

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, APRIL 4, 2005 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brownoff, Cubberley, Derman, Gillespie, Ngai, Pickup, Wade 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.

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Cubberley and Seconded by Councillor Brownoff: "That the Minutes of the Council and Committee of the Whole Meetings held March 14, 2005, and the Special Committee of the Whole – Financial Plan Meetings held February 21, 2005 and March 1, and 8, 2005, be adopted."

CARRIED

APPEALS

4577 LEYNS ROAD – REZONING APPLICATION – HANNY HILMY

No. 83
Leyns Road
Rezoning

Mr. H. Hilmy, applicant, 2244 Arbutus Road, stated:

- He does not appreciate the allegations and accusations that have been made against him.
- All of the construction activities to date have been in full compliance with Saanich's bylaws and were only commenced after appropriate permits were obtained.
- He is not a commercial developer and only wants to subdivide the property so he can build a retirement home to live in.
- Letters were mailed out to their neighbours in October 2004 summarizing their proposal and inviting comments/questions with regard to their plans; they did not receive any responses.
- Rocks were never pushed into the ocean as alleged; Don Mann Excavating was responsible for hauling debris away.
- No trees were removed outside the scope of the tree removal permit; the majority of the trees that were removed were on the footprint of the proposed house and driveway and some were diseased or hazardous.
- A landscape architect and restoration expert is preparing an extensive and integrated plan for the property that will restore, augment and enhance the terrain and native vegetation composition.
- The neighbours' views will not be impacted by the construction of a new house; all of the neighbouring properties are situated well away and to the front of the proposed house.
- The proposed new home will be constructed on the footprint of the previously demolished house with very limited blasting expected; a reduced house size is also being considered.
- He hopes that Council will reconsider its previous decision and forward their application to a Public Hearing.

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

- Their goal is to restore the subject property to a better condition than what presently exists; 66 new trees will be planted throughout the site.

- New trees will be planted along the property lines to help screen the proposed subdivision.
- The existing Garry oak meadow will be enhanced by planting various bulbs; there will be areas containing native species only.
- There is a large setback area from the water that will be planted with additional trees and coastal plantings.
- The landscaping for both of the proposed lots will be blended and merged into one landscape feature.

Mr. W. Peereboom, Victoria Design Ltd., stated:

- They are planning to reduce the size of the proposed house; the proposed two storied house actually looks like 1 1/2 stories because the upper floor is tucked into the roof.

MOVED by Councillor Pickup and Seconded by Councillor Brownoff: "That Council reconfirm its March 7, 2005 decision that the application to rezone Lot 6, Block C, Section 85, Victoria District, Plan 2617 (4577 Leyns Road) from RS-16 to RS-14, be rejected."

Councillor Derman stated:

- Mr. Hilmy has followed all of Saanich's requirements with regard to the work that has been undertaken to date; however, if this one-off development is permitted it could set a precedent for the entire street.
- The remainder of the properties on the street need to be considered as well.

The Motion was then Put and CARRIED

BYLAWS

No. 84
Clutesi Street
Bylaw 8625

5080 CLUTESI STREET.

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8625" and approval of Development Variance Permit No. DVP2004-00019. Rezoning from A-1 to RS-10.

MOVED by Councillor Ngai and Seconded by Councillor Wergeland: "That Bylaw No. 8625 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

MOVED by Councillor Ngai and Seconded by Councillor Wergeland: "That Council approve and issue Development Variance Permit No. DVP2004-00019 on Lot 3, Section, 46, Lake District, Plan 21435 (5080 Clutesi Street)."

CARRIED

No. 85
ADM40
ESCO Energy
Retrofit Program

LOAN AUTHORIZATION BYLAW (ESCO ENERGY RETROFIT PROGRAMME).

Final Reading of the "Energy Retrofit Program Loan Authorization Bylaw, 2004, No. 8628". To allow the Municipality to borrow a sum not exceeding \$818,000 to carry out the Energy Retrofit Program.

MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That Bylaw No. 8628 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 86
ADM40
Bylaw 8618

WATER UTILITY BYLAW AMENDMENT – RE-CONVEYANCE OF WATER.

First Three Readings of the “Water Utility Bylaw, 2000, Amendment Bylaw, 2005, No. 8618”. Housekeeping amendment to prohibit water being re-conveyed from one parcel to another without the Municipality’s permission.

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: “That Bylaw No. 8618 be introduced and read.”

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: “That Bylaw No. 8618 be read a second time.”

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: “That Bylaw No. 8618 be now passed.”

CARRIED

No. 87
PLD55.
Bylaw 8648

1030 GREENRIDGE CRESCENT.

First Reading of the “Official Community Plan Bylaw, 1993, Amendment Bylaw, 2005, No. 8648”. To amend the Quadra Local Area Plan to designate the property as potential multi-family and include in the Quadra-McKenzie Development Permit Area.

MOVED by Councillor Pickup and Seconded by Councillor Brownoff: “That Bylaw No. 8648 be introduced and read.”

CARRIED

No. 88
Greenridge Cres.
Bylaw 8649

1030 GREENRIDGE CRESCENT.

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8649”. Rezoning from RS-6 to RT-3.

MOVED by Councillor Derman and Seconded by Councillor Gillespie: “That Bylaw No. 8649 be introduced and read.”

CARRIED

No. 89
Burnside Road W.
Bylaw 8650

850 BURNSIDE ROAD WEST.

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8650”. Rezoning from RS-6 to RS-4 and RS-2.

MOVED by Councillor Ngai and Seconded by Councillor Wergeland: “That Bylaw No. 8650 be introduced and read.”

CARRIED

No. 90
Short Street
Bylaw 8651

829 AND 841 SHORT STREET/3371 OAK STREET.

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8651”. Rezoning from RS-6 and C-2 to C-6DE.

MOVED by Councillor Gillespie and Seconded by Councillor Ngai: “That Bylaw No. 8651 be introduced and read.”

CARRIED

No. 91
McKenzie Avenue
Bylaw 8653

1654 MCKENZIE AVENUE.
First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8653". Rezoning from C-3 to C-3L.

MOVED by Councillor Ngai and Seconded by Councillor Cubberley:
"That Bylaw No. 8653 be introduced and read."

CARRIED,
with Councillor Derman voting against.

RESOLUTIONS FOR ADOPTION

No. 92
PQS100
Tender 08/05

TENDER 08/05 – WATERWORKS FITTINGS.
Report of the Director of Purchasing dated March 29, 2005 recommending Tender 08/05 for waterworks fittings be awarded as outlined, in the total amount of \$214,827.74 plus GST and PST.

MOVED by Councillor Derman and Seconded by Councillor Wade:
"That Tender 08/05 for waterworks fittings be awarded as outlined in the March 29, 2005 report of the Director of Purchasing, in the total amount of \$214,827.74 plus GST and PST."

CARRIED

No. 93
PQS100
Tender 09/05

TENDER 09/05 – ASPHALT PAVING WORKS.
Report of the Director of Purchasing dated March 29, 2005 recommending Tender 09/05 for asphalt paving works be awarded to Capital City Paving Ltd. in the amount of \$785,876.00.

MOVED by Councillor Wergeland and Seconded by Councillor Cubberley: "That Tender 09/05 for asphalt paving works be awarded to Capital City Paving Ltd. in the amount of \$785,876.00."

CARRIED

No. 94
PQS100
Tender 11/05

TENDER 11/05 – CONCRETE CURB, GUTTER AND SIDEWALK.
Report of the Director of Purchasing dated March 29, 2005 recommending Tender 11/05 for concrete curb, gutter and sidewalk be awarded to Island Asphalt Company (dba O.K. Industries Ltd.) in the amount of \$328,002.08.

MOVED by Councillor Ngai and Seconded by Councillor Wade: "That Tender 11/05 for concrete curb, gutter and sidewalk be awarded to Island Asphalt Company (dba O.K. Industries Ltd.) in the amount of \$328,002.08."

CARRIED

No. 95
ADM115 - CRD
Sewer Upgrade

SEWER CAPACITY PURCHASE FROM CAPITAL REGIONAL DISTRICT.
Report of the Director of Engineering dated March 29, 2005 recommending Council approve the purchase of the additional sewer capacity in the CRD Northeast (Bowker) Trunk.

MOVED by Councillor Pickup and Seconded by Councillor Brownoff:
"That Council approve the purchase of the additional sewer capacity in the CRD Northeast (Bowker) Trunk as outlined in the March 29, 2005 report of the Director of Engineering."

CARRIED

No. 96
ADM90
 Cancellation of
 Council Meeting

REGULAR MAY 16, 2005 COUNCIL/COMMITTEE OF THE WHOLE MEETINGS.

Memorandum from the Municipal Clerk dated April 1, 2005 pertaining to canceling the May 16, 2005 Regular Council and Committee of the Whole Meetings.

MOVED by Councillor Pickup and Seconded by Councillor Brownoff: “That the Regular May 16, 2005 Council and Committee of the Whole Meetings be cancelled.”

CARRIED

RECOMMENDATIONS

From the Healthy Saanich Advisory Committee/Matching Grants Sub-Committee Meeting held March 21, 2005.

No. 97
FIN105
 Matching Grants

COMMUNITY MATCHING GRANTS

Report from Councillor Brownoff dated March 29, 2005 recommending Council approve the grants outlined totaling \$12,585.

MOVED by Councillor Brownoff and Seconded by Councillor Pickup: “That Council approve the following Matching Grants:

- 1. Gordon Head School \$800
 (Celebration Book Project to Celebrate the School’s 50th Anniversary)
- 2. Cadboro Bay Residents’ Association \$1,500
 (Haro Woods Restoration Project Phase 2)
- 3. Camosun Community Association \$400
 (Outdoor Celebration at Allenby Park)
- 4. Gorge Tillicum Association
 (Supplies for Emergency Kiosk at Pearkes Community Centre)
- 5. Urban Forests Stewardship \$2,000
 (Conservation and Restoration Project)
- 6. Quadra Cedar Hill Community Association \$140
 (Cloverdale/Glasgow Park Cleanup)
- 7. Quadra Cedar Hill Community Association \$350
 (Cloverdale/Glasgow Park Bulb and Native Plants Planting)
- 8. Quadra Cedar Hill Community Association \$105
 (King’s Pond Cleanup)
- 9. Victoria Natural History Society \$2,000
 (Viaduct Flats Wildlife Viewing Station)
- 10. Victoria and Vancouver Island Greek Community \$2,000
 (Greek Festival)
- 11. Broadmead Area Residents’ Association \$1,540
 (Rolston Trail – Plaques and Signage)

TOTAL \$12,585

Adjournment On a motion from Councillor Cubberley, the meeting adjourned at 7:58 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, APRIL 4, 2005 AT 7:59 P.M.

Present: **Chair:** Councillor Derman
 Council: Mayor Leonard and Councillors, Brownoff, Cubberley, Gillespie, Ngai, Pickup, Wade 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.

Clutesi Street
Rezoning

5074 CLUTESI STREET – REZONING APPLICATION – DAVE SMITH, THE FOCUS CORPORATION.

Report of the Director of Planning dated March 10, 2005 recommending approval of the rezoning from A-1 to RS-12 and RS-10 and Development Variance Permit DVP2005-00005; that the applicant's commitment to register a restrictive covenant restricting the house size to 364 m² be referred to the Approving Officer for consideration during the subdivision review process, and that the applicant commit to the tree protection covenants as per the Tree Retention plan as well as protecting the significant tree #814 prior to Public Hearing and that this be referred to the Approving Officer for consideration as a requirement of subdivision approval.

Mr. D. Smith, The Focus Corporation, applicant, stated:

- The application is to rezone the property to RS-12 and RS-10 in order to create nine additional lots: three fronting Del Monte Avenue, two panhandle lots, and four lots accessing to a cul-de-sac at the end of Clutesi Street.
- The subject property is approximately three acres in size and has two accesses; they will be registering a covenant to restrict house size.
- They held a community meeting in December 2004; some concerns were raised about impacts on adjoining properties and they will address these concerns by increasing the side yard setbacks.
- They have worked with the Cordova Bay Association on the proposal and the Association is supportive of it.
- A tree survey and retention plan was undertaken; 73 percent of the trees will be retained; the critical root zones are being examined in order to determine the location of building sites on Lots 1 and 4.
- They will register a tree retention covenant to create a buffer adjacent to the rear yards of the lots fronting Patrick Place; Tree #814 will be retained.
- Their proposal is consistent with the policies of the Cordova Bay Local Area Plan and he hopes that Council will forward their application to a Public Hearing.

Ms. S. Bridges, Vice President, Cordova Bay Association, stated:

- The applicants met with the Association regarding their proposed subdivision and the Association fully supported it.

- They appreciate that the applicant worked within the guidelines of the Local Area Plan and is committed to registering covenants to restrict house size and protect trees.

Mr. P. Winterbottom, 5083 Clutesi Street, stated:

- His initial concerns regarding potential drainage issues have been addressed by Engineering staff and the applicant so he is supportive of the proposed development.

MOTION:

**MOVED by Councillor Gillespie and Seconded by Councillor Pickup:
“That a Public Hearing be called.”**

CARRIED

MacDonald Drive
East
Subdivision

2670 MacDONALD DRIVE EAST – SUBDIVISION APPLICATION – ALLAN WHITTAL.

Report of the Director of Planning dated March 8, 2005 recommending the application be held in abeyance until the applicant provides an understorey inventory, plans showing the required road dedication, proposed building envelope on proposed Lot B and a tree plan indicating critical root zones.

Mr. A. Whittal, applicant, 2670 MacDonald Drive East, stated:

- His proposal is to create a panhandle lot on the back portion of the property which he plans to sell; the front portion of the property is fully developed.
- If both lots share a common driveway it will not be necessary to remove any trees; Portuguese Laurel and Mock Orange will also be planted to provide screening from the neighbours.
- The road is only two blocks long and is 56 feet wide; this is more than adequate and he objects to the required road dedication.
- If he has to undertake the required road dedication he will barely have enough area to create two half-acre lots and the Arbutus trees along the road frontage will have to be removed.
- Drainage is an issue with many properties in the area but most of them have covered in their open ditches but do not maintain their catch basins.
- His property and the neighbour located to the north both have open ditches but they do not extend any further than that.
- He does not think it is necessary to provide the information that staff is requesting; the purchaser of the proposed new lot will be able to provide the information when they apply for a Building Permit.

The Director of Engineering stated:

- The standard requirement for road dedication with an 18 metre right-of-way and a widening resulting in a finished paved width of five metres is consistent with Saanich’s rural standards.
- He is unsure if the width of the right-of-way can be relaxed as there are other amenities that must be considered such as drainage, services, ditches, etc.

Mr. T. Hall, 2680 MacDonald Drive East, stated:

- He does not support the proposed subdivision as it will mean the removal of many trees that are part of a forested area.
- When he had his house built he was required to use specialized building technology to ensure that the root zones of the trees were not impacted; it would not be fair if the applicant was granted special consideration.

Mr. J. Newbigging, 2676 MacDonald Drive East, stated:

- He is opposed to the proposed subdivision as it will impact the natural wooded terrain that runs behind all of the lots on the street and affect their privacy.
- Additional density in this area will also impact their property values.

Mr. E. Dahli, president, Cadboro Bay Residents Association, stated:

- The residents in this area want to retain the semi-rural ambiance of their neighbourhood and preserve and protect the trees.
- They are not supportive of the lot sizes being reduced and want the subdivision application rejected.

Mr. E. Barker, 2677 MacDonald Drive East, stated:

- He agrees with the previous speakers and is also not supportive of the application.
- The road curves downwards with a blind corner so there are issues with site lines.
- There is also a reasonable amount of traffic; drainage is a problem as well.

MOTION:

MOVED by Mayor Leonard and Seconded by Councillor Wade: “That the subdivision application for Lot 4, Section 44, Victoria District, Plan 5905 (2670 MacDonald Drive East) be held in abeyance until the applicant provides the following information:

- 1. An understorey inventory;**
- 2. Plans showing the required road dedication;**
- 3. Proposed building envelope on proposed Lot B; and**
- 4. A tree plan indicating critical root zones.”**

Councillor Wade stated:

- It is difficult to consider this application without all of the necessary information.

Councillor Pickup stated:

- She would prefer that the application be rejected and not held in abeyance; it has already been on hold for the past year.
- The applicant is not willing to provide the required information and has not consulted with the neighbours.

Councillor Wergeland stated:

- Saanich has a process that needs to be adhered to and he hopes that the applicant will work with staff and provide the necessary information.

Councillor Cubberley stated:

- The issue of panhandle lots is challenging and all of the impacts need to be carefully examined.

Councillor Brownoff stated:

- If the application is held in abeyance it will be up to the applicant to provide staff with the necessary information before a decision can be reached.

Councillor Derman stated:

- The Approving Officer has the right to request specific information from an applicant when considering a subdivision proposal.
- Council has made a commitment to protect the urban forest initiative.

The Motion was then PUT and CARRIED, with Councillor Pickup voting against.

Agnes Street
Rezoning

649 AGNES STREET AND 630 KENNETH STREET – REZONING APPLICATION – MERDYN DEVELOPMENT GROUP.

Report of the Director of Planning dated March 2, 2005 recommending approval of the rezoning from RS-6 to new zones RS-1A and RS-1B, and that prior to Public Hearing the applicant provide a conceptual drawing for road improvements proposed for the adjacent streets, a draft housing agreement that would ensure the on-going affordability of the five Housing Integration Programme homes and a draft building scheme to ensure design control at the subdivision stage.

Mr. W. Hopkins, Merdyn Development Group, stated:

- The subject property is comprised of three parcels located between Agnes and Kenneth Streets.
- Their proposal is to rezone the property from RS-6 and create two new zones in order to develop a 74 lot subdivision with 24 accessory dwelling units for a total of 98 units; access will be from Agnes and Kenneth Streets.
- They initially undertook a random canvass of some of the residents in the neighbourhood to get feedback; traffic was a concern and many residents did not want monster homes being built.
- They reviewed the Saanich Corporate Plan, Regional Growth Strategy, and Carey Road Local Area Plan, and then undertook another survey; there was a great deal of support for affordable housing.
- Boulevard Transportation was hired to undertake a traffic study of the area and they determined that there were no specific traffic problems although there were traffic inconveniences, and that the proposed development would have minimal impact on existing traffic conditions.
- Traffic volume concerns in the area are mainly due to student pick-up and drop-off at Pacific Christian School; they are proposing to upgrade both the Glanford/Agnes and Glanford/Kenneth intersection to improve traffic flow.
- They are also proposing to improve the boulevard on Agnes Street beyond the subject property's frontage; this will improve traffic flow, the appearance of the street and the pedestrian environment.

- Their proposal is to create three different levels of housing: 50 modest, single family houses, 24 houses with secondary suites, and five houses with secondary suites leased to a non-profit housing provider (Housing Integration Programme [HIP]).
- The 24 secondary suites would be restricted in size to 540 square feet and the suites in the HIP would be 646 square feet in size on a slightly larger lot size.
- The HIP units would be rented to people with a range of housing needs such as low income seniors, seniors requiring some level of assisted living, or persons with physical/mental disabilities.
- There will be a variety of housing styles and exterior finishes/materials so no two houses will look alike throughout the subdivision.
- About 100 trees will be planted and the front yard setbacks will be varied to follow the meandering road.
- Parking within the development will be accommodated by single car garages and on driveways; the houses with secondary suites will have one additional parking stall and there will be 30 additional parking stalls for visitors within the road right-of-way adjacent to the park that will be constructed of grass pave.
- They are proposing to partially subsidize transit passes for the residents who purchase the houses with secondary suites.
- They will be creating a centrally located park with gazebo, benches tables and playground equipment; two small pocket parks will be located at the entrances to the subdivision for passive activity.
- There will be street lighting and underground facilities; they will install speed humps on the internal roads of the subdivision and a flashing pedestrian controlled crosswalk light on Kenneth Street; pedestrian refuge areas and crosswalks will be constructed with a contrast material.

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

- The proposed subdivision will be fee simple and Saanich will own the parks.
- Servicing requirements call for concrete curb and gutter to be constructed along both Agnes and Kenneth Streets.
- Their stormwater management engineers have used 1954 grades on which to base the stormwater calculations and ensure that they are capturing all of the stormwater.
- It is his understanding that there are some challenges with open pond stormwater management and with its long term effectiveness in some areas where it has been used in Saanich.
- They are proposing to use underground retention for storm flows and there will be some cleansing of the stormwater.
- Improving the intersection should help mitigate cut-through traffic on Kenneth and Agnes Streets.
- They are proposing to construct privacy fences and vegetation around the perimeter of the site; vegetation can also be planted on the adjoining neighbours' property at no cost to them so they can control their own level of privacy.
- Capital Regional District Housing will manage the HIP units with 15 year leases and options to renew.

- The two large Oak trees on the Kenneth Street frontage will be retained.
- They could consider donating funds for future maintenance of the playground equipment.

Mr. H. Adlhoch, 4036 Glanford Avenue, stated:

- He is opposed to the proposed subdivision; it is too dense.
- He thinks the secondary suites will impact the property values of neighbouring properties and that subsidized housing units will attract a less desirable type of tenant.
- Traffic is constant from 6:30 a.m. to 10:00 p.m. and the proposed development will make it worse.

Mr. D. Boot, 818 Piedmont Gardens, stated:

- He is a member of the Planning Committee for Pacific Christian School (PCS).
- The Planning Committee was prepared to accept development of the subject property based on RS-6 single family housing but they have some concerns with the type of zoning that the developer is proposing.
- They commend the developer for attempting to address affordable housing but they have concerns with student safety.
- This proposal with its narrow feeder lanes may have significant safety concerns for the children using the roads as a means to get to school on their bicycles as the proposed sidewalks are intended for pedestrian use only.
- The problems related to traffic and parking are not new to the neighbourhood; the adjoining properties share parking with spillover onto neighbouring streets when the church and school share functions.
- The proposed higher housing density and six metre wide roads will not allow for any overflow parking for special events as there is no on-street parking in this proposal.
- They suggest that the proposed pocket park at Agnes Street be relocated and positioned at the northeast corner of the development adjacent to the school property to improve site lines for traffic entering and leaving the school and church properties.
- They would like the sidewalk width retained at the current 1.5 metres and a dedicated bike lane included along the entire length of Agnes Street.
- They would also like an additional crosswalk incorporated into the intersection at Agnes Street and Glanford Avenue on the north side of the intersection to be directly opposite and connected to the bus stops.

Ms. S. Kingham, 902-640 Broadway Street, stated:

- She would like clarification on the total number of units that the developer is proposing.
- There is a problem with people using the Orchard Hill townhouse property as a short-cut to PCS.
- She does not agree that people who live in smaller houses or suites

will not have vehicles.

Mr. M. Manhas, president, Victoria Horseshoe Pitching Association, stated:

- The Pitching Club has been in existence since 1935 and they are currently located at 620 Kenneth Road in Glanford Park which is next to the proposed development.
- They would like to thank the developer for meeting with the Association regarding their concerns pertaining to the noise levels that can emanate from the Club if there are 200 members pitching horseshoes on a Sunday morning.
- The developer assured them that they will address the issue by installing fencing and possible landscaping.

Mr. B. Helmus, elementary principal, Pacific Christian School, stated:

- The school draws about 1,000 students from Sooke to Sidney and employs approximately 100 staff; they try to encourage car pooling as much as possible.
- They have had good communication with the developer about their concerns with traffic issues and student safety.
- As already mentioned, the school would like to see a bike lane along Agnes Street, an additional crosswalk and more pedestrian activated traffic signals.
- They hope that there will be a good consultation process in place between the school and the developer during the construction phase of the development.
- They are also concerned that the proposed parking for the development will not be sufficient and will spillover onto their property.

Mr. T. Gubbels, 615 Kenneth Street, stated:

- He is opposed to the proposed subdivision as it is too dense and will impact the traffic congestion problem that already exists in the area.
- The proposed development does not allow for sufficient parking and any overflow will likely spill into the parking areas for Glanford Park and the Allotment Gardens.
- The resources for the three proposed small parks should be used to upgrade Glanford Park.

Mr. F. Wella, facilities manager, Pacific Christian School, stated:

- The school has some on-site concerns pertaining to potential use of their facilities by the residents living in the proposed new development as it could cause more wear and tear on their playing fields and playground equipment; they will have to increase their maintenance budget.
- They are also concerned that graffiti could become an issue and that the use of their garbage facilities could increase.
- They recognize that many of the traffic issues originate from their school and they are hoping to undertake an internal traffic study to try to alleviate some of the problem.

Mr. T. Hilchie, 4042 Willowbrook Place, stated:

- He has three children that he walks to PCS and it is very challenging

to walk along Trafalgar Crescent, cross Kenneth Street and enter into the back of PSC; he would like the sidewalk extended along Hess Crescent to meet the proposed footpath for the development.

- He would also like Saanich to considering installing school zone signs and paint a crosswalk across Kenneth Street at Trafalgar Crescent.

Ms. P. Crompton, 655 Hess Crescent, stated:

- She is concerned with the proposed density and the additional traffic that it will generate; traffic is already extremely busy at peak times when children are being dropped off and picked up for school.
- During the weekends when events are going on at the school and church, vehicles are parked everywhere.
- She would like to know if the transit service will be increased to accommodate the additional people from the proposed development.

Mr. F. Fernandes, 4030 Gerard Place, stated:

- He is not opposed to a development on the subject property but he thinks the proposed subdivision is too dense; traffic is already a problem especially during the mornings.
- When there are sporting events taking place at the school or park there are vehicles parked everywhere.

Ms. S. Demetrius, 632 Baltic Place, stated:

- She is opposed to the proposed development as it is too dense and traffic and pedestrian safety is already an issue; 45 homes are more reasonable.
- In the past six years two other subdivisions have been developed in the area and there was very little done to improve the roads.
- It is very difficult to exit from Kenneth Street onto Glanford Avenue as there is no traffic signal.

Mr. P. Belanger, 405-642 Agnes Street, stated:

- He agrees that traffic is a problem in the area and would like to know if there are any plans to widen Glanford Avenue.
- Agnes Street is not designed very well; it narrows dramatically from the intersection at Glanford Avenue down to the entrance at PCS.

Mr. K. Shubert, 669 Kenneth Street, stated:

- He agrees with the previous speakers and is opposed to the proposed development.

Mr. D. Bush, 4027 Trafalgar Crescent, stated:

- He is opposed to the proposed development as it is too dense and will impact the traffic problems that already exist in the area.
- He does not support another development that encourages a greater mix of housing for the neighbourhood.
- He does not agree with the proposed central park and two pocket parks as Glanford Park is located next to the proposed development.

Ms. K. Philips, 4035 McLellan Street, stated:

- She is opposed to the proposed density; traffic and pedestrian safety is a major concern.

- Parents of students at PCS often speed through the pick-up/drop-off area and she is concerned for the safety of her own children who do not attend PCS.
- She would like to see speed humps installed along Kenneth Street.

Ms. M. McManus, 4037 Glanford Avenue, stated:

- She was initially opposed to the proposed development but now she supports it.
- The developer has put a lot of thought into the proposal and has been very easy to communicate with.
- She agrees with the social aspect of the proposal and is very supportive of the Housing Integration Programme.

Ms. J. Orcherton, 303-642 Agnes Street, stated:

- She is opposed to the proposed subdivision; it is too dense.
- There is already too much traffic in the area and some of the parents driving their children to PCS speed.

Mr. C. Chan, 4080 Glanford Avenue, stated:

- He does not support the proposed development as it is too dense and traffic is an issue.
- The type of development that is being proposed will affect neighbouring property values.

Ms. I. Block, president, Strawberry Vale Residents' Association, stated:

- The developer has been working with the Community Association through the entire process and has made many revisions to address concerns and issues that were raised.
- Saanich has recently agreed to take part in establishing a Housing Trust Fund and Merdyn Development Group is willing to create some affordable social housing.
- The Association fully supports the proposed development as it is a very innovative concept that supports people aging in place; it is worthy of serious consideration and support.
- The developer is proposing to make many street improvements in order to address some of the traffic issues but they can not be expected to solve the many traffic problems that are generated by PCS.

Mr. V. Falconer, 637 Kenneth Street, stated:

- He sent a letter to Council back in October 2004 after the first public meeting in support of the proposed development.
- The original road design is more aesthetically pleasing for the area than what is currently being proposed.
- He does not care whether it is the developer or Saanich who makes the necessary road improvements to address traffic and safety issues; they just need to get done.

Mr. P. Crompton, 655 Hess Crescent, stated:

- Agnes Street is a self-contained road that gets a lot of traffic but there is no feeder traffic to it other than traffic from the Orchard Hills

townhouses.

- Kenneth Street has many feeder roads coming in to it from the south and it is very difficult to exit from Kenneth Street onto Glanford Avenue.
- The additional traffic from the proposed development will just exacerbate the problem.

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

- It appears that the developer is getting direction from engineering staff to fill in the grass swales on the sides of the roads; these swales are important to our environment as they retain and clean the water before it goes into our creeks.
- He urges staff and Council to move away from using curb and gutter in new developments and change the road standards; filling in ditches with concrete pipes is not the right solution to protecting the environment.

Responding to questions and comments, Mr. Hopkins stated:

- An additional crosswalk on the north side of Glanford Avenue could be considered but it is up to the Engineering Department.
- Traffic counts along Agnes Street and Glanford Road were undertaken by Saanich staff during the school year in October 2004.
- He is agreeable to installing speed bumps on Kenneth Street as a traffic calming measure if that is what Saanich wants.
- They plan to make substantial improvements at the Glanford Avenue/Agnes Road intersection including widening it to incorporate left and right turn lanes.
- It is up to BC Transit to increase its bus service depending on ridership levels.
- Adding a bike lane along Agnes Street is a good idea and he supports it.
- The pocket park cannot be relocated to the area near PCS because grades and water flows dictate where it can be located.
- They will make a contribution to offset any additional emergency materials that could be required by PCS for its emergency kiosk.

**MOTION: MOVED by Councillor Pickup and Seconded by Councillor Ngai:
“That a Public Hearing be called.”**

Councillor Pickup stated:

- The proposed development is a good use of land and will provide some badly needed affordable housing.
- The neighbourhood will get more street improvements with this development than they would get with a 45 lot subdivision.
- CRD will be managing the HIP units so they will be well maintained and will not be a detriment to the neighbourhood.
- Traffic is definitely an issue that needs to be dealt with and she hopes that PCS will undertake a traffic study and comes up with ways to help reduce the volume of traffic.

Councillor Ngai stated:

- She thinks the proposed development is a very creative and exciting

proposal and supports the housing needs of Saanich; it is a wise and frugal use of land.

- The proposed park will likely be well used and the playground equipment will need to be continually maintained; she would like the developer to set up a fund for future maintenance/replacement.
- Our population is aging and this type of development will allow people to age in place.
- Traffic is an issue with every development proposal that comes forward to Council and the only way to solve it is for everyone to use their vehicles less.
- She would like the developer to offer bus passes to all of the residents in the proposed development not just the residents in the secondary suites.
- She hopes that the developer will take steps to ensure that potential purchasers are made aware that there could be noise issues associated with the school playfields, adjacent park and horseshoe club.

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

CARRIED

Councillor Gillespie stated:

- He does not support the proposed density for this area.
- Secondary suites need to have stringent controls and is an issue that needs to be carefully considered before they are legalized in Saanich.

Mayor Leonard stated:

- This type of development proposal is one that Council has never dealt with before.
- This neighbourhood already has many housing units that provide a social benefit; there are numerous townhouse units and CRD housing projects in the general area.
- More social housing units feed into McKenzie Elementary School than other elementary school in Saanich.
- We need to consider what the long term two-street RS-1 development will look like in 25 years and if it will look like row housing; a draft building scheme is a critical component as the lots are narrow and in a relatively straight line.
- The adjacent streets will be used for parking; even if the property is developed into 45 lots some of those houses will have shared accommodations.
- This would be the first introduction of legal suites in Saanich and we need to decide whether an RS-1 zone is the right place and if it would receive general community acceptance.
- Perhaps even a blend of RS-6 and RS-1 zones might provide a better neighbourhood than all of one or the other.

Councillor Wade stated:

- The proposed density is double what the current RS-6 zoning would support and she is not comfortable with it.
- There is no guarantee that the houses will be owner occupied; they could be purchased as an investment and rented out.
- The internal road for the development does not really meander to any

significant degree.

- There has not been any creativity used to address traffic challenges.

Councillor Wergeland stated:

- He is hesitant about asking the developer to establish a park fund in order to maintain/replace the playground equipment.
- The developer should be commended for attempting to create affordable housing and for setting up a transit pass program.
- He is concerned that there could be the potential for cut-through traffic.

Councillor Cubberley stated:

- A traffic light at Kenneth Street and Glanford Avenue would be beneficial.
- There are still a number of issues that need to be addressed especially regarding traffic and he would like to have more information on how they will be addressed.
- If the property were developed into 45 lots they could each have 4,000 square foot houses built on them that could also include suites.
- The applicant needs to provide a building scheme so the community can see what they would be getting; details on the housing agreement would also be beneficial.
- How stormwater management is going to be dealt with needs to be sorted out.
- He supports the application going forward to a Public Hearing.

Councillor Brownoff stated:

- Traffic is definitely a major issue and constructing speed humps could cause noise problems if they are constructed out of a contrasting material.
- There needs to be more information on the tot lot and pocket parks and what kind of equipment will be in them.
- The proposed transit package is not comprehensive and should be expanded.
- She is not sure that this area is the right location for this kind of density; there are no amenities in the area and everyone living there will have to drive to access various services.
- She would like to know if a policy on secondary suites will be drafted.
- She would like to have more information on the housing agreement and if a traffic light at Kenneth Street and Glanford Avenue will be considered.

Councillor Derman stated:

- The housing proposed is a benefit as well as the street improvements that will be undertaken by the developer.
- He agrees that the location of the development is not the most desirable as there are no amenities.
- He would like to see the proposed park adjacent to and adjoining the existing Glanford Park so that parking for both parks can be shared.
- With this development the neighbourhood will get more traffic improvements over a standard 45 lot subdivision.
- He thinks the proposed development is worthy of going forward to a Public Hearing.

The Motion was then PUT and DEFEATED, with Mayor Leonard and Councillors Brownoff, Gillespie, Wade and Wergeland voting against.

In Camera Motion **MOVED by Councillor Cubberley and Seconded by Councillor Brownoff: “That the following Council meeting be closed to the public as the subject matter being considered relates to the proposed acquisition of land and/or improvements and to the receipt of advice that is subject to solicitor/client privilege.”**
CARRIED

Adjournment On a motion from Councillor Gillespie, the meeting adjourned at 11:50 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK