

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, DECEMBER 12, 2005 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brice, Brownoff, Derman, Hunter, Ngai, Sanders and Wergeland
Staff: Tim Wood, Administrator; 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 Brownoff and Seconded by Councillor Wergeland: "That the Minutes of the Council and Committee of the Whole Meetings held December 5, 2005, be adopted."

CARRIED

RESOLUTIONS FOR ADOPTION

No. 426
FIN110
Community
Tourism Proposal

COMMUNITY TOURISM PROGRAM PROPOSAL.

Report of the Director of Parks and Recreation dated November 22, 2005 recommending Council endorse the Saanich Parks and Recreation Community Tourism Proposal in the amount of \$182,500.

MOVED by Councillor Ngai and Seconded by Councillor Wergeland: "That Council endorse the Saanich Parks and Recreation Community Tourism Program Proposal in the amount of \$182,500 as outlined in the report of the Director of Parks and Recreation dated November 22, 2005."

CARRIED

No. 427
ADM115 - CREST
Review of
Operations

CAPITAL REGION EMERGENCY SERVICES TELECOMMUNICATIONS (CREST)

Report of the Director of Finance dated December 5, 2005 recommending Council support in principle the recommendations of the Planetworks Consulting Independent Review of Operations and request CREST continue to ensure that Saanich coverage and equipment concerns identified by the Saanich Fire and Police Departments are given high priority as system infrastructure is added.

MOVED by Councillor Hunter and Seconded by Councillor Ngai: "That Council support in principle the recommendations of the Planetworks Consulting Independent Review of Operations, and that CREST continue to ensure that Saanich coverage and equipment concerns identified by the Saanich Fire and Police Departments are given high priority as system infrastructure is added."

CARRIED

No. 428
PRO15
Emergency Cold
Weather Shelters

CONTINGENCY PLAN FOR EMERGENCY SHELTER DURING EXTREME WEATHER CONDITIONS

Report from Councillor Brownoff dated December 7, 2005 recommending Saanich establish a stakeholder group to develop a contingency plan to address the need for emergency cold/wet weather shelters for the homeless and seek any available funding to help implement it. Joint report to Mayor Leonard from Deputy Fire Chief Burgess and Deputy Chief Constable Chadwick providing a draft protocol for extreme weather emergency shelter.

Mayor Leonard stated:

- He asked the Police and Fire Departments to work towards an extreme weather emergency shelter protocol as part of Saanich's Emergency Plan and their joint report is in response to that request; the protocol is an alternative to striking a task force.

Councillor Brownoff stated:

- The development of a protocol or plan for Saanich needs to have more input from social agencies; she is not requesting a task force, it is more of a stakeholders group.
- We need to investigate the homeless problem in Saanich and there needs to be options and resources to deal with it.
- She has heard from a number of church communities that would be willing to be part of developing a solution.
- If a stakeholder group were formed it should not take long to put together a contingency plan for Saanich and the region.

Councillor Hunter stated:

- The protocol needs to be linked with the emergency program structure that is already in place and also include the non-profit agencies that have some expertise.
- He is not willing to support an ad hoc stakeholder group that is separate from Saanich's organizational structure.

Councillor Brice stated:

- A contingency plan for emergency shelters during extreme weather conditions is a very specific element of the entire homeless issue; this could be a group of individuals who need a considerable amount of supervision.
- She agrees that a protocol for emergency shelters should be an adjunct to the existing emergency plan structure which recognizes that this particular group of people may need special supervision, and that there will be some involvement from police forces so that there is a level of safety for everyone involved.

Councillor Ngai stated:

- The draft protocol suggests that some dialogue and communication has already taken place with various social agencies.
- Homelessness affects everyone in the region not just Saanich; she does not think an ad hoc committee would suffice for dealing with the issue.
- The draft protocol is an excellent start to dealing with the issue.

MOVED by Councillor Ngai and Seconded by Councillor Hunter: “That the Police and Fire Departments be directed to consult with stakeholders prior to completing the final draft of the Extreme Weather Emergency Shelter Protocol and presenting it to the Emergency Program Committee for review and inclusion in the Emergency Plan.”

Councillor Derman stated:

- We need to make sure that we take advantage of the expertise of the City of Victoria and other social agencies in order to develop a protocol that is suitable for Saanich.

THE MOTION WAS THEN PUT AND CARRIED

Adjournment On a motion from Councillor Hunter, the Meeting adjourned at 8:03 p.m.

The Council Meeting reconvened at 9:19 p.m.

From the Committee of the Whole Meeting held December 12, 2005.

No. 430
Falaise Drive
Royal Oak Burial
Park Master Plan

ROYAL OAK BURIAL PARK MASTER PLAN

MOVED by Councillor Brownoff and Seconded by Councillor Derman: “That Council endorse the Royal Oak Burial Park Master Plan, June 30, 2005, as the Board of Trustees policy and principles document to direct future development within the burial park.”

CARRIED

No. 430
Tulip Ave/South
Valley Drive
Development
Permits

1100 TULIP AVENUE / 3957 SOUTH VALLEY DRIVE – DEVELOPMENT PERMITS – SOUTH VALLEY DEVELOPMENTS LTD.

MOVED by Councillor Derman and Seconded by Councillor Brownoff : “That Council approve and issue:

1. **Development Permit No. DPR2005-00016 on Lot 7, Section 16, Victoria District, Plan VIP79304 (1100 Tulip Avenue); and**
2. **Development Permit No. DPR2005-00017 on that part of Lot 9, Section 16, Victoria District, Plan VIP78182 designated RT-2 on the attached rezoning plan prepared by Island Land Surveying Ltd, dated November 22, 2004 and received March 23, 2005 (3957 South Valley Drive).”**

CARRIED

In Camera Motion

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

CARRIED

Adjournment On a motion from Councillor Derman, the meeting adjourned at 9:20 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, DECEMBER 12, 2005 AT 8:04 P.M.

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

Cherry Tree Bend
Rezoning

4853 CHERRY TREE BEND – REZONING APPLICATION – BOARD OF CEMETERY TRUSTEES OF GREATER VICTORIA.

Report of the Director of Planning dated September 19, 2005 recommending approval of rezoning from A-1 to P-7.

Mr. S. Olson, Executive Director, Board of Cemetery Trustees of Greater Victoria, stated:

- The purpose of their rezoning application is to consolidate the recently purchased lot from the Province and portion of un-used highway right-of-way and to construct a pedestrian/cycle path from Falaise Drive to Cherry Tree Bend.
- The Cordova Bay Community Association has no objections to their proposal although the owner at 4875 Cherry Tree Bend has concerns and wants a written guarantee that the Cherry Tree Bend property will not be used for any form of vehicle access for the next 15 years.
- Cherry Tree Bend will not be used as an access point for the cemetery by funeral service vehicles nor will it be promoted for use by the general public to access the cemetery; the primary gated entrance to Royal Oak Burial Park on Falaise Drive will remain the primary point of vehicle access.

Mr. Gandhi, 4875 Cherry Tree Bend, stated:

- He purchased his property on Cherry Tree Bend because it is a quiet cul-de-sac where his young children can play.
- If the rezoning application is approved he would like a moratorium on access through the Cherry Tree Bend property so it can not be used for vehicles and he would like "Residential Only" parking signs posted for the next 15 years until his children are older.

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

CARRIED

Falaise Drive
Royal Oak Burial
Park Master Plan

ROYAL OAK BURIAL PARK MASTER PLAN

Report of the Director of Planning dated September 20, 2005 recommending Council accept the Royal Oak Burial Park Master Plan as the Board of Trustees policy and principles document to direct future development within the burial park, that the Royal Oak and Cordova Bay Local Area Plans be amended as outlined, and that the Master Plan be referred to the Director of Planning for consideration of inclusion within an Environmental Development Permit area.

Mr. S. Olson, Executive Director, Board of Cemetery Trustees of Greater Victoria, stated:

- In order to assure continued service to the greater community in the short and long term, the Royal Oak Burial Park must expand its interment, cremation and memorialization facilities.
- The Board of Cemetery Trustees retained Hilton Landmarks Inc. to conduct a comprehensive land use study in order to reach a recommended Master Plan for the Burial Park.
- In 2004, newsletters were mailed to 647 residents of the Broadmead, Falaise and Royal Oak community and circulated to the associated community associations.
- Approximately 45 people attended an Open House that was held in November 2004; questionnaires were distributed and of the 14 that were completed, none had any objections to their proposed Master Plan.

Mr. R. Hilton, Hilton Landmarks Inc., stated:

- The Royal Oak Burial Park is rapidly depleting its current inventory of interment lots within already developed areas and only has four years of lot inventory remaining in its developed lands to accommodate casket burials.
- The Master Plan is intended to set the course for the Burial Park by consolidating developmental and operational directions that will facilitate preparation of detailed designs for future interment areas at Royal Oak Burial Park.
- Three key objectives were identified as having to be addressed in the Master Plan: balance primary Burial Park functions, maintain the current and long term economic viability of the Burial Park, and ensure Burial Park perpetual maintenance care commitments can be met without future taxpayer subsidy when interment space is fully sold at the Burial Park.
- The Master Plan proposes development of the 6 hectares of previously cleared and filled land plus an additional 4.3 hectares of forested areas for casket/cremation burials in a natural setting.
- The consultant team applied three demand scenarios to three development concept plans: status quo, limited development, and moderate development.
- The economic analysis indicated that the ability to develop new interment areas is needed to generate the necessary funds within the Maintenance Care Fund in order to provide sufficient income on a perpetual basis to ensure the Burial Park is economically self-sustaining with no need for tax subsidy; this scenario only occurs under the moderate development option.

Councillor Sanders stated:

- She would like to know how they are going to manage stormwater runoff.
- She understands that the relevant community associations submitted letters pertaining to the Master Plan but they were not part of the information package; she would have liked to see that information.

In response to questions and comments, Mr. S. Olson stated:

- He will make sure that Council receives copies of the letters from the three community associations.
- The expansion into any of the natural areas will be done under the guidance of a qualified environmental professional; any development in the Burial Park will be in compliance with all applicable legislation in regards to environmental protection.
- Appropriate mitigation measures will be taken in areas where development is proposed near any of the streams or wetlands; all woodland and rock outcrop ecosystems will be preserved and buffered.

Mr. Gandhi, 4875 Cherry Tree Bend, stated:

- He is concerned that the proposed expansion to the Burial Park will generate commercial traffic.

Mr. R. Stonebanks, president, Cordova Bay Association, stated:

- The Association has no objections to the Royal Oak Burial Park Master Plan.

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

- He would like to know if the Burial Park considered acquiring the land to the north.

Mr. G. Christie, secretary, Broadmead Area Residents Association, stated:

- The Association congratulates the Burial Park on their Master Plan and supports it.

In response to questions, Mr. Olson stated:

- The Cemetery Board has explored the idea of purchasing the property to the north but nothing has come of it so far.
- There will be periods of time over the next 50 years when they will have to bring in fill; when that happens it will be restricted to specific periods and the neighbours will be given plenty of advance notice.

Councillor Hunter stated:

- Perhaps more information could be provided at the Public Hearing with regard to traffic and parking along Cherry Tree Bend.

MOTION: **MOVED by Mayor Leonard and Seconded by Councillor Derman:**
“That:

1. **It be recommended that Council endorse the Royal Oak Burial Park Master Plan, June 30, 2005, as the Board of Trustees policy and principles document to direct future development within the burial park;**
2. **The Royal Oak Master Plan, June 30, 2005 be referred to the Director of Planning for consideration of inclusion within an Environmental Development Permit for the site; and**
3. **A Public Hearing be called to amend the institutional sections of both the Royal Oak and Cordova Bay Local Area Plans to include the following policy:**

“Development within the Royal Oak Burial Park shall generally conform with the Royal Oak Burial Park Master Plan, June 30, 2005”.

CARRIED

Tulip Ave./South Valley Drive
 Development Permits

1100 TULIP AVENUE / 3957 SOUTH VALLEY DRIVE – DEVELOPMENT PERMITS – SOUTH VALLEY DEVELOPMENTS LTD.

Reports of the Director of Planning dated November 22, 2005 recommending Development Permits DPR2005-00016 and DPR2005-00016 be approved; and the Advisory Design Panel dated July 21, 2005 recommending approval of the design.

Mr. D. Scott, Homewood Constructors, on behalf of South Valley Developments Ltd., stated:

- The proposal is to build 19 attached and detached strata units on two separate parcels under the current RT-2 zoning; 23 percent of the site will be dedicated to parkland.
- As part of the development, a four metre wide asphalt trail and enhanced watercourse riparian area will be constructed.

Mr. W. Peereboom, Victoria Design, stated:

- Each of the units will have a double car garage; some garages will face the street and others will be accessed from the side of the house to create a small courtyard.
- The units will be approximately 1,300 to 1,400 square foot, two-storey bungalow style homes with Tudor style exteriors finished with earth tone light green and dark brown hardi-plank siding and laminated asphalt shingle roofs; each dwelling will have a balcony located on the rear elevation overlooking the enhanced watercourse.

Ms. B. Windjack, landscape architect, stated:

- The proposed development is laid out in a north/south linear fashion and will have a hillside and a creekside park; the park to the west will act as a buffer to the creek.
- The regional trail is located on the far side of the creek buffer and will be separated from the development by a wood split rail fence.
- There will be gravel swales between the units that will pick up

stormwater for the rain gardens and depressions before entering the riparian area.

- Non-permeable pavers will be used in the driveways and the access road between the strata units and the parkland will be constructed of grasscrete; existing trees and vegetation will be retained along the creek.
- The proposed hillside park on the east side of the development will be open to the public; there will be no public access to the proposed park on the west side but it can be viewed from the regional trail or designated viewing areas.

Ms. B. Meek, 3909 Mildred Street, on behalf of the Strawberry Vale Residents' Association, stated:

- The Association is not supportive of the proposed development as it requires too many variances.
- One of the proposed parks is in an area where there is a sheer drop making it unusable for people.
- The Association would prefer to see fewer units so there is more separation between the buildings.
- There is not enough visitor parking for the proposed development and allowing someone's driveway to be used as a turnaround is not fair to the property owner.

In response to comments, Mr. D. Scott stated:

- Many of the siting variances that are requested for the front, rear and interior side yards for both parcels are supportable because the units are surrounded by dedicated parkland and there will never be any houses built there.
- A covenant restricting height for the proposed buildings will be registered.
- Every unit will have double garages and many of the driveways will accommodate two or three additional vehicles so they actually exceed the parking requirements; they do not have specific designated visitor parking spaces.

MOTION:

**MOVED by Councillor Derman and Seconded by Mayor Leonard:
"That it be recommended that Council approve and issue:**

- 1. Development Permit No. DPR2005-00016 on Lot 7, Section 16, Victoria District, Plan VIP79304 (1100 Tulip Avenue); and**
- 2. Development Permit No. DPR2005-00017 on that part of Lot 9, Section 16, Victoria District, Plan VIP78182 designated RT-2 on the attached rezoning plan prepared by Island Land Surveying Ltd, dated November 22, 2004 and received March 23, 2005 (3957 South Valley Drive)."**

CARRIED

Lochside Drive
Rezoning**5064 LOCHSIDE DRIVE – REZONING APPLICATION – PAUL NIRWAN**

Report of the Director of Planning dated November 23, 2005 recommending approval of the rezoning from RS-18 to RS-12.

Mr. P. Nirwan, applicant, 5064 Lochside Drive, stated:

- He met with the neighbours and the Cordova Bay Association with respect to his rezoning application and received no objections to the proposal with the provision that tree No. 5 be retained.
- His arborist met with the arborist from Saanich at the site to review the proposed driveway configuration for proposed Lot B, and they agreed that the tree will likely be impacted by the driveway construction and installation of services and that it should be removed and replaced with another tree.
- He is therefore requesting that tree No. 5 be excluded from the tree protection covenant and he will replace it with two boulevard trees.

Ms. S. Bridges, vice president, Cordova Bay Association, stated:

- The applicant met with the Association's executive and they did not have any objections to the proposed rezoning.
- The property fronting the road is bare with the exception of the large tree that the applicant now wants to remove; they hope that the Lochside Drive streetscape will be enhanced with additional foliage.

Mr. J. Brady, 5068 Lochside Drive, stated:

- He does not have any objection to the proposed development although he thinks there may be more significant trees in the northwest corner of the property that have not been tagged including one that borders his property.
- He would like to know if the fill that was placed on the subject property in the 1950's when the existing house was constructed is considered to be new fill or original grade.
- Cordova Bay area is a mature area which is characterized by relatively modest sized homes; the preliminary concept plans for the proposed new dwellings address some of the architectural features that are found in neighbouring homes but there is no indicated context and he is concerned that the massing of the proposed houses will not be in keeping with the rest of the neighbourhood.
- He encourages the applicant's architect to be more imaginative with regard to massing, roof heights and boundary conditions, and hopes that the issue of fill will be addressed by the Approving Officer during the subdivision process by way of covenants to require design review and site development.

Mr. R. Stonebanks, president, Cordova Bay Association, stated:

- At the Public Hearing the Association would like more information on the two replacement trees that the applicant will plant if tree No. 5 is removed.

In response to comments, the Director of Planning stated:

- More information on the trees can be provided at the Public Hearing.
- With regard to design review, it is not up to the geotechnical engineer

or the Approving Officer to pass judgment on the architectural design; they will be reviewing the construction of the foundation and solidity of the ground and its ability to withstand construction.

MOTION: MOVED by Councillor Ngai and Seconded by Councillor Wergeland: "That a Public Hearing be called."

Councillor Derman stated:

- At the Public Hearing he would like to have more information on the streetscape plan for Lochside Drive.
- He hopes the applicant will consider deconstruction of the existing dwelling instead of demolishing it.

THE MOTION WAS THEN PUT AND CARRIED

Adjournment On a motion from Councillor Ngai, the meeting adjourned at 9:20 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK