

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, APRIL 3, 2006 AT 7:30 P.M.**

Present: **Chair:** Mayor Leonard  
**Council:** Councillors Brice, Brownoff, Derman, Gillespie, Hunter, Ngai, Sanders and Wergeland  
**Staff:** Tim Wood, Administrator; Chris Nation, Municipal Solicitor; 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 Gillespie and Seconded by Councillor Brownoff: "That the Minutes of the Council and Committee of the Whole Meetings held March 27, 2006, and the Minutes of the Special Council Meetings held March 21, 2006 and March 1, 2006, be adopted."**

**CARRIED**

**BYLAWS**

No. 114  
ADM40  
Bylaw 8752

**4098 GORDON HEAD ROAD.**

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8752" and approval of Development Permit DPR2005-00023. Rezoning from RS-10 to RD-1.

**MOVED by Councillor Wergeland and Seconded by Councillor Ngai: "That Bylaw No. 8752 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Gillespie: "That Council approve and issue Development Permit DPR2005-00023 on Lot A, Section 58, Victoria District, Plan VIP67674 (4098 Gordon Head Road)."**

**CARRIED**

No. 115  
ADM40  
Bylaw 8754

**DEVELOPMENT PERMIT DELEGATION AUTHORIZATION BYLAW AMENDMENT – STREAMSIDE DEVELOPMENT PERMIT AREA.**

Final Reading of the "Development Permit Delegation Authorization Bylaw, 2005, Amendment Bylaw, 2006, No. 8754". To delegate to the Manager of Environmental Services the authority for development permits for land located in the Streamside Development Permit Area.

**MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That Bylaw No. 8754 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

No. 116  
PLD60  
 Bylaw 8755

**LAND USE AND DEVELOPMENT APPLICATION FEE BYLAW AMENDMENT.**

Final Reading of the "Land Use and Development Application Fee Bylaw, 2005, Amendment Bylaw, 2006, No. 8755". To include a \$350 application fee for a development permit for land in the Streamside Development Permit Area.

**MOVED by Councillor Ngai and Seconded by Councillor Brice: "That Bylaw No. 8755 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

No. 117  
ADM40  
 Bylaw 8758

**TICKET BYLAW AMENDMENT – STREETS AND TRAFFIC REGULATION BYLAW**

First Three Readings of the "Ticket Bylaw, 2001, amendment Bylaw, 2006, No. 8758". To permit tickets to be issued under the Streets and Traffic Regulation Bylaw for violations of posted special weight restrictions.

**MOVED by Councillor Ngai and Seconded by Councillor Gillespie: "That Bylaw No. 8758 be introduced and read."**

**CARRIED**

**MOVED by Councillor Ngai and Seconded by Councillor Gillespie: "That Bylaw No. 8758 be read a second time."**

**CARRIED**

**MOVED by Councillor Ngai and Seconded by Councillor Gillespie: "That Bylaw No. 8758 be now passed."**

**CARRIED**

**RESOLUTIONS FOR ADOPTION**

No. 118  
PQS100  
 RFP 04/06

**REQUEST FOR PROPOSAL 04/06 – CUTHBERT HOLMES PARK PEDESTRIAN BRIDGE.**

Report of the Director of Purchasing dated March 24, 2006 recommending Request for Proposal 04/06 for a pedestrian bridge at Cuthbert Holmes Park be awarded to Formula Pile and Bridge Contractors Ltd.

**MOVED by Councillor Derman and Seconded by Councillor Gillespie: "That Request for Proposal 04/06 for a pedestrian bridge at Cuthbert Holmes Park be awarded to Formula Pile and Bridge Contractors Ltd."**

**CARRIED**

No. 119  
ADM85  
 Council Advisory  
 Committees

**2006 COUNCIL ADVISORY COMMITTEES – TERMS OF REFERENCE.**

Report of the Manager of Legislative Services dated March 24, 2006 recommending Council approve the March 20, 2006 Terms of Reference for Council's Advisory Committees as outlined.

**MOVED by Councillor Ngai and Seconded by Councillor Hunter: "That Council approve the March 20, 2006 Terms of Reference for the following Council Advisory Committees: Advisory Design Panel; Arts, Culture and Heritage; Bicycle; Cedar Hill Golf Course; Economic Development; Environmental; Healthy Saanich; Parks, Trails and Recreation; Planning and Transportation; and Significant Tree."**

**CARRIED**

**COMMITTEE RECOMMENDATIONS**

*From the Special Committee of the Whole - Financial Plan Meetings.*

No. 120  
FIN45  
Storm Drainage  
Study

**AQUA-TEX CONSULTANTS**

Report from the Director of Engineering dated March 27, 2006 and recommendation from the Financial Plan Meeting held March 28, 2006 to approve the Aqua-tex storm drainage study.

**MOVED by Councillor Hunter and Seconded by Councillor Ngai:**  
**“That Council approve:**

- 1. The addition of \$276,000 in the annual budget to fund the Aqua-tex storm drainage study with funding from FCM/CMHC; and**
- 2. The sole sourcing of the FCM/CMHC storm drainage study to Aqua-tex Scientific Consulting Ltd. (1993).”**

**CARRIED**

No. 121  
FIN45  
Sound Panels and  
Lights - SCP

**SAANICH COMMONWEALTH PLACE – SOUND PANELS AND LIGHTS**

Report from the Director of Engineering dated March 27, 2006 and recommendation from the Financial Plan Meeting held March 28, 2006 to approve the repair of the sound panels and light fixtures at Saanich Commonwealth Place.

**MOVED by Councillor Hunter and Seconded by Councillor Ngai:**  
**“That Council approve:**

- 1. The Resource Request of \$160,000 to permit the repair of sound panels and light fixtures at Saanich Commonwealth Place to continue; and**
- 2. The sole sourcing of Saanich Commonwealth Place sound panels and light fixtures time and materials contract to Emery Electric.”**

**CARRIED**

*From the Finance and Personnel Standing Committee Meeting held March 29, 2006.*

No. 122  
PQS95  
Purchases  
Requiring Council  
Approval

**PURCHASES REQUIRING COUNCIL APPROVAL**

Memorandum from the Finance and Personnel Standing Committee dated March 31, 2006 recommending Council amend the Administrative Policy to require Council approval for any purchases over \$200,000 or any sole source purchase over \$50,000.

**MOVED by Councillor Gillespie and Seconded by Councillor Wergeland:** **“That the Administrative Policy be amended to require Council approval for any purchases over \$200,000 or any sole source purchase over \$50,000.”**

**CARRIED**

Adjournment            On a Motion from Councillor Gillespie, the meeting adjourned at 7:34 p.m.  
The meeting reconvened at 10:10 p.m.

*From the Committee of the Whole Meeting held April 3, 2006.*

No. 123  
Shelbourne Street  
Mural

**3659 SHELBOURNE STREET (SHELBOURNE PLAZA) – REQUEST TO PAINT MURAL.**

**MOVED by Councillor Sanders and Seconded by Councillor Gillespie: “That Council approve the application from Peninsula Runners to paint a mural on the north wall of the Shelbourne Plaza in accordance with the plans dated and received December 8, 2005.”**

**CARRIED**

In Camera Motion

**MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: “That the following Council meeting be closed to the public as the subject matter being discussed pertains to personal information about identifiable individuals, to labour relations, and to the proposed acquisition of land and/or improvements.”**

**CARRIED**

Adjournment            On a motion from Councillor Ngai, the meeting adjourned at 10:11 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, APRIL 3, 2006 AT 7:35 P.M.**

Present: **Chair:** Councillor Brice  
**Council:** Mayor Leonard and Councillors Brownoff, Derman, Gillespie, Hunter, Ngai, Sanders 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.

Shelbourne Street Mural **3659 SHELBOURNE STREET (SHELBOURNE PLAZA) – REQUEST TO PAINT MURAL.**

Report of the Director of Planning dated March 14, 2006 recommending Council approve the mural application from Peninsula Runners.

Mr. D. Milne, owner, Peninsula Runners, was present in support of his application.

**MOTION: MOVED by Councillor Derman and Seconded by Councillor Gillespie: “That it be recommended that Council approve the application from Peninsula Runners to paint a mural on the north wall of the Shelbourne Plaza in accordance with the plans dated and received December 8, 2005.”**

**CARRIED**

Tolmie Avenue Development Permit **760 TOLMIE AVENUE – DEVELOPMENT PERMIT – LOBLAW PROPERTIES WEST LTD. (BRUCE ANDREWS).**

Reports of the Director of Planning dated March 22, 2006 recommending Development Permit DPR2005-00012 be approved; and the Advisory Design Panel dated June 20, 2005 recommending approval of the design subject to relocating the power lines underground.

Mr. R. Bourbonnais, Loblaw properties West Ltd., stated:

- The proposal is to demolish the existing building and construct a multi-tenant retail centre in its place; the proposed usage fits within the existing zoning of the property.
- They are requesting variances for parking, number of loading stalls, and signage.
- The parking variance is necessary because they are proposing a five stall parking area located within the building setback for the four smaller commercial retail units that will be located along the western façade and southeast corner of the building; the remainder of the parking will be located underground.
- The variance to reduce the number of loading stalls from the required seven to three stalls, will allow for additional landscaped areas.
- They would like to install three fascia signs on the western façade of the building facing Douglas Street and that is why they require a variance.
- They are proposing to reduce the impact of the proposed building by using glazing which will increase natural light, a variety of cladding materials, and four “green walls” which will support evergreen climbing vines.

- Vehicle access to the under-building parking area will be from two access points along Roderick Street and one access from Tolmie Avenue.
- There will be numerous covered bicycle storage facilities, elevators and a movator; the pedestrian environment will be improved with sidewalks set back from the streets and boulevards.
- They are proposing to remove the asphalt and replace it with pervious pavers; stormwater runoff will be handled through a combination of onsite storage and natural infiltration.
- The proposed development is a high quality design that will enhance the neighbourhood.

Mr. J. Parlow, landscape architect, stated:

- Their proposal was received very favorably by Saanich's Advisory Design Panel; they also worked with Saanich's Parks staff and made further enhancements to the landscape plan.
- There will be numerous benches and tables located within the streetscape to sit and relax; the landscaping will consist of a mix of plantings that will include ornamental and coniferous trees, a meandering sidewalk along Roderick Street and pervious pavers.
- The four "green walls" they are proposing are metal structures that are set out from the walls that will be covered in evergreen climbing vines.
- The proposed extensive landscaping will enhance the development.

Mr. T. Ward, Ward Consulting Group, stated:

- They conducted a traffic study on behalf of Loblaw Properties West Ltd. which was reviewed by the Saanich Engineering Department and the Ministry of Transportation; they also consulted with the City of Victoria as the subject property is adjacent to the Saanich/Victoria Municipal boundary.
- As a result of the study numerous improvements are proposed which include installing a separate right turn lane on the Tolmie Avenue eastbound approach, installing an advance green signal at Tolmie Avenue and Blanshard Street, and lengthening the northbound turn lane on Blanshard Street at Tolmie Avenue.
- The northbound left turn lane at Blanshard Street/Cloverdale Avenue will be extended; a left turn only signal will be installed for northbound and southbound left turn movements at Blanshard Street/Cloverdale Avenue.
- They will create left and right turn lanes on Roderick Street at Oak Street and install a new traffic signal; a new left turn signal at Cloverdale Avenue/Oak Street will be installed.
- The access on Tolmie Avenue will be located opposite the access to the Mayfair Shopping Centre.
- Crosswalks will be installed along Oak and Roderick Streets.

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

- A green roof is not considered to be technologically feasible for this development as it has such an expansive roof.
- The underground pipes for Cecelia Creek will not conflict with the proposed under-building parking area; the parking area will be a secured and a safe parking environment.

- The landscaped areas will be located between the under-building parking area and the street; they will be using aqua pavers.
- They have not considered rain garden technology although they are still working with Engineering staff on the Servicing Requirements.
- There are no designated drop-off sites for patrons although there is an area on the north side along Roderick Street that could be used as a drop-off; they could install a bench in this area.
- The sidewalk that runs across the loading docks will be asphalt but they can make sure it is well delineated.
- Their engineers contacted BC Hydro regarding the potential of undergrounding the hydro lines; it is not feasible to do so along Tolmie Avenue and Roderick Street although there may be an opportunity for underground power lines along the portion of the site fronting Oak Street.
- There is a designated paint striped circulation route throughout the under-building parking area to indicate where pedestrians should walk; they have not completed the mechanical engineering for the development but it will likely require mechanical ventilation.

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

- Since there is no community association in the Saanich Core, it may have been worthwhile to have the developer present their proposal at a Saanich Community Association Network (SCAN) meeting.
- His Association supports the Regional Growth Strategy (RGS) although there are still no comprehensive guidelines for major core areas.
- If there was an opportunity for residential units to be located above the proposed commercial development it would densify an area that has been identified as a major centre.
- Perhaps it would more feasible to locate the loading docks on the west side of the building instead of the east side; the loading dock could then be covered with a walkway that could provide the start of a walkway from the Mayfair Shopping Centre to the Town and Country Shopping Centre.
- The proposal does not provide a lot of details on the streetscape along Oak Street.
- The developers are proposing green walls but it will be interesting to see if the climbing vines will survive especially on the north side of the building.
- It is an interesting proposal and the proposed under-building parking area is a good idea.

Mr. K. Whitcroft, president, Quadra Cedar Hill Community Association, stated:

- According to the Development Permit Guidelines, the scale of the proposed development should reflect the urban character of the Saanich Core and the public spaces should be a complementary extension of the pedestrian network; the proposed development does not fit either of these criteria as it is just another big box store that will be located adjacent to a gas station and a car wash.
- It is difficult to envision how stormwater will infiltrate the natural environment when Cecelia Creek is located in an underground pipe;

the site may incorporate more pervious surfaces but more impervious traffic lanes will be created to access the development.

- The Traffic Study was not included in the agenda package and there was no information in the Planner's report on the proposed bicycle facilities.
- There is no public amenity associated with the proposed development.

Ms. J. Gaylord, 1692 Carnegie Crescent, stated:

- The Gordon Head Community Association was not aware of the proposed development.
- The subject property has been identified in the RGS as a major centre; the proposal does not meet the vision of the RGS for a complete community; it is just a big box store.
- She is happy that the proposed parking will be located underground.
- She urges Council to consider the long term implications if the proposed development proceeds.

Ms. P. Cohen, #400-3363 Glasgow Avenue, stated:

- This area is already very congested with traffic especially in December with people trying to access the Mayfair Shopping Centre and other retail outlets.
- If the proposed development is approved it will create additional traffic and parking issues; she would like to know where all of the staff will park.
- The bowling alley that is presently on the subject property is used and enjoyed by many people of all ages including students as part of their school curriculums.
- Perhaps the Municipality should survey the public and ask them if they want a Real Canadian Superstore in their neighbourhood.

Dr. D. Thompson, Central Victoria Veterinarian Hospital Ltd., 760 Roderick Street, stated:

- He only heard about the proposed development a few days ago.
- Roderick Street is a very narrow street and many people use it as an alternate route; traffic is very congested, delivery trucks block traffic when they are backing into the Future Shop, and it is difficult to exit his practice to get to Douglas or Oak Streets.
- He would like to know where staff for the proposed new development will park; he is concerned that his business will be impacted.

Mr. M. Rosen, 6075 West Saanich Road, stated:

- The proposed development has not been very well advertised and should go to a Public Hearing for input.
- The subject property is located in the Saanich Core and is an ideal location for a multi-use infill development; it could also become a station for a light rail transit system and become a corridor for pedestrian traffic.

Mr. R. Trotter, 3823 Merriman Drive, stated:

- The proposed development is inconsistent with the goals of the RGS; it is not walkable and does not constitute a shopping area.
- He would have expected to see a taller building constructed with

- residential units incorporated into it.
- The region needs a better transit system with more frequent service.

Mr. J. Cohen, #400-3363 Glasgow Avenue, stated:

- Traffic is extremely congested from Cloverdale Avenue to Blanshard and Oak Streets.
- There are already three major grocery stores in the area and he does not think there needs to be another one.
- He is one of the many people who bowl at the Mayfair Lanes; there are many youth and senior leagues, as well as families that use the facility.
- Apparently the bowling alley at the Town and Country Shopping Centre is going to be closed when that centre is redeveloped which will eliminate all bowling alleys in Victoria.
- The Municipality is always promoting their recreation facilities; perhaps they should build a Municipal bowling alley.

Mayor Leonard stated:

- For decades the Municipality has encouraged commercial development in this part of Saanich and that is why the zoning is in place.
- When the Official Community Plan was updated the commercial zoning remained in place for the subject property; the RGS also encourages this commercial zone to continue.
- Saanich has encouraged and approved many rezonings for multi-family in the core area.
- The property owner has rights and the current zoning allows for a commercial development of this size; they are also acting within the Municipality's guidelines.
- He is impressed with the extensive landscape plan; it is an attractive and interesting design.
- It is a big investment on the part of the developers to create the under-building parking area for their customers; it will also be a benefit to the environment by reducing the amount of impervious surface.

**MOTION:**

**MOVED by Mayor Leonard and Seconded by Councillor Ngai: “That it be recommended that Council approve and issue Development Permit DPR2005-00012 on Lot A, Section 7, Victoria District, Plan 15702 (760 Tolmie Avenue).”**

Councillor Derman stated:

- He appreciates the efforts of the developer to create an extensive pedestrian environment and attractive design although he does not agree that the proposed development complies with the RGS.
- The RGS talks about walkable, liveable, complete, communities; if a grocery store were to fit within the RGS on the subject property it would not be one of this magnitude, it would include a residential component, and have more of a retail street presence.
- He sympathizes with the people who use the bowling alley, but the proposed development is a permitted use on this site.

Councillor Ngai stated:

- She supports the proposed development and thinks it fits within the

RGS; the Planner's report states that it is consistent with the policies and objectives of the Saanich Core Local Area Plan, the Development Permit Guidelines, and the RGS.

- The proposal is a high quality development and an attractive design which incorporates extensive landscaping and "green walls".
- She hopes that the developer will ensure there is adequate ventilation in the under-building parking area.
- It would be a good idea to have parking stalls for families with strollers as well as parking stalls for the disabled.

Councillor Wergeland stated:

- He supports the proposed development and compliments the applicants for their attractive design proposal; it will enhance the community.
- The applicant is proposing an extensive pedestrian environment and attractive streetscape plan.
- He is happy to see that the parking will be located under the building.

Councillor Gillespie stated:

- He is very disappointed that the proposed development cannot incorporate a green roof.
- The Municipality is running out of buildable land and we need to construct taller buildings to reduce sprawl.
- He hopes the proposed new store will support organic produce.

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

- The applicant is required to provide service to his site from the hydro plant via underground; there is no other specific requirement for underground service.
- The exit from the Veterinary Hospital will likely be impacted in some fashion; he would expect that if there is a queue from the Hospital's driveway to the traffic signal, that out of courtesy, drivers will permit a vehicle to exit and make a left or right turn out of the driveway.
- With regard to the under-building parking area, the pipe for Cecelia Creek runs along the western perimeter of the site and it is covered by an easement so it is protected.
- The parking levels could be below the elevation of the creek but it would be reasonable to expect there to be a sump pump to pump ground water away from the foundation and back up to the point where it can drain by gravity; this is not a significant concern from an engineering perspective.

In response to questions from Council, the Municipal Clerk, stated:

- There was a 50 metre radius notification as required; notice was sent to the Central Victoria Veterinary Hospital.
- In this case, the majority of the notices that were sent within the 50 metre radius were to businesses.

Councillor Brownoff stated:

- Last year the Development Permit Guidelines were improved slightly and that helped direct the developer to create a more innovative building that will look different from many of the existing Superstores.
- However, there needs to be a complete update of the Guidelines

especially with respect to the urban village concept so that the issue of incorporating housing in mixed use areas is addressed.

- She agrees that the proposed development is a big box with a blank roof although the applicant has tried to soften the look with extensive landscaping; there could be opportunities to do something innovative with the roof.
- The best way to access the retail outlets in this area at Christmas time is via transit as traffic is so congested; there will likely be traffic issues associated with the proposed development.
- Staff parking will also be a concern; during the Christmas season the Mayfair Mall pays for their staff to park off-site.
- She does not think there is any amenity being offered to the community with the proposed development; the applicant should seriously consider under-grounding some of the power lines so that significant sized trees can be planted within the streetscape to further soften the appearance of the building.

Councillor Sanders stated:

- She thinks the applicants could have been more bold and innovative and perhaps included a new bowling alley as part of their development.
- She hopes the climbing vines that will be planted on the north side of the building will be well thought out so they survive.
- There is a proposed public amenity located next to a carwash that may not be very pleasant; perhaps the applicants should consider relocating the amenity.
- With regard to the notification process, in this case there is no community association involved with the Saanich Core but perhaps in future cases the nearest association could be notified.
- She would also like to see some designated parking for seniors.

Councillor Hunter stated:

- The subject property falls within a Development Permit area and therefore Council has certain limitations; although the proposed development may not achieve gold standards it will be an improvement to what is presently there.
- He hopes the applicants will consider the concerns of the local business owners and residents with respect to traffic issues and that security in the underground parkade will be a priority.

**The Motion was then PUT and CARRIED**

Wilkinson Road  
Rezoning

**4481 WILKINSON ROAD – REZONING APPLICATION – ELKE AND PAUL BROWN.**

Report of the Director of Planning dated March 24, 2006 recommending approval of the rezoning from RS-12 to RD-1 and Development Permit DPR2005-00025.

Mr. P. Brown, applicant and owner, 4481 Wilkinson Road, stated:

- The proposal is to rezone from RS-12 to RD-1 in order to construct a duplex.

Councillor Derman stated:

- He would like to see a landscape plan at the Public Hearing.

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

Councillor Wergeland stated:

- He does not think it is necessary for the applicants to provide a landscape plan.

**The Motion was then PUT and CARRIED**

Wilkinson Road  
Rezoning

**3843 AND 3853 WILKINSON ROAD – REZONING APPLICATION – IAN SUTHERLAND.**

Report of the Director of Planning dated March 23, 2006 recommending approval of the rezoning from A-1 to RS-6, RS-8, RS-10 and P-4 and Development Variance Permit DVP2006-00005; that the request to waive the minimum 10 percent road frontage requirement for proposed Lot 24 be considered at a Public Hearing; and that prior to final reading the applicant register a restrictive covenant that prohibits tree or vegetation removal in the proposed park area and subdivision of the parcels without the prior or concurrent dedication of the 4463 m<sup>2</sup> proposed park and the provision of a suitable cost estimate and performance surety for construction of a gravel surface trail connection from the subdivision through the proposed parkland to Iris Avenue.

Mr. I. Sutherland, applicant, 1715 Government Street, stated:

- The proposal is to rezone two parcels of land from the current rural zone to a mix of single family zones in order to create an additional 24 lots and a park; the two existing dwellings will be retained.
- The proposed 26 lots will be a mix of sizes ranging from 560 square metres to 2810 square metres.
- There is also a conceptual plan for the future subdivision of proposed Lot 26 which shows a possible layout for two additional lots which would make a total of 28 lots.
- Letters were sent to the neighbouring property owners, and the Strawberry Vale Residents’ Association was contacted regarding the proposed development.
- The interior lots will be zoned RS-6 and the outside lots will be zoned RS-10 and RS-8.
- They are proposing a building scheme with design control guidelines to require traditional building styles, steeper roof pitches and compatible exterior cladding with earth tone colour schemes.
- There are presently 110 bylaw protected trees on the property with seven of the trees within the building envelopes; the trees along the eastern escarpment will be retained and protected by covenant.
- They are proposing to dedicate the east slope area comprising 17 percent of the property as parkland.
- There will be two pedestrian access pathways that will link the proposed extension of South Valley Drive to the proposed park and Iris Avenue, as well as to Cardie Court providing an alternate pedestrian route to Spectrum High School and the Galloping Goose Trail.
- The proposed cul-de-sac at the end of Cardie Court will have a concrete curb and gutter; the portion of Wilkinson Road fronting the development will be widened to the Municipal standard of 7.0 metres with curb and gutter.

- They are proposing dense boulevard plantings using naturescape principles to help screen the houses from the road.

In response to questions from Council, the applicant stated:

- The park dedication has not been staked out but the trees have all been marked; it could be staked out prior to the Public Hearing.

**MOTION:**

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

Councillor Hunter stated:

- A number of the roads in the new developments in this area are cul-de-sac roads which the residents probably appreciate because it reduces traffic; however, exit routes can get confusing.
- He would prefer to see fewer lots and no variances; at the Public Hearing he hopes the applicant will outline the public amenities associated with the proposed development.

Councillor Sanders stated:

- At the Public Hearing she would like more information on the potential development of proposed Lot 26 and access onto Wilkinson Road.

**The Motion was then PUT and CARRIED**

Mt. Douglas X Road  
Rezoning

**1504 MT. DOUGLAS X ROAD – REZONING APPLICATION – STEVE RADOS.**

Report of the Director of Planning dated March 27, 2006 recommending approval of the rezoning from RS-18 to RS-12 and Development Variance Permit DVP2005-00028; that the concept house plans for Lot 1 and the proposed plan of subdivision be considered and, if supported, the Approving Officer be requested to consider during the subdivision process suitable covenant controls to address dwelling size and design and to restrict building envelope setbacks and driveway locations on proposed Lot 2; and that 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 proposed lots.

Mr. S. Rados, applicant, 948 Boulderwood Rise, stated:

- Consideration of his rezoning application was postponed at a previous Committee of the Whole Meeting in order for him to consider revising his application based on various concerns that were raised.
- He has now revised his proposal to create two RS-12 lots with a reduced building envelope on proposed Lot 2 which will minimize impacts to the existing trees.
- The size of the dwelling on proposed Lot 1 will be well below the allowable size under RS-12 zoning and will be compatible with the character of the surrounding neighbourhood.
- It is his intention to build both of the proposed new dwellings and live in the new house on proposed Lot 1.

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

- He will agree to a restrictive covenant on proposed Lot 2 so it cannot be further subdivided into two RS-6 lots.
- He will also restrict the dwelling size on both of the proposed Lots to

that permitted under RS-10 zoning.

- At the Public Hearing he will provide a house plan that shows where the trees are located.

Ms. B. Wise, 4211 Glendenning Road, stated:

- She does not support the proposed rezoning; it could set a precedent for other properties in the area.
- The Glendenning/Mount Douglas Cross Road intersection is dangerous; the pedestrian environment should be improved.

Mr. M. Rosen, 6075 West Saanich Road, stated:

- He does not support the proposed rezoning and hopes that Council will not approve it.
- Saanich has made a commitment to preserve its urban forest but that philosophy will not be followed if the proposed rezoning is approved.

Ms. J. Gaylord, Gordon Head Residents' Association, stated:

- Based on the revised rezoning application the Association does not oppose the proposal; Glendenning Road is a special environment and the Association will likely not support any further development in that area.
- There are traffic issues in the Mount Douglas Cross Road area and incremental infill developments over the years have contributed to it.

Ms. D. Loucks, 4160 Glendenning Road, stated:

- She is happy to see that there will be fewer trees removed with the revised rezoning proposal.
- She hopes that the proposed houses will suit the rest of the neighbourhood.
- She agrees that there are traffic issues along Glendenning Road; there is no signage in the westbound direction.

**MOTION:**

**MOVED by Mayor Leonard and Seconded by Councillor Gillespie:  
“That:**

- 1. A Public Hearing be called;**
- 2. At the Public Hearing the applicant present a site plan for proposed Lot 1 that shows the location of the house and the existing trees; and**
- 3. A supplementary report to Council be provided for the Public Hearing confirming how the following two commitments made by the applicant can be achieved:**
  - Registration of a restrictive covenant on proposed Lot 2 prohibiting further subdivision; and**
  - Registration of a restrictive covenant on proposed Lots 1 and 2 limiting the house sizes to that permitted under RS-10 zoning.”**

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

- Specific traffic calming measures have not been considered for this area but the issues that have been raised can be reviewed.

**The Motion was then PUT and CARRIED**

Adjournment

On a motion from Councillor Derman, 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