

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, MAY 9, 2005 AT 7:30 P.M.**

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

Minutes **ADOPTION OF MINUTES**

**MOVED by Councillor Gillespie and Seconded by Councillor Brownoff:**  
"That the Minutes of the Council and Committee of the Whole Meetings held May 2, 2005 and the Minutes of the Special Council Meeting held April 19, 2005, 2005, be adopted."

**CARRIED**

**BYLAWS**

No. 177  
Burnside Rd. West  
Bylaw 8650

**850 BURNSIDE ROAD WEST.**  
Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8650" and approval of Development Variance Permit No. DVP2004-00026. Rezoning from RS-6 to RS-4 and RS-2.

**MOVED by Councillor Wergeland and Seconded by Councillor Ngai:**  
"That Bylaw No. 8650 be adopted by Council and the Seal of the Corporation be attached thereto."

**CARRIED**

**MOVED by Councillor Gillespie and Seconded by Councillor Brownoff:**  
"That Council approve and issue Development Variance Permit No. DVP2004-00026 on Amended Lot 3 (DD1405291), Block 1, Section 78, Victoria District, Plan 1171 (850 Burnside Road West)."

**CARRIED**

No. 178  
Helen Road  
Bylaw 8652

**3964 AND 3981 HELEN ROAD.**  
Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8652" and approval of Development Variance Permit No. DVP2004-00001. Rezoning from RS-8 and A-1 to RS-6.

**MOVED by Councillor Derman and Seconded by Councillor Wergeland:** "That Bylaw No. 8652 be adopted by Council and the Seal of the Corporation be attached thereto."

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Wergeland:** "That Council approve and issue Development Variance Permit No. DVP2004-00001 on portions of Lot 6, Section 5, Lake District, Plan VIP62815 and Lot B, Section 16, Victoria District, Plan 30640 (3964 and 3981 Helen Road)."

**CARRIED**

No. 179  
ADM40  
Bylaw 8654

**ROAD CLOSING AND HIGHWAY DEDICATION REMOVAL BYLAW (HELEN ROAD).**

Final Reading of the "Road Closing and Highway Dedication Removal Bylaw, 2005 (Helen Road), No. 8654". To stop up and close to traffic a portion of Helen Road.

**MOVED by Councillor Gillespie and Seconded by Councillor Brownoff:**  
**"That Bylaw No. 8654 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

No. 180  
ADM40  
Bylaw 8670

**CHANGE OF TITLE BYLAW (DIRECTOR OF ENGINEERING).**

Final Reading of the "Change of Title Bylaw, 2005 (Director of Engineering), No. 8670". To reflect the new organizational structure.

**MOVED by Councillor Wade and Seconded by Councillor Gillespie:**  
**"That Bylaw No. 8670 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

No. 181  
ADM40  
Bylaw 8671

**CHANGE OF TITLE BYLAW (DIRECTOR OF PLANNING).**

Final Reading of the "Change of Title Bylaw, 2005 (Director of Planning), No. 8671". To reflect the new organizational structure.

**MOVED by Councillor Wade and Seconded by Councillor Wergeland:**  
**"That Bylaw No. 8671 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

No. 182  
ADM40  
Bylaw 8673

**FIRE PREVENTION BYLAW – HOUSEKEEPING AMENDMENT.**

Final Reading of the "Fire Prevention Bylaw, 1997, Amendment Bylaw, 2005, No. 8673". To reflect the new organizational structure.

**MOVED by Councillor Derman and Seconded by Councillor Gillespie:**  
**"That Bylaw No. 8673 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

**RESOLUTIONS FOR ADOPTION**

No. 183  
PQS100  
Tender 15/05

**TENDER 15/05 – SUPPLY HOT AND COLD MIX ASPHALT – F.O.B. PLANT.**

Report of the Director of Purchasing dated April 27, 2005 recommending Tender 15/05 for the supply of hot and cold mix asphalt be awarded to Island Asphalt Company (dba O.K. Industries Ltd.) in the amount of \$384,775.50.

**MOVED by Councillor Pickup and Seconded by Councillor Gillespie:**  
**"That Tender 15/05 for the supply of hot and cold mix asphalt be awarded to Island Asphalt Company (dba O.K. Industries Ltd.) in the amount of \$384,775.50."**

**CARRIED**

No. 184  
PQS100  
Tender 16/05

**TENDER 16/05 – 2005 OPEN GRADED ASPHALT.**

Report of the Director of Purchasing dated April 28, 2005 recommending Tender 16/05 for the 2005 open graded asphalt program be awarded to Island Asphalt Company (dba O.K. Industries Ltd.) in the amount of \$241,664.85.

**MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That Tender 16/05 for the 2005 open graded asphalt program be awarded to Island Asphalt Company (dba O.K. Industries Ltd.) in the amount of \$241,664.85.”**

**CARRIED**

No. 185  
ADM115 – CRD  
Economic  
Development  
Opportunities

**ECONOMIC DEVELOPMENT OPPORTUNITIES BLUEPRINT, OCTOBER 2004.**

Report of the Director of Finance dated May 2, 2005 further to a letter from the Capital Regional District dated April 7, 2005, recommending Council endorse the Economic Development Opportunities Blueprint, October 2004 Update subject to the conditions outlined, and encourage the Greater Victoria Enterprise Partnership Society (GVEPS) to begin a less costly broad brush implementation review with particular focus on governance and ongoing funding, and approach Federal and Provincial levels of government for start up funding assistance.

Councillor Brownoff stated:

- As there is no opportunity for public input the general public and the proponents that formed the task force that produced the document are not able to address Council.

The Administrator stated:

- Both the Saanich Corporate Plan and the Economic Development Strategy support a regional approach to Economic Development.
- Those two strategic plans address the regional aspect and there was public involvement with both of them.

Councillor Derman stated:

- He agrees that the document should be considered at a Committee of the Whole Meeting to allow the public and proponents an opportunity to provide input.

**MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That the Economic Development Opportunities Blueprint, October 2004 be referred to a future Committee of the Whole Meeting for consideration.”**

**CARRIED**

No. 186  
FIN110  
Grant Application

**BC COMMUNITY WATER IMPROVEMENT GRANT APPLICATIONS**

Report from the Director of Engineering dated May 4, 2005 requesting Council adopt resolutions of their intent to proceed with the Rithet Reservoir Truck Water Supply Main Project and the Dysart Sewage Lift Station Project should the BC Water Improvement Program Grants be approved.

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

- 1. The Municipality intends to proceed with the Rithet Reservoir Trunk Water Supply Main Project should the BC Water Improvement Program Grant be approved; and**
- 2. The Municipality intends to proceed with the Dysart Sewage Lift Station and Forcemain Replacement Project should the BC Water Improvement Program Grant be approved.”**

**CARRIED**

Adjournment: On a Motion from Councillor Gillespie, the meeting adjourned at 7:35 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
 HELD IN THE COUNCIL CHAMBERS  
 SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
MONDAY, MAY 9, 2005 AT 7:36 P.M.

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

PKA35

Brydon Park  
 Concept Plan

**BRYDON PARK CONCEPT PLAN.**

Report of the Director of Parks and Recreation dated April 5, 2005 recommending Council approve the Concept Plan for Brydon Park and direct staff to proceed with construction.

The Manager of Parks stated:

- Brydon Park is classified as a neighbourhood park and its size and key location make it an important “feature area” along the proposed Centennial Trail Royal Oak Connector.
- In April 2004, the Parks Planning and Design staff met with area residents to listen to their ideas and discuss possibilities for the park.
- Most residents favored some limited development in the park but had reservations about creating a large destination park that could create parking and traffic issues.
- In June 2004, the Parks staff hosted a public house to present the preliminary concept plan which was based on the public consultation.
- Most attendees responded positively to the plan and minor changes were made in response to their comments.
- The capital cost for the park is identified in current Parks Capital budgets for 2004 and 2005.

Responding to questions from Council, the Manager of Parks stated:

- Referrals to Engineering and Environmental Services have been completed; Engineering has advised that they do not see any traffic related issues with the proposed park and Environmental Services have not identified any significant environmental issues with the proposed development or Mahon Brook.
- There will be lots of opportunities to locate additional benches throughout the park and along the trails through Saanich’s bench donation program; additional garbage cans be also be considered.
- Standard design bicycle racks will be located in the park based on consultation with the Bicycle Advisory Committee.
- People like to use trails to get around their community as well as their own neighbourhoods and that is one of the reasons why loop trails have been incorporated into the park design.

Mr. G. Gillespie, on behalf of the Royal Oak Community Association, stated:

- The Community Association supports the proposed park concept plan and feels it will be well used and enjoyed by the community.
- The Association sent out and delivered 80 notices advising the community of the meeting and only received one telephone call from a

resident on Mapleton Place complaining about the short notice.

- The Parks Department held two open houses that were both well attended and staff received a lot of positive feedback.
- Staff has been very helpful and approachable and the Association is very appreciative.
- He is concerned with pedestrian safety at Mann Avenue and Mapleton Place and hopes that it will be addressed when the park is developed.
- He would like to know if there will be any signage in the park highlighting the history of the area.
- He is very excited about the proposed park; residents will be able to use the trails throughout the park to walk to the Royal Oak Shopping Centre and other amenities.

Mr. Carfra, 804 Mapleton Place, stated:

- He would like to know what kind of lighting is proposed for the play court area; he is concerned that if it has lights it will be used until all hours of the night.
- He is also concerned about the traffic at Viewmont Avenue and Viaduct Avenue; he would like to see the sidewalk extended from the Country Grocer to Viaduct Avenue.
- He supports paving the proposed Centennial Trail but does not think the internal trails of the park should be paved; they should be kept as chip trails.

Ms. E. Lilly, 4368 Vanguard Place, stated:

- There is no obvious right-of-way for traffic at the intersection of Viewmont and Viaduct Avenues; cyclists and pedestrians have to be extra careful in this area.
- She agrees that there is too much asphalt being proposed for the trails.

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

- He would like to know if any restoration work for Mahon Brook is planned; it would be a good opportunity for the Creek to be enhanced as part of the Centennial Trails project.

Mr. C. Thompson, 836 Ferrie Road, stated:

- He thinks the proposed width of 12 feet for the potential Centennial Trail is too wide and he is concerned about the amount of asphalt that is being proposed for the trails in the concept plan.

Ms. S. Hamel, 846 Ferrie Road, stated:

- She thinks the proposed Centennial Trail is too wide and that some trees may have to be removed to accommodate it.
- She also agrees that too much asphalt is being proposed.

Mr. J. Andre, 4341 Harder Road, stated:

- He is also concerned with the proposed width of the trails and the amount of asphalt.

Responding to questions and comments, The Manager of Parks stated:

- Nature and heritage interpretive signs will be displayed in the park.
- No lighting is proposed for the sports court; there will be low level lighting for the trails.
- Paved trails are favored because they provide the best surface for

multi-purpose use; the proposed widths make them safe for everyone to use.

- The Parks Department is very sensitive to tree removal and they will create pinch points or narrow a trail to go around a tree in order to preserve it.

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

- He will review the issue of extending the sidewalk along the west side of Viaduct Avenue to see if it can be accommodated.
- He will refer the matter of traffic safety at the intersection of Viewmont and Viaduct Avenues to the Administrative Traffic Committee (ATC) for their review.

**MOTION:**

**MOVED by Mayor Leonard and Seconded by Councillor Gillespie: “That Council approve the Concept Plan for Brydon Park and direct staff to proceed with construction.”**

Councillor Pickup stated:

- She agrees that the proposed width of the Centennial Trail and internal trails are too wide and would like staff to reconsider it.
- She is happy that there will be no lights installed on the sports court.
- Brydon Park will be an asset to the community and she supports the concept plan.

Councillor Derman stated:

- He would like to see interpretive signage celebrating the history of the property as well as the proposed trail information kiosk.
- It makes sense to continue the sidewalk along Viewmont Avenue if at all possible.

Councillor Brownoff stated:

- She supports the proposed concept plan.
- Further discussion on the issue of the width of the proposed Centennial Trail can take place at a future open house.
- She supports the issue of the intersection of Viewmont and Viaduct Avenues being referred to the ATC.
- She is happy to hear that there will not be any lighting installed on the sports court.
- The proposed park will be well used and an asset to the neighbourhood.

Councillor Wergeland stated:

- There has been lots of public consultation and input on the proposed concept plan.
- The proposed trail widths have been given careful consideration by staff and consultants and he supports them.

Councillor Wade stated:

- She is concerned with the amount of impervious paving materials being proposed for the trails and she would like staff to investigate areas where they can be minimized.

**The Motion was then Put and CARRIED**

Shoreway Drive  
XRef: EPW65  
 Request for  
 Inclusion

**4451 SHOREWAY DRIVE – REQUEST FOR INCLUSION IN THE SEWER ENTERPRISE BOUNDARY.**

Report of the Director of Engineering dated April 22, 2005 recommending 4451 Shoreway Drive be approved for inclusion within the Sewer Enterprise Boundary.

Mr. G. Adams, 2265 Sage Lane, purchaser of 4451 Shoreway Drive, stated:

- He and his wife have purchased the subject property and will be transferring title on June 30, 2005; they plan to demolish the existing dwelling.
- They are proposing a gravity service from the existing sewer main on Shoreway Drive to the north end of the site; this connection will service the main floor of the new house.

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

- It is the owner’s responsibility to decommission the existing septic system; this is usually done by filling the septic tank with either sand or some other fill material.

**MOTION:**

**MOVED by Councillor Pickup and Seconded by Councillor Gillespie: “That the application to include Lot 16, Section 85, Victoria District, Plan 9690 (4451 Shoreway Drive) within the Sewer Enterprise Boundary be approved.”**

**CARRIED**

Cadboro Bay Road  
 Rezoning

**3855 CADBORO BAY ROAD – REZONING APPLICATION – M.H. JOHNSTON & ASSOCIATES.**

Report of the Director of Planning dated April 29, 2005 recommending approval of the rezoning from RS-10 to C-2 and Development Permit DPR2005-00002; that the Cadboro Bay Village Development Permit Area be revised to include 3855 Cadboro Bay Road; that 3855 and 3849 Cadboro Bay Road be consolidated prior to final reading; and that an arborist report be submitted to the Parks Department that provides specifications for the parking area and a description of how the work will be performed for review and approval prior to final reading.

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

- According to design standards for sidewalks, a sidewalk should be slightly tilted toward the road in order to prevent road water from entering onto private property.
- The existing hydro pole will be relocated outside the sidewalk area.

Mr. M. Johnston, applicant, M.H. Johnston & Associates, stated:

- His client has purchased the adjacent property at 3855 Cadboro Bay Road and is proposing to consolidate it with the Starbucks property at 3849 Cadboro Bay Road in order to construct a parking lot to service both properties.
- The owner has been unable to secure a tenant for the office space and would like to have the option of using that space for a retail store; they have a retail business who is interested in leasing the space.
- Both the Cadboro Bay Residents’ Association and the Business Improvement Area (BIA) support the proposal.
- The front yard of the existing house will be converted to a parking lot

with a permeable surface; eight parking spaces will be located along the southwest property line.

- The front stairs of the house will be relocated to the side, and a six-foot high privacy fence will be constructed between 3855 Cadboro Bay Road and the adjacent lots.
- No trees will be removed and some of the shrubs along the front property line will be replaced with new shrubs creating a hedge along the front lot line; they will be working with an arborist.

In response to questions from Council, Mr. Johnston stated:

- He does not know if a restrictive covenant to limit future development is necessary as Saanich is recommending that the subject property be included in the development permit area.
- If the owner comes forward with a proposal to develop the property sometime in the future, it would have to go through the development permit process and Council and the public would be able to see the form and character of the development at that time.

Mr. D. Beaulieu, owner, Beau-Core Holding Corp, stated:

- He worked hard to ensure that the Starbucks outlet in the former CIBC bank building is a high quality establishment; they have received great feedback from the community.
- Co-joining the two parking lots will create an easy access for people using that side of the Village; the landscaping and the parking lot will be improved.
- He is not sure what the legal ramifications would be with regard to a restrictive covenant; if further work is undertaken on the property it would have to go through various planning stages and there would be lots of opportunity for public input at that time.

Mr. E. Dahli, president, Cadboro Bay Residents Association, stated:

- The Association is very supportive of the proposed rezoning.

Mr. G. Smyth, 2736 Seaview Road, stated:

- He has operated a gift store in the Cadboro Bay Village for the past 23 years and is interested in relocating his business to the subject property.
- It will be wheelchair and scooter accessible and a great opportunity for him move to a newer location.

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

- The servicing requirements call for grease/oil interceptors to be installed on site; the proposed parking lot is going to be a permeable surface so a grass swale and sediment base would likely be more efficient.

**MOTION:**

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

Mayor Leonard stated:

- It is encouraging that private investors have decided to acquire one of the four properties considered for C-2 zoning in the Local Area Plan; an expansion will help keep the Village very vibrant.
- The C-2 zoning requirements of a development permit will have to come forward to Council in the future and that is adequate control; he

will support the application going forward to a Public Hearing.

Councillor Pickup stated:

- She would like staff to provide further information on the issue of grease and oil interceptors prior to the Public Hearing.

Councillor Brownoff stated:

- She supports the application going forward to a Public Hearing; if the site is redeveloped in the future it will have to come back to Council.
- She agrees that Engineering staff should comment on the grease and oil interceptor issue.

Councillor Derman stated:

- He would like to see a restrictive covenant guaranteeing the intended use of the property.
- The Starbucks development has created a huge improvement to the Village and he congratulates the owner for his high standards.

**The Motion was then PUT and CARRIED**

In Camera Motion: **MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That the following meeting be closed to the public as the subject matter being discussed relates to the proposed acquisition of land and/or improvements."**

**CARRIED**

Adjournment                      On a motion from Mayor Leonard, the meeting adjourned at 8:45 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK