

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, FEBRUARY 28, 2005 AT 7:30 P.M.

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

Minutes **ADOPTION OF MINUTES**

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

CARRIED

No. 68
ADM40
Bylaw 8637

TICKET BYLAW – HOUSEKEEPING AMENDMENT.

Final Reading of the "Ticket Bylaw, 2001, Amendment Bylaw, 2005, No. 8637". To increase the fines for dangerous dog and tree cutting violations.

MOVED by Councillor Derman and Seconded by Councillor Pickup:
"That Bylaw No. 8637 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 69
EPW65
Bylaw 8644

SEWER ENTERPRISE BOUNDARY EXTENSION BYLAW – 4550 BLENKINSOP ROAD (A PORTION).

First Three Readings of the "Sewer Enterprise Boundary Extension Bylaw, 2005, No. 8644". To include a portion of 4550 Blenkinsop Road in the Sewer Enterprise Boundary.

MOVED by Councillor Gillespie and Seconded by Councillor Cubberley: "That Bylaw No. 8644 be introduced and read."

CARRIED,

with Councillor Pickup voting against.

MOVED by Councillor Gillespie and Seconded by Councillor Cubberley: "That Bylaw No. 8644 be read a second time."

CARRIED,

with Councillor Pickup voting against.

MOVED by Councillor Gillespie and Seconded by Councillor Cubberley: "That Bylaw No. 8644 be now passed."

CARRIED,

with Councillor Pickup voting against.

No. 70
ADM40
 Bylaw 8646

SUBDIVISION BYLAW AMENDMENT – UPDATE ZONE REFERENCES.

First Three Readings of the “Subdivision Bylaw, 1995, Amendment Bylaw, 2005, No. 8646”. To add zone P-10.

MOVED by Councillor Wergeland and Seconded by Councillor Ngai:
“That Bylaw No. 8646 be introduced and read.”

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Ngai:
“That Bylaw No. 8646 be read a second time.”

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Ngai:
“That Bylaw No. 8646 be now passed.”

CARRIED

No. 71
ADM40
 Bylaw 8647

SIGN BYLAW AMENDMENT – UPDATE ZONE REFERENCES.

First Three Readings of the “Sign Bylaw, 2000, Amendment Bylaw, 2005, No. 8647”. To add A-1DF, P-10 and the liquor retail zones.

MOVED by Councillor Pickup and Seconded by Councillor Brownoff:
“That Bylaw No. 8647 be introduced and read.”

CARRIED

MOVED by Councillor Pickup and Seconded by Councillor Brownoff:
“That Bylaw No. 8647 be read a second time.”

CARRIED

MOVED by Councillor Pickup and Seconded by Councillor Brownoff:
“That Bylaw No. 8647 be now passed.”

CARRIED

CAPITAL REGIONAL DISTRICT ACTIVITIES

No. 72
ADM115
 CRD Activities
 Adjournment

Council members provided updates on a variety of Capital Regional District initiatives.

On a motion from Councillor Gillespie, the meeting adjourned at 7:56 p.m.

The Meeting reconvened at 11:35 p.m.

From the Committee of the Whole Meeting held February 28, 2005.

No. 73
Derby Road
 Development
 Permit

1400 DERBY ROAD – DEVELOPMENT PERMIT – DISTRICT OF SAANICH.

MOVED by Councillor Ngai and Seconded by Councillor Brownoff:
“That Council approve and issue Development Permit No. DPR2004-00024 on Lot A, Sections 42 and 43, Victoria District, Plan 47451 (1400 Derby Road).”

CARRIED

No. 74
Gorge Road West
Road Closure

7TH ANNUAL GORGE CANADA DAY PICNIC - PROPOSED CLOSURE OF GORGE ROAD WEST BETWEEN TILLICUM ROAD AND ADMIRALS ROAD

MOVED by Councillor Derman and Seconded by Councillor Gillespie: "That Council approve the closure of Gorge Road West between Tillicum Road and Admirals Road on Friday, July 1, 2005, between the hours of 8:00 a.m. and 6:00 p.m., for the 7th annual Gorge Canada Day Picnic subject to the conditions outlined in the report of the Administrative Traffic Committee dated February 16, 2005."

CARRIED

In Camera Motion

MOVED by Councillor Ngai and Seconded by Councillor Gillespie: "That the following meeting be closed to the public as the subject matter being discussed relates to the proposed acquisition/disposition of land or improvements."

CARRIED

Adjournment

On a motion from Councillor Gillespie, the meeting adjourned at 11:36 p.m.

.....
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, FEBRUARY 28, 2005 AT 7: 55 P.M.

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

Derby Road
Development
Variance Permit

1400 DERBY ROAD – DEVELOPMENT PERMIT – DISTRICT OF SAANICH.

Reconsideration of the reports of the Director of Planning dated January 31, 2005 recommending Development Permit DPR2004-00024 be approved; and the Advisory Design Panel dated November 22, 2004 and January 10, 2005 recommending approval of the design.

The Engineering Planner/Designer stated:

- At the February 14, 2005 Committee of the Whole Meeting, Council postponed further consideration of the Development Permit Application for the Golf Course in order for staff to undertake a more comprehensive public consultation process and referred the matter to the next Environmental Advisory Committee Meeting.
- Staff attended the February 17, 2005 Environmental Advisory Committee Meeting and presented additional information; the overall comments made by the Committee were very favorable.
- They also held a public information meeting on February 23, 2005; 24 people attended and eight of them completed the survey that was distributed by staff.
- The majority of the concerns that were raised have now been addressed.
- Fertilizers will be distributed by computer-controlled sprinkler heads which they anticipate will decrease the amount of fertilizers used each year by about 50 percent.
- The anticipated noise output from the pumps located inside the pump house is 71 decibels; the nearest houses are about 165 metres away so they should not hear the pumps or ventilation fan when they are operating.
- The proposed trees that have been selected for planting are all suitable for the Golf Course and will adapt well to the area; Garry Oak trees are not suitable.
- The pump house will be constructed of split concrete blocks; this type of block tends to get less graffiti.

Mr. J. Moores, 3735 Ascot Drive, stated:

- He would like to thank Council and staff for postponing the matter; it gave everyone the opportunity to have further discussions on it.
- Not everyone is entirely happy with the proposal but they are satisfied with the process.

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

- She would also like to thank everyone for the public consultation process that was undertaken.
- She is confident that most of the concerns have been addressed.

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

- The decrease in the amount of fertilizers that will be used with the new system will be a benefit to the environment.
- The water from Bowker Creek and Kings Pond should be monitored annually to ensure that there are no negative impacts to the water quality.

MOTION:

MOVED by Mayor Leonard and Seconded by Councillor Gillespie: "That it be recommended that Council approve and issue Development Permit No. DPR2004-00024 on Lot A, Sections 42 and 43, Victoria District, Plan 47451 (1400 Derby Road)."

Councillor Derman stated:

- He would like to thank staff for their excellent presentation to the public.
- The new method of applying fertilizers will result in an overall reduction of the amount used on the Golf Course.
- Garry Oak trees are becoming an endangered species and it would be nice if they could be planted at Golf Courses.

Councillor Brownoff stated:

- She also thanks staff for the public consultation process they undertook; she will support the Development Permit application.

Councillor Pickup stated:

- Staff made an excellent presentation to the Environmental Advisory Committee.
- Environmental staff have already established a base line for monitoring Kings Pond.
- She agrees that Garry Oak trees are not suitable for golf courses; Lombardy Poplars tend to lose their branches so she hopes there will be some kind of management plan for them.

Councillor Wergeland stated:

- He would also like to thank staff for undertaking a comprehensive public consultation process.

The Motion was then PUT and CARRIED

Gorge Road West
Proposed Closure

7TH ANNUAL GORGE CANADA DAY PICNIC - PROPOSED CLOSURE OF GORGE ROAD WEST BETWEEN TILLICUM ROAD AND ADMIRALS ROAD.

Report of the Administrative Traffic Committee dated February 16, 2005 further to a letter from the Gorge Tillicum Community Association, recommending Council support the closure of Gorge Road West between Tillicum Road and Admirals Road on Friday, July 1, 2005 between the hours of 8:00 a.m. to 6:00 p.m. subject to the conditions outlined.

- Mr. P. Gerrard, president, Gorge Tillicum Community Association, stated:
- This will be the 7th Annual Gorge Canada Day Picnic; it is an event that attracts more and more people each year.
 - They will comply with all of the conditions outlined in the report from the Administrative Traffic Committee.

MOTION:

MOVED by Mayor Leonard and Seconded by Councillor Pickup: “That it be recommended that Council approve the closure of Gorge Road West between Tillicum Road and Admirals Road on Friday, July 1, 2005, between the hours of 8:00 a.m. and 6:00 p.m., for the 7th Annual Gorge Canada Day Picnic subject to the conditions outlined in the report of the Administrative Traffic Committee dated February 16, 2005.”

CARRIED

Burnside Rd. West
Rezoning

850 BURNSIDE ROAD WEST – REZONING APPLICATION – GORDON DOVEY.

Report of the Director of Planning dated February 1, 2005 recommending approval of the rezoning from RS-6 to RS-4 and RS-2 and Development Variance Permit DVP2003-00018.

In response to questions from Council, the Director of Engineering stated:

- There is a section along Lavender Avenue that has already been improved with a concrete curb and gutter; the proposed development requires the Lavender Avenue frontage to be widened and upgraded with concrete curb and gutter as well.
- If Council wishes, staff could consider alternatives for this particular location; perhaps a suitable alternative would be to collect cash-in-lieu of the proposed improvements which may allow other works in the area to be undertaken.

Mr. N. Banks, Banks Design, on behalf of the applicant, stated:

- Previous concerns expressed by Council and some of the adjacent neighbours were taken into consideration and as a result the original concept for the subject property was altered; the neighbours are now supportive of the proposed development.
- They will register a covenant to restrict the size and design of the proposed new dwelling to what is shown on the concept plan.

Mr. G. Dovey, 1511 Cedarglen Road, owner and applicant, stated:

- There will not be any changes made to the existing house.

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

- The Municipality needs to change its engineering standards and consider other alternatives to using concrete curb and gutter.

Mr. P. Gerrard, president, Gorge Tillicum Community Association, stated:

- He agrees that curb and gutters are not really suitable for this area and the use of swales would be a better alternative; the entire area is a good walking environment and the narrow roads calm traffic.
- Any Development Cost Charges collected from the proposed development could be used for other amenities in the immediate area.

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

Councillor Cubberley stated:

- The proposed development is a vast improvement over the previous concept.
- He is happy that there will be a covenant to restrict house size.
- He agrees that curb and gutter is inappropriate for this area and would like to see other alternatives used.
- Any future expansions to the commercial area at the corner of Marigold and Burnside Roads should be kept modest.

Councillor Derman stated:

- Lavender Avenue is a narrow road but there is a wide boulevard area fronting the proposed new dwelling so the new lot will look bigger than it really is.

Councillor Pickup stated:

- She does not think it is appropriate to widen the road; the area has a country-like ambience.
- There needs to be an action plan for this area.
- The revised concept is an improvement over the previous proposal so she will support it.

Councillor Brownoff stated:

- She is happy that there will be a covenant on the design and style of the proposed new dwelling.
- Saanich's road standards do not always fit in with the character of some of the areas in the Municipality.
- All of the streets in this area are narrow and conducive to walking.

The Director of Engineering stated:

- Cash-in-lieu could be collected from the developer and the neighbours could be polled to see what kind of improvements they would like to have made in the area.

The Motion was then PUT and CARRIED

PLD20
Small Lot
Construction

REGULATING CONSTRUCTION ON SMALL RURAL LOTS.

Report of the Director of Planning dated January 27, 2005 regarding regulating construction on small rural parcels, and the Administrator's comment that should Council wish to proceed to a Public Hearing the necessary amendment bylaw is attached.

Responding to questions from Council, the Director of Planning stated:

- Should this bylaw amendment be approved it would not be possible to increase the size of a dwelling through the Board of Variance or a Development Variance Permit.

Mr. D. Downs, 667 Beaver Lake Road, stated:

- He recently purchased a lot on Prospect Lake; limiting the house size to 1,000 square feet it will cause a hardship for him.

Mr. A. Burnham, 1391 Hastings Street, stated:

- His parents own the property located at 4127 Holland Road which has been identified in the Planner's report.
- They have been paying property taxes on the property since 1922 and it has been retained as part of a financial package for retirement planning.
- The property is located between two existing dwellings in an area bordered by Holland, Hastings, Wilkinson and Burnside Roads which has had several large scale subdivisions approved over the last few decades.
- Regulating the size of a home that could be built on the property beyond the regulations already in place for setbacks and site coverage is unnecessary and unfair.

Mr. L. Jackson, 600 Foul Bay Road, stated:

- He has owned property at 4881 Prospect Lake Road since 1965.
- Years ago when he decided to build on the lot he could not obtain a Building Permit because the lake water could not be used for drinking.
- A few years later the Municipality put in a Municipal water connection but then there were problems with getting approval for a septic system.
- The property is presently used for picnics and swimming and they plan to retain it for future family use; imposing new regulations would cause further hardships.

Mr. S. Meeres, 4360 Interurban Road, stated:

- For the past 54 years he has owned seven of the lots along Interurban Road that have been identified in the Planner's report.
- He does not think the present zoning regulations should be changed to regulate the size of houses that can be built on these smaller rural lots.

Mr. M. Manhas, 3944 Carmichael Terrace, stated:

- He owns Lots 8, 9 and 10 along Gillie Road that were identified in the Planner's report.
- He does not think the regulations should be changed.

Mr. and Mrs. Campbell, 4141 Gillie Road, stated:

- They own three lots along Gillie Road.
- They are upset that properties to the north of them were developed without any additional restrictions to the size of house they could build.
- They are not in a financial position yet to develop their three lots and imposing new regulations would cause a hardship for them.
- They would like to know who decided that the limit would be 1,000 square feet.

Ms. M. Tomlinson, 556 Baker Street, stated:

- Her family owns a cabin on Estelline Road on Prospect Lake and has paid a lot of taxes over the past years.
- She does not think that people should be able to build monster homes but 1,000 square feet is too small.

Mr. G. Madsen, 4147 Gillie Road, stated:

- He recently purchased the property on Gillie Road.
- He would like to know if a person would be restricted to 1,000 square feet if they have to rebuild their house because of a fire.

Responding to questions from Council, the Municipal Solicitor stated:

- The proposed bylaw amendment would apply to all of the lots located in rural Saanich that are 0.25 hectares or smaller.
- Houses that are larger than 1,000 square feet at the time the bylaw is passed would become legal non-conforming; under the Zoning Bylaw they could be repaired, extended or altered, but if they were to burn down or be demolished, they could not be rebuilt except to the 1,000 square foot standard.

Councillor Derman stated:

- He cannot support regulating these small rural lots as it will cause a lot of hardships to property owners; it is too broad.

Councillor Cubberley stated:

- There needs to be a balance in order to keep these areas as rural as possible; 1,000 square feet could be too small and restrictive.

Councillor Pickup stated:

- The lots identified in the Planner's report are all rural and outside the Urban Containment Boundary.
- The development of Conway Road has been a disaster; there is no control over the septic systems that were approved.
- Prospect Lake is polluted likely because of all of the development that has taken place over the past years.
- She thinks imposing further regulations on the small lots that have been identified is a good step forward and she supports it going forward to a Public Hearing.

Councillor Brownoff stated:

- She thinks the proposed regulations need more work and she cannot support it at this time.

Councillor Ngai stated:

- She does not think having a bylaw that encompasses all of the small rural lots is useful and could be too restrictive; each of them should be considered on their own merits when and if the owners decide to develop them.
- She will not support it.

Mayor Leonard stated:

- He does not support the downzoning that is being proposed but thinks the information that was compiled by staff on small rural lots in Saanich is useful.
- He thanks all of the property owners for their input and agrees that their property rights would be taken away if the proposed regulations were approved.

MOTION:

**MOVED by Mayor Leonard and Seconded by Councillor Derman:
"That the January 27, 2005 report of the Director of Planning Services be received for information and that the proposed**

amendment to the Zoning Bylaw not be forwarded to a Public Hearing.”

Councillor Gillespie stated:

- He does not support downzoning but is concerned with small lots that support both a well and a septic system.

Councillor Wergeland stated:

- If the proposed regulations were approved it would negatively impact many property owners.

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

Richmond Road
Rezoning

2675 AND 2697 RICHMOND ROAD – REZONING APPLICATION – MAGELLAN HOLDINGS LTD.

Reports of the Director of Planning dated February 10, 2005 recommending the Shelbourne Local Area Plan be amended to designate the site for attached housing, approval of the rezoning from RS-6 to RM-5 and Development Permit DPR2004-00007 subject to the plans being revised prior to a Public Hearing to reflect bicycle parking deficiencies and to provide for dedication of the proposed trail/greenway access, and that an easement be registered to provide the opportunity for a shared access to the adjacent property to the east at 1835 Kings Road, effective only if the site is rezoned to a multi-family use; and the Advisory Design Panel dated December 3, 2004 and December 29, 2004 recommending approval of the design.

Mr. D. Nyran, Magellan Holdings Ltd., applicant, stated:

- The proposal is for 10 attached housing units built in two blocks; there will be four single-storey units on the ground floor of the “L” shaped building with four two-storey units above.
- The smaller building will consist of two single storey units located one above the other; all of the units will be approximately 1,200 square feet in size.
- A comprehensive public consultation process was undertaken with the Camosun and North Jubilee Community Associations, the Friends of Bowker Creek, and local residents.
- One of the concerns that was raised pertained to traffic so they hired consultants to assess the situation; they concluded that impacts will be minimal.
- They also made a number of changes to the overall development by reducing the number of units from 12 to 10, reducing the height of the portion of the building closest to Bowker Creek from three-stories to two stories, reconfiguring the site plan, and changing some of the design elements facing Richmond Road.
- As part of the proposal, a six metre road dedication will be provided along Kings Road and a three metre road dedication along Richmond Road.
- To provide for future public access and a greenway connection, they are proposing a public easement over a triangular area in the southeast corner of the site.
- The buildings will be set away from Bowker Creek; they will be using

pervious surfaces for driveways and parking areas, and hard and soft landscaping to address on-site stormwater management.

Mr. D. Bassett, Vic Davies Architect, stated:

- The site is comprised of two lots located at the corner of Richmond Road and Kings Road, and borders Saanich and the City of Victoria.
- The property is currently zoned RS-6 with the neighbouring properties being a mix of single family dwellings, apartment, commercial and institutional uses.
- Vehicle parking and garages are accessed from the courtyard area which will be hidden by the mass of the buildings; access will be from Kings Road.
- There will be craftsmen style features that include cedar shakes and board and batten; granite columns, and heavy timber elements will be used along the Kings Road and Richmond Road frontages.

Ms. B. Windjack, landscaper, Ladder Designs, stated:

- Presently there is virtually no streetscape presence along Kings Road or Richmond Road.
- In order to improve safety for transit users and enhance the intersection of Kings and Richmond Road, they are proposing to provide a public amenity rest area with benches within the boulevard area adjacent to the bus stop.
- The existing vegetation along Richmond Road will be removed as it obscures views of Bowker Creek.
- They plan to replace the curbside sidewalk along Richmond Road fronting the property with an inbound sidewalk planted with street trees.
- They will anchor the southeast and northwest corners of the site with fencing and trellises.
- The site and boulevards will be extensively landscaped using a variety of native species.
- All stormwater will be filtered before it leaves the site and enters Bowker Creek.

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

- Portions of Bowker Creek are eroding in the Richmond Road area; to rectify this, the creek should be relocated; this will create a proper floodplain along the sides of the creek and make it function better.
- He thinks this area has the potential to become another section of regional trail.
- He is happy to hear that the intersection of Richmond Road and Kings Road will have a public amenity area within the boulevard area but it is not really connected to the region.
- To gain the proper flow for pedestrians there needs to be a more cohesive plan and more trail connectivity.

Mr. G. Cottrell, 3332 Aldridge Street, Camosun Community Association, stated:

- When he attended Richmond Elementary School as a child he used to live across from Bowker Creek; the banks of the creek then were covered in blackberries and underbrush - 50 years later they still are.

- The developers have worked very hard on their proposal and are very sincere.
- He does not think that traffic will be negatively impacted.
- He supports the proposed development.

Ms. J. Dryden, 1901 Kings Road, stated:

- The Richmond/Kings Road area needs to be improved.
- She is concerned about traffic and pedestrian safety in the area and would like to know if Saanich has any plans to address it.

Mr. I. Graham, 2615 Dean Avenue, Director, Friends of Bowker Creek Society, stated:

- They acknowledge that the proposed development offers some limited features that support the goals of the Bowker Creek Watershed Management Plan such as permeable pavers, on-site infiltration and landscaping treatments.
- However, Bowker Creek is the major “form-maker” of the site and given the local and regional significance of the creek, the Society is disappointed by the small area of the proposed easement.
- The section of creek immediately adjacent to the proposed development is highly constrained with active erosion and slumping of the banks.
- They would like to see a wider public dedication established along the southern boundary of the property to enable riparian restoration, future greenway alignment, and maintenance of the creek channel.
- They do not support the conventional curb and gutter proposed for Kings Road and hope that Saanich will consider other innovative approaches such as Street Edge Alternative (SEA) Streets which have been successively used in other municipalities.

Mr. R. Miller, 1760 Lee Avenue, on behalf of Friends of Bowker Creek Society, stated:

- He thinks it is important to retain this important linkage for wildlife and pedestrians.
- He agrees that the proposed easement should be wider in order to create a healthy riparian area.

Mr. C. Jenson, 2328 Foul Bay Road, stated:

- He supports the idea of rezoning the subject property but is opposed to this proposal because the building footprint will be too close to Bowker Creek and will not provide adequate space for the greenway.
- He thinks that Saanich should acquire 2675 Richmond Road for park space.
- If Saanich reduced the amount of right-of-way required on Kings Road it would allow for the proposed development to be moved further north away from Bowker Creek.

Ms. K. Foster, 1751 Kings Road, Director, North Jubilee Neighbourhood Association, stated:

- A major concern for the residents who attended the public meetings pertained to vehicle access, traffic generation, parking issues and public access to Bowker Creek.

- Residents expressed concern that densification on this site could set a precedent for the Richmond corridor from Fort Street to Lansdowne Road and Adanac Street to Newton Street.
- The residents also felt that the proposed development did little to recognize the uniqueness of the location and Bowker Creek.
- The proponents have worked very hard on their proposal and have tried to address some of the residents' concerns, however, the Association hopes that Council will reject their application and urge them to work with the community on a more suitable proposal.

Ms. V. Sanders, Land Use Director, Camosun Community Association, stated:

- The proponents undertook an excellent public consultation process and made many revisions to their initial proposal; the final concept is very innovative.
- Concerns raised by the community included massing, density, vehicle access, relationship to Richmond Road and Kings Road, and access to Bowker Creek.
- The applicants are proposing to create access to Bowker Creek by contributing land to Saanich for future use and creating a pedestrian-friendly environment incorporating the adjacent bus stop on Richmond Road.
- Saanich should consider widening the portion of Richmond Road between Adanac Street and Newton Street as it is very constricted in this area and poses some traffic flow and safety concerns.

Mr. X. St. Phillip, Magellan Holdings Ltd., applicant, stated:

- They held two public meetings, met twice with the Advisory Design Panel, and met several times with the two Community Associations.
- If the amount of right-of-way dedication fronting Kings Road was reduced, they would be able to move the proposed buildings further away from Bowker Creek.
- The community will be gaining a public access to Bowker Creek and the intersection of Kings Road and Richmond Road will be improved.

Councillor Derman stated:

- The subject property is close to many amenities and is on a transit route.
- Kings Road is narrow and has the ambience of a rural road and he does not think it should be widened nor have a curb and gutter constructed along it.
- He agrees that the proposed development is sited too close to Bowker Creek and will not support it.
- He thinks that further consideration of the proposal should be postponed.

Councillor Gillespie stated:

- He thinks the proponents should reconsider the location of the proposed buildings and move them further away from the creek.

Councillor Cubberley stated:

- While the proposed development has merit the distance from the

edge of the creek to the proposed development is too narrow to create a proper greenway.

- Restoration of Bowker Creek should be undertaken.
- He is happy with the public amenity being proposed for the corner of Kings Road and Richmond Road.

MOTION:

MOVED by Councillor Cubberley and Seconded by Councillor Gillespie: “That further consideration of the rezoning application for 2675 and 2697 Richmond Road be postponed to allow further consideration of the location of the proposed buildings and their proximity to Bowker Creek.”

Councillor Pickup stated:

- The proposal needs more work; it is not ready to go forward to a Public Hearing.
- She thinks the on-site management plan is commendable and the extensive landscaping plan is excellent.
- There needs to be a vision for the site in relation to Bowker Creek and the riparian area.

Mayor Leonard stated:

- The proposed land use and density are appropriate for this area.
- The proponents have already undertaken an extensive public consultation process.
- Any changes to the siting of the buildings could have been accomplished prior to a Public Hearing; further consideration of the application could end up being postponed for a couple of months.

Councillor Brownoff stated:

- She likes the proposed development; it is very innovative.
- She hopes that the issue of setbacks will be dealt with as quickly as possible so it can proceed to a Public Hearing.

Councillor Ngai stated:

- This is a good proposal but it still needs a bit of work.

Councillor Wergeland stated:

- He supports the proposed development being sited further away from the creek.
- It is an interesting and innovative project and he hopes it will be dealt with quickly.

The Motion was then PUT and CARRIED

MOTION:

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

CARRIED

Greenridge Cres.
Rezoning

1030 GREENRIDGE CRESCENT – REZONING APPLICATION – MISRA ARCHITECT LTD.

Reports of the Director of Planning dated February 11, 2005 recommending the Quadra Local Area Plan and the Official Community Plan Appendix “N” be amended as outlined, approval of the rezoning from RS-6 to RT-3 and Development Permit DPR2004-00012, that a natural state covenant be provided as outlined, and that the Community Heritage

Register be amended to delete the dwelling; and the Advisory Design Panel dated December 3, 2004 recommending approval of the design.

Misra Architect Ltd., applicant, stated:

- The proposal is for six two-storey, three-bedroom townhouse units; none of the units will have basements; the existing dwelling will be removed.
- The property slopes to the rear so the townhouses have been designed to work with the slope and shape of the lot by stepping up with the slope.
- The driveway and parking will be located on the north side of the lot ensuring that adjacent residences will be shielded from onsite vehicle circulation; access to the site will be from Greenridge Crescent.
- They will provide a natural state covenant to protect the Garry oak meadow at the rear of the property.

Mr. D. Ensing, Landscape Architect, stated:

- 13 Oak trees will be retained and supplemented with three new ones.
- There are a number of native trees that are not very healthy that will be removed and replaced with other native species.
- There will be lots of screening from Greenridge Crescent; arbours planted with native vines will be constructed on the south elevation of each of the units.

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

- He supports the proposed development; the applicants have worked hard to preserve the majority of the trees.
- He does not agree with the engineering requirements to widen Greenridge Road to 8.5 metres - it should be left as it is.

Mr. J. Bates, 995 Ridgeway, stated:

- He supports the proposed development.
- It will be well screened from the road and will fit in nicely with the other developments in the area.

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

- She commends the developer; there was lots of public input.
- Traffic is a concern for the residents along Greenridge Crescent and they would like to have a speed hump constructed.
- The proposed development is a good transition from single family to multi-family homes.
- They are happy that the developer will be providing a covenant to protect the trees.

Mr. H. Charania, 757 Genevieve Road, stated:

- He supports the Planner's recommendations and is happy that a covenant will be registered to protect the trees.

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

Councillor Derman stated:

- He would like to see the Garry oak tree preserved.
- He does not support widening the road in front of the proposed development.
- The subject site is a good location for infill development.

The Motion was then PUT and CARRIED

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

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK