

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, AUGUST 8, 2005 AT 7:30 P.M.**

Present: **Chair:** Mayor Leonard  
**Council:** Councillors Brownoff, Derman, Gillespie, Ngai(arrived at 7:33 p.m.),  
Pickup, Wade and Wergeland  
**Staff:** Chris Nation, Municipal Solicitor; Russ Fuoco, Director of Planning;  
Carrie M. MacPhee, Municipal Clerk; Dwayne Halldorson, Manager,  
Underground Services; and Shirley Leggett, Senior Committee Clerk.

Minutes

**ADOPTION OF MINUTES**

**MOVED by Councillor Wergeland and Seconded by Councillor Brownoff: "That the Minutes of the Council and Committee of the Whole Meetings held July 18, 2005, be adopted."**

**CARRIED**

**BYLAWS**

No. 280  
EPW65  
Bylaw 8674

**SEWER ENTERPRISE BOUNDARY EXTENSION BYLAW – 4451 SHOREWAY DRIVE.**

First Three Readings of the "Sewer Enterprise Boundary Extension Bylaw, 2005, No. 8674". To include 4451 Shoreway Drive in the Sewer Enterprise Boundary.

**MOVED by Councillor Gillespie and Seconded by Councillor Wade: "That Bylaw No. 8674 be introduced and read."**

**CARRIED**

**MOVED by Councillor Gillespie and Seconded by Councillor Wade: "That Bylaw No. 8674 be read a second time."**

**CARRIED**

**MOVED by Councillor Gillespie and Seconded by Councillor Wade: "That Bylaw No. 8674 be now passed."**

**CARRIED**

No. 281  
Rambler Road  
Bylaw 8696

**5178 RAMBLER ROAD.**

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8696". Rezoning from RS-18 to RS-6.

**MOVED by Councillor Wergeland and Seconded by Councillor Derman: "That Bylaw No. 8696 be introduced and read."**

**CARRIED**

No. 282  
Lochside Drive  
Bylaw 8697

**5178 LOCHSIDE DRIVE.**

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8697". Rezoning from RS-18 to RS-12.

**MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That Bylaw No. 8697 be introduced and read."**

**CARRIED**

No. 283  
PLD55  
Bylaw 8701

**4583 AND 4591 WILKINSON ROAD.**

First Reading of the "Official Community Plan Bylaw, 1993, Amendment Bylaw, 2005, No. 8701". To amend Appendix "N" – Development Permit Areas, Justifications and Guidelines to include the property in the West Saanich Road Development Permit Area.

**MOVED by Councillor Wade and Seconded by Councillor Ngai: "That Bylaw No. 8701 be introduced and read."**

**CARRIED**

No. 284  
Wilkinson Road  
Bylaw 8702

**4583 AND 4591 WILKINSON ROAD.**

First Reading of the "Zoning Bylaw, 2003, Amendment bylaw, 2005, No. 8702". Rezoning from A-1 to RT-3.

**MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: "That Bylaw No. 8702 be introduced and read."**

**CARRIED**

No. 285  
PLD60  
Bylaw 8699

**OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT – REGIONAL CONTEXT STATEMENT.**

First Reading of the "Official Community Plan Bylaw, 1993, Amendment Bylaw, 2005, No. 8699". To amend the Saanich General Plan to include the Regional Context Statement.

**MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: "That Bylaw No. 8699 be introduced and read."**

**CARRIED**

Councillor Ngai entered the meeting.

**RESOLUTIONS FOR ADOPTION**

No. 286  
PQS100  
Tender 26/05

**TENDER 26/05 – ONE FOUR-WHEEL DRIVE BACKHOE.**

Report of the Director of Purchasing dated July 15, 2005 recommending Tender 26/05 for one four-wheel drive backhoe be awarded to Brandt Tractor Ltd. in the amount of \$114,072.54.

**MOVED by Councillor Wergeland and Seconded by Councillor Pickup: "That Tender 26/05 for one four-wheel drive backhoe be awarded to Brandt Tractor Ltd. in the amount of \$114,072.54."**

**CARRIED**

No. 287  
ADM195  
ALC – Annual  
Statistical  
Information

**AGRICULTURAL LAND COMMISSION – REQUEST FOR ANNUAL STATISTICAL INFORMATION.**

Letter from the City of Burnaby dated June 14, 2005 requesting Council support their request to the Agricultural Land Commission to prepare and make available a complete and accurate set of statistics on changes in the size of the ALR compiled by calendar year for the Province, each panel area, regional district and municipality.

**MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: "That a letter be sent to the Agricultural Land Commission requesting they prepare and make available a complete and accurate set of statistics on changes in the size of the Agricultural Land Reserve compiled by calendar year for the Province, each panel area, regional district and municipality."**

**CARRIED**

No. 288  
PQS30  
Purchase of Radio  
Dispatch Console

**PURCHASE OF RADIO DISPATCH CONSOLE.**  
Report of the Fire Chief dated July 28, 2005 recommending Council waive the tendering process and approve the purchase of a new radio dispatch console at a cost of \$79,500 (Canadian Funds) from Radioworks Communications Inc.

**MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: "That Council waive the tendering process and approve the purchase of a new radio dispatch console at a cost of \$79,500 (Canadian Funds) from Radioworks Communications Inc."**

**CARRIED**

No. 289  
PQS100  
Tender 33/05

**TENDER 33/05 – CODOVA BAY ELEMENTARY SCHOOL/COMMUNITY CENTRE**  
Report of the Director of Purchasing dated August 3, 2005 recommending Tender 33/05 for the renovations to Cordova Bay Elementary School/Community Centre be awarded to Perma Construction.

**MOVED by Councillor Wergeland and Seconded by Councillor Derman: "That Tender 33/05 for the renovations to Cordova Bay Elementary School/Community Centre be awarded to Perma Construction."**

**CARRIED**

**COMMITTEE RECOMMENDATIONS**

*From the Environmental Advisory Committee Meeting held April 21, 2005.*

No. 290  
ADM40  
Deposit of Fill  
Bylaw

**PROPOSED DEPOSIT OF FILL BYLAW AMENDMENT**  
Memorandum from the Environmental Advisory Committee dated April 26, 2005 recommending that the Deposit of Fill Bylaw No. 7058 be amended to encourage restoration and enhancement of natural ecosystems.

**MOVED by Councillor Pickup and Seconded by Councillor Gillespie: "That Council adopt the proposed amendment of the Deposit of Fill Bylaw to encourage restoration and enhancement of natural ecosystems."**

**CARRIED**

Adjournment

On a motion from Councillor Wade, the Meeting adjourned at 7:37 p.m.  
The Meeting reconvened at 10:55 p.m.

No. 291  
ADM40  
Bylaw 8631

**DEPOSIT OF FILL BYLAW, 1993, AMENDMENT BYLAW, 2005, NO. 8631**  
First Three Readings of the "Deposit of Fill Bylaw, 1993, Amendment Bylaw, 2005, No. 8631". To amend Bylaw No. 7058 being the Deposit of Fill Bylaw, 1993.

**MOVED by Councillor Wade and Seconded by Councillor Wergeland: "That Bylaw No. 8631 be introduced and read."**

**CARRIED**

**MOVED by Councillor Wade and Seconded by Councillor Wergeland: "That Bylaw No. 8631 be read a second time."**

**CARRIED**

**MOVED by Councillor Wade and Seconded by Councillor Wergeland: "That Bylaw No. 8631 be now passed."**

**CARRIED**

*From the Committee of the Whole Meeting held August 8, 2005.*

No. 292  
Canterbury Road  
Rescindment of  
Development  
Permit

**741 CANTERBURY ROAD – RESCINDMENT OF DEVELOPMENT PERMIT.**

**MOVED by Councillor Derman and Seconded by Councillor Wade:**  
**“That Council rescind Development Permit P/36/95 on Lot 5, Block 8, Section 49, L.D. Plan 1178 (741 Canterbury Road).”**

**CARRIED**

No. 293  
Holland Avenue  
Development  
Permit

**3895 HOLLAND AVENUE – DEVELOPMENT PERMIT – CEI ARCHITECTURE.**

**MOVED by Councillor Derman and Seconded by Councillor Wade:**  
**“That Council approve and issue Development Permit Amendment DPA2004-00037 on Lot 1, Section 9, Esquimalt District, Situate in Lake District, Plan 45805 (3895 Holland Avenue).”**

**CARRIED**

In Camera Motion

**MOVED by Councillor Derman and Seconded by Councillor Wade:**  
**“That the following meeting be closed to the public as the subject matter being discussed relates to personal information about identifiable individuals being considered for appointment.”**

**CARRIED**

Adjournment

On a motion from Councillor Gillespie, the meeting adjourned at 10:56 p.m.

.....  
MAYOR

I hereby certify these Minutes are accurate.

.....  
MUNICIPAL CLERK

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, AUGUST 8, 2005 AT 7:40 P.M.**

Present:

- Chair:** Councillor Ngai
- Council:** Mayor Leonard and Councillors Brownoff, Derman, Gillespie, Pickup, Wade and Wergeland
- Staff:** Chris Nation, Municipal Solicitor; Russ Fuoco, Director of Planning; Carrie M. MacPhee, Municipal Clerk; Dwayne Halldorson, Manager, Underground Services; and Shirley Leggett, Senior Committee Clerk.

Canterbury Road  
Rescindment of  
Development  
Permit

**741 CANTERBURY ROAD – RESCINDMENT OF DEVELOPMENT PERMIT.**

Report of the Director of Planning dated July 21, 2005 recommending Council rescind Development Permit P/36/95.

**MOTION:** **MOVED by Councillor Pickup and Seconded by Councillor Wade: “That it be recommended that Council rescind Development Permit P/36/95 Lot 5, Block 8, Section 49, L.D. Plan 1178 (741 Canterbury Road).”**

**CARRIED**

Holland Avenue  
Development  
Permit

**3895 HOLLAND AVENUE – DEVELOPMENT PERMIT – CEI ARCHITECTURE.**

Reports of the Director of Planning dated July 18, 2005 recommending Development Permit Amendment DPA2004-00037 be approved; and the Advisory Design Panel dated November 22, 2004 recommending approval of the design.

In response to questions from Council, the Manager of Underground Services stated:

- There will be a separated sidewalk along Wilkinson Road.
- The applicant will be required to hire a consultant to design a septic system and then provide the necessary information to the Vancouver Island Health Authority (VIHA).
- At the time of the building permit application, VIHA will confirm with Saanich that the applicant has submitted a design by a qualified professional.
- During the building process, the qualified professional will provide certification to VIHA that the system has been built as designed and is ready for use; VIHA will then advise Saanich that occupancy can be approved.

Mr. J. Aalders, CEI Architecture, applicant, stated:

- The pie-shaped property is located on the north side of the intersection of Holland Avenue and Helmcken Road.
- The proposal is to amend the development permit in order to construct an addition to the existing church which will allow for an expansion of the existing sanctuary, assembly area and teaching space; additional storage, a library resource room, internal stairs and a washroom will also be constructed.
- The classroom space will only be used for Sunday school and not for any academic school programs.
- The proposed addition has been designed to minimize its impact on the neighbouring properties; the existing trees along the western portion of the site will be retained and new trees will be planted along Holland Avenue and at the entrance.
- The proposed additional parking area will be surfaced with gravel to match the existing parking lot.
- They are proposing to install a new sign and message board which will be externally illuminated at the corner of Helmcken Road and Holland Avenue.

**MOTION:** **MOVED by Councillor Wade and Seconded by Councillor Wergeland: “That it be recommended that Council approve and issue Development Permit Amendment DPA2004-00037 on Lot 1, Section 9, Esquimalt District, Situate in Lake District, Plan 45805 (3895 Holland Avenue).”**

Councillor Wade stated:

- There should be some flexibility with regard to community usage of the classroom space when it is not being used for Sunday school.

Councillor Derman stated:

- The proposed expansion is in keeping with the existing building.
- He thinks it would be a good idea to have a letter on file from the Church stating that the classroom space will only be used for Sunday school.

Councillor Wergeland stated:

- He does not agree with restricting the usage of the classrooms; the space could be used for a daycare or other activity.

Councillor Brownoff stated:

- It is the applicant who has offered to restrict the use of the classroom space for Sunday school, not Saanich.
- She is happy that there will be a new sidewalk along Wilkinson Road as it is needed.
- The proposed vegetation for the pedestrian environment is important and should be significant.

Councillor Pickup stated:

- She supports the proposed development.
- The developer has taken measures to ensure the majority of the vegetation will be retained, and that stormwater management will be achieved through the use of gravel, permeable pavers, and bio-swales.

Councillor Ngai stated:

- She supports the proposed expansion to the Church but does not think there should be any restrictions placed on the usage of the classroom space as it could be used for various public activities.

**The Motion was then PUT and CARRIED**

Short Street  
Rezoning**820 SHORT STREET – REZONING APPLICATION – SHORT STREET VENTURES LTD.**

Report of the Director of Planning dated July 22, 2005 recommending approval of the rezoning from RS-6 to C-5 and Development Permit DPR2005-00008, and prior to final reading the applicant provide proof of the agreement with the Victoria Care Share co-op to provide one membership to each of the 37 residential unit owners at the time of sale and agreement with BC Transit of a formal agreement to cover the cost of two transit passes to each residential unit for a period of one year; and the Advisory Design Panel dated March 17, 2005 recommending approval of the design.

Mr. E. Barker, Eric Barker Architect, on behalf of the applicant, stated:

- The proposed development is basically a continuation of the applicant's project currently under construction on the adjacent lot to the east.
- While the developments will have separate stratas, they will share open space and pedestrian access, as well as similar streetscape features.
- For this development, they are proposing to construct a four-storey residential/commercial building with 48 parking stalls located underground and 12 surface parking spaces.
- A 1,900 square foot commercial space will be constructed on the main floor of the building that will face the corner of Oak Street and Short Street.
- Above the commercial space there will be a total of 31 units: two floors of two-bedroom apartments and a top floor of two-storey loft-style apartments.
- At the east end of the site, they propose to construct six townhouses, three of which will face Short Street and have their own front door and small front yards; the other three townhouses will be similarly designed but will be accessed from a courtyard on the north side of the building.
- The exterior finishing materials will consist of brick, stucco and concrete.
- Trees planted in stepped planters will act as a transition and help screen the building from the McDonald's.

Mr. B. Forth, Forth Landscaping, stated:

- There are a few Garry Oak trees on the site as well as one Elm tree; they will retain two of the four Garry Oaks and replant with the largest caliper of Garry Oak available; the Elm tree will not be retained as it will impact the number of parking spaces they can accommodate.
- Specific areas around the buildings will incorporate special paving features; box planters located near the commercial entrance will contain deciduous trees.
- The landscaping along the Short Street frontage will be a continuation of the adjacent development and will consist of Himalayan Birch trees, a grass boulevard and bump outs for parking.
- A pedestrian bridge will be constructed over the driveway entrance to provide a link to the northeast corner of the property and a walkway at the northeast corner will provide access to the adjacent development.
- Additional screening will be achieved by using arbors and hedges; there will also be native species, ornamental trees and benches.

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

- The sidewalk running across the driveway between this development and the one presently under construction will be articulated with a contrast material to indicate it is a pedestrian area.
- They will discuss the possibility of using a different texture paving material at the entrance to Short Street with the Engineering Department.
- He is not clear on the differences between Type I and Type II watershed areas but he will get more information and see if it is possible to meet the stormwater management requirements of a Type I watershed.
- They plan to use Aquapave permeable pavers wherever possible and are considering incorporating a green roof.
- The majority of the screening of the medical building adjacent to the McDonald's will come from the development presently under construction; Columnar form Yellow Beech trees which grow to about 30 feet high will be planted along the north elevation for screening as well.
- They are proposing to install two benches in the public areas but can consider adding additional ones if required.
- There will be low level lighting along the pathways and around the dwelling units and a higher level of lighting around the parking areas; the underground parkade will not be gated.
- They are proposing to provide transit passes for up to one year and car share co-op memberships for each of the 37 residential units.
- They discussed the location of the recycling and refuse bins with the CRD; they will be located opposite the entrance to the underground parking area for easy access.

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

- He would like to know what the percentage of open space is with the proposed development and what kind of screening will be provided on the north side of the building.
- He thinks the medical building and McDonald's will be overshadowed by the proposed development.

In response to questions and comments, Mr. Barker stated:

- 32.1 percent of the site is open space.
- Beech trees and Garry Oaks will be planted along the north side of the building.
- The proposed development will not overshadow either the medical building or the McDonald's.

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

Mayor Leonard stated:

- He supports and encourages the proposed development; the area needs this kind of re-development.
- This area is becoming part of the urban core and the proposed development is an appropriate use of land and density.

Councillor Derman stated:

- He supports the proposed development; it is a step in the right direction for this area as it is close to transit and many amenities.
- He hopes the applicant will meet or exceed the requirements for a

Type I watershed as the proposed development is close to Cecelia Creek.

- He is happy to hear that the applicant will be using permeable pavers and is considering a green roof.

Councillor Wergeland stated:

- He would like to compliment the developer; the proposed development is very innovative and will be an asset to the area.
- He is happy that the developer will be providing transit passes and the car share program.

Councillor Brownoff stated:

- She encourages the developer to consider the green roof concept.
- She also hopes they will consider the live/work concept like the one in Victoria being constructed along the Galloping Goose; it is a unique and friendly concept and could be an interesting idea in this area as well.

Councillor Ngai stated:

- With regard to the bus pass program, she would like to see the same commitment from the developer as proposed in the adjacent development, however, she would like to see the program run beyond the proposed one year until the funds committed have been depleted.

In response to questions from Councillor Ngai, Mr. D. Johnson, applicant, stated:

- They have not yet purchased a vehicle for the car share program; they have a list from the Victoria Car Share Co-op of four different vehicles to choose from.
- Initially he was proposing to set up the same bus pass program for this development as was discussed for the adjacent project presently under construction; he will meet with Councillor Ngai prior to the Public Hearing to discuss it further.

**The Motion was then PUT and CARRIED**

Royal Oak Drive  
Rezoning

**520 ROYAL OAK DRIVE – REZONING APPLICATION – H.A. BUCK PERRIN.**

Report of the Director of Planning dated July 26, 2005 recommending approval of the rezoning from A-1 to RS-8.

Mr. H. A. Buck Perrin, Architect, applicant, on behalf of the Faith Congregational Church, stated:

- The property is located at the northeast corner of the Royal Oak Drive/Pipeline Road intersection.
- They are proposing to rezone the property in order to subdivide it into six lots; access will be a right-turn-in, right-turn-out from Royal Oak Drive to a new cul-de-sac.
- They held a public meeting and met with the Royal Oak Community Association; they received general support from the people that attended.
- The neighbourhood set up a working committee to work with the Church to ensure that a quality project is constructed; the committee developed a set of design guidelines for the entire development and the proposed six new dwellings which will be legally registered.
- Each of the proposed dwellings will have a two-car garage; additional

parking will be located in the cul-de-sac.

- They will be planting boulevard trees that will be set back at the entrance to the development; the entire site will be fenced with a cedar fence; the design of the fences between each of the houses will also be controlled under the design guidelines.
- The existing hedgerow and Oregon ash will be protected through a natural state covenant.
- All of the driveways will be paved with permeable materials.
- The fill that has been deposited on the property is about 20 feet back from the property line; they are proposing to level a portion of the site and then slope it up so they can construct a 1<sup>1/2</sup> storey house without exceeding the height measured from the original grade.

Responding to questions from Council, Mr. Perrin stated:

- He will provide more details at the Public Hearing on how they propose to enforce the design guidelines.
- The wetland area at the east end of the property will be designated as common property and be protected with a natural state covenant, however, they have not yet decided if the strata should own it or if it should be included with proposed Lot 6.
- All of the proposed lots will be bare land strata; how the design guidelines will tie into the bare land strata has not yet been determined so they will provide more details at the Public Hearing.

Ms. K. Whitworth, president, Royal Oak Community Association, stated:

- The Association met with the applicant on several occasions; on September 30, 2004 the applicant presented the proposed development at an Open House which was well received.
- At the January 26, 2005 General Meeting of the Association, the applicant presented a revised plan; many of the area residents attended and supported it.
- 50 surveys were delivered to homes on Normandy Road and the three affected homes on Pipeline Road; 25 surveys were returned indicating support for RS-8 zoning.
- The Association requests that the Approving Officer require the design guidelines be covenanted to the land title.
- The Association appreciates the commitment by the developer in his August 3, 2005 letter that a further covenant be placed on each lot to read "height of the buildings will only be measured from the original natural grade".
- The Association supports the redevelopment of the subject property.

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

- The neighbourhood appears to be generally supportive of the proposed development.
- He is concerned with the proposed parking in the cul-de-sac area as he does not think there is sufficient space and it could be dangerous for vehicles entering the development; originally the applicant proposed to landscape that space and he would prefer that option.
- He supports 1<sup>1/2</sup> storey houses but if the applicants request a height variance to build higher he will not support it.

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

- He would like to see some markers laid out on the property that indicate what the natural grade is before he will support it.

- He is concerned that his privacy will be impacted; at the northeast corner of the subject property there is a 40 foot Douglas Fir tree that he hopes will be protected.
- He has had problems in the past with flooding and he is concerned that the proposed development will further impact it and hopes it will be properly addressed.
- He would like to know what is going to happen at the corner of Royal Oak Drive and Pipeline Road with regard to the sewers.

In response to questions and comments, the Director of Planning stated:

- It is premature at this stage to determine the natural grade until the building sites are actually plotted out, soil samples taken, excavation has taken place, and a geotechnical engineer has reported his findings to the Approving Officer and/or Chief Building Inspector.
- Building sites are not approved on unconsolidated fill; it has to be either structural fill or native bearing soil; building permits will be issued once a geotechnical engineer has certified the elevations.

In response to questions and comments, the Manager of Underground Facilities, stated:

- Drainage is typically addressed during the detail design phase of a project.
- The engineer will be looking at the service corridor and how drainage from the proposed lots will impact neighbouring properties and how it will be mitigated.
- With regard to the proposed 6.0 metre radius corner cut at Pipeline Road and Royal Oak Drive, the existing property line for the subject lot extends out past the Saanich property line on the neighbouring properties so they are planning to widen Pipeline Road to match it.

**MOTION:**

**MOVED by Mayor Leonard and Seconded by Councillor Derman:  
“That a Public Hearing be called.”**

Councillor Derman stated:

- The applicant has worked well with the neighbourhood.
- He looks forward to having more details at the Public Hearing on how the design guidelines will be enforced.

Councillor Wergeland stated:

- He would like to thank the applicant and the neighbourhood for working together.
- He would like to have more information at the Public Hearing from the Planning Department on the natural state covenants.
- He would like the applicant to assure the community that the natural grade will not exceed the existing level at the rear of the property line.
- With regard to the proposed right-turn-out, he would like some assurance that it will be a right turn only; the right entrance is fairly sharp but at the right exit you can turn either right or left; he would like more information on it at the Public Hearing.

Councillor Pickup stated:

- She supports the proposed development and thanks the developer and community for working together.
- She would like more information at the Public Hearing with regard to the proposed parking in the cul-de-sac area; landscaping would be

more attractive.

Councillor Brownoff stated:

- The fill issue is a concern and we need to make sure the neighbouring properties are not negatively impacted.
- The proposed four parking spaces in the cul-de-sac area are probably not necessary and could be eliminated.
- It would be nice if the strata named the cul-de-sac.

Mayor Leonard stated:

- A lot of people do not park their vehicles in their garages because they use them for other purposes; they park in their driveways.
- There is no parking along Royal Oak Drive so the proposed four parking stalls will be needed for visitor parking.

Councillor Gillespie stated:

- He does not agree with strata subdivisions having only one water metre because it can create problems.

Councillor Ngai stated:

- She thinks the extra parking is a good idea.

**The Motion was then PUT and CARRIED**

Reynolds Road  
Rezoning

**1121 AND 1123 REYNOLDS ROAD – REZONING APPLICATION – A.J. FINLAYSON ARCHITECT LTD.**

Reports of the Director of Planning dated July 8, 2005 recommending approval of the rezoning from RS-6 to C-4 and Development Permit DPR2004-00005, that the Quadra Local Area Plan be amended to identify the property as Potential Commercial and the Quadra McKenzie Development Permit Area be amended to include the property; and the Advisory Design Panel dated October 8, 2004 recommending approval of the design.

Dr. D. Kersten, Kersten Holdings Ltd., owner, stated:

- His present dental clinic is located one block away from the subject property on Borden Street.
- The proposed development will not be adding another business or additional traffic to the area as he will just be relocating his office which operates 3 to 4 days per week from 8:30 a.m. to 4:30 p.m.
- They feel that the project once it is completed will be a beautiful addition to the neighbourhood.

Mr. B. Gregory, project coordinator, on behalf of the owners, stated:

- The subject property borders commercial and industrial zoned parcels on three sides; a single family dwelling neighbourhood is located to the east.
- They held meetings with the neighbourhood and the Quadra Cedar Hill Community Association to discuss the proposed development and are aware of the two previous applications to rezone the subject property to C-2.
- They have tried to minimize the commercial aspect of the building by emphasizing the residential component in its design and finishing materials, and by stepping back the top floor from the street so that only portions of it are visible from the road.
- At their first public meeting they sent out 500 invitations; 28 people

attended and liked the proposed design although there were some concerns with the proposed height of the building and traffic impacts; in February 2004, they sent out 1100 invitations for another public meeting; 37 people attended.

Mr. D. Boot, on behalf of the applicant, A. J. Finlayson Architect Ltd., stated:

- The proposal is to construct a three-storey building with a dental office on the third floor, and seven apartment units on the first and second floors; the roof lines will be articulated in order to break up the mass of the building.
- The units will vary in size from 750 to 1,100 square feet; 23 underground and surface parking stalls will be located at the rear of the property; there will also be seven secured bicycle spaces.
- They plan to retain the existing trees around the perimeter of the property; two large deciduous trees will be planted on the north side and five Japanese Maple trees will be planted on the south side.
- Site access will be right-turn-in and right-turn-out onto Reynolds road; the sidewalk along the frontage of the proposed development will be replaced by a landscaped, treed boulevard and a new separated sidewalk.
- The proposed permeable interlocking pavers and landscaping will help provide on-site stormwater infiltration.
- At the suggestion of the Advisory Design Panel, they have made several revisions to their proposal.

Mr. K. Whitcroft, vice president, Quadra Cedar Hill Community Association, stated;

- The Quadra Local Area Plan does not support rezoning for commercial uses outside the boundaries of the Quadra McKenzie Development Permit Area.
- He would like to know what the distance is between the sidewalk and the patio area.
- The Planner's report states that the site slopes upwards 2 to 3 percent from west to east but that it will be leveled with a retaining wall in the south east corner and that this change in grade will reduce the overall appearance of the building height.
- The proposed building is 32 feet from the sidewalk to the roof; by changing the elevation you will not change the appearance of the height of the building; it will still be 32 feet from the ground.
- The Association does not support any amendments to the Local Area Plan.

Ms. F. Little, 1170 Reynolds Road, stated:

- She and her husband have lived in their present location for the past 18 years and during that time there have been many changes to their neighbourhood.
- When the Quadra Local Area Plan was amended in 2001, they were active participants in that process and therefore do not support the proposed development.
- They are concerned with traffic volume, vehicle speed and congestion that already exist on Reynolds Road; the proposed development will add to those problems.

Mr. R. Beard, 3961 Reynolds Court, stated:

- He and his wife have lived on Reynolds Court for the past 18 years and did not support the previous two rezoning applications for the subject property; they do not support this latest proposal either.
- They hope that Council will not approve the proposed development; the Local Area Plan should be adhered to.

Mr. M. Cain, 3716 Blenkinsop Road, stated:

- He thinks the proposed development will be a positive step forward for the neighbourhood and enhance it; the subject properties are not being maintained and is becoming run down.
- The area is already very congested with traffic; however, the commercial aspect of the development will not generate any evening traffic.
- He hopes that Council will support it.

Mr. B. Trotter, 3823 Merriman Drive, stated:

- He does not support the proposed development; it is too large.
- He is concerned with the traffic in the area; traffic at the intersection of Borden Street and McKenzie Avenue is always very congested.
- He hopes that Council will not support it.

Mr. C. Good, 3937 Cumberland Road, stated:

- He is opposed to the proposed development and does not support rezoning the subject property to a commercial zone.

Mr. P. Brown, 300 Quadra Street, stated:

- He attended all of the public meetings held by the applicant; they have made many revisions to their plans as a result of feedback from the neighbourhood.
- There have not been many changes over the years to enhance the area but he thinks the proposed development will; he thinks the proposal is very attractive and he supports it.

Mr. G. Miller, 3942 Crocus Lane, stated:

- He is concerned with the heavy pedestrian and vehicle traffic in the area.
- The intersection at Quadra Street and McKenzie Avenue is very congested and many people use Borden Street as an alternate route.
- He is concerned that the proposed development will add to the traffic problems in the area.

Mr. R. Grant, 3938 Cumberland Road, stated:

- He is opposed to the proposed development.
- He walks past the Borden Street intersection every morning on his way to the bus stop at Quadra Street; there are many students at that intersection as they get off the buses along Quadra Street and head to school.
- He is concerned that adding additional traffic in the area could impact pedestrian safety.

Mr. D. Law, 3918 Cumberland Road, stated:

- He has lived in his present location for the past 20 years.
- The subject property is getting very run down and he would like to see some improvements made to it, however, he does not support this proposal.

- He supports some kind of re-development on the site but not commercial; perhaps a four-plex would be more suitable.

Mr. L. Hammond, 3923 Cumberland Road, stated:

- He does not support rezoning the subject property to commercial; it should remain residential.
- He agrees with all of the previous comments pertaining to traffic issues in the area.
- There are other available commercial sites along Quadra Street where the proposed development could be built.

Ms. M. Green, 3945 Margot Place, stated:

- She is concerned with the traffic.
- The only way she can access her property is to turn left from Reynolds Road onto Cedar Hill X Road between 4:00 p.m. and 6:00 p.m. because of the heavy traffic in the area.
- If the proposed development is approved, there will need to be a traffic signal at McKenzie Avenue and Cedar Hill X Road, Reynolds Road will need to be widened, and a bike lane installed.

Mr. P. Boulger, 3923 Cumberland Road, stated:

- He is opposed to rezoning the subject property and wants it to remain residential.

Mr. J. Stuart, 1145 Reynolds Road, stated:

- It has taken the past 2½ years for the proposed development to come forward to Council and there has been little change from the applicant's original concept plan.
- Traffic access and egress to the site is problematic; the portion of Reynolds Road between Quadra Street and Borden Street is already very congested during rush hour traffic and the commercial aspect of the proposed development will add to it.
- Multi-family housing such as townhouses on the subject property would be more appropriate and a better transition to the existing single family housing in the area.

Ms. V. Sanders, 3326 Richmond Road, stated:

- She and her husband own the adjacent residential properties at 1131 and 1127 Reynolds Road and they do not support changing the zoning from residential to commercial.
- Over the years there have been many changes to the neighbourhood that have increased the amount of pedestrian traffic; it is already a challenge to safely cross the intersection at Reynolds Road and Borden Street and the proposed development will impact that intersection.
- The value of the property assessments for their two properties has been reduced due to traffic, noise and annoyance; the addition of the proposed development will further reduce the assessments.
- The proposed development is three-storeys on the east side of the building which is massive compared to the adjacent single storey homes; proposed landscaping is minimal.
- She looks forward to some re-development in the area but does not support a commercial development along Reynolds Road.

**MOTION:                    MOVED by Councillor Pickup and Seconded by Councillor Wade: “That the application to rezone Lots 3 and 4, Section 32, Victoria District, Plan 4606 (1121 and 1123 Reynolds Road) from RS-6 to C-4, be rejected.”**

Councillor Pickup stated:

- It is important that Saanich uphold its commitment to Local Area Plans.
- She agrees that the property is suitable for some kind of re-development but adding a commercial component is not the right way to go; the development should be residential.
- It is a very busy area with lots of traffic and pedestrians; the proposed development is not suitable for this site.

Councillor Wade stated:

- She encourages the owners of the subject property to speak to their tenants about the poor condition of the yards.
- She anticipates that there will be some commercial re-development in the area over the next few years but the neighbourhood is not ready for what is being proposed for the subject property.

Councillor Derman stated:

- He does not support the proposed development; it is not the right location and is inconsistent with the Local Area Plan.
- The proposed development may only generate a nominal amount of traffic itself but it will add to the cumulative impact.
- The proposed development does not provide an adequate transition to the neighbouring residential properties; it should encompass landscaping and greenspace, and a gradual stepping down of building height.

Councillor Wergeland stated:

- It is obvious from the public’s comments that they do not support the commercial component of the proposed development in their residential area.
- Some of the commercial properties in the area are older and are starting to look tired; although the proposed development is an attractive design and could enhance the neighbourhood, he does not support the commercial aspect of it.

Councillor Brownoff stated:

- She agrees that while the proposed development may be an attractive design, the massing of the building on the east side will overshadow the adjacent dwellings.
- Traffic in this area needs to be addressed; there is a huge amount of traffic that includes tour buses, semis, dump trucks, etc.; pedestrian traffic is also significant.
- Although the neighbourhood does not support commercial re-development on the subject property, some kind of multi-family housing may be possible.

Councillor Gillespie stated:

- The area used to be rural and have farms; now it is commercial and residential; more changes to the area are inevitable.
- Traffic in the area is a major problem and it is getting worse.

- He thinks the proposed development is an attractive design but the neighbourhood is not supportive of it.

Councillor Ngai stated:

- It is obvious from the public's comments that the majority of them do not support the proposed development; the applicants need to re-think their proposal.
- Traffic is an issue in every neighbourhood and we all need to take responsibility for it.

**The Motion was then PUT and CARRIED**

Adjournment

On a motion from Mayor Leonard, the meeting adjourned at 10:55 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK