

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, OCTOBER 24, 2005 AT 7:30 P.M.

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

No. 390
ADM50

Centennial Banner
Project

INTRODUCTION OF CENTENNIAL BANNER PROJECT PARTICIPANTS

Councillor Pickup, Chair of the Community Arts Advisory Committee, introduced the following students who participated in the Centennial Banner and Calendar Project:

- Danielle Craven, Mt. Douglas Secondary School
- Jacque Quenneville, Mt. Douglas Secondary School
- Monica Du, Lambrick Park Secondary School
- Karen Ma, Mt. Douglas Secondary School
- L'Amour Lisik, Cedar Hill Middle School
- Lesley Tjhin, Colquitz Middle School
- Natasha Gavaglia Tal, Cedar Hill Middle School
- Dan Moniz, Spectrum Community Secondary School
- Claudia Paola Pampin, Lambrick Park Secondary School
- Kaitlin Rathwell, Mt. Douglas School
- Kaitlyn Vander Werff, Royal Oak Middle School
- Lea Kirstein, Mt. Douglas Secondary School
- Maggie Woo, Lambrick Park Secondary School
- Rei Wei Jiang, Mt. Douglas Secondary School
- Becca Lyons, Colquitz Middle School

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Ngai and Seconded by Councillor Gillespie:
"That the Minutes of the Council and Committee of the Whole Meetings held October 17, 2005, be adopted."

CARRIED

BYLAWS

No. 391
Rogers Way
Bylaw 8675

ROGERS WAY (PORTION OF LOT C, PLAN VIP71695).

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8675". Rezoning from A-1 to P-5.

MOVED by Councillor Derman and Seconded by Councillor Gillespie:
"That Bylaw No. 8675 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 392
Short Street
 Bylaw 8706

520 ROYAL OAK DRIVE.
 Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8706". Rezoning from A-1 to RS-8.

MOVED by Councillor Ngai and Seconded by Councillor Wergeland:
"That Bylaw No. 8706 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 393
ADM40
 Bylaw 8719

TAX EXEMPTION REAL PROPERTY BYLAW.
 Final Reading of the "Tax Exemption Real Property Bylaw, 2005, No. 8719". To provide tax exemption for 2006 for the properties identified.

MOVED by Councillor Ngai and Seconded by Councillor Wergeland:
"That Bylaw No. 8719 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 394
ADM40
 Bylaw 8720

TICKET BYLAW AMENDMENT – NOXIOUS WEEDS BYLAW.
 Final Reading of the "Ticket Bylaw, 2001, Amendment Bylaw, 2005, No. 8720". To add the Noxious Weeds Bylaw as a designated bylaw.

MOVED by Councillor Ngai and Seconded by Councillor Pickup:
"That Bylaw No. 8720 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 395
EPW65
 Bylaw 8721

SEWER ENTERPRISE BOUNDARY EXTENSION – 4025 LOCARNO LANE.
 First Three Readings of the "Sewer Enterprise Boundary Extension Bylaw, 2005, No. 8721". To include the remaining portion of 4025 Locarno Lane in the Sewer Enterprise Boundary.

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That Bylaw No. 8721 be introduced and read."

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That Bylaw No. 8721 be read a second time."

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That Bylaw No. 8721 be now passed."

CARRIED

Adjournment

On a motion from Councillor Gillespie, the Meeting adjourned at 7:38 p.m.
 The Meeting reconvened at 8:46 p.m.
From the Committee of the Whole Meeting held October 24, 2005.

No. 396
Wilkinson Road
 Development
 Variance Permit

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

MOVED by Councillor Brownoff and Seconded by Councillor Gillespie:
"That Council approve and issue Development Variance Permit DVP2005-00016 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

In Camera Motion **MOVED by Councillor Pickup and Seconded by Councillor Gillespie:
“That the following Council meeting be closed to the public as the
subject matter being considered relates to the proposed acquisition
and disposition of land and/or improvements and to labour relations.”**

CARRIED

Adjournment On a motion from Councillor Pickup, the meeting adjourned at 8:47 p.m.

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ACTING 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, OCTOBER 24, 2005 AT 7:39 P.M.

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

Wilkinson Road
 Development
 Variance Permit

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

Report of the Director of Planning dated September 14, 2005 recommending Development Variance Permit DVP2005-00016 be approved.

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

- The subject application is a continuation of the conditional subdivision approval that was issued in June 2004; proposed Lots 12 and 13 and 46 to 49 comprise the last six lots in the development.

MOTION:

MOVED by Councillor Pickup and Seconded by Councillor Gillespie:
“That it be recommended that Council approve and issue Development Variance Permit DVP2005-00016 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

Richmond
Road/Pear Street
 Rezoning

3610, 3614 AND 3630 RICHMOND ROAD AND 1694/1696 PEAR STREET – REZONING APPLICATION – PALERMO ATHOME LTD.

Reports of the Director of Planning dated October 7, 2005 recommending approval of the rezoning from RS-6 and RD-1 to a new zone RM-RG and Development Permit DPR2005-00013; and the Advisory Design Panel dated July 12, 2005 recommending approval of the design.

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

- At the time of development the bus stop on Richmond Road will be relocated slightly to the north by creating a new bus bay and shelter at the corner of Poplar Avenue and Richmond Road.

Mr. X. Saint Phillip, on behalf of Palermo Athome Ltd., stated:

- Their original application was rejected by Council in August 2004 due to a lack of support from both the neighbourhood and the community associations; the community expressed concerns with regard to the proposed density, lack of greenspace, and transition from single family homes to four-storey buildings.
- They feel that this new proposal is a much better development; they have created more open space, redesigned architectural aspects of the development, and created a better buffer and transition between the proposed development and the rest of the neighbourhood.
- They maintained an ongoing discussion with the neighbourhood and

worked extensively with both the Camosun and Mount Tolmie Community Associations.

Ms. E. Sangster, architect, D'Ambrosio Architecture & Urbanism, stated:

- They have significantly improved the pedestrian environment in the new proposal; the residents on Pear Street should not be negatively impacted by traffic as access to the proposed development will be from Poplar Avenue.
- The development has been created so there will be extensive garden areas; parking will be underground.
- The buildings have been designed in a contemporary style using cedar and natural stone, metal railings and glass; the buildings will contribute a quiet, dignified look to the neighbourhood.

Ms. B. Windjack, landscape architect, stated:

- There will be three primary pedestrian pathways through the site that will be maintained by the strata; two of the paths are intended to be private and used by the residents in the development; they expect that one path could be used by the public as a cut-through to the bus stop.
- They intend to use stone planter boxes and fill them with a mixture of bushes, trees and flowers; stormwater runoff from the roofs will be used to irrigate them.
- There will be a plaza area with a pergola, benches and herb garden; they will also be planting Maples, Flowering Dogwood and Lindsay Plum trees.
- They intend to improve the streetscape by using decorative paving and creating a seating area at the Richmond/Pear Street intersection with landscaped bulbs along the Pear Street frontage.
- They are also proposing to construct sidewalks around the entire block where presently none exist, as well as through the surplus Municipal land which they propose to landscape as a neighbourhood amenity.
- Stormwater management includes grass infiltration swales between the trees in the Richmond Road and Poplar Avenue boulevards; permeable paving is proposed for the parking stalls at the parkade entrance.

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

- They are proposing to install benches in the plaza area; they prefer not to install benches along the pathways because it will cut down on planting areas and impact resident privacy.
- They are working to develop a contract with Victoria Car Share Co-op in order to offset the deficiency in required parking; they will speak to Transit regarding a bus pass program.

Mr. G. Cottrell, Traffic Director, Camosun Community Association, stated:

- The Community Association supports the proposed development; the applicants were very cooperative and willing to work with the residents and community associations and also held many meetings.
- The Association is happy that the applicant is proposing to extend the sidewalks around the perimeter of the development on Poplar Avenue and Richmond and Pear Streets.
- The Association is also pleased that the applicant is making arrangements with Victoria Car Share about participating in the car share program.
- The proposed development is very attractive and will fit in and

complement the rest of the neighbourhood.

Ms. M. Bergstrom, 1735 Kingsberry Crescent, on behalf of the Mt. Tolmie Community Association, stated:

- The Community Association supports the proposed development and looks forward to its completion.

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

- The proposed development is very well thought out; he thinks it could be even better if the developer incorporated green roofs into the overall design.

Mr. D. Nyren, on behalf of Palermo Athome Ltd., stated:

- They are proposing to landscape and create a public area with benches on the Municipal portion of the site at Poplar Avenue and Richmond Road.
- They will purchase a hybrid vehicle and keep it on site as part of the car share program.

MOTION:

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

Councillor Pickup stated:

- The proposed development is a much better proposal than the previous project and she congratulates the proponents for working with the neighbours and community associations.
- She is happy that the pedestrian environment will be improved and that there will be underground parking.
- The proposed design is very attractive and she is pleased that the applicants will be using permeable pavers to help with stormwater management.

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

- The proposed development is within a Type II watershed area; in order to meet the requirements of a Type I watershed area, the applicants would need to double the standard requirements expected of them.

Councillor Wergeland stated:

- At the Public Hearing he would like to see a photo montage showing the streetscape; it is important for the community to see what they will be getting.
- He is happy that the proponents undertook such an extensive consultation process.
- The proposed development is very attractive and he supports it going to Public Hearing.

Councillor Gillespie stated:

- He is happy that the applicants undertook a comprehensive consultation process and developed a plan that the community supports.
- He would have liked to see more detailed design plans for the intersection at Richmond Road/Cedar Hill Road/Poplar Avenue before this development proceeded.

Councillor Ngai stated:

- She hopes the applicants will pursue some kind of bus pass program for the residents of the development; she is happy they are planning to participate in the car share program.

Councillor Derman stated:

- He congratulates the applicants; the new design is a much better proposal than the original concept.
- It is important that the watersheds be improved and protected and even though this development is within a Type II watershed area, he hopes the applicants will consider upgrading the stormwater management requirements and treat it as a Type I watershed area; he also hopes the applicants will consider using a green roof as part of their stormwater management plan.

Councillor Brownoff stated:

- The applicants undertook a thorough consultation process and came up with a much better design.
- She is happy that the bus stop shelter will be relocated and that the applicants are purchasing a hybrid vehicle to have on site.
- She agrees that incorporating a green roof into their stormwater management plan is a good idea; she would like the applicants to provide more detailed information at the Public Hearing on their stormwater management plan.

Councillor Wade stated:

- She congratulates the applicants on their hard work and comprehensive consultation process; if approved, the proposed development will be an asset to the community.

The Motion was then PUT and CARRIED

Adjournment

On a motion from Councillor Ngai, 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