

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

Present: **Chair:** Mayor Leonard  
**Council:** Councillors Brownoff, Derman, Gillespie, Ngai, Pickup, Wade and Wergeland  
**Staff:** Tim Wood, 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 Pickup:**  
“That the Minutes of the Council and Committee of the Whole Meetings held June 20, 2005, the Special Council Meetings held June 14 and 21, 2005, and the Special Committee of the Whole Meeting held June 21, 2005, be adopted.”

**CARRIED**

Appeal  
No. 238  
San Pedro Avenue  
Antenna  
Application

**APPEALS**  
**1853 SAN PEDRO AVENUE – ANTENNA APPLICATION – JIM THOMSON.**

Mr. Jim Thomson was not present to appeal his antenna application.

**BYLAWS**

No. 239  
ADM40  
Bylaw 8645

**SIGNING AUTHORITY BYLAW.**  
First Three Readings of the “Signing Authority Bylaw, 2005, No. 8645”. To formalize the traditional signing and authorizing practices for agreements and contracts.

**MOVED by Councillor Derman and Seconded by Councillor Pickup:**  
“That Bylaw No. 8645 be introduced and read.”

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Pickup:**  
“That Bylaw No. 8645 be read a second time.”

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Pickup:**  
“That Bylaw No. 8645 be now passed.”

**CARRIED**

No. 240  
ADM40  
Bylaw 8684

**STREETS AND TRAFFIC BYLAW AMENDMENT – ROAD CLOSURES FOR SPECIAL EVENTS AND PARADES.**

First Three Readings of the “Streets and Traffic Regulation Bylaw, 2002, Amendment Bylaw, 2005, No. 8684”. To delete Section 8.02 – Unauthorized Parades.

**MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: “That Bylaw No. 8684 be introduced and read.”**  
**CARRIED**

**MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: “That Bylaw No. 8684 be read a second time.”**  
**CARRIED**

**MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: “That Bylaw No. 8684 be now passed.”**  
**CARRIED**

No. 241  
ADM40  
Bylaw 8685

**NOXIOUS WEEDS BYLAW AMENDMENT.**

First Three Readings of the “Noxious Weeds Bylaw, 2000, Amendment Bylaw, 2005, No. 8685”. To add Giant Hogweed and Poison Hemlock to the list of noxious weeds.

**MOVED by Councillor Pickup and Seconded by Councillor Brownoff: “That Bylaw No. 8685 be introduced and read.”**  
**CARRIED**

**MOVED by Councillor Pickup and Seconded by Councillor Brownoff: “That Bylaw No. 8685 be read a second time.”**  
**CARRIED**

**MOVED by Councillor Pickup and Seconded by Councillor Brownoff: “That Bylaw No. 8685 be now passed.”**  
**CARRIED**

No. 242  
ADM40 - Treasury  
Bylaw 8686

**FIRE HALL IMPROVEMENTS LOAN AUTHORIZATION BYLAW.**

First Three Readings of the “Fire Hall Improvements Loan Authorization Bylaw, 2005, No. 8686”. To authorize the borrowing of \$175,000 for seismic improvements to Fire Halls 2 and 3.

**MOVED by Councillor Gillespie and Seconded by Councillor Wade: “That Bylaw No. 8686 be introduced and read.”**  
**CARRIED**

**MOVED by Councillor Gillespie and Seconded by Councillor Wade: “That Bylaw No. 8686 be read a second time.”**  
**CARRIED**

**MOVED by Councillor Gillespie and Seconded by Councillor Wade: “That Bylaw No. 8686 be now passed.”**  
**CARRIED**

No. 243  
ADM40 - Treasury  
Bylaw 8687

**LAYRITZ PARK IMPROVEMENT LOAN AUTHORIZATION BYLAW.**  
First Three Readings of the "Layritz Park Improvement Loan Authorization Bylaw, 2005, No. 8687". To authorize the borrowing of \$340,000 for improvements to Layritz Park.

**MOVED by Councillor Wergeland and Seconded by Councillor Ngai:**  
**"That Bylaw No. 8687 be introduced and read."**

**CARRIED**

**MOVED by Councillor Wergeland and Seconded by Councillor Ngai:**  
**"That Bylaw No. 8687 be read a second time."**

**CARRIED**

**MOVED by Councillor Wergeland and Seconded by Councillor Ngai:**  
**"That Bylaw No. 8687 be now passed."**

**CARRIED**

No. 244  
ADM40 – Treasury  
Bylaw 8688

**STREETSCAPE IMPROVEMENTS LOAN AUTHORIZATION BYLAW.**  
First Three Readings of the "Streetscape Improvements Loan Authorization Bylaw, 2005, No. 8688". To authorize the borrowing of \$1,363,000 for streetscape improvements.

**MOVED by Councillor Derman and Seconded by Councillor Pickup:**  
**"That Bylaw No. 8688 be introduced and read."**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Pickup:**  
**"That Bylaw No. 8688 be read a second time."**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Pickup:**  
**"That Bylaw No. 8688 be now passed."**

**CARRIED**

No. 245  
ADM40 - Treasury  
Bylaw 8689

**LIBRARY CONSTRUCTION LOAN AUTHORIZATION BYLAW.**  
First Three Readings of the "Library Construction Loan Authorization Bylaw, 2005, No. 8689". To authorize the borrowing of \$1,857,000 for the construction of a library branch at G.R. Pearkes Community Recreation Centre.

**MOVED by Councillor Gillespie and Seconded by Councillor Ngai:**  
**"That Bylaw No. 8689 be introduced and read."**

**CARRIED**

**MOVED by Councillor Gillespie and Seconded by Councillor Ngai:**  
**"That Bylaw No. 8689 be read a second time."**

**CARRIED**

**MOVED by Councillor Gillespie and Seconded by Councillor Ngai:**  
**"That Bylaw No. 8689 be now passed."**

**CARRIED**

No. 246  
ADM40 - Treasury  
 Bylaw 8690

**GORDON HEAD MIDDLE SCHOOL IMPROVEMENTS LOAN AUTHORIZATION BYLAW.**

First Three Readings of the "Gordon Head Middle School Improvements Loan Authorization Bylaw, 2005, No. 8690". To authorize the borrowing of \$687,000 for improvements to Gordon Head Middle School.

**MOVED by Councillor Wergeland and Seconded by Councillor Ngai: "That Bylaw No. 8690 be introduced and read."**

**CARRIED**

**MOVED by Councillor Wergeland and Seconded by Councillor Ngai: "That Bylaw No. 8690 be read a second time."**

**CARRIED**

**MOVED by Councillor Wergeland and Seconded by Councillor Ngai: "That Bylaw No. 8690 be now passed."**

**CARRIED**

No. 247  
ADM40  
 Bylaw 8682

**1504 MT. DOUGLAS X ROAD.**

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8682". Rezoning from RS-18 to RS-8.

**MOVED by Councillor Wade and Seconded by Councillor Gillespie: "That Bylaw No. 8682 be introduced and read."**

**CARRIED**

**RESOLUTIONS FOR ADOPTION**

No. 248  
PQS100  
 Tender 25/05

**TENDER 25/05 – FIVE 4 DOOR SEDANS (POLICE VEHICLES).**

Report of the Director of Purchasing dated June 23, 2005 recommending Tender 25/05 for the purchase of five 4-door sedans be awarded to Suburban Motors in the amount of \$154,229.30.

**MOVED by Councillor Ngai and Seconded by Councillor Gillespie: "That Tender 25/05 for the purchase of five 4-door sedans be awarded to Suburban Motors in the amount of \$154,229.30."**

**CARRIED**

No. 249  
ADM120  
 MFA Borrowing –  
 2005 Fall Issue

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

Report of the Director of Finance dated June 23, 2005 recommending Council adopt the resolution outlined to authorize long term borrowing via the Municipal Finance Authority 2005 Fall Issue for the projects listed.

**MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That Council approve borrowing from the Municipal Finance Authority of B.C. as part of their 2005 Fall Issue, \$2,970,000 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 and 10 year term as specified and include the borrowing in their security issuing bylaw:**

<u>Bylaw</u>	<u>Purpose</u>	<u>Amt. of Borrowing Authorized</u>	<u>Remaining</u>	<u>Amt. of Issue</u>	<u>Term of Issue</u>
8561	Golf Course	\$2,000,000	\$1,000,000	\$1,000,000	15
8562	Trails/Parks	\$2,470,000	\$1,295,000	\$635,000	15
8564	Recreation Fac.	\$1,851,000	\$685,000	\$685,000	15
8628	Energy Retro. Prog.	\$ 818,800	\$818,800	\$650,000	10
<b>TOTAL</b>		<b><u>\$7,139,800</u></b>	<b><u>\$3,798,800</u></b>	<b><u>\$2,970,000"</u></b>	

**CARRIED**

No. 250  
ADM115 – UBCM  
Awards Program

**UBCM COMMUNITY EXCELLENCE AWARDS PROGRAM – COLQUITZ MIDDLE SCHOOL PROJECT.**

Report of the Director of Parks and Recreation dated June 20, 2005 recommending Council pass a resolution of support for an application to the UBCM Excellence Award program recognizing the Colquitz Middle School project.

**MOVED by Councillor Pickup and Seconded by Councillor Wade: “That Council support an application to the Union of British Columbia Municipalities (UBCM) Excellence Award program recognizing the Colquitz Middle School project as outlined in the June 20, 2005 report of the Director of Parks and Recreation.”**

**CARRIED**

**RECOMMENDATIONS**

*From the Parks and Recreation Advisory Committee Meeting held June 23, 2005.*

No. 251  
RSF00  
Recreation Fees  
and Charges

**PROPOSED 2005/2006 PARKS AND RECREATION FEES AND CHARGES**

Memorandum from the Parks and Recreation Advisory Committee dated June 28, 2005 recommending that Council approve the 2005/2006 Fees and Charges as presented at the June 23, 2005 Parks and Recreation Advisory Committee Meeting.

**MOVED by Councillor Ngai and Seconded by Councillor Gillespie: “That Council approve the 2005/2006 Recreation Fees and Charges Schedule as outlined in the June 15, 2005 report of the Director of Parks and Recreation.”**

**CARRIED**

**REPORTS FROM SAANICH ADVISORY COMMITTEE CHAIRS**

No. 252  
ADM85  
Saanich Advisory  
Committees

Council members provided updates on the various Saanich Advisory Committees they chair.

No. 253  
San Pedro Avenue  
Antenna  
Application

**APPEAL – ANTENNA APPLICATION - 1853 SAN PEDRO AVENUE**

The Mayor confirmed that Mr. Jim Thomson was not present to appeal his antenna application.

Adjournment

On a motion from Councillor Ngai, the meeting adjourned at 8:15 p.m.

The Meeting reconvened at 10:50 p.m.

*From the Committee of the Whole Meeting held July 4, 2005.*

No. 254  
Shore Way  
Development  
Variance Permit

**4461 SHORE WAY – DEVELOPMENT VARIANCE PERMIT – ELIZABETH DIANE FERGUSON**

**MOVED by Councillor Brownoff and Seconded by Councillor Gillespie: “That Council approve and issue Development Variance Permit DVP2005-00010 on Lot 17, Section 85, Victoria District, Plan 9690 (4461 Shore Way).”**

**CARRIED**

No. 255  
Wilkinson Rd.  
Development  
Variance Permit

**3977 AND 3981 WILKINSON ROAD – DEVELOPMENT VARIANCE PERMIT – PEERS CREEK DEVELOPMENTS LIMITED**

**MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: “That Council approve and issue Development Variance Permit 2005-00013 on Lot 5, Section 5, Lake District, Plan 411 Except Part in Plan VIP76992 and VIP77842, and Lot 1, Plan 11442, Except that Part in Plan VIP77842, and Lot 2, Plan 11442, both in Section 16, Victoria District (3977 and 3981 Wilkinson Road).”**

**CARRIED**

No. 256  
ADM300  
Proposed Road  
Closure

**CIBC RUN FOR THE CURE (SUNDAY, OCTOBER 2, 2005) – PROPOSED ROAD CLOSURES IN THE GORDON HEAD AREA**

**MOVED by Councillor Derman and Seconded by Councillor Gillespie: “That Council approve the CIBC Run for the Cure on Sunday, October 2, 2005 commencing at 9:00 a.m. with the required road closures and detours as outlined in the June 17, 2005 report of the Administrative Traffic Committee.”**

**CARRIED**

Adjournment

On a motion from Councillor Gillespie, the meeting adjourned at 10:51 p.m.

.....  
MAYOR

I hereby certify these Minutes are accurate.

.....  
MUNICIPAL CLERK

THE FOLLOWING WAS REPORTED FROM THE “IN CAMERA” COUNCIL MEETING HELD JUNE 20, 2005

ADM85  
ADP Appointment

**ADVISORY DESIGN PANEL APPOINTMENT**

**MOVED by Councillor Pickup and Seconded by Councillor Ngai: “That Ralph Sketchley be appointed to the Advisory Design Panel for a term expiring December 31, 2005.”**

**CARRIED**

West Saanich Rd  
Joint Development  
and Use

THE FOLLOWING WAS REPORTED FROM THE "IN CAMERA" COUNCIL MEETING HELD MAY 30, 2005

**ROYAL OAK MIDDLE SCHOOL – JOINT DEVELOPMENT AND USE OPTIONS**

**MOVED by Councillor Wade and Seconded by Councillor Gillespie:  
"That Council endorse:**

- 1. Entering into an Agreement with School District 63 for the joint development and use of Royal Oak Middle School as described in Option I of the May 25, 2005 report of the Director of Parks and Recreation and attached Memorandum of Understanding;**
- 2. The Capital contribution to School District 63 of \$40,000 in January 2006 and \$560,000 in January 2008 for the Royal Oak Middle School project and adjust the Ten (10) Year Capital Context Statement accordingly; and**
- 3. The application to the "BC School Community Connector Program" for project funding to retain the existing gymnasium for community use as described in Option II of the May 25, 2005 report of the Director of Parks and Recreation provided that all associated capital costs can be secured through a successful grant application."**

**CARRIED**



upper wall.

Ms. D. Sandborn, on behalf of Friends of Glencoe Cove, stated:

- The Friends of Glencoe Cove were very concerned when they learned that Saanich Bylaws had been contravened by the construction of rock sea walls at 4461 Shore Way.
- They were happy to hear that the Board of Variance rejected the owners' application for a variance for all three areas of the rock wall and that the owners have since removed the lower wall and concrete pad.
- Volunteers have spent countless hours working to preserve the shoreline in Glencoe Cove as it is a public asset that is a legacy for future generations.
- She was told by Saanich staff that only adjacent property owners could file a complaint regarding the subject property; this kind of process may be adequate when it only impacts the immediate neighbour, but not in a situation like this when it pertains to a shoreline in Saanich.
- She would like to know if there is some kind of mechanism in place to ensure that sea walls are constructed in compliance with Saanich bylaws and that foreshore regulations are provided to applicants for new permits.

In response to questions, the Director of Planning stated:

- Saanich could designate the entire shoreline as a Development Permit Area; this would mean no alterations could be made to the shoreline without approval of Council.
- This is an option that would have to be reviewed in great detail considering the amount of staffing and resources that would be required.

Mr. I. Ferguson, 4461 Shore Way, stated:

- Rather than bring the lower wall and concrete pad into compliance with the Bylaw they decided to remove them; they also brought the rock wall located by the stairs into compliance.
- They worked hard with their developer in an effort to meet the requirements of Saanich and the Department of Fisheries and Oceans and have done everything possible to meet the spirit of the bylaws.

**MOTION:**

**MOVED by Councillor Ngai and Seconded by Councillor Wergeland: "That it be recommended that Council approve and issue Development Variance Permit DVP2005-00010 on Lot 17, Section 85, Victoria District, Plan 9690 (4461 Shore Way)."**

Councillor Derman stated:

- A shoreline is the boundary of a public access and any member of the public should be able to voice a complaint if it is being compromised in some way, not just the adjacent neighbours.
- The owners of waterfront properties should consult with staff prior to undertaking any work along the shoreline to ensure they are in compliance with bylaws.
- It is time for staff to review the Shore Protection Analysis as it has not been updated for some time.

In response to a question from Council, the Municipal Solicitor stated:

- Generally because of the demands on their time, Bylaw staff are only able to respond to complaints but they are certainly able to enforce a bylaw even without a complaint.
- If for some reason staff discover a bylaw infraction they can and will take enforcement action.

Councillor Brownoff stated:

- Shorelines are a valued jewel for any community and it is important that they be protected.
- There needs to be an easy process for homeowners to follow so they do not get conflicting information from various agencies.
- She agrees that it is time to review the Shore Protection Analysis.

Councillor Wergeland stated:

- He is happy that the owners and staff have worked together to resolve the issue.

Councillor Gillespie stated:

- The owners were also concerned about safety because of the steep rock face at the edge of their property.

Councillor Pickup stated:

- She commends the Board of Variance for following the bylaws that are in place.
- She appreciates the efforts made by the owners and for their compliance by removing the lower rock wall.
- The last time the Shore Protection Analysis was reviewed was 1978.

**The Motion was then PUT and CARRIED**

Cloverdale Ave.  
Development  
Variance Permit

**990 CLOVERDALE AVENUE – DEVELOPMENT VARIANCE PERMIT – ANDREW AND MARGARET MELVIN.**

Report of the Director of Planning dated June 8, 2005 recommending Development Variance Permit DVP2005-00006 be approved to vary the width of proposed Lots 1 and 2 from 16 m to 13.2 m and 15.5 m respectively.

Ms. M. Melvin, owner and applicant, 990 Cloverdale Avenue, stated:

- She has lived at her present location for the past 17 years.
- She and her husband presented their proposal to the Quadra Cedar Hill Community Association and held an on-site neighbourhood meeting which was well attended and their proposal was generally supported.
- They did not want to prepare a concept plan for the new house until they had approval to develop the property.
- Some blasting will be required but they will take precautions to ensure it is done safely and that the neighbours are given adequate prior notice.
- They will covenant the 14 Garry oak trees along the front portion of the property; the new house will share the existing driveway access.
- They plan to build a house on the newly created lot that is smaller than their present one and live in it themselves.
- They will take measures to ensure that the neighbours' privacy is not compromised.

In response to questions from Council, Ms. Melvin stated:

- Their present house is approximately 2,400 square feet in size; they plan to construct one that will be about 2,100 square feet.
- They will register a covenant to restrict house size.

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

- The applicants met with the Association's executive on April 27, 2005 and were requested to hold a neighbourhood meeting which they held on June 29, 2005.
- They were also requested to present a building concept for the proposed new dwelling at the public meeting; the only details they provided at their on-site meeting was a possible building footprint which was indicated by using paint and poles.
- The subject application is the third project to come forward for this neighbourhood; the applicants for the previous two projects provided building concept plans.
- Although the Planner's report indicates there is no consistent dwelling height, massing or architectural design in the immediate neighbourhood, it is important that the scale and massing on proposed Lot 1 fit in with the neighbourhood and not impact the privacy of the adjacent property at 988 Cloverdale Avenue.
- The tentative dwelling footprint shown by the applicants will impact tree No. TR 35; that would be eliminated if careful consideration were given to the design of the house.
- The neighbourhood expressed concern at the amount of pavement that was installed on the adjacent sites at 984 and 988 Cloverdale Avenue and the applicants were asked to consider using a permeable surface.
- The Association requests that Council postpone further consideration of the proposed development until the applicants have provided a building concept and site plan indicating the building footprint, and location of the driveway and parking area.

Ms. C. Ivatts, 966 Lovat Avenue, stated:

- There have been many changes to the neighbourhood over the last few years.
- She accepts that infill development is inevitably going to take place but it should fit in and be compatible with the rest of the neighbourhood.
- The privacy of the adjacent neighbours needs to be taken into consideration and measures should be taken to ensure the trees are protected.

Mr. B. Butterfield, 3570 Savannah Avenue, stated:

- He is concerned that the subject property is too narrow to accommodate vehicle parking for the additional dwelling.
- There are two other subdivisions that recently were approved on Cloverdale Avenue and now their properties look like parking lots; he is concerned that a similar situation will happen if this proposal is approved.

Mr. A. Melville, applicant, 990 Cloverdale Avenue, stated:

- He and his wife only own one vehicle; they cannot control how many vehicles the new owner will have.

In response to a question from Council, the Director of Planning stated:

- The Approving Officer would take into consideration issues such as house size, style, and design, tree root zones, building siting, construction of the driveway and setbacks.

**MOTION:**

**MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That consideration of the Development Variance Permit application for 900 Cloverdale Avenue be postponed, and the applicant be requested to provide additional information on a building scheme and site plan, driveway location and parking, and covenants on house size and tree retention.”**

Councillor Derman stated:

- The Approving Officer can control where the proposed driveway will be located; vehicles parked along the street and on residents’ front yards detract from a neighbourhood’s streetscape.
- Infill development should be an asset to a neighbourhood.
- He would like more information on a building scheme, driveway location and parking, house size and vegetation retention.

Councillor Brownoff stated:

- She agrees that there needs to be a building concept plan and site plan.
- The issue of blasting and location of the parking and driveway also should be addressed.
- She hopes the applicants will continue to work with the neighbourhood.

Councillor Wade stated:

- This area is an ideal location for infill development as it is close to many amenities and transit.
- The applicants cannot be held responsible for how many vehicles are parked along the street or in other people’s yards.

Councillor Ngai stated:

- The Approving Officer will control all of the issues that have been raised.
- She would like to see the building footprint and if there will be any impacts to the root zones of the trees.
- She agrees this is an ideal location for infill development.

Councillor Wergeland stated:

- It would be a good idea to provide the neighbours with some kind of idea on what the new dwelling will look like from the street.
- He agrees that the issues of house size, parking and driveway location can be addressed by the Approving Officer.

Councillor Gillespie stated:

- He has some concerns with asking an applicant to provide specific details such as location of windows, house colors, etc.; the applicants are willing to restrict the house size.

- He supports infill development in this location.

Councillor Pickup stated:

- She is concerned with the number of trees that are located on the subject property and wants assurance that they will be protected; she would also like to see a building footprint for the site.
- She agrees that parking vehicles along road frontages negatively impacts the appearance of a neighbourhood.

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

Wilkinson Road  
Development  
Variance Permit

**3977 AND 3981 WILKINSON ROAD – DEVELOPMENT VARIANCE PERMIT – PEERS CREEK DEVELOPMENTS LIMITED.**

Report of the Director of Planning dated June 14, 2005 recommending Development Variance Permit DVP2005-00013 be approved.

Mr. W. Hopkins, applicant, Peers Creek Development Limited, stated:

- The subject lots are situated at the lowest area of the subdivision.
- There were three components that determined the requested variances: floodplain elevation, curb elevation and storm drain inlet elevation at the rear of the property.
- The requested height variances are required so the resulting dwellings will have similar roof pitches with the existing and future houses that have been designed with steeper pitched roofs; flatter roofs will be out of character; none of these houses will have basements.
- The proposed increases to height will not have any noticeable impact on the view corridors or privacy of the adjacent properties because they all have higher elevations.

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

- The applicant is taking steps to ensure the lowest level of their development is above the floodplain.
- The majority of the requested variances are less than three feet; the Association supports the applicant's request.

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

- He would like to know if there is any compensation for the houses on the floodplain and if the ponds that were created for stormwater management have been considered in the calculation for the compensation for the floodplain.

In response to questions, the Director of Engineering stated:

- The houses will not actually be constructed in the floodplain; the minimum floor elevation must be above the 200 year floodplain level.

The Director of Planning stated:

- A 200 year floodplain level was established for the Wilkinson Valley based on an engineering study.
- The subject area is not in the prohibition of fill area which allows compensation, storage, etc.; no compensation is required in this case.

**MOTION:**

**MOVED by Councillor Derman and Seconded by Councillor Gillespie:**

**“That it be recommended that Council approve and issue Development Variance Permit 2005-00013 on Lot 5, Section 5, Lake District, Plan 411 Except Part in Plan VIP76992 and VIP77842, and Lot 1, Plan 11442, Except that Part in Plan VIP77842, and Lot 2, Plan 11442, both in Section 16, Victoria District (3977 and 3981 Wilkinson Road).”**

**CARRIED**

Carey Road/Ralph Street  
Rezoning

**3911, 3915 AND 3917 CAREY ROAD/605 AND 609 RALPH STREET – REZONING APPLICATION – SEARIDGE MANAGEMENT INC.**

Reports of the Director of Planning dated June 17, 2005 recommending approval of the rezoning from RS-6 to RA-3 and RT-4 and Development Permits DPR2005-00004 and DPR2005-00005, and that a Reciprocal Access Easement be required for the common driveway and shared parking at the time of subdivision; and the Advisory Design Panel dated April 8, 2005 recommending approval of the design.

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

- Their proposal is to subdivide the subject property and create two separate parcels in order to construct a 35-unit three-storey condominium and 3 two-storey townhouses.
- They distributed notices to the neighbourhood and held four public meetings, met with the Strawberry Vale Residents' Association and placed advertisements in the newspaper to advise of their proposal.
- Some of the concerns that were raised pertained to height and massing, stormwater runoff and traffic; subsequently a number of changes were made to the original concept plan.
- They also purchased the neighbouring property and added a townhouse component to their proposal to provide a transition in height and density.
- All of the parking will be located underground with the exception of five surface parking stalls for visitors and disabled persons.
- They hired Bunt & Associates Engineering Ltd. to undertake a traffic study which concluded that the proposed development will have little impact on the surrounding road network.
- They are proposing a number of improvements to the Carey Road/Ralph Street/Glanford Avenue intersection including marked bicycle lanes, a landscaped concrete median on Carey Road, a new pedestrian crossing on the south side of the intersection with refuge area, a new westbound left-turn lane on Ralph Street, new sidewalks on the south side of Ralph Street and north side of Kent Street, and new road signs and street markings.
- The Carey Local Area Plan supports multi-family housing on the subject site and it is close to a number of amenities and services as well as public transit.

Mr. P. Misra, Misra Architect Ltd., stated:

- It was very difficult to design a development for the subject property as it slopes approximately 22 feet; total site coverage for the development is 35 percent.
- The condominium building will be set back 25 feet and will appear as a two-storey building from Carey Road allowing for direct level access to the underground parking level.
- The townhouse buildings will be two storeys high with an in-ground

basement and will be set back 25 feet from Ralph Street.

- Each of the units will be 800 to 1,100 square feet in size; hardi-plank hardi-panel, hardi-shingles, cedar shingles and stone will be used on the exterior of the buildings.
- The lower units on the west side of the building will open onto a grassy area between 16 and 20 feet deep; from the edge of the lawn will be a two-tiered terraced planter that will step up to Carey Road.
- Permeable pavers will be used for driveways and patio areas in order to minimize the total impervious cover.

Ms. B. Windjack, Ladder Landscape Architects, stated:

- The primary goal of the landscape design for this project was to provide a transition between the existing single family residential neighbourhood and the proposed multi-family development.
- The landscape design enhances the streetscapes along Carey Road and Ralph and Kent Streets and provides a buffer between the existing neighbourhood and the proposed development.
- On the Carey Road side of the site they are proposing dense landscaping to help buffer the heavy traffic along Carey Road; along Ralph Street and Kent Road they are proposing more of a residential type of landscaping.
- There will be new inbound sidewalks with boulevard trees on both sides of the sidewalk on Ralph and Kent Streets; the existing sidewalk on Carey Road will be enhanced with a significant amount of landscaping.
- The terraced planter that steps up to Carey Road will be constructed of interlocking blocks and will contain a variety of evergreen and deciduous trees and vegetation.
- Boulevard trees will include Maples, Dogwood and Honey Locust; a pedestrian walkway will meander throughout the site.
- There will be a seating area, butterfly garden and designated children's' play area with playground equipment.
- They will be using permeable pavers and grasscrete as part of their stormwater management plan; water runoff from the roofs will be collected in the three bio-retention areas.
- There will be two-foot wide trellises over the patio areas directly below the pedestrian access bridge on the west elevation to provide some privacy for the occupants.

A resident of Saanich stated:

- He has concerns with the width of Ralph Street and access to the site; his property will look onto the proposed entrance of the building and underground parking area.
- At every meeting that he has attended the proponents have indicated that the building is only three storeys high; it was only at the last meeting that they stated it was four storeys including the underground parking.

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

- He applauds the landscape architect for the comprehensive landscape package being proposed for the subject development and innovative ways of dealing with stormwater management.
- He would like to know where the pollutants from the roads will go if the

ditch is enclosed.

Mr. P. Gerrard, 2878 Inlet Avenue, stated:

- The neighbourhood needs the type of infill housing that is being proposed; it is an appropriate location that is close to amenities, services and transit.
- The pedestrian environment will be improved with the addition of the proposed new sidewalks and refuge areas.
- The proponents presented their concept plan to the neighbourhood on a number of occasions and made revisions in order to address some concerns.
- It is an excellent proposal and he supports it.

Mr. J. McLaren, 1658 Hillview Avenue, stated:

- He hopes the proposed development will be constructed as it has been presented to the public; it will be a great asset to the neighbourhood.

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

- The proponents have made many changes to their original concept plan in order to address concerns expressed by the neighbourhood.
- This section of Carey Road has been an eyesore for a long time and the improvements that are being proposed will improve and enhance the neighbourhood.
- The Association supports the proposed development.

Ms. K. Prosser, 612 Ralph Street, stated:

- The proponents have not shown any pictures of what the proposed development will look like from Ralph Street; she thinks the building is going to be huge.
- She has been speaking with Saanich staff for a long time about getting the intersection upgraded and it was finally going to happen; now it will be delayed for at least another year.
- The entire dynamics of the neighbourhood is changing because of the proposed development and some of the people have moved because of it; she hopes it will not be approved.

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

- The intent is to widen Ralph Street in a manner consistent with the Concept Plan which will result in an 11 metre wide road; this will allow for parking along both sides of the road away from the intersection, as well as the development of a three lane approach to the intersection.

Responding to questions and comments, Mr. G. Wilson stated:

- The townhouses will be set back from Ralph Street 10 feet further than other houses on the street so their development will open up the street in front of the development quite a lot.
- Meeting the 35 percent site coverage is all they can do given the parameters and the constraints of the site.
- There are two exits from the neighbourhood, one of which has a traffic signal.

- They are anticipating that the purchasers of the condominiums will be a mix of retirees and new homeowners; there could be a few rental units.
- At the last public meeting they were asked if they could make some kind of improvement to one of the parks further down the street from the proposed development.
- There are already several amenity spaces within a block of the proposed development and they have expended a significant amount of energy and cost on the proposed traffic improvements which will be a huge benefit to the community.
- They will consider some other kind of small amenity and provide more information at the Public Hearing.

**MOTION:**

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

Councillor Wade stated:

- She has some concerns with respect to the deficiency in public space in relationship to the proposed development and agrees that the developer should consider some other kind of amenity on another public space further down the street.
- She is also concerned that the additional traffic generated by the new development could impact the neighbourhood.

Councillor Derman stated:

- The applicant is proposing to make a number of traffic improvements and the proposed stormwater management plan is exemplary.
- He also has some concerns with the lack of public space associated with the proposed development.
- The development will be approximately 1.4 kilometres from both the Town and Country Mall and Tillicum Mall; this is outside the guidelines of the Regional Growth Strategy for densifying around major centres.

Councillor Brownoff stated:

- The proposed traffic improvements will be a benefit to the neighbourhood.
- She would like to see some pictures at the Public Hearing of what the visual effects of the development will look like from Ralph Street.
- There could be some challenges with trucks accessing the site.
- The proposed landscape plan and stormwater management plan are both excellent; she would like to see more public open space.

Mayor Leonard stated:

- The proposed land use is consistent with the Carey Local Area Plan.
- The neighbourhood has less traffic than it did 10 or 15 years ago since Ralph Street was closed from the highway.
- He frequently walks to the shopping centres and the Municipal Hall and routinely sees many people walking from both of the shopping centres.
- He supports the proposed development.

Councillor Wergeland stated:

- The proponents have put a lot of thought and planning into the proposed development.
- The proposed traffic improvements will be a huge benefit to the

neighbourhood and the development will compliment the area.

Councillor Ngai stated:

- She is concerned with the lack of green space associated with the proposed development and hopes the developer will agree to some other kind of amenity elsewhere in the neighbourhood.

Councillor Pickup stated:

- She supports the proposal and looks forward to hearing more details on an additional amenity for the neighbourhood.
- She hopes the developer will take into consideration the concerns that have been expressed by some of the residents.

**The Motion was then PUT and CARRIED**

ADM300  
Road Closure

**CIBC RUN FOR THE CURE (SUNDAY, OCTOBER 2, 2005) – PROPOSED ROAD CLOSURES IN THE GORDON HEAD AREA.**

Report of the Administrative Traffic Committee dated June 17, 2005 recommending Council approve the CIBC Run for the Cure on Sunday, October 2, 2005 commencing at 9:00 a.m. and the required road closures and detours as indicated, subject to the conditions outlined.

Ms. C. Baehler, Saanich Police Department, stated:

- This will be the 12<sup>th</sup> Annual CIBC Run for the Cure.
- Because of its growing popularity the event has outgrown its previous location at Ogden Point.
- The organizers have been working closely with the Police Department and will continue to do so to ensure the event runs smoothly.

**MOTION:**

**MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That it be recommended that Council approve the CIBC Run for the Cure on Sunday, October 2, 2005 commencing at 9:00 a.m. with the required road closures and detours as outlined in the June 17, 2005 report of the Administrative Traffic Committee."**

**CARRIED**

Adjournment

On a motion from Councillor Wade, the meeting adjourned at 10:50 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK