

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, JANUARY 31, 2005 AT 7:30 P.M.**

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

Minutes **ADOPTION OF MINUTES**

**MOVED by Councillor Brownoff and Seconded by Councillor Pickup: "That the Minutes of the Council and Committee of the Whole Meetings held January 24, 2005, be adopted."**

**CARRIED**

No. 23  
Elk Lake Drive  
Bylaw 8617

**4680 ELK LAKE DRIVE.**

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2004, No. 8617" and approval of Development Permit No. DPR2004-00003. Rezoning from C-13 to RP-2.

**MOVED by Councillor Pickup and Seconded by Councillor Wergeland: "That Bylaw No. 8617 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

**MOVED by Councillor Pickup and Seconded by Councillor Wergeland: "That Council approve and issue Development Permit No. DPR2004-00003 on Strata Lot 1, Section 108, Lake District, Strata Plan 1086 (4680 Elk Lake Drive)."**

**CARRIED**

No. 24  
ADM40  
Bylaw 8632

**DEVELOPMENT PERMIT DELEGATION AUTHORIZATION BYLAW,**

Final Reading of the "Development Permit Delegation Authorization Bylaw, 2005, No. 8632". To authorize the delegation of power for issuance of certain Development Permits and to repeal Bylaw No. 8360.

**MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That Bylaw No. 8632 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

No. 25  
ADM40  
Bylaw 8633

**TREE PRESERVATION BYLAW AMENDMENT – SCHEDULE "B" (SIGNIFICANT TREES).**

Final Reading of the "Tree Preservation Bylaw, 1997, Amendment Bylaw, 2005, No. 8633". To include a revised Schedule "B" (Significant Trees).

**MOVED by Councillor Cubberley and Seconded by Councillor Wergeland: "That Bylaw No. 8633 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

No. 26  
ADM40  
Bylaw 8634

**TICKET BYLAW AMENDMENT – STREETS AND TRAFFIC BYLAW.**

First Three Readings of the “Ticket Bylaw, 2001, Amendment Bylaw, 2005, No. 8634”. To include an offence under the Streets and Traffic Bylaw for depositing material on streets and failing to remove snow from sidewalks.

**MOVED by Councillor Wergeland and Seconded by Councillor Cubberley:**  
“That Bylaw No. 8634 be introduced and read.”

**CARRIED**

**MOVED by Councillor Wergeland and Seconded by Councillor Cubberley:**  
“That Bylaw No. 8634 be read a second time.”

**CARRIED**

**MOVED by Councillor Wergeland and Seconded by Councillor Cubberley:**  
“That Bylaw No. 8634 be now passed.”

**CARRIED**

No. 27  
ADM40  
Bylaw 8636

**ANIMALS BYLAW AMENDMENT – DOGS ON CEDAR HILL PARK TRAIL AND LICENCE FEES FOR DANGEROUS DOGS.**

First Three Readings of the “Animals Bylaw, 2004, Amendment Bylaw, 2005, No. 8636”. To require dogs to be leashed on any trail located in Cedar Hill Park, increase the license fees for dangerous dogs and the fines for subsequent offences for dogs running at large.

**MOVED by Councillor Pickup and Seconded by Councillor Brownoff:**  
“That Bylaw No. 8636 be introduced and read.”

**CARRIED**

**MOVED by Councillor Pickup and Seconded by Councillor Brownoff:**  
“That Bylaw No. 8636 be read a second time.”

**CARRIED**

**MOVED by Councillor Pickup and Seconded by Councillor Brownoff:**  
“That Bylaw No. 8636 be now passed.”

**CARRIED**

Resolutions

**RESOLUTIONS FOR ADOPTION**

No. 28  
ADM120  
MFA Borrowing –  
Spring Issue

**MUNICIPAL FINANCE AUTHORITY BORROWING – 2005 SPRING ISSUE.**

Report of the Director of Finance dated January 21, 2005 recommending Council adopt the resolution outlined to authorize long term borrowing through the Municipal Finance Authority 2005 Spring Issue for the projects specified and to request the Capital Regional District consent to our borrowing over a 15 year term and include the borrowing in their security issuing bylaw.

**MOVED by Councillor Derman and Seconded by Councillor Cubberley:**  
“That Council approve borrowing from the Municipal Finance Authority of B.C. as part of their 2005 Spring Issue, \$3,341,000 as authorized through Loan Authorization Bylaws for the projects specified and that the Capital Regional District be requested to consent to our borrowing over a 15 year term and include the borrowing in the security issuing bylaw:

<u>Bylaw</u>	<u>Purpose</u>	<u>Amount of Borrowing</u> <u>Authorized</u>	<u>Remaining</u>	<u>Amount of Issue</u>
8561	Golf Course	\$2,000,000	\$2,000,000	\$1,000,000
8562	Trails/Parks	\$2,470,000	\$2,470,000	\$1,175,000
8564	Recreation Facilities	\$1,851,000	\$1,851,000	\$1,166,000
<b>TOTAL</b>		<b>\$6,321,000</b>	<b>\$6,321,000</b>	<b>\$3,341,000"</b>

**CARRIED**

No. 29  
PQS100  
AQ25/04

**AQ25/04–2005/2006 COMPUTER HARDWARE MAINTENANCE CONTRACT.**

Report of the Director of Purchasing dated January 25, 2005 recommending AQ 25/04 for the hardware maintenance contract be awarded to DecisionOne Corporation in the amount of \$115,640.29.

**MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: “That the Annual Quotation AQ25/04 2005 – 2006 for the Hardware Maintenance Contract be awarded to DecisionOne Corporation in the amount of \$115,640.29.”**

**CARRIED**

No. 30  
ADM65  
Workshop

**ENVIRONMENTAL BEST MANAGEMENT PRACTICES FOR URBAN AND RURAL LAND DEVELOPMENT WORKSHOPS.**

Council is requested to authorize payment of registration fees for Councillor Pickup to attend the Environmental Best Management Practices for Urban and Rural Land Development Workshops in Victoria on February 18, 2005.

**MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: “That Council authorize the payment of registration fees for Councillor Pickup to attend the Environmental Best Management Practices for Urban and Rural Land Development Workshops being held in Victoria on February 18, 2005.”**

**CARRIED**

Recommendations

**RECOMMENDATIONS**

*From the Heritage Advisory and Archival Committee Meeting held November 22, 2004.*

No. 31  
ADM85  
SHAAC – Terms  
of Reference

**SAANICH HERITAGE ADVISORY AND ARCHIVAL COMMITTEE – TERMS OF REFERENCE**

Memorandum from the Heritage Advisory and Archival Committee dated January 25, 2005 recommending that Council adopt the proposed new Terms of Reference for the Committee.

**MOVED by Councillor Derman and Seconded by Councillor Pickup: “That Council adopt the new Terms of Reference for the Heritage Advisory and Archival Committee as outlined in the January 25, 2005 Memorandum from the Heritage Advisory and Archival Committee.”**

**CARRIED**

Adjournment            On a motion from Councillor Gillespie, the meeting adjourned at 7:34 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, JANUARY 31, 2005 AT 7:35 P.M.**

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

Clutesi Street  
Rezoning

**5080 CLUTESI STREET – REZONING APPLICATION – BANKS DESIGN.**

Report of the Director of Planning dated January 19, 2005 recommending approval of the rezoning from A-1 to RS-10 and Development Variance Permit DVP2004-00019.

In response to a question from Council, Mr. N. Banks, Architect, Banks Design, on behalf of the owners, stated:

- The garage for the existing house will be removed and a new two-car garage will be constructed in front of the dwelling at a lower elevation.

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

- He would like to know why an Environmental and Social Review (ESR) report is not part of the Planner's report and why it was never reviewed by the Environmental Advisory Committee.

In response, the Director of Planning stated:

- An ESR was not required for the subject property; ESR's are not forwarded to the Environmental Advisory Committee for their review.

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

**CARRIED**

Cedar Hill Road  
Rezoning

**3757 CEDAR HILL ROAD (A PORTION) – REZONING APPLICATION – SEARIDGE MANAGEMENT INC.**

Reports of the Director of Planning dated January 14, 2005 recommending approval of the rezoning from RS-6 to a new zone RA-CA and Development Permit DPR2004-00010, and that a covenant be required to restrict the use of the property to special needs housing to be operated by the Women's Transition House Society; and the Advisory Design Panel dated October 25, 2004 recommending approval of the design.

Ms. C. Fast, Executive Director, Victoria Women's Transition House Society, stated:

- Victoria Women's Transition House has been working with Glen Wilson of Searidge Management for the past year for the development of a housing project for older, single women who have escaped abusive relationships.
- The proposed 23-unit, one bedroom apartment building, will be owned and operated by the Women's Transition House Society and will provide secure and affordable housing for women aged 45 to 65 years old for a period of three to five years or until they can find alternate, permanent housing.
- The women who will reside in the proposed development will be well into

their process of reintegrating into the community; they do not anticipate any risks or concern to the neighbourhood.

- The building will contain a common meeting area with facilities for socializing, programs and counseling, as well as office space for a manager and related administration; it is anticipated that there will be one full-time staff person on site during the day.
- Mr. Wilson has been sensitive to the issues their clients face and is dedicated to helping them achieve their goal; his commitment has extended to providing a donation of \$300,000 in land value toward the capital costs of their development; they are also hoping to secure some provincial funding.

Mr. G. Wilson, Searidge Management Inc., applicant, stated:

- Victoria Women's Transition House Society will purchase the subject property and he will enter into an agreement with them to develop the site.
- The subject site is located at the northeast corner of Cedar Hill Road and Church Avenue and is comprised of a portion of two lots containing single family dwellings; the surrounding neighbourhood is mainly multi-family housing.
- The proposal is for a four-storey, 23 self-contained, one-bedroom units, of which two will be handicap accessible.
- He is requesting a parking variance for the proposed development to accommodate underground parking for 14 vehicles; 12 of these spaces will be within the underground parking structure and two spaces will be located under the building and accessed from the driveway to the underground parking; two handicap parking spaces will be provided as well.
- It is expected that very few of the tenants will own vehicles so he does not think traffic volumes will be impacted
- The proposed building will be stepped back at various levels to avoid a large building mass; on the west side of the building the apparent height will be reduced by one storey because the grade is below Cedar Hill Road.
- The exterior finishing materials will consist of hardi-plank and hardi-panel siding with a shingled roof.
- An extensive consultation process was undertaken which included public meetings, meetings with the Quadra Cedar Hill Community Association and meetings with Saanich staff; an Environmental Site Assessment was also undertaken.
- He also canvassed the stores and businesses in the area, the pastors at the Anglican and Lutheran Churches, as well as representatives from the Luther Court and Dawson Heights seniors' facilities.
- He has taken into consideration the concerns that have been raised by the public and has attempted to address some of these concerns which pertain to land use, density, traffic and pedestrian safety in the area.
- As part of the development proposal he will be undertaking improvements at the intersection of Cedar Hill Road and Church Avenue which includes a south bound left-turn lane, parking bays, a separated sidewalk, and curb and gutter.

Ms. B. Windjack, Landscape Architect, stated:

- There will be an on-site stormwater management system for the proposed site which will include a grass swale on the west side of the property that will pick up surface and rooftop stormwater as well as three retention areas.
- A new curbside sidewalk will be constructed along Cedar Hill Road with a boulevard rather than the steep drop-off that currently exists.
- There will be a low stone wall with an aluminum fence on top constructed

along the west side of the property and a four-foot high wooden fence constructed along the interior of the site with a gated access to the shared amenity areas of the proposed condominiums to the east.

- A meandering sidewalk with grass and trees on both sides will be constructed along Church Avenue and there will be a decorative paving treatment at the entrance to the site.
- They are proposing to plant a mixture of native, naturalized and ornamental plantings throughout the site and in the garden/patio areas; they are also prepared to provide a landscape bond.
- They undertook a shadow study and it was determined that the north side of the property where they are proposing a community garden, will get at least four hours of sun each day.

Mr. D. Winn, 15-3633 Cedar Hill Road, stated:

- He is opposed to this proposal as well as the other two proposed developments on Cedar Hill Road.
- The proposed development is too dense and will not fit in with the rest of the neighbourhood.
- An independent social impact assessment as well as a comprehensive environmental impact assessment should be undertaken before any development is approved.

Ms. J. Conroy, 1665-B Pear Street, stated:

- She thinks the proposed development has merit but does not feel the subject site is a suitable location.
- There are many seniors and children who live in the area and she is concerned that the women who will live there could still be subjected to violence.
- Traffic is also an issue and the existing sidewalk is not wide enough to maneuver safely.
- She finds it difficult to believe that there will only be one staff person on duty during the day.
- She is opposed to all three of the developments being proposed for Cedar Hill Road.

Ms. J. McGregor, 561 Tory Place, Board of Directors, Victoria Women's Transition House Society, stated:

- The proposed development is not a woman's shelter, it is third stage transition housing for women who have come out of abusive relationships; they are through crisis and are middle aged women who need affordable housing so they can resume the rest of their lives.
- There will only be the equivalent of one full-time staff member in the building.
- The proposed development is an opportunity to provide affordable housing for the currently poorly served group of citizens who desperately need assistance.

Mr. N. Carter, 1410 Wende Road, stated:

- He thinks the proposed development is a very admirable undertaking.
- Apparently the proposed women's transition house will not go ahead unless the proposed condominium development is approved as well because a portion of the necessary funding is coming from the developer; it is unfortunate that both of the proposals were not considered together.
- He is concerned that the proposed parking for the site may not be sufficient

and that it may spill on to the neighbouring streets.

Mr. A. Kemp, member of the Steering Committee for the Housing Affordability Partnership (HAP), stated:

- The proposed development is an innovative solution and a way to provide 23 affordable and safe housing units to women so they can start to re-establish their lives.
- This facility is greatly needed for the Capital Region; there are many resources for younger single parents but there are limited resources for mature women who have become single.

Ms. M. Bergman, 1520 Church Avenue, stated:

- She supports the proposed women's transition house as well as the proposed condominium development and commends the developer.
- She thinks the proposed two developments will blend in with the rest of the neighbourhood and does not think that traffic will be any more congested than it is presently.

Mr. D. Ellis, 1556 Elm Street, stated:

- He has lived in his present location for the past 33 years and he is opposed to all three of the proposed developments for Cedar Hill Road.
- The traffic problems that already exist in this area will increase if the developments are approved; he does not think the proposed improvements to the intersection of Cedar Hill Road and Church Avenue will significantly improve the traffic situation.

Mr. S. Klausen, 20-3633 Cedar Hill Road, stated:

- He is opposed to all three of the proposed developments for Cedar Hill Road.
- He thinks the proposed transition house is too high and too dense; two storeys would be more appropriate.
- There is already a lot of traffic in the area and he is concerned that it will be impacted even more; the sidewalks in the area are also inadequate.
- He also has letters of opposition from his neighbours in units 11 and 18.

Ms. B. Wood, 1577 Pear Street, stated:

- She has lived in her present location for the past five years and during that time four other high density developments have been constructed.
- She is opposed to all three of the proposed developments; it is unfortunate that the women's transition house is not being considered in conjunction with the condominium proposal on the same site.

Mr. T. Pollard, 1268 Fairlane Terrace, stated:

- He has lived in the area and attended St. Luke's Church for the past 37 years.
- He does not think the Church has any major concerns with the proposed development although the proposed parking could be insufficient and spill into the Church parking lot.
- He and his wife have helped maintain the Church garden at the corner of Cedar Hill and Cedar Hill Cross Roads for many years and have observed how many older people use the sidewalks; he would like to know if the sidewalk along Cedar Hill Road at Cedar Hill Cross Road could be extended further north.

Mr. A. Smith, 17-3633 Cedar Hill Road, stated:

- The proposed development is too high and too dense and will not fit in with the rest of the buildings in the neighbourhood.
- Even though Luther Court, Cedar Court, and Ophir Place are all four storey buildings, they are located in lower areas of the Cedar Hill area and do not stick out like the proposed development could.
- He also has letters of opposition from the residents in units 21 and 23.

Mrs. V. Smith, 17-3633 Cedar Hill Road, stated:

- The traffic in the area is very noisy and she has difficulty sleeping at night.
- The Cedar Hill area has become over-developed and she does not support any of the proposed developments.

Mr. J. Cope, 3326 Cedar Hill Road, stated:

- He has lived in the Cedar Hill area for the past 15 years and is concerned that the proposed developments will increase the traffic in the area.
- Cedar Hill Road is under-engineered and the condition of the sidewalks is atrocious.

Ms. D. DeChamplain, outreach worker, stated:

- She has worked with approximately 300 older women and tried to find safe, affordable housing for them; it is a real challenge in Victoria.
- It is very exciting to think that the proposed development could be a facility that would support these women.
- Many of these women do not own vehicles, they use public transportation.
- She strongly supports the proposed women's transition house.

Ms. T. Becker, 16-1705 Feltham Road, stated:

- She supports all three of the proposed developments.
- This type of housing is desperately needed by older women and the proposed development is a wonderful opportunity for them.
- She thinks the proposed development will enhance the neighbourhood and fit in; it is within walking distance to transit, amenities and local businesses.
- She has worked with women who have gone into transitional housing and is a past user of one as well.

Ms. T. Trotter, 3823 Merriman Drive, stated:

- She thinks the proposed women's transition house is a wonderful opportunity but does not think this is a suitable location; it should be located further downhill and three storeys would be more appropriate.
- She is also concerned that the proposed number of parking spaces is insufficient.

Mr. D. Paul, 1513 Louise Place, stated:

- He has lived in his present location for the past 23 years; he is opposed to the proposed development because it is too large compared to other developments in the area.

Ms. A. Davis, 3855 Cedar Hill Road, stated:

- She is opposed to the proposed development and has a letter of opposition from her neighbour at 3590 Cedar Hill Road.

Mr. D. Hames, 1564 Pear Street, stated:

- He is opposed to the proposed development because of the increased traffic and congestion it will cause in the area; this proposal should have been considered in conjunction with the proposal for the adjacent property.
- Developers are coming into the area and systematically developing the area faster and to a greater degree than any other area in Saanich.

Mr. L. Thiessen, 1515 Louise Place, stated:

- He is opposed to the proposed development and objects to these kinds of one-off projects that will impact the quality of life for the people who live in the area.
- He thinks there should be a comprehensive development plan for the entire Shelbourne/Cedar Hill area.

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

- The Shelbourne Local Area Plan supports multi-family housing but one of the problems with this area is that there is a high percentage of senior housing in the neighbourhood.
- In general, the community supports a women's transition house, it is just unfortunate that it is tied to the condominium project next to it.
- There is an overall opposition to any increased density based on the increased traffic potential.
- While the community might be responsive to densification within the zoning bylaws and at the appropriate location, they do not support excessive densification that requires new zones and variances.
- The only greenspace being proposed is shared with the adjacent condominium project.

Ms. M. Ang, 1515 Louise Place, stated:

- She is opposed to all three of the proposed developments; for the past nine years her neighbourhood has been subjected to harassment by various developers wanting to develop the area.
- She is concerned that the three developments will significantly impact the already heavy traffic in the area, and is concerned for the safety of the children who walk to school.
- She is in receipt of a letter from the Greater Victoria School District in response to a letter she sent them pertaining to road safety on Cedar Hill Road.

Mr. I. Graham, 2615 Dean Avenue, stated:

- The Cedar Hill/Shelbourne area is an ideal location for an urban village as it is close to all amenities and transit; it is a good fit for the neighbourhood.
- However, the pedestrian environment is very poor, and there are no separated sidewalks in the area to provide a level of comfort for pedestrians who use them.
- There needs to be a cohesive plan for this area and he hopes that during budget deliberations Council will give consideration to proceeding with the recommendations in the Shelbourne LAP to develop a Shelbourne corridor Action Plan.

Ms. C. Cass, stated:

- She has worked in the area of affordable housing for the past six years focusing mainly on people who earn lower incomes; these happen to be

mostly women.

- She thinks the proposed women’s transition house is a very special and unique initiative for the Cedar Hill area and she hopes that Council will support it.

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

- The Planner’s report states that an Environmental Site Assessment was undertaken for all three of the proposed sites; he would like to know why it is not included in the agenda package; he attended the community meetings that were held and it was not presented there either.
- If the size of the drainage pipe has to be increased then we are not achieving stormwater management; there is a policy that states there should be a zero increase in stormwater runoff.
- If the intersection at Cedar Hill Road and Church Avenue is improved it will just mean that more vehicles will use it.
- There is a definite need for a women’s transition house and affordable housing but he does not think the proposal should be tied to the proposed condominium project next to it.

Ms. A. Wells, 1555 Ash Road, on behalf of the Bridges for Women Society, stated:

- Most of the women who live in transition houses are not concerned about owning a vehicle - their main concern is living in a safe place and having food and clothing.
- The proposed development will create suitable, stable housing for mature women who have survived crises in their lives and who need stable long-term housing in order to maintain their status as productive citizens.
- The Bridges for Women Society has been operating a unique and successful employment training program for women survivors of abuse and violence for many years and has seen how their lives improve when they have jobs.
- If these women have safe and affordable housing it is much easier for them to reestablish themselves and find jobs; stable affordable housing promotes diverse, well functioning and safe neighbourhoods.
- They hope that Council will support the initiative.

Mr. C. Bergman, 1520 Church Avenue, stated:

- He has lived in his present location for the past 40 years and thinks the subject properties on Cedar Hill Road are ideal locations for both the women’s transition house and the condominiums; they are close to transit and all amenities.
- There are always going to be issues with traffic and pedestrian safety but he does not think the proposed developments will have a significant impact.
- The developer is proposing to improve the intersection at Cedar Hill Road and Church Avenue as well as the sidewalks; this will be a big improvement for the area.

Responding to questions and comments, the Director of Planning Services stated:

- Staff reviewed the social impact of this specific project and did not feel that there was any significance to it.
- The Environmental Site Assessment that is referred to in the Planner’s report pertains to a contaminated site environmental assessment report that is mandated by law for all applications.

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

- The subject area figures prominently within the 10 year capital plan; they are anticipating that a large portion of the planned improvements will be undertaken by the development of various properties that are presently under-developed.
- Staff have had discussions with the developer regarding traffic calming on Church Avenue and the intent is to narrow the road where possible; the current road width is 11 metres and for the most part that width will be retained where it fronts multi-family housing in order to allow for on-street parking; there is an existing speed hump that is somewhat deficient in design that they may be able to improve.
- Staff have been working very closely with ICBC and the area schools on developing safe routes to schools for all elementary schools.
- There will be standard enhanced stormwater detention on site which is stipulated in the Subdivision bylaw; at present there is an undersized stormwater drain.

**MOTION:**

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

Councillor Pickup stated:

- It is obvious from the number speakers that the proposed developments are a major issue for residents in the area.
- It is important to stress that the proposal that is being considered is for a transition house and not a shelter; there should not be any violence; the women who will live there need affordable housing so they can resume a normal life.
- The developer has to make some kind of profit on the developments he is proposing so he can afford to give the Victoria Women’s Transition House Society a portion of the necessary funding for the project.
- She is happy that the developer will be using naturescape principles with regard to the landscaping.
- There are still some issues that need to be resolved such as the pedestrian environment and traffic calming on Church Avenue.
- She supports the proposed transition house and the proposed adjacent condominium proposal as well.

Councillor Wergeland stated:

- There is no doubt that a women’s transition house is needed for the community; the proposed located is close to transit and a variety of amenities.
- He thinks the proposed development is an attractive and well thought out design and that it will compliment the neighbourhood.

Councillor Ngai stated:

- She supports both the proposed transition house and the proposed condominium project; in order for the transition house to become a reality, the developer has to develop the adjacent property as well.
- She thinks the proposed location is ideal as it is within walking distance to amenities and transit; she does not think the development will add to the traffic problems in the area.

Councillor Cubberley stated:

- He supports the proposed development; there is a social need for it.
- The proposed four-storey building is an attractive design and the developer has done a good job fitting it in with the rest of the neighbourhood.
- There is a huge infrastructure deficiency in the Cedar Hill/Shelbourne area and he agrees that the sidewalks are too narrow to maneuver safely.
- Traffic congestion is an issue in every neighbourhood, not just this area.

Councillor Derman stated:

- There needs to be a comprehensive planning process for the entire area.
- There are many good components with the proposed development; it is an admirable undertaking and one that needs to be accomplished.
- He would like to have more information on similar facilities throughout the region and their parking impacts prior to a Public Hearing.

Councillor Wade stated:

- The proposed development will provide a much needed service for the community.
- She agrees that traffic congestion in any area is a problem and that there needs to be more effective ways of dealing with it.

Councillor Gillespie stated:

- There have been many changes to the Cedar Hill/Shelbourne area over the past years.
- The sidewalks from Cedar Hill Road to Cedar Hill Cross Road are a disgrace and need to be addressed.
- He would like to see more greenspace in the area.
- He supports the proposed development.

Councillor Brownoff stated:

- She supports the proposed development and agrees that the sidewalks and the pedestrian environment need to be improved.
- There are many action plans for a number of areas throughout Saanich; it is just a matter of how they should be prioritized.
- She is not comfortable supporting a south bound left-turn lane along Church Avenue as it may not be in the best interests for pedestrians; she would like to have more information for the Public Hearing.

**The Motion was then PUT and CARRIED**

Cedar Hill  
Road/Church Ave.  
Rezoning

**3757 CEDAR HILL ROAD (A PORTION) AND 1514/1520 CHURCH AVENUE – REZONING APPLICATION – SEARIDGE MANAGEMENT INC.**

Reports of the Director of Planning dated January 14, 2005 recommending approval of the rezoning from RS-6 to a new zone RA-CA and Development Permit DPR2004-00013, and that a covenant be required to permit residents of the special-needs housing development to have access to the community garden plots and the loop garden path; and the Advisory Design Panel dated October 25, 2004 recommending approval of the design.

Mr. G. Wilson, Searidge Management Inc., applicant, stated:

- The proposal is for a four-storey, 33-unit condominium with underground parking; this proposal shares the same site as the proposed women's transition house.
- The units will be approximately 900 to 950 square feet in size and it is anticipated that the target market will be seniors.

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- Parking is proposed for 50 vehicles; 48 of these spaces are underground and two are located on the east side of the building and accessed from the driveway to the underground parking; no parking variances are required.
  - They will be undertaking improvements to the streetscape and intersection at Cedar Hill Road and Church Avenue; these improvements will be extended east of the site in front of the apartment building at 1530 Church Avenue resulting in a continuous, safe pedestrian environment throughout the block between Ophir Street and Cedar Hill Road and connecting to the sidewalks in the next block.
  - The exterior finishing products on the proposed condominium building will be similar to those used on the proposed women's transition house.
  - There is a huge problem with stormwater as it crosses Shelbourne Street; presently there is a two-foot diameter pipe which is inadequate in size so they will install a second two-foot diameter pipe along side of the existing pipe.

In response to a question from Council, Mr. Wilson stated:

- He would be happy to include some kind of small interpretive centre at the entrance to the proposed building explaining the history of the family who has owned the property for many years.

Mr. D. Winn, 15-3633 Cedar Hill Road, stated:

- He is opposed to the proposed development; it is too high and obtrusive.

Mr. P. Hames, 1564 Pear Street, stated:

- He is opposed to the proposed development.

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

- The community has expressed general concern with regard to the amount of increased density this area has already experienced in recent years; the next stage of Dawson Heights still has to be constructed as well.
- The community feels that the small area on Cedar Hill Road between Cedar Hill Cross Road and Church Avenue is saturated and that it would be excessive to add three more large developments.
- There is a lack of public open greenspace in the area.

Mr. C. Bergman, 1520 Church Avenue, stated:

- If the target market for the proposed development is seniors, he does not think they will generate a lot of additional traffic; there are probably only about eight vehicles that come and go from Luther Court each day; the majority of the seniors either walk or use scooters.

Ms. A. Davis, 3855 Cedar Hill Road, stated:

- She is opposed to the proposed condominium development.

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

- She is opposed to the proposed development; it is too dense and will impact traffic.

Mr. D. Smart, 3885 Cedar Hill Road, stated:

- He is opposed to the proposed development.

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

- As long as the population continues to grow, so will traffic congestion.

- He would like to know what the price of the proposed units will be.

Ms. M. Ang, 1515 Louise Place, stated:

- She has a petition that indicates that 84 percent of the people that were polled are opposed to the proposed development; only one person supported it.

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

Councillor Derman stated:

- It is very evident that the pedestrian environment needs to be improved in the Cedar Hill Road area; the developer is offering to improve both the pedestrian environment and traffic calming.
- He would like specific details at the Public Hearing on how traffic calming for Church Avenue will be achieved and if it would be feasible to install a pedestrian controlled light on Church Avenue.
- He would also like assurance that there will be no increase to stormwater runoff.

Councillor Wergeland stated:

- He supports the proposed condominium proposal.

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

**CARRIED**

Councillor Cubberley stated:

- He thinks the proposed development looks bulky; he will support the proposal going forward to a Public Hearing.

**The Motion was then PUT and CARRIED**

Cedar Hill  
Road/Cedar Hill X  
Rd.  
Rezoning

**3801/3811 CEDAR HILL ROAD AND 1514 CEDAR HILL X ROAD – REZONING APPLICATION – SEARIDGE MANAGEMENT INC.**

Reports of the Director of Planning dated January 14, 2005 recommending the Shelbourne Local Area Plan be amended to designate the site for attached housing and approval of the rezoning from RS-6 to a new zone RT-CHX and Development Permit DPR2004-00011; and the Advisory Design Panel dated October 25, 2004 recommending approval of the design.

Mr. G. Wilson, Searidge Management Inc., applicant, stated:

- The proposal is for 14 two-storey, three bedroom townhouse units in three blocks.
- Two on-site parking spaces will be provided for each unit; the units in Blocks A and B will have parking for one vehicle in the garage and another in the driveway in front of the garage; the units in Block C will have parking for one vehicle in the garage; five stalls will be provided for visitor parking.
- Presently there are four driveways that access the subject property; they will be reduced to one access on Cedar Hill Cross Road.
- Improvements to Cedar Hill Road will include a westbound to southbound left-turn lane and there will be a raised centerline curb on Cedar Hill Cross Road to prevent left-turns into the site.
- Traffic volumes are a huge problem in the area but the majority of it is coming from other areas; he does not think that the proposed development

will have a significant impact on the traffic.

- The community indicated that they only wanted two-storey buildings to be constructed so he thinks the proposed development will provide a transition in height and density between the apartments to the east and south and the single family dwelling neighbourhood to the north and west.
- The big deficiency in this area is the sidewalk running northbound; once the proposed development is constructed there will be sidewalk linkages down to Shelbourne Street and south along Cedar Hill Road; he will contribute \$25,000 in order to upgrade the sidewalks in addition to the other site improvements he will be undertaking.

Ms. B. Windjack, Landscape Architect, stated:

- They will be constructing an inbound sidewalk with grassed boulevards and trees along both frontages of the site.
- The proposed landscaping will maintain viewscapes, mitigate the impact of the development on the neighbours, and provide an attractive, pleasant setting for the residents.
- They will plant a combination of Dogwood, Flowering Plum, Oak, Katsura Pear trees, and native species throughout the site; two Fir trees will have to be removed and grass will be planted under the two Garry oak trees that will be retained.
- A rock retaining wall with an aluminum fence along the top will be constructed around the south and west perimeters of the site with low growing plants around the base.
- The hard and soft landscaping is designed to minimize the amount of impervious surface thereby minimizing the quantity and improving the quality of stormwater entering the drainage system; they will be working with a hydrologist.

Mr. J. Owen, 3884 Cedar Hill Road, stated:

- He is opposed to the proposed development; it is sited too close to the street.

Mr. D. Winn, 15-3633 Cedar Hill Road, stated:

- He is opposed to the proposed development and requests that an independent social impact and comprehensive environmental assessment be undertaken.
- He does not support an amendment to the Shelbourne Local Area Plan.

A resident on Cedar Hill Road stated:

- There are many seniors who live in the area and she thinks it would be nice to have a park instead of another development; perhaps there could be small allotment gardens and a bandstand where people could gather to play music.

Ms. F. Lio, 3986 Livingstone Close, stated:

- She supports the proposed development and thinks the Municipality should take advantage of the street and sidewalk improvements the developer is offering to make; the improvements will enhance the neighbourhood and provide more greenspace than is presently there.

Ms. A. Davis, 3855 Cedar Hill Road, stated:

- She is opposed to the proposed development and thinks the traffic problems will increase.
- She also has letters of opposition from the residents at 1531 Mortimer

Street and 3720 Ascot Drive.

Mr. L. Thiessen, 1515 Louise Place stated:

- He is opposed to the proposed development and does not see any compelling reasons for Council to approve it.
- He does not support amending the Shelbourne Local Area Plan.

Mr. S. Klausen, 20-3633 Cedar Hill Road, stated:

- He is opposed to the proposed development.

Ms. T. Becker, 16-1705 Feltham Road, stated:

- She supports the proposed development and thinks it will enhance the neighbourhood.
- It is inevitable that older areas throughout the Municipality will eventually be redeveloped; the developer has been sensitive to the concerns of the neighbourhood and has made some concessions to the proposal where possible.

Ms. J. Conroy, 1665 B Pear Street, stated:

- She has a letter from her neighbour at 1665 Pear Street in opposition to the proposed development because of the unsafe pedestrian environment.

Mr. D. Ellis, 1556 Elm Street, stated:

- There are approximately 18,000 vehicles per day on Cedar Hill Cross Road; at peak rush hour times the area can be deadlocked with vehicles.
- The proposed development will negatively impact the neighbourhood and create more traffic.

Ms. M. Ang, 1515 Louise Place, stated:

- She is opposed to the proposed development and does not support amending the Local Area Plan; the residents should be asked what they would like to see built in the area.

Ms. T. Trotter, 3823 Merriman Drive, stated:

- She is opposed to the proposed development; it is a very busy intersection.
- She would like to see a park developed in the area.

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

- The setbacks that the developer is requesting means that the buildings will be sited 15 feet closer to the street in order to provide a pedestrian friendly focus; this may not be possible with the heavy traffic.
- The subject location is zoned single family as described in the Local Area Plan and should not be changed unless there is public support; it is very obvious from the number of speakers in opposition to the proposed development that it should not be amended.

Mr. D. Smart, 3885 Cedar Hill Road, stated:

- He has lived in the area for the past 50 years and he is opposed to the proposed development.
- The sidewalks are not conducive to safe mobility; Mortimer Street is a blind corner.

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

- He would like clarification on what the walking distance is to an urban

centre.

Mr. D. Paul, 1513 Louise Place, stated:

- His property is located behind the subject site and he is concerned that his privacy will be impacted by the height of the proposed buildings.
- He would like the developer to visit his backyard and demonstrate how the shadowing from the development will affect his property.
- He agrees that traffic is an issue and that the pedestrian environment needs to be improved.
- He would like to have some kind of assurance that if the development is approved that Mr. Wilson will undertake and complete the entire project; if Mr. Wilson sells the property then the newly created zone should be nullified.

Mr. D. Brownell, 3986 Livingstone Close, stated:

- He supports the proposed development and thinks it is wonderful; his grandfather built St. Luke's Church at the corner of Cedar Hill Road and Cedar Hill Cross Road.
- The corner is very run down and the improvements that the developer is prepared to undertake will greatly enhance the area.

In response to a question from Mayor Leonard, Mr. Wilson stated:

- He is prepared to construct some kind of structure that will demonstrate the height of the proposed buildings and how it will affect the property at 1513 Louise Place.

Councillor Derman stated:

- He does not support the application going forward to a Public Hearing; the proposed design is too dense and too high and does not fit within the Local Area Plan.

Councillor Wergeland stated:

- The changes to the intersection that the developer is prepared to make will be a big benefit to the neighbourhood.
- He does not think the proposed development is too dense although he would like to see the height of the proposed buildings prior to the Public Hearing.
- He cannot imagine a park in this location because of the heavy traffic and noise; he supports the application going forward to a Public Hearing.

Councillor Cubberley stated:

- He does not support the application proceeding to a Public Hearing; there needs to be more public consultation to determine what they envision for the area.
- He agrees that the corner is shabby and that it would be desirable to see an improved pedestrian environment.

**MOTION:**

**MOVED by Councillor Pickup and Seconded by Councillor Derman: "That the application to rezone Lot 13, Section 40, Victoria District, Plan 7177; Lot B, Section 40, Victoria District, Plan 16062; and Lot 7, Section 40, Victoria District, Plan 7177 (3801/3811 Cedar Hill Road and 1514 Cedar Hill Cross Road), be rejected."**

Councillor Pickup stated:

- She thinks the proposed development is too dense, too high, and does not conform to the Local Area Plan.
- The community deserves to work in closer consultation with the developer to get a development that they will be happy with.

Councillor Wade stated:

- The previous two developments displayed a lot of creativity; this development appears to be too bulky in design.
- There is no doubt that the intersection and pedestrian environment need to be improved in the area but the community needs to feel comfortable with the development.

Mayor Leonard stated:

- It would be beneficial for everyone if the architect for the proposed development could be present to talk about the design and demonstrate the height of the buildings.
- Rather than reject the application perhaps it could be postponed for a future Committee of the Whole Meeting.

**MOVED by Mayor Leonard and Seconded by Councillor Wergeland: "That consideration of the rezoning application be postponed to a future Committee of the Whole Meeting to allow the applicant to further consider the design and provide the rationale for the proposed new zone and requested variances."**

**CARRIED,  
with Councillors Brownoff, Cubberley, Derman and Pickup voting against.**

Adjournment

On a motion from Mayor Leonard, the meeting adjourned at 12:22 a.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK