

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, SEPTEMBER 12, 2005 AT 7:30 P.M.**

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

No. 332  
ADM50

BC Ambulance  
Awards

**PRESENTATION OF BC AMBULANCE AWARDS**

Mayor Leonard and Mr. Dave Maedel, Regional Director for the BC Ambulance Service, presented "Vital Link Awards" to the following Saanich staff from the Pearkes Community Recreation Centre who successfully revived a patron who had suffered a heart attack:

- Quenton Lehmann, Manager
- Maegan Thompson, Programmer II
- Lisa Hackwell, Program Technician
- Annelise Ransier, Booking Clerk
- Eric Williams, Skating Instructor
- Heather Gee, Skating Instructor

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 August 22, 2005, and the Special Council Meeting held August 23, 2005, be adopted."**

**CARRIED**

**BYLAWS**

No. 333

PLD55

Bylaw 8648

**1030 GREENRIDGE CRESCENT.**

Final Reading of the "Official Community Plan Bylaw, 1993, Amendment Bylaw, 2005, No. 8648". To amend the Quadra Local Area Plan to designate the property as potential multi-family and include in the Quadra-McKenzie Development Permit Area.

**MOVED by Councillor Wergeland and Seconded by Councillor Derman: "That Bylaw No. 8648 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

No. 334

Greenridge Cres.

Bylaw 8649

**1030 GREENRIDGE CRESCENT.**

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8649" **and approval of Development Permit DPR2004-00012.** Rezoning from RS-6 to RT-3.

**MOVED by Councillor Gillespie and Seconded by Councillor Derman: "That Bylaw No. 8649 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Gillespie:**  
**“That Council approve and issue Development Permit No. DPR2004-00012 on Lot 7, Sections 32 and 64, Victoria District, Plan 13012 (1030 Greenridge Crescent).”**

**CARRIED**

No. 335  
Short Street  
Bylaw 8705

**820, 824, 826/828 AND 842 SHORT STREET.**

Final Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8705” and approval of Development Permit DPR2005-00003. Rezoning from RS-6 to C-5.

**MOVED by Councillor Pickup and Seconded by Councillor Brownoff:**  
**“That Bylaw No. 8705 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

**MOVED by Councillor Pickup and Seconded by Councillor Brownoff:**  
**“That Council approve and issue Development Permit No. DPR2005-00003 on Lots A and B, Section 7, Victoria District, Plan 13251; Lots 5 and 6, Section 7, Victoria District, Plan 5603 (820, 824, 826/828 Short Street).”**

**CARRIED**

No. 336  
Short Street  
Bylaw 8651

**829 AND 841 SHORT STREET/3371 OAK STREET.**

Rescindment of third reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8651”. Rezoning from RS-6 and C-2 to C-6DE.

**Moved by Councillor Ngai and Seconded by Councillor Wergeland:**  
**“That third reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8651” be rescinded.”**

**CARRIED**

No. 337  
Feltham Road  
Bylaw 8695

**1882 FELTHAM ROAD.**

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8695”. Rezoning from RS-10 to RS-6.

**MOVED by Councillor Ngai and Seconded by Councillor Wergeland:**  
**“That Bylaw No. 8695 be introduced and read.”**

**CARRIED**

No. 338  
Royal Oak Drive  
Bylaw 8706

**520 ROYAL OAK DRIVE.**

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8706”. Rezoning from A-1 to RS-8.

**MOVED by Councillor Derman and Seconded by Councillor Brownoff:**  
**“That Bylaw No. 8706 be introduced and read.”**

**CARRIED**

**RESOLUTIONS FOR ADOPTION**

No. 339  
PQS100  
RFP13/05

**REQUEST FOR PROPOSAL 13/05 – CONSULTING ENGINEERING FOR DYSART SANITARY SEWER LIFT STATION AND INFRASTRUCTURE UPGRADE.**

Report of the Director of Purchasing dated September 7, 2005 recommending Request for Proposal 13/05 for consulting engineering on the Dysart Sanitary Sewer Lift Station and Infrastructure Upgrade be awarded to Kerr Wood Leidel Association Ltd.

**MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That Request for Proposal 13/05 for consulting engineering on the Dysart Sanitary Sewer Lift Station and Infrastructure Upgrade be awarded to Kerr Wood Leidel Association Ltd.”.**

**CARRIED**

No. 340  
PKA35  
TLC Loan

**INTEREST FREE LOAN TO THE LAND CONSERVANCY OF BC – STATUS UPDATE**

Report of the Director of Finance dated September 8, 2005 providing an update on the status of the interest free loan to The Land Conservancy of BC; and letter from Mr. William Turner, Executive Director, The Land Conservancy, requesting that the term of the loan be extended for one year.

**MOVED by Councillor Pickup and Councillor Derman: “That the term of the interest free loan to the Land Conservancy of B.C. be extended by an additional one year as requested.”**

Councillor Pickup stated:

- She supports extending the term of the loan.
- TLC was successful in acquiring the Sooke Potholes this past year so they do not have the funds to repay the balance of their loan to Saanich although they did make a \$50,000 payment toward it.

Councillor Derman stated:

- TLC has shown good faith by paying \$50,000 toward the loan.
- Acquisition of the Sooke Potholes was a major accomplishment for TLC and is a tremendous asset for the region.

Councillor Wergeland stated:

- While TLC has does a tremendous job in acquiring park lands for the region, they also have a financial obligation to Saanich.

Councillor Brownoff stated:

- It is unfortunate that TLC has had to ask for an extension of their loan, however, they have raised millions of dollars for land acquisition for the region.

Councillor Gillespie stated:

- TLC should pay existing debts before looking for new opportunities for land acquisition.
- When sports organizations request interest free loans, they are required to provide financial statements.

Councillor Wade stated:

- She feels confident that TLC takes their financial obligation to Saanich seriously and that they will pay off their loan.
- She thanks them for all of the hard work they do.

**The Motion was then PUT and CARRIED**

**RECOMMENDATIONS**

*From the Planning and Transportation Advisory Committee Meeting held June 24, 2005.*

No. 341  
Admirals Road  
Community Energy  
Planning

**TRAFFIC MANAGEMENT ON ADMIRALS ROAD**

Memorandum from the Planning and Transportation Advisory Committee dated July 8, 2005 pertaining to pedestrian and traffic safety concerns on Admirals Road, and September 6, 2005 report of the Director of Engineering recommending a concept plan for Admirals Road be formally presented and considered at the 2006 Financial Plan meetings.

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

- 1. Council encourage neighbouring municipalities, the Canadian Forces Base Esquimalt and the Ministry of Transportation to work with Saanich in developing and implementing an area wide traffic management plan;**
- 2. Improvements to Admirals Road be given the highest priority and that funding be allocated to implement the Admirals Road Streetscape Concept Plan as quickly as possible to address the safety issues and emergency access; and**
- 3. In order to facilitate consideration of road improvements to Admirals Road in the context of the many other major streetscape projects requested, that a concept plan be formally presented at the 2006 Financial Plan meetings and considered at that time.”**

Councillor Derman stated:

- Traffic and pedestrian safety conditions along Admirals Road have worsened and it is a situation that should be addressed as soon as possible.

Councillor Brownoff stated:

- There is major truck traffic along Admirals Road and she hopes that when streetscape plans are considered, that traffic and pedestrian safety is a priority.

**The Motion was then PUT and CARRIED**

Adjournment            On a motion from Councillor Gillespie, the meeting adjourned at 7:57 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK



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

- They are anticipating that the gymnasiums will be available for community use in the evenings and the playing fields on weekends; rates will be affordable to encourage public use.
- It is their intent to prepare a Traffic Demand Management (TDM) plan and submit it to Saanich once the funding from various sources has been confirmed.
- They may be able to use a permeable surface for the parking area similar to what was used at the Vancouver Island Technology Park.
- They have a working group that is designing a new trail system that will link up with the Glendale portion of the Centennial Trail and other trails within the Camosun campus.
- It is anticipated that the project will cost about \$36 million; they are hoping to get \$18 million from the Provincial government, \$11 million from the Federal government and \$7 million from private sources.
- They have a close working relationship with BC Transit; a bus loop has been constructed at the Interurban Campus on College property with lit bus shelters.

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

- She does not think the proposed Sport Institute will be a major asset for Saanich.
- The proposed facility will be for elite students training to be world class athletes; they will also be using amenities such as Elk Lake, Saanich Commonwealth Place and Saanich trails, etc. for training purposes which could impact regular users.
- The Sports Institute should have their own playing fields, running tracks and pool so they do not impact regular use by Saanich taxpayers.
- Traffic is already a major problem at the Wilkinson/Interurban intersection and the proposed facility will make it worse.
- The proposal should not be supported.

Ms. S. MacPherson, president, Prospect Lake Community Association, stated:

- Traffic issues have not been addressed at the Wilkinson/Interurban intersection and the proposed facility will further impact it.
- The Association is concerned about taking four hectares of land out of the ALR.

Mr. D. Rebneris, 520 Beaver Lake Road, stated:

- He does not support the proposed development; it is urbanizing beyond the Urban Containment Boundary.

Ms. S. Zupanec, 1061 Laburnum Road, stated:

- She is a member of Saanich's Planning and Transportation Advisory Committee.
- She does not support removing a portion of the subject lands from the Agricultural Land Reserve in order to construct the Sport Institute.
- It will not be possible to achieve LEED Gold standards as the land is in the ALR.
- Camosun College owns property in Metchosin and she would like to know if they would be willing to place that property in the Agricultural Land Reserve in trade for the Interurban lands being removed.
- She is also concerned that traffic will be further impacted as the

Wilkinson/Interurban intersection is already a problem; there should be more precise figures for the TDM.

- The proposed facility offers lots of potential benefits to the community but the applicants need to be more accountable before the property is rezoned.

Mr. T. Berscheid, 336 Cyril Owen Place, stated:

- He is opposed to the proposed development.
- Traffic along Markham Road and Interurban Road has also increased and needs to be addressed.

Mr. R. Warden, president, North Quadra Land Use Protection Association, stated:

- There has not been any mention of any integration factors of how parking for the proposed Sport Institute is going to tie into the Layritz Soccer Association, when they can use the playing fields, or what the cost will be.
- There needs to be an integrated approach so that students in recreational programs learn how to deal with the aging population and the exercises they require so the community can benefit from using the facility.
- He would like to know if there will be any status reports on how much land has been removed from the ALR.

In response to questions and comments, Mr. Symmons stated:

- They met with the five soccer clubs in Saanich and discussed the availability of the playing fields on Saturdays and Sundays.
- The majority of the pay parking spaces at Camosun College are vacant during the weekends so the soccer associations will be able to use them at no charge.
- The proposed trail connection to Layritz Park will be undertaken at their cost.
- Health and wellness and the aging population in relation to sports and sports medicine will be integrated in to the proposed Sport Institute.
- They do not have any definite plans yet for the housing component of the proposed facility but they do not anticipate that it would impact a.m. or p.m. peak traffic times.
- They will be able to develop performance measures with regard to the TDM prior to the project being completed.

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

Councillor Gillespie stated:

- At the Public Hearing he would like to have more information on the MOU and how traffic will be managed at the Wilkinson/Interurban intersection.

Mayor Leonard stated:

- Camosun College does not have either a gymnasium or playing fields; the proposed development will be a great partnership for the College and the Pacific Sport Institute, as well as a tremendous investment for both the community and the region.

Councillor Derman stated:

- At the Public Hearing he would like more information on the proposed

TDM and on the shared use of the facility.

- Traffic at the Wilkinson/Interurban intersection needs to be addressed.

Councillor Pickup stated:

- She does not understand why a four hectare parcel needs to be removed from the ALR in order to construct the proposed facility.
- She would like more information at the Public Hearing on the Memorandum of Understanding and details on community use.
- She would like to see the childcare centre remain open at Camosun College and the arts program expanded.
- The proposed Sport Institute will be a positive addition to the community but there needs to be more assurances that the public will get to use it.

Councillor Ngai stated:

- She would like to see the application to exclude the parcel from the ALR go forward without a recommendation from Saanich, that way the experts at the ALC can make the decision.
- She would also like more assurance that the funding from the various sources will come through, and agrees that there should be more information on the MOU at the Public Hearing.
- The proposed Sport Institute is an excellent project and will enhance the community.

Councillor Wergeland stated:

- He thanks the applicants for their presentation and the process that they followed.
- Traffic in the area will be impacted and it should be addressed; alternate forms of transportation should be encouraged.
- The proposed Sport Institute will be a great asset and benefit to the community; it is an innovative and attractive proposal.

Councillor Brownoff stated:

- She would like to have more information from engineering staff on the traffic situation at the Wilkinson/Interurban intersection.
- At the Public Hearing she would also like to have more details on the MOU and shared community use.
- She has some concerns with lighting for the proposed sports fields.

**The Motion was then PUT and CARRIED**

Short Street  
Rezoning**3481 SHORT STREET (PHASE II) – REZONING APPLICATION – DARRELL JOHNSON.**

Reports of the Director of Planning dated August 29, 2005 recommending approval of the rezoning from C-4 to C-2 and Development Permit DPR2005-00010; and the Advisory Design Panel dated May 19, 2005 recommending approval of the design.

Mr. D. Johnson, applicant, stated:

- La-Z-Boy Furniture Galleries is a locally owned business that opened six years ago; they have four years left on their 10 year lease and if the proposed rezoning is successful, they have indicated they will renew their lease for an additional 10 years.
- The proposed three storey expansion to the store will allow for offices on the upper floor, additional showroom space on the middle level and underground parking on the lower level.

Mr. E. Barker, Eric Barker Architect Inc., stated:

- The design of the proposed expansion is consistent with the massing, colour and architectural style of the existing furniture store and exterior materials consist of stucco, brick and black cornices.
- They are requesting a seven parking stall variance to reduce the required 48 stalls to 41; 23 stalls will be surface and 18 stalls will be underground; bicycle parking will also be provided.
- They are also requesting a setback variance to allow for an entrance vestibule on the Short Street side of the building; the existing vehicle access at the north end of Short Street will be maintained and a second access will be located further south.

Mr. J. Partlow, landscape architect, Lombard North Group BC Inc., stated:

- The plant palette for the landscaping will be the same as the existing landscaping.
- Street trees will consist of alternating Pink Magnolia and White Star Magnolia trees; other materials will include a mix of broadleaf evergreen plantings.
- All of the landscaping will be automatically irrigated.

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

- The gated underground parking area will be well lit and have an elevator; the gate will be closed after hours.
- There may be an opportunity to utilize a portion of the landscape area or Municipal boulevard for stormwater runoff.
- The bicycle parking located at the entrance of the building could be covered.

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

**CARRIED**

Adjournment                On a motion from Mayor Leonard, the meeting adjourned at 10:10 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK