

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, MARCH 7, 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; Russ Fuoco, Director of Planning; Colin Doyle, Director of Engineering; Carrie M. MacPhee, Municipal Clerk; and Shirley Leggett, Senior Committee Clerk.

Minutes **ADOPTION OF MINUTES**

**MOVED by Councillor Brownoff and Seconded by Councillor Gillespie:**  
“That the Minutes of the Council and Committee of the Whole Meetings held February 28, 2005 and the Minutes of the Special Council Meeting held February 22, 2005, be adopted.”

**CARRIED**

No. 75  
EPW65  
Bylaw 8644

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

Final Reading 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 Ngai:**  
“That Bylaw No. 8644 be adopted by Council and the Seal of the Corporation be attached thereto.”

**CARRIED**

No. 76  
ADM40  
Bylaw 8646

**SUBDIVISION BYLAW AMENDMENT – UPDATE ZONE REFERENCES.**

Final Reading of the “Subdivision Bylaw, 1995, Amendment Bylaw, 2005, No. 8646”. To add zone P-10.

**MOVED by Councillor Wergeland and Seconded by Councillor Gillespie:** “That Bylaw No. 8646 be adopted by Council and the Seal of the Corporation be attached thereto.”

**CARRIED**

No. 77  
ADM40  
Bylaw 8647

**SIGN BYLAW AMENDMENT – UPDATE ZONE REFERENCES.**

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

**MOVED by Councillor Derman and Seconded by Councillor Pickup:**  
“That Bylaw No. 8647 be adopted by Council and the Seal of the Corporation be attached thereto.”

**CARRIED**

**RECOMMENDATIONS**

No. 78  
ADM115 - CRD  
Regional Housing  
Trust Fund

**CAPITAL REGIONAL DISTRICT BOARD HOUSING TRUST FUND  
BYLAW – RESPONSE FROM WORKING COMMITTEE**

Councillor Brownoff provided an overview of the proposed changes to the revised Bylaw and stated:

- The purpose of the fund is to provide only capital funding for affordable housing.
- Metchosin, North Saanich, Saanich, View Royal and Victoria municipalities will be participating in the fund at this time.
- Participating areas can through agreements with the Board, pay their respective shares of the fund by direct billing instead of requisition.
- Voting entitlement with a requirement that votes from at least three participating areas are required to validate any resolution or bylaw amendment.
- There will be a five percent cap on the amount of the fund that can be used to cover the cost of administering the fund and a sunset clause set at five years from the date of the bylaw adoption.
- A Memorandum of Understanding will set out the principles for drafting the administrative bylaw for the Fund, including an administrative structure that will establish a CRD Commission to administer the Fund.

Councillor Gillespie stated:

- He does not support the proposed levy program as it is not fair to expect Municipal taxpayers to take on the burden that higher levels of government should be responsible for.

Councillor Wergeland stated:

- He congratulates the Working Committee; it is a great start and he looks forward to the program proceeding.
- It is important that everyone be part of the solution for addressing affordable housing; there needs to be major leveraging from other senior levels of government.

Councillor Derman stated:

- He supports the proposed revised bylaw and agrees that senior levels of government need to allocate more funding for affordable housing.
- He hopes that the idea of a gift grant from the Provincial government will be pursued.

Councillor Ngai stated:

- The majority of the concerns that she had with the previous draft bylaw have been addressed.
- She is happy that the revised bylaw is more comprehensive.

Councillor Pickup stated:

- She thanks the Working Committee for their hard work; it is time to move forward with a Housing Trust Fund.
- She is cautiously optimistic that the Fund will help leverage funds from senior levels of government.
- We need to look at available federal and municipal lands that could be appropriate to use for affordable housing.

**MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: "That Council:**

- 1. Approve the participation of Saanich in the Regional Housing Trust Fund;**
- 2. Give consent to the adoption of revised Bylaw No. 3266, being the "Capital Regional District Regional Housing Trust Fund Service Establishment Bylaw No. 1, 2005"; and,**
- 3. Approve the draft Memorandum of Understanding dated 26/02/2005."**

**CARRIED,**  
**with Councillor Gillespie voting against.**

*From the Financial Plan Meeting held March 1, 2005*

No. 79  
RSF05  
Gordon Head  
Middle School

**PARTNERSHIP WITH SCHOOL DISTRICT NO. 61 – GORDON HEAD MIDDLE SCHOOL**

**MOVED by Councillor Pickup and Seconded by Councillor Cubberley: "That Council approve:**

- 1. Entering into an agreement with School District No. 61 for the joint development and use of Gordon Head Middle School as described in the February 18, 2005 Memorandum of Understanding; and**
- 2. The Capital contribution to School District No. 61 of \$150,000 in 2005, \$300,000 in 2006, and \$237,000 in 2007 for the Gordon Head Middle School project and adjusting the Ten (10) Year Capital Context Statement accordingly."**

**CARRIED**

Adjournment

On a motion from Councillor Derman, the meeting adjourned at 8:05 p.m.

.....  
MAYOR

I hereby certify these Minutes are accurate.

.....  
MUNICIPAL CLERK

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, MARCH 7, 2005 AT 8:06 P.M.**

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

North Dairy Road  
Rezoning

**1608, 1618 AND 1620 NORTH DAIRY ROAD/3201 WORDSWORTH STREET – REZONING APPLICATION – HOMEWOOD CONSTRUCTORS LTD.**

Reports of the Director of Planning dated February 14, 2005 recommending approval of the rezoning from RS-6 to RA-3 and Development Permit DPR2004-00006; and the Advisory Design Panel dated December 3, 2004 recommending approval of the design.

Mr. D. Scott, Homewood Constructors Ltd, applicant, stated:

- The proposal is to construct a three storey, 36-unit condominium with 54 underground parking spaces, nine of which are designated for visitor parking; it will be accessed off Browning Street.
- They have had meetings with representatives from the Camosun Community Association; more than 400 notices were delivered to neighbouring residents inviting them to a public meeting that was held in November – about 40 people attended.
- The site is designated in the Shelbourne Local Area Plan for multi-family housing; it is close to amenities and public transit; traffic should not be significantly impacted.
- The revisions to the proposal as suggested by the Advisory Design Panel on December 3, 2004 have all be completed.
- It is anticipated that the units will be marketed starting at \$175,000 per unit.

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

- He is willing to consider other innovative ways to manage stormwater and drainage issues.

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

- The site is bordered by North Dairy Road to the south, Wordsworth Street to the west and Browning Street to the east.
- There is a mix of land use in the surrounding area consisting of single family homes, commercial/office buildings and a shopping centre.
- As vehicles exit the underground parking area off Browning Street, their headlights will shine onto the commercial building across the street not houses.
- In addition to the 54 underground vehicle parking spaces, there will also be 36 secure bicycle parking spaces for use by the residents; a visitor bike rack will be provided near the building entrance.

- The proposed building will be constructed in three principle pods with three subtle color changes to the exterior finishing materials and two vertical elements with flat roofs to break up the mass of the building.
- Finishing materials will consist of a combination of horizontal and vertical hardi-panel and hardi-plank, cedar shingles, natural stone, and a fibreglass shingle roof.
- There will be a 13.4 metre rear yard setback from the common property line and the site will be extensively landscaped to provide a garden-like setting.

Ms. B. Windjack, Landscape Architect, stated:

- Their goal was to create a pedestrian environment along North Dairy Road that would complement Wordsworth and Browning Streets and tie the proposed development into the surrounding residential area; presently there is no pedestrian comfort zone along North Dairy Road.
- Wood pergolas with brick columns will be constructed at each corner of the development facing North Dairy Road.
- A low evergreen hedge will be planted to separate the public areas from the private areas; the north property line will be planted with an Alaska Cedar Hedge; large street trees will be planted along North Dairy Road, Browning and Wordsworth Streets.
- An inbound sidewalk with a grass boulevard will be constructed along Wordsworth Street as part of the development; the bus stop area on Browning Street will also be enhanced.
- The main entrance to the proposed development will be highlighted with low landscaping and low voltage lighting.
- A shared common space consisting of a deck and pergola will be located in the northwest corner of the site.
- The combination of hard and soft landscaping will address on-site water management by minimizing the quantity and improving the quality of storm water entering the Bowker Creek drainage system.

Responding to questions from Council, Ms. Windjack stated:

- It is possible to consider street trees between North Dairy Road and the sidewalk although they would have to be some kind of columnar type trees as the area is very restricted and narrow.

Ms. J. Cauthers, 3204 Wordsworth Street, stated:

- The applicant may have modified the original concept plans and reduced the number of units but it is still too high and too dense; it is out of scale with the rest of the neighbourhood.
- The proposed development could set a precedent for other developments like it.
- She hopes that Council will reject the proposed development until a Shelbourne Corridor Action Plan has been completed.

Ms. L. McAnally, 3230 Browning Street, stated:

- She thinks the proposed development is massive and will overshadow the modest single family homes that are in the neighbourhood.
- There are only 19 homes on Browning Street and 17 of them are owner occupied; some have young families and some are retired older people; it is a very vibrant and lively community.

- Traffic in the area is a problem; Shelbourne Street and North Dairy Road are very busy; Browning Street is very narrow with no curbs and a sidewalk along one side.

- She hopes that Council will not approve the application.

Ms. G. McFerran, 3217 Wordsworth Street, stated:

- The proposed development is inappropriate and will have serious impacts to the neighbourhood if it is approved.
- She thinks changes to the neighbourhood should be incremental and not so drastic like what is being proposed.
- The proposed building will overshadow neighbouring properties.
- She would like to know what the elevation of the Sears store is, how it compares to the proposed development, and if any shadow studies were undertaken.
- She hopes that Council will reject the application.

Mr. M. Kory, 3240 Browning Street, stated:

- He would like to know what the status of the Shelbourne Corridor Action Plan is; there needs to be a strategy for the entire area so one-off developments like what is being proposed do not spring up throughout the neighbourhood.
- The proposed 36 units are going to generate a lot of traffic; he would like to know why the entrance to the development cannot be off North Dairy Road instead of Browning Street.

Mr. C. Jackson, 3204 Browning Street, stated:

- He does not understand why the community is being asked to consider another development proposal for the subject site; previous proposals have been rejected.
- The ramp leading to the underground parking area will be located by his front yard and he does not want to hear the vehicles as they enter or exit the parking area.
- He has three very large trees located on this property and even though the arborist has indicated they will not be impacted by the development he is still concerned for their health.
- The proposed development is too large and too high.

Ms. D. Leung, 3205 Aldridge Street, stated:

- She would like to know what the actual height of the proposed building will be.
- She has a view of the western communities from her windows and she does not want it impacted.

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

- He encourages Council to consider undertaking the Shelbourne Corridor Action Plan during next year's financial plan meetings.
- The location of the proposed development is close to many amenities and public transit making it an ideal location for density.
- The proposed street improvements will enhance the pedestrian environment.
- The public needs to have a better understanding of density and how it will affect their community; perhaps the Planning and Transportation

Advisory Committee could lend their expertise and have some discussions with the community.

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

- The area is designated multi-family use in the Shelbourne Local Area Plan and meets the policies of the Regional Growth Strategy.
- As a result of a number of concerns that were expressed by the community pertaining to height, density, parking, traffic, trees, and overall impact and precedent being set for the remaining properties on North Dairy Road, the applicants made a number of revisions to their original proposal.
- Although the comments at the public meeting acknowledged that the Shelbourne Local Area Plan supports multi-family housing at the proposed location, the neighbourhood has not supported two previous applications for three or four storey buildings and only wants to see a maximum of two storeys.

Ms. S. Critch, 3205 Wordsworth Street, stated:

- Her property is located adjacent to the proposed site.
- The majority of the neighbourhood has expressed concerns with height, density, increase in traffic, and quality of life being impacted.
- There needs to be a more gradual transition between single family homes and multi-family housing; the proposed development is too drastic.
- There should be community consultation to amend the Shelbourne Local Area Plan.

Responding to questions and comments, Mr. Scott stated:

- He will provide information at the Public Hearing that compares the height of the proposed building to that of the Sears store.
- The majority of any shadowing will take place during the winter months but he will provide a better quality shadow drawing for the Public Hearing.
- He will also hire a consultant to undertake a traffic study prior to the Public Hearing.

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

Councillor Pickup stated:

- The subject area is designated for multi-family housing; the proposed development is good land use and will provide some reasonably affordable housing.
- She does not think there will be as much traffic generated from the development as what some of the residents seem to think.
- The building site will only encompass 37 percent of the overall site and 52 percent will be greenspace.
- The proposed landscaping is extensive and takes into consideration stormwater management and improves the streetscape.
- The pedestrian environment will be enhanced with wider sidewalks

and enhanced bus stop features, and the building will act as a buffer between the neighbourhood and North Dairy Road.

Mayor Leonard stated:

- He appreciates that the neighbourhood wants to have a planning process that will ensure their single family homes are protected but he thinks the proposed development deserves to go forward to a Public Hearing.
- The applicant is proposing underground parking for the development and a very generous streetscape package; the proposed development will provide significant benefits to the neighbourhood.
- He does not think the Regional Growth Strategy would support a development that was less than three storeys high.

Councillor Wergeland stated:

- The proposed development is across the street from a busy shopping centre; there are lots of other amenities and public transit available in the area as well.
- The proposed landscape package is very well planned and will improve the pedestrian environment; the overall design of the proposal is very attractive.
- The underground parking area means that there is more available greenspace on site.
- He does not think that anyone's property values will be impacted.
- He suggests that for the Public Hearing, the applicant prepare a cross section of what North Dairy will look like.

Councillor Brownoff stated:

- The applicant is proposing some architectural features that will break up the massing of the building; they are also offering significant setbacks, a generous landscape package, an improved pedestrian environment and underground parking.
- She thinks it would be a good idea for the applicant to provide the neighbour at 3204 Browning Street with a copy of the arborist's report.
- She would like the Engineering Department to advise Council whether or not the intersection of North Dairy Road and Shelbourne Street is failing or if there are any problems there.
- She would also like the applicant to discuss at the Public Hearing if they have any soundproofing planned for along North Dairy Road.

Councillor Gillespie stated:

- The applicant undertook an extensive public consultation process.
- He is happy that an arborist undertook a study and prepared a report.
- He likes the idea of underground parking; the proposed development is a very attractive design.

Councillor Derman stated:

- There are many areas throughout Saanich that need to be redesigned; the Regional Growth Strategy is a basic framework on how we will redevelop.
- He agrees that the Regional Growth Strategy would not support less density for areas around the Hillside Mall.

- There needs to be transition between single family housing and areas of density and the extensive setbacks and greenspace that the applicant is offering is significant.

Councillor Cubberley stated:

- He agrees that it is time to undertake a planning process for the Shelbourne corridor.
- He appreciates that the developer is proposing to construct a three storey building with underground parking as it means there will be significant greenspace; a two storey building would mean less greenspace and surface parking.
- He would like to know what the implications would be if Browning Street were closed to traffic and if it is a candidate for closure.
- At the Public Hearing he would like more information on how the proposed left turn lane on North Dairy Road to Browning Street will operate.
- The proposed development is an opportunity for seniors to remain in the area where they have lived for many years.

Councillor Ngai stated:

- A complete community has a mix of different types of housing and the proposed site is a good opportunity to serve the needs of seniors.
- The proposed development is very high quality and will enhance the neighbourhood.

**The Motion was then PUT and CARRIED**

Short Street/Oak  
Street  
Rezoning

**829 AND 841 SHORT STREET/3371 OAK STREET – REZONING APPLICATION – SEARIDGE MANAGEMENT INC.**

Report of the Director of Planning dated February 17, 2005 recommending approval of the rezoning from RS-6 and C-2 to C-6DE and Development Permit DPR2003-00039, and that Development Permit DPR97-00027 be rescinded.

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

- His client's business has steadily grown over the past few years and in order to meet its needs they need to expand their operation.
- The application is to demolish two dwellings fronting Short Street to provide for vehicle storage/sales for the Nissan Car Dealership; the existing corner office building is to be retained for office use.
- They are proposing to construct a solid fence and undertake extensive landscaping on three sides of the subject property.
- The only access to Short Street will be to four existing parking stalls under the building; access to the remaining parking is from Oak Street.
- The owner is prepared to register a covenant to ensure there is always an office/retail building on the corner of Short and Oak Streets.

Mr. A. Lowe, Architect, stated:

- The proposed development meets the policies in the Short Street Action Plan.
- His client will be consolidating the three subject properties.
- The Short Street entrance will be enhanced with a concrete curb and

- gutter, separated sidewalk, parking bays and boulevard trees.
- The corner building will be upgraded; the two existing derelict buildings will be demolished.
- The two existing driveway crossings from Short Street will be removed to make it more pedestrian friendly.

Ms. B. Windjack, Landscape Architect, stated:

- They plan to improve the streetscape along Oak Street and create a pedestrian friendly environment on Short Street.
- They want to create a strong buffer between the commercial and residential aspects of the area.
- The landscaping will include large Red Maple trees along the boulevard areas as well as a seating area.
- The five-foot wide inbound sidewalk will be planted with a variety of ground cover, shrubs and trees.
- The three sides of the property will be planted with evergreen ground cover, a variety of medium height vegetation, crabapple trees and a six-foot high panel fence.
- There will be on-site lighting to help ensure it is a safe environment; there will be a covered pedestrian walkway and bicycle parking; the garbage area will be located by the covered walkway.
- Should the Municipality wish to widen the Oak Street sidewalk in future, the proposed landscaping would not preclude that option.

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

- There is an opportunity to create cut-outs between the parking bays and use grass pavers.
- He would like the applicants to consider using another alternative to curb and gutter.

Mr. D. Johnson, Short Street, stated:

- He thinks the proposal is a great transition between commercial and residential.
- There will be a good mix of people moving in to the new apartment building being constructed adjacent to the subject site.
- He would like to see a covenant to restrict the Short Street vehicle access.

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

Councillor Brownoff stated:

- She hopes the applicant will consider a covenant on the Short Street vehicle access.

Councillor Cubberley stated:

- The bicycle parking area should be located at the front of the building where it will be more secure and not by the garbage area; the garbage area should not be near the pedestrian walkway.

Councillor Derman stated:

- The proposed development will improve the area.

- He would like to see other alternatives to using curb and gutter.

Councillor Wergeland stated:

- He is happy that the car dealership is expanding its business in Saanich.
- It would be a good idea to address Council's expectations with regard to the issue of Saanich's requirement to construct curb and gutter so it is not brought up each time a development application comes forward.

Councillor Pickup stated:

- She agrees that there should be other alternatives to using curb and gutter; perhaps the issue could be discussed by the Development Process Review Committee.

**The Motion was then PUT and CARRIED**

Helen Road  
Rezoning

**3964 AND 3981 HELEN ROAD (PORTIONS) – REZONING APPLICATION – ISLAND LAND SURVEYING LTD.**

Report of the Director of Planning dated February 19, 2005 recommending approval of the rezoning of portions of 3964 and 3981 Helen Road from A-1 and RS-8 to RS-6 and Development Variance Permit DVP2004-00001, and that Council authorize preparation of the Road Closure and Removal of Dedication Bylaw.

Ms. T. Bains, 2314 Evelyn Heights, on behalf of the owners, stated:

- The two trees in the front yard of proposed Lot B will be preserved.
- Their application to rezone the subject property includes the transference of land from 3981 Helen Road to the Municipality; the unofficial footpath crossing the parcel between proposed Lot C and 3944 Carmichael will then be changed to a concrete walkway.

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

- He would like to know if the South Wilkinson Valley Stormwater Management Plan is separate from Schedule H of Bylaw 7452 and why it was not included in the service requirements.

**MOTION:**

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

In response to questions, the Director of Engineering stated:

- The Wilkinson Valley Stormwater Management Plan supersedes Schedule H of Bylaw 7452; all of the collected stormwater will go into detention ponds that are located at the bottom of the Valley; stormwater remediation will take place in that centralized facility.
- The standards were developed some time ago for this level of subdivision; they intend to review those standards later this year.
- They could consider asking for a wider walkway between Helen Road and Carmichael Terrace at the time of subdivision.

**The Motion was then PUT and CARRIED**

Leyns Road  
Rezoning

**4577 LEYNS ROAD – REZONING APPLICATION – HANNY HILMY.**

## Construction

Report of the Director of Planning dated February 24, 2005 recommending approval of the rezoning from RS-16 to RS-14 and Development Variance Permit DVP2005-00005, and that a portion of the property be included in the Sewer Enterprise Boundary providing the owner agrees to bear the full cost of extending the infrastructure required to service the lot.

Mr. H. Hilmy, applicant, 2244 Arbutus Road, on behalf of the owners, stated:

- The proposal is to rezone a portion of the subject property in order to create one additional lot for the purposes of constructing a new dwelling on the footprint of the house that was demolished.
- A Professional Engineer was hired to assess the issue of sewerage; they are proposing to extend the existing Municipal gravity sewer from Gordon Point Drive to the site at their expense.
- He met with the Gordon Head Resident's Association and they did not have any concerns with the proposal.
- A new driveway access has been constructed within the proposed panhandle strip; approximately 60 trees were removed for the driveway and site clearing but many of the trees were either diseased or hazardous.
- They will register covenants to protect the steep slope that has some Garry Oak trees on it and the ecosystem below the new rock wall.
- They have hired a landscape architect to ensure that the landscaping for the property will be beautiful and natural looking.
- They understand that some of the neighbours are concerned with the proposal but they do not think that any of their views will be impacted.

Dr. H. Grimwood, stated:

- He is opposed to the proposed development; the present owners have denuded and blasted all semblance of natural topography and vegetation from 80 percent of the property just so they could build their home as close to the seafront as possible.
- They have pushed crushed rock on the sloping cliff face in front of the home to achieve terracing right up to the cliff edge.
- Constructing another home on or near the original home site will tower about 70 feet above the neighbours to the north.
- He suggests that there be a minimum 150 foot setback on larger parcels of land in order to preserve the natural aspect of the foreshore.

Mr. G. Hawes, 4585 Leyns Road, on behalf of the property owners, stated:

- He and his family have been renting the house at 4585 Leyns Road for the past 18 months.
- Their property has been trespassed on and damaged by construction crews working on the house currently under construction and the damage still has not been repaired.
- They have had to leave the premises several times because the noise from the blasting has frightened their small children.
- They have also noticed that some cracks have appeared in some areas of the hardwood floors because of the blasting.

- He and his wife as well as the owners of the property do not support the proposed rezoning and hope that Council will not approve it.

Ms. B. Tabata, 4151 Torquay Drive, on behalf of the Gordon Head Community Association, stated:

- When the applicant attended their September 8, 2004 meeting the Association did not have any problems with their application as it was presented to them; they advised the applicant to consult with the neighbourhood.
- The Association supports the covenants recommended in the Planner's report.

Ms. R. Katz, 4589 Leyns Road, stated:

- She is strongly opposed to the proposed development; the destruction of the environment and loss of wildlife since construction started on the new house is indescribable.
- Trees that were 100 to 250 years old have been removed, and blasted rock has been pushed into the ocean destroying the spawning ground for small fish.
- The cormorants that used to nest on the cliffs have disappeared and now there is a rock wall there.
- The new house that the owners want to build on the proposed new lot will impact the neighbours' views and destroy more of the environment.
- She wants Council to reject the proposed development.

**MOTION:**

**MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: "That the meeting extend past 11:00 p.m."**

**CARRIED**

Mr. R. Wiksyk, 4018 Beam Crescent, stated:

- He is the builder for Mr. Hilmy and during the excavation of the foundation for the house none of the rocks were pushed into the ocean; Don Mann Excavating trucked them away.
- Many of the trees that were removed were distressed in some way.
- They received permission from the owner of 4585 Leyns Road who lives out of town, to pass through his property and a site survey was done after the blasting took place.
- He does not think that the wildlife has been impacted; he still sees deer and eagles on the property.
- He hopes that Council will consider the proposed development based on its own merits.

Ms. V. Reintjes, 4571 Leyns Road, stated:

- Her father owns the property located at 4571 Leyns Road which is next to the subject property.
- She agrees that the pristine, beautiful forest that once used to exist on the subject property has been destroyed.
- If the owners are allowed to build another house on the property it will change the neighbourhood context and sit about 70 feet above Leyns

Road.

- The other houses on the street are considerably smaller than what is being proposed; she does not understand how a 4,400 square foot house can be built on the same footprint of the house that was demolished when it was only about 1,000 square feet in size.
- The owners had four more trees removed from the proposed covenanted area just three days ago.

Mr. W. Peereboom, Victoria Design Ltd., stated:

- The design of the proposed house would be 1½ storeys with no basement; a portion of the roof will slope down to one storey; no variances are required.

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

- He does not understand the benefits of widening the road in front of the subject property.
- Even dead or diseased trees provide a refuge for wildlife and birds.

**MOTION:**

**MOVED by Mayor Leonard and Seconded by Councillor Pickup: “That the application to rezone Lot 6, Block C, Section 85, Victoria District, Plan 2617 (4577 Leyns Road) from RS-16 to RS-14, be rejected.”**

Mayor Leonard stated:

- If the subject property is rezoned it could set a precedent for future lots like it and even extend around the corner to the lots on Vantreight Drive.
- It is not the kind of land use decision that should be made for a one-off development; there needs to be a consensus of property owners similar to the process undertaken on Gordon Head Road.

Councillor Pickup stated:

- It appears that there was very little consultation that took place with the neighbours.
- She is appalled at the apparent amount of rock that was reportedly dumped into the ocean and concerned with the wildlife and fish that may have been impacted.
- The neighbours were not given adequate notice about when the blasting was going to take place.
- There seems to be little respect for the environment or the neighbours.

Councillor Brownoff stated:

- She does not understand how the proposed new larger house could be built on the existing footprint of the smaller demolished house.
- The driveway to the site is very wide and a large number of trees were removed to accommodate it.
- Leyns Road is a very unique area and the land use should not be changed unless the neighbours have had a chance to provide input.

Councillor Derman stated:

- The applicant was following Saanich’s requirements when he

constructed such a wide driveway.

- He agrees that land use issues should not be done as one-offs and that the neighbourhood should be consulted.

**The Motion was then PUT and CARRIED**

In Camera Motion

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

**CARRIED**

Adjournment

On a motion from Mayor Leonard, the meeting adjourned at 11:26 p.m.

.....  
CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK