NO. 7188

Memorandum from the Development Process Review Committee dated November 17, 2004, and report from the Director of Planning dated October 18, 2004 with regard to clarification of the Municipal role in building construction approvals.

MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: "That Council adopt the proposed amendments to Building and Plumbing Bylaw, 1993 No. 7188 as outlined in the October 18, 2004 report of the Director of Planning."

CARRIED

REPORTS FROM CHAIRS OF SAANICH ADVISORY COMMITTEES

No. 421
ADM85
Saanich Advisory
Committees

Council members provided updates on the various Saanich Advisory Committees they chair.

Adjournment

On a motion from Councillor Pickup, the meeting adjourned at 8:27 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
 HELD IN THE COUNCIL CHAMBERS
 SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, NOVEMBER 29, 2004 AT 8:28 P.M.

Present: **Chair:** Councillor Wergeland
Council: Mayor Leonard and Councillors Brownoff, Derman, Gillespie, Ngai, Pickup, and Wergeland
Staff: Tim Wood, Municipal Administrator; Chris Nation, Municipal Solicitor; Russ Fuoco, Director of Planning; Colin Doyle, Director of Engineering; Carrie M. MacPhee, Municipal Clerk; and Shirley Leggett, Senior Committee Clerk.

Quadra Street
 Rezoning

3350 QUADRA STREET AND 1016 INVERNESS ROAD – REZONING APPLICATION – JEFF LONG, LANDTACTICS.

Reports of the Director of Planning dated November 19, 2004 recommending approval of a new RA-7 zone, rezoning from RS-6 to RA-7 and Development Permit DPR2004-00008, that a pedestrian statutory right-of-way through the property be granted and that a statutory right-of-way through the property be granted to provide access to two lots fronting Quadra (3316 and 3334 Quadra Street) to be effective if and when they are rezoned to a multi-family housing zone; and the Advisory Design Panel dated September 21, 2004 recommending approval of the design.

Mr. J. Long, Landtactics, applicant, stated:

- The proposal is to rezone the subject property to a new Apartment Zone in order to construct an eight-storey, 68-unit residential apartment building.
- During the past year they held three public open houses; more than 600 invitations to neighbouring residents were sent out for each of them.
- Meetings were held with the Quadra Cedar Hill Community Association and they met with the Saanich Advisory Design Panel.
- They initially proposed three options: two four-storey buildings, one six-storey building and one eight-storey building; all three options were for 68 units.
- At the public meetings they presented the three options and asked those in attendance to vote for the option they liked best; they received overwhelming support for the eight-storey option as it had a smaller building footprint, with site coverage at only 17.5 percent.

Mr. M. Levin, Praxis Architects, stated:

- There is a grove of Garry oak trees located along the northern boundary of the property which will be preserved and enhanced.
- The main access from Inverness Road will feed directly into the underground parking area where there will be 92 parking stalls; there will be 10 above-ground parking stalls for visitors.
- The second access will be from Quadra Street and it will be a right-in/right-out only access.
- The pedestrian walkway will be separated from the vehicle driveway along the main access road.
- A combination of permeable pavers and asphalt will be used for the driveways.

Mr. C. Walker, developer, Abacus Realty, stated:

- They will provide an easement in the southeast corner of the site for future access if the adjacent properties are eventually developed.

- The significant change in grade of the property means that the appearance of the building from the Quadra Street frontage will be reduced by one storey.
- They undertook a detailed view, sun and shadow analysis to determine the impact of their proposal; the building will have minimal impacts on adjacent properties in terms of view obstruction, shadow casting and sun blockage.
- In order to accommodate future redevelopment of the block, they will provide vehicle access to two properties fronting Quadra Street, situated between the subject site and the existing apartment building to the south.
- They would prefer not to have a public access through the Garry oak meadow in order to protect the trees but they will do so if the community wants a pedestrian access.
- The proposed building will be sited away from the Garry oak stand and be defined by a rock outcrop and/or wall so that the area is not replanted with more formal landscaping over time.
- They are working with an arborist who visited the site and dug test holes around the trees and determined that the root systems will not be impacted by the building construction.

Mr. J. Partlow, Landscape Architect, stated:

- The Advisory Design Panel suggested that a portion of the area between the wall and building have a manicured landscaped area and the remainder of the area be restored and left in its natural state.

Mr. G. Goodwin, 305-1032 Inverness Road, stated:

- The shadows cast by the footprint of two four-storey buildings would be greater than that of one eight-storey building.
- The proposed development appears to have the least amount of impact for what will likely be the future progression in terms of constructing apartments, condominiums and townhouses of various sizes.
- He attended one of the public meetings and there were not many people there who were opposed to the development.
- He is on the Strata Council of the Inverness Estates and they do not think it is a good idea to have a public pathway because there is already an issue with security and liability issues; they installed a gate and secured some of their undercover parking area in order to solve some of those problems.
- He welcomes the project and thinks it will be an asset to the community.

Ms. J. Allison, 302-3400 Quadra Street, stated:

- She attended one of the public meetings and thinks the area has been in transition for quite some time.
- The site drops significantly and will make the building look like a seven-storey building from Quadra Street but she would like to know how it will appear from Inverness Road.
- The building at 3400 Quadra Street was constructed in 1993 and its site coverage is about 31.5 percent; it was initially proposed as a 40-unit four-storey building but the Planning Department requested that it be reduced by 11 units.
- If the proposed development was reduced by 11 units it would result in a site coverage of about the same as 3400 Quadra Street.
- She is not against densification of the area but it needs to be done in context with the general form and character of the rest of the neighbourhood.
- She does not think unrestricted access through the property is a good idea

as security is an issue in the area.

Mr. M. Kitzmann, 904 Cloverdale Avenue, stated:

- He attended the public meetings and was very impressed with the plans for the subject property.
- He does not think that many of the neighbouring residents will be negatively impacted by the height of the proposed eight-storey building; many of them will not even be able to see it from their properties.

Ms. E. Metcalf, 303-3400 Quadra Street, stated:

- She attended one of the public meetings held by the proponents.
- At the meeting they were shown models of the three building type options and a slide presentation showing their heights relative to the development at 3360/3370 Quadra Street.
- They were then asked to vote on the option they liked best; since the voting was done anonymously, there is no way to know if only those people who would be impacted by the development were the only ones who voted.
- She thinks the density of the proposed development is excessive especially when you factor in the number of potential vehicles that the residents could own.
- The additional volume of traffic could impact both the safety of the pedestrians using the crosswalk at the intersection of Quadra Street and Inverness Road, as well as the people using Rutledge Park.
- The height of the majority of the buildings in the area is either single storey or four-storey; a six or eight-storey building in the proposed location would be out of character and obstruct the views of some of the residents in the area.

Mr. E. Law, 3167 Glasgow Avenue, stated:

- He thinks the developers are thinking outside the box with regard to the proposed development.
- The area is comprised mainly of four-storey buildings that are not particularly attractive to look at nor are they environmentally friendly.
- The proposed development takes into consideration the preservation of eco-systems and the natural beauty of the property by reducing the building footprint.
- The results of the shadow analysis show that the building is strategically positioned to preserve view corridors.
- The developers are proposing to construct a high quality concrete and steel building and he thinks it will be a big benefit to the neighbourhood.

Ms. W. Russell-McDonald, Oakview Courts, stated:

- She purchased her condominium ten years ago and has a 180 degree view of the city.
- She thinks it would be more suitable to construct two four-storey buildings instead of an eight-storey building on the subject property as it will impact her views.
- Saanich does not have residential buildings higher than four storeys and if the proposed development is approved, it could set a precedent; it could also impact privacy and property values.

Ms. P. Cohen, 400-3363 Glasgow Avenue, stated:

- She is opposed to the development of an eight-storey building on the subject property as it would be out of character with the rest of the area.

- Rutledge Park is a great asset to the neighbourhood and many of the residents in the area use it.
- The developers are proposing an access driveway onto Inverness Road which could impact the safety of the people walking to the park, as well as increase the traffic in the area.

Mr. D. Ballard, Oak Bay Avenue, stated

- His background is as a business man and environmentalist: he was part of a group that worked on developments that were meant to prevent urban sprawl and help redevelop and vitalize the inner core of the City of Victoria; for the most part they were successful.
- A number of years ago in James Bay they stopped building high rises completely and it has resulted in an area of four-storey buildings that utilized 90 percent of the land.
- He thinks the proposed development is a creative and progressive step forward and it will likely enhance the value of the entire area.

Ms. M. Bachmann, 3720 Ascot Drive, stated:

- She attended one of the public meetings held by the proponents along with six or eight members of the Quadra Cedar Hill Community Association.
- They were asked to vote for what option they preferred; she did not think it was appropriate to vote when there was only 15 or 20 people in attendance, most of whom did not live in the immediate area.
- She thinks the residents need to take a more proactive planning role and be involved in how their community will be shaped.
- There needs to be a comprehensive plan and design for the entire area.

Ms. S. Jeddick, 3360 Glasgow Avenue, stated:

- The building would probably look great in Oak Bay but in this location it would be better if it were two four-storey buildings.
- She is not opposed to the property being developed but she thinks the proposed building is too high and too dense.

Mr. K. Nathoo, 1028 Inverness Road, stated:

- He owns the three-storey apartment building at 1028 Inverness Road which is located next to the subject property.
- He is concerned that the additional traffic that will be entering/exiting from Inverness Avenue into the proposed development will impact the residents who live in his apartment building.
- He purchased his property for a great deal of money five years ago and he does not want his investment to suffer.
- He thinks that if the proposed development is approved, there should only be one access from Quadra Street.
- He also thinks there should be less units; 68 units are too many.

Mr. I. Miller, 3258 Wicklow Street, stated:

- He thinks the proposed rezoning of the subject property and the construction of multiple-family housing is suitable and consistent with the Local Area Plan.
- However, the proposed eight-storey building is directly in his viewscape from the rear of his house and the privacy of his backyard and deck will be impacted.
- An eight-storey building is out of context with the other developments in the area and will likely have negative impacts on traffic, parking, and noise.

Mr. B. Gossen, 940 Inverness Road, stated:

- Inverness Road is a very busy street and there are no traffic lights at either end of it.
- The additional traffic that will be generated from this proposed development and others in the immediate area are going to cause serious impacts; it already takes a long time to access Quadra Street from Cloverdale Avenue and Inverness Road.

Ms. J. Roberts, 124-1025 Inverness Road, stated:

- She attended two of the public meetings that were held.
- She is concerned that there is no comprehensive plan; it is apparent that two independent developers, Mr. Long and Mr. Otke, are intent on eventually purchasing all of the single family lots on the block.
- She is opposed to the proposed eight-storey building; in order to maintain the integrity of the neighbourhood the proposal should only be four storeys.
- Serious consideration must be given to traffic conditions that could impact the safety of the children and youth using Rutledge Park; there needs to be an overall plan for the ingress/egress via 1016 Inverness Road.
- Many people at the public meetings were under the impression that Mr. Long was an urban planner for Saanich; this led them to believe that Saanich was in favor of the proposed development.

Mr. D. Duke, 3305 Camrose Court, stated:

- An eight-storey building in this area would be an anomaly and will not fit in with the rest of the neighbourhood.
- The developer has done a good job on the design of the proposal but it is not suitable for the subject property.

Mr. J. Bates, 995 Ridgeway Street, stated:

- He is concerned that developing the area without a comprehensive plan will cause problems in the future.
- Both of the developers should work together so that the result is a development that is attractive and an asset to the neighbourhood.
- If an eight-storey building is constructed it could set a precedent; peoples' privacy could be impacted.
- If there is a comprehensive plan for the entire area, two or three buildings could be constructed and situated in such a way that there could be one road accessing all of the buildings, with a transit stop in the centre of the development.

Mr. B. Trotter, 3893 Merriman Drive, stated:

- The problem with tall buildings is that they become the view to the exclusion of everything else; an eight-storey building in the proposed location is too high.
- Traffic is already heavy along Quadra Street; he thinks traffic from the proposed development should enter/exit from Inverness Road.
- Council needs to consider alternate forms of transportation not just transit, but other forms as well in order to take the pressure off major roads.

Ms. R. Emery, 3513 Quadra Street, stated:

- She moved into the area four years ago because it was a compatible mix of single family dwellings and multiple family housing.

- She is concerned that an eight-storey building could set a precedent for other areas along Quadra Street; it does not fit in with the character of the neighbourhood.

Mr. B. Beaumont, 3351 Glasgow Avenue, stated:

- He is house-sitting for his 94 year old uncle who has owned the property at 3351 Glasgow Avenue for the past 70 years and is now in a care facility.
- He really likes the proposed design of the building; with the right kind of landscaping it could be very beautiful and increase property values in the neighbourhood.
- The footprint of an eight-storey building compared to two four-storey buildings is significant; with the proposed development more greenspace will be preserved.
- Glasgow Avenue is a dead-end road but there is a walkway that goes through to Cloverdale Avenue which has a sidewalk and there are crosswalks and traffic lights at Quadra Street; he does not think that pedestrian traffic is a concern.

Mr. J. Cohen, 3363 Glasgow Avenue, stated:

- He does not think that Inverness Road will be able to handle the additional traffic that will be generated from a 68-unit building.

Ms. S. Campbell, 1025 Inverness Road, stated:

- She is concerned for the safety of the children who live in the area and walk to Cloverdale Elementary School and Rutledge Park; traffic is already heavy.

Ms. V. Sanders, president, Quadra Cedar Hill Community Association, stated:

- The Community Association supports the vision of local area plans for multi-family in the Quadra/Inverness/Glasgow area.
- The process for the proposed development has been very convoluted: initially the concept included two properties on Quadra Street; the additional Quadra Street property was going to be achieved by a land swap for property on the west side of the subject property.
- This concept looked appealing because it opened up large expanses of greenspace on Quadra Street and would create a more viable development opportunity on Glasgow Avenue; this was comprehensive planning.
- The Association said it would be receptive to a six-storey building if the land swap took place.
- All of the notices for the three public meetings were advertised the same; the Inverness Road access was never mentioned.
- All three concepts were presented at the public meetings but it was not until the final meeting that the developers made it clear that it was the eight-storey option they were pursuing; at this point the developers received some negative feedback from the residents regarding the height.
- The votes that were taken at the meetings were not conclusive because members of the development team voted as well.
- The Association has always considered the entire area when reviewing various developments; they do not support a proposal that is not part of a comprehensive plan involving all properties.
- The proposed development fails to conform to the Saanich Core Development Permit Area Guidelines which states that site development should relate to topography, and building heights should acknowledge significant view corridors.

- An eight-storey building deviates from the character of the neighbourhood in that there is no building in the area higher than four-storeys; some of the adjacent properties will be impacted.

Mr. M. Byer, 500 Senanus Drive, stated:

- He owns a number of properties in Saanich and he considered the subject property over the last decade as a potential site for development.
- He thinks the proposed development is innovative and creative, and preserves the Garry oak meadow.
- An eight-storey building compared to two four-storey buildings saves a significant amount of greenspace and that is a bonus; it will also act as an anchor for future four-storey buildings that will eventually be constructed around it.
- He thinks it would be a good idea for the developers to consider a traffic study for the area.
- He hopes that Council will forward the application to a Public Hearing.

Mr. M. Parsons, 1016 Inverness Road, stated:

- His father-in-law has owned the property at 1016 Inverness Road for the past 32 years.
- During that time he has seen the construction of three and four-storey apartment buildings that look like boxes and which take up the entire site with above-ground parking.
- The only significant improvement to the area has been the development of Rutledge Park which changed the character of the neighbourhood.
- He thinks the proposed eight-storey building with the significantly smaller footprint will be a great asset to the neighbourhood and set a precedent for the rest of the development in the area.

Ms. C. Ivatts, 966 Lovat Avenue, stated:

- She thinks the density of the proposed 68-unit development is too great; the building is too high and will loom over the adjacent properties.
- An eight-storey building will set a dangerous precedent for any area in Saanich.

Mr. L. Furtado, 3830 Quadra Street, stated:

- He supports the proposed development; it would be nice to have a change from what is usually built.
- The small footprint of the building means there will be more greenspace and landscaping.

Ms. K. Healey, 3513 Quadra Street, stated:

- She thinks the proposed eight-storey building is too high; a four-storey building would blend in with the neighbourhood better.
- This is not a suitable area for this kind of development.

Mr. D. Ludlow, 607 Michigan Street, stated:

- He lives in James Bay next to a 12 and 13 storey apartment building; he would rather have an eight-storey building as it is less of an eyesore.
- He does not think that traffic will be an issue; people adjust accordingly.

Mr. K. Whitcroft, 1044 Inverness Road, stated:

- The rezoning signs that were posted for the property stated the proposed new zone was RA-3 not RA-7; they also stated it was for 68 units but it did

- not mention an eight-storey building.
- 17.5 percent site coverage is very nice but the people whose properties will be impacted by shadowing and the loss of views need to be considered.
- The canopy cover of the Garry oak trees extends past the break in the property along the north side; blasting will likely take place along the base of the trees and they could be impacted.
- Inverness Road provides access to and through the neighbourhood; it is already used as a cut through from the Tattersall/Quadra/Cook Street intersection.
- He would like to know if the funds from the Development Cost Charges will be used for park development or park acquisition.
- He thinks the developer should construct some kind of markers like scaffolding and balloons to mark out what the finished height of the proposed eight-storey building will look like.

Responding to questions and comments, Mr. J. Long stated:

- The driveways will be constructed of asphalt and pavers; grasscrete will be used if the access from Quadra Street is used as an emergency only access.
- The shadow study was conducted until 9:00 p.m.
- The arborist used an excavator to dig some test holes around the base of the Garry oak trees and determined that where the excavating would take place for the underground parking area it would not impact the root systems.
- The driveway access to Quadra Street would be right-in/right-out only.
- They will mark the height of the proposed building.
- It is anticipated that the target market will likely be adults without children.
- They are prepared to look into some kind of transit package.
- They have not undertaken a traffic study but Saanich Planning and Engineering staff are of the opinion that the capacity of Inverness Road is adequate; traffic calming could be considered at the entrances to the development if people are concerned with safety.

Responding to questions, the Director of Engineering stated:

- Inverness Road is considered to be fully developed in its current form; it is a full width roadway with a concrete curb, gutter and sidewalk on both sides of the road.
- They could incorporate some traffic calming on the block between Glasgow Avenue and Quadra Street at the time of the development; that would make it more consistent with the block to the west between Glasgow and Cloverdale.
- More site accesses are preferable from a network perspective; there are more options for people to leave and enter the site.
- In this case, with the Quadra Street access restricted to right-in/right-out only, the access off of Inverness Road makes movements to the building much more direct so it is preferable to retain both accesses.

Councillor Gillespie stated:

- Traffic is an issue in many areas throughout Saanich and it is our responsibility to make the streets as safe as possible.
- He would have preferred to see a comprehensive plan for the entire block.
- He cannot support an eight-storey building in this location; it could set a precedent.

**MOTION: MOVED by Councillor Gillespie and Seconded by Councillor Cubberley:
“That the meeting extend past 11:00 p.m.”**

CARRIED

Councillor Derman stated:

- When he considers these types of developments he is of the opinion that height is not necessarily a negative aspect; what is critical in terms of height is what the returns to the neighbourhood will be in terms of amenities.
- In the initial concept plan that was considered at the public meetings, the property south of the entrance off Quadra Street was going to become part of the subject property in a land swap with the individual who owns the properties along Glasgow Avenue.
- This would have resulted in a significant strip of property at the bottom of the site being added to the properties along Glasgow allowing for greater separation and a more rectangular shaped site; there was no mention of the site being accessed by Inverness Road.
- The proposed concept plan now calls for two accesses which will result in a huge amount of pervious roadway surface throughout the site even though the building footprint is only 17.5 percent.
- There should be more public amenity along Glasgow Avenue when the block is developed.
- He is surprised that a traffic study was not done.
- He would have liked to see a more comprehensive plan for the entire block of Quadra Street.
- He will not support the application going forward to a Public Hearing.

Mayor Leonard stated:

- He is happy to see that so many of the residents have come out to the meeting and written letters in support of their neighbourhood.
- The design of the building makes a bold statement but it also makes it look taller than eight storeys.
- The Planning report states that the proposed development is generally consistent with the principles and policies of the Saanich Core Local Area Plan but he is not convinced that the development has any connection with the context of the neighbourhood.
- No one owns a view but it is reasonable to have an expectation of what is going to happen in your neighbourhood; the Local Area Plan gives people that sense.
- He agrees that there is a not a lot of greenspace because of the roadway that runs through the development.
- He cannot support the proposal.

Councillor Cubberley stated:

- He was under the impression that there was more community support for the proposal but it is evident from the number of speakers that there are many residents who are opposed to it.
- The access off Inverness Road is too close to the adjacent property and is all hard edge; in order to distribute the traffic the Quadra Street access will need to be used as a main access and not just for emergency use only.
- In the initial planning stages for the development of this block of Quadra Street, it should have been stated that we wanted to see a comprehensive redevelopment of the entire area.
- He does not support the application going forward to a Public Hearing because he does not think the proposal in its current form will be

successful.

Councillor Brownoff stated:

- There is an excessive amount of pavers and asphalt that will be used on the roadways throughout the proposed development and not as much greenspace as she thought there would be.
- The portion of the building that fronts Inverness Road is too massive.
- She thinks it would have been beneficial to have had a traffic study undertaken.
- The Community Association and the majority of the residents are not in favor of the concept of an eight-storey building in this area.
- The idea of a comprehensive plan for the block is a good idea but you cannot force people to come together; the developers need to speak to the other property owners because the community wants a comprehensive plan.

Councillor Ngai stated:

- She is not opposed to the idea of an eight-storey building but it is not compatible with the rest of the neighbourhood.
- She likes the fact that an eight-storey building will only have a footprint of 17.5 percent but there is not a lot of greenspace on site that the community can use.
- It might be appropriate to postpone further consideration and give the applicants an opportunity to revise their proposal.

Councillor Pickup stated:

- She has lived in the subject area for the past 41 years and has seen the neighbourhood undergo many changes.
- She concurs that continuing to build four-storey boxes in this area is not very progressive.
- She thinks there are many positive aspects to the proposed development but she agrees there is too much driveway and she is concerned with the access onto Inverness Road.
- She would have preferred a comprehensive development on this site but she recognizes that this has not been possible given the individuals concerned.
- She thinks a six-storey building with fewer units may be a suitable alternative so that the footprint would still be relatively small; the roadway should be refigured as well.
- A traffic study would have been helpful.

Councillor Wergeland stated:

- Everyone says they want to see progress but they have a difficult time visualizing change.
- In this case, Saanich has never had an eight-storey building in the community and there is the unknown associated with it.
- If the Municipality is serious about wanting to preserve its greenspace then we have to look at different ways of building.
- In this case it is not the density of the project that is an issue for many people, it is the height of the building; perhaps the developer should consider the option of constructing two four-storey buildings instead.

MOTION:

**MOVED by Councillor Gillespie and Seconded by Councillor Derman:
“That the application to rezone Amended Lot 2 and Lot 10, Section 63,**

Victoria District, Plan 1781 (3350 Quadra Street and 1016 Inverness Road) from RS-6 to RA-7, be rejected.”

CARRIED

In Camera Motion

MOVED by Councillor Derman and Seconded by Councillor Cubberley: “That the following Council meeting be closed to the public as the subject matter being discussed relates to the proposed acquisition of land and/or improvements and to personal information about identifiable individuals being considered for appointments.”

CARRIED

Adjournment

On a motion from Mayor Leonard, the meeting adjourned at 11:35 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK