

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, JANUARY 9, 2006 AT 7:30 P.M.**

Present: **Chair:** Mayor Leonard  
**Council:** Councillors Brice, Brownoff, Derman, 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 Wergeland and Seconded by Councillor Brownoff: "That the Minutes of the Council and Committee of the Whole Meetings held December 19, 2005 and the Special Council Meeting held December 15, 2005, be adopted."**

**CARRIED**

**BYLAWS**

No. 1  
ADM40  
Bylaw 8730

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

Final Reading of the "Land Use and Development Application Fee Bylaw, 2005, Amendment Bylaw, 2005, No. 8730". To add a new section with regard to environmental development permits on institutional (P) zoned lands.

**MOVED by Councillor Derman and Seconded by Councillor Hunter: "That Bylaw No. 8730 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

**RESOLUTIONS FOR ADOPTION**

No. 2  
PQS100  
Tender 40/05

**TENDER 40/05 – TRAILER MOUNTED DIESEL POWERED SEWAGE PUMP IN SOUND ATTENUATED ENCLOSURE.**

Report of the Director of Purchasing dated December 29, 2005 recommending Tender 40/05 for a trailer mounted diesel powered sewage pump in sound attenuated enclosure be awarded to ITT Flygt.

**MOVED by Councillor Ngai and Seconded by Councillor Brice: "That Tender 40/05 for a trailer mounted diesel powered sewage pump in sound attenuated enclosure be awarded to ITT Flygt."**

**CARRIED**

Adjournment On a motion from Councillor Brownoff, the Meeting adjourned at 7:31 p.m.  
The Council Meeting reconvened at 9:02 p.m.

*From the Committee of the Whole Meeting held January 9, 2006*

No. 3  
EPW90  
Traffic Calming

**NORTH QUADRA NEIGHBOURHOOD TRANSPORTATION  
MANAGEMENT PLAN – DOUGLAS STREET**

**MOVED by Councillor Brownoff and Seconded by Councillor Hunter:  
“That:**

- 1. No traffic calming measures be installed on Douglas Street and that the need for measures continue to be monitored;**
- 2. A separated concrete sidewalk from Lily Avenue to Cameo Street be considered in the 2006 Capital Budget process; and**
- 3. The remaining sections of sidewalk on Douglas Street be considered during the preparation of future capital budgets.”**

**CARRIED**

No. 4  
Vanalman Avenue  
Development  
Permit

**723 VANALMAN AVENUE – DEVELOPMENT PERMIT – KAREN HILLEL**

**MOVED by Councillor Wergeland and Seconded by Councillor Brownoff: “That Council approve and issue Development Permit No. DPR2005-00022 on Lot A, Section 100, Lake District, Plan 77737 (723 Vanalman Avenue).”**

**CARRIED**

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 9:03 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, JANUARY 9, 2006 AT 7: 32 P.M.**

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

EPW90  
Traffic Calming

**NORTH QUADRA NEIGHBOURHOOD TRANSPORTATION  
MANAGEMENT PLAN – DOUGLAS STREET.**

Report of the Director of Engineering dated December 5, 2005 recommending no traffic calming measures be installed on Douglas Street and that the need for measures continue to be monitored, that a separated concrete sidewalk from Lily to Cameo be considered in the 2006 Capital Budget process, and the remaining sections of sidewalk on Douglas Street be considered during the preparation of future capital budgets.

Ms. B. Tabata, on behalf of the Gordon Head Residents' Association, stated:

- The Association hopes that Council will consider similar improvements to streets in Gordon Head.

Ms. L. Derman, on behalf of the North Quadra Land Use Protection Association, stated:

- The Association would like to thank engineering staff for their recommendation of the construction of a sidewalk along Douglas Street from Lily Avenue to Cameo Street; it will begin to address pedestrian safety concerns for Douglas Street residents.
- However, there is a need for general sidewalk upgrades throughout the North Quadra area and the Association is disappointed that pedestrian concerns/sidewalk safety is not part of the traffic calming initiatives.
- The Association would like Council to consider curbs and raised sidewalks with a boulevard inset in order to provide adequate safety for the many school children who attend the three schools in the area.
- The Association would also like to have a resident consultation process with traffic and engineering staff in order to establish a priority ranking for sidewalks that require immediate attention and a timeline for the upgrades.

Mr. S. Brygadyr, Secretary, North Quadra Land Use Protection Association, stated:

- The Association supports the recommendations in the Engineering report and urges Council to support proceeding with Phase 2 as soon as possible once Phase 1 is completed.
- Pedestrian safety should be a high priority and there needs to be adequate resources for sidewalk construction and upgrades.

Mr. P. Chenier, 930 Tuxedo Avenue, stated:

- He supports the construction of a sidewalk along Douglas Street.
- He understands that funding is an issue but he would like to have a community consultation process in order to develop an overall streetscape plan and timeline for traffic calming for the North Quadra area.

Ms. H. Stibbe, on behalf of the North Quadra Land Use Protection Association, stated:

- She is 65 years old and has never driven a vehicle; she prefers to either walk or ride her bike.
- Traffic in the area is very aggressive and pedestrian safety is a concern; she urges Council to proceed with the sidewalk along Douglas Street between Rogers Avenue and Lily Avenue as soon as possible.
- Perhaps the police should monitor the traffic in the area more frequently.

Mr. E. Weigel, 4125 Douglas Street, stated:

- He has lived in his present location for the past 40 years; after paying taxes for the past 40 years a sidewalk is finally going to be constructed along Douglas Street although it is going to be completed in three phases.
- The ditches in the area are unsafe because they slope and many of them are unsightly due to a lack of maintenance; he would like to see the ditches between Rogers and Lily Avenues filled in.

Mr. S. Niemann, 4141 Douglas Street, stated:

- He supports the recommendations in the Engineering report; staff listened to the residents' needs and concerns regarding pedestrian safety in the area and the recommendations outlined in the report are acceptable.
- He would like to have a commitment and timeline from staff and Council for Phases 2 and 3.

Ms. M. Milne, 734 Genevieve Road, stated:

- She has been in her present location since 1959 when her house was constructed; residents in the area have been waiting many years to have a sidewalk constructed.
- She supports Phase 1 as outlined in the Engineering report but would like to have a timeline for Phase 2.
- At the corner of Douglas Street and Genevieve Road there is a tree and a large shrub which impact sight lines and she would like staff to see if anything can be done to improve the situation.

Mr. B. Blacklaws, 766 Genevieve Road, stated:

- He thanks staff for their hard work; what is being proposed for Phase 1 is a good start.
- It is important that there be a timeline for Phase 2 as that section of sidewalk is the section that links the three schools in the area; he hopes that Council will give direction to staff for Phase 2 to proceed as quickly as possible.

Mr. H. Charania, 757 Genevieve Road, on behalf of the North Quadra

Land Use Protection Association, stated:

- Pedestrian conditions in the North Quadra area are unsafe and it is critical that they be addressed as soon as possible; he has lived in his present location for the past 34 years and there have been no improvements during that time.
- During the public consultation process that was held in November 2005 there was a full and open discussion of the pros and cons of all of the options that have been considered for Douglas Street.
- Staff listened to the concerns that were expressed by the residents who attended the meeting and explained the various funding sources that are considered during budget discussions.
- The Association supports recommendation No. 2 although they would prefer the wording be amended from “*considered*” to “*.....be approved in the 2006 Capital Budget process.*”
- Phase 2 is just as critical and urgent as Phase 1 and the Association would like a timeline for completion.
- The Association was told that Phase 2 would cost approximately \$120,000; they suggest that it be undertaken in two sub-phases: ditch enclosure and then curb and raised sidewalks.

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

- He hopes that the ditches will not be enclosed as they clean the runoff water from the roads before it enters the streams.
- Ditches can be more attractive if they are vegetated and maintained.

Mr. T. Dubauskas, 4076 Cedar Hill Road, stated:

- He has lived in his present location for the past 30 years and he is concerned with the condition of the asphalt sidewalks along Morris Drive and Cedar Hill Cross Road; they are sloped and heaving and very narrow in some areas.
- There are some residents in the area who use walkers and wheelchairs to get around and the sidewalks are not safe for them to use.

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

- The Association thanks staff for their work on the Transportation Management Plan for the North Quadra area and supports recommendation Nos. 1 and 2 in the Engineering report, providing construction commences in 2006.
- The Association would like the wording for recommendation No. 3 strengthened to include a definite timeline, and would like to have additional monitoring for Larch and Chesterlea Roads once Phase 1 is completed.
- The Association would also like a management plan for the maintenance of sidewalks in the area.

Ms. D. Pimlott, 4156 Borden Street, stated:

- She would like to thank staff for the work they have done on the Transportation Management Plan and for some of the improvements that have been done in the area.
- Cedar Hill Cross Road, Borden Street and Morris Drive are very dangerous for pedestrians and she hopes that Saanich will continue to make improvements.

Mr. D. Ostapovich, 4096 Cedar Hill Cross Road, stated:

- He has lived in his present location for the past 30 years and the walkway fronting his property has not had any improvements made to it; it is heaved and cracked and there is a lot of runoff water that flows along it.

Mr. R. Pearson, 4072 Cedar Hill Cross Road, stated:

- He appreciates the improvements that will be made to improve pedestrian safety in the area.
- He agrees that the sidewalk along Cedar Hill Cross Road is dangerous; it is sloped, heaved and cracked and unsafe for pedestrians.

**MOTION:**

**MOVED by Mayor Leonard and Seconded by Councillor Wergeland:  
“That it be recommended that:**

- 1. No traffic calming measures be installed on Douglas Street and that the need for measures continue to be monitored;**
- 2. A separated concrete sidewalk from Lily Avenue to Cameo Street be considered in the 2006 Capital Budget process; and**
- 3. The remaining sections of sidewalk on Douglas Street be considered during the preparation of future capital budgets.”**

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

- The Pedestrian Priority Study will be brought to Council once it has been refined in cooperation with ICBC.
- With regard to funding for streetscapes, there are funds available through the New Deal and staff is working with the Director of Finance and the Administrator to see if there are any opportunities.
- There are many locations similar to the Cedar Hill area that could benefit from some additional funding for improvements; staff can deal with maintenance issues with respect to heaving and cracked sidewalks.

Councillor Brownoff stated:

- She supports the recommendations.
- The pedestrian environment is failing in many areas of Saanich and sidewalks need to be improved.
- We need to ensure that there is a safe pedestrian environment as there are many aging residents and school age children in Saanich.

Councillor Derman stated:

- He supports the recommendations.
- Many areas of the pedestrian environment in Saanich need to be retrofitted and sidewalk maintenance needs to be undertaken.
- Pedestrians who use Morris Drive, Cedar Hill Cross Road and Borden Street have to walk along the road; it is difficult to convince people to get out of their vehicles and walk if they do not have a safe environment.

Councillor Sanders stated:

- There is a large pedestrian environment problem in Saanich and she agrees there should be a timeline so that there are some guarantees for the residents in the area that improvements will take place.

Councillor Hunter stated:

- He is looking forward to a good debate and discussion with all of the neighbourhood groups in order to arrive at a workable solution for improvements to the pedestrian environment in Saanich.

Councillor Ngai stated:

- She agrees that there are portions of the pedestrian environment throughout the Municipality that need some attention but there are other areas that require funding as well such as parks, trails, new libraries, etc.

**The Motion was then PUT and CARRIED**

Vanalman Avenue  
Development Permit

**723 VANALMAN AVENUE – DEVELOPMENT PERMIT – KAREN HILLEL.**

Reports of the Director of Planning dated December 21, 2005 recommending Development Permit DPR2005-00022 be approved; and the Advisory Design Panel dated September 23, 2005 recommending approval of the design.

Ms. K. Hillel, Hillel Architecture, applicant, stated:

- The application is for Mercantile Investors who represent two local family operated businesses: Ryan Vending and Oughtred Coffee and Tea Ltd.
- They are proposing to construct a 1385 square metre, two-storey office/warehouse building with surface parking to encompass both businesses; they are presently located in Esquimalt but have outgrown their space.
- Vehicle access will be off Vanalman Avenue; a retaining wall be constructed along the full length of the rear property line and partial retaining walls will be built along the interior side property lines.
- Exterior finishing materials will include pre-finished metal windows and siding, clear finish cedar siding, cultured stone veneer and painted tilt-up concrete panels for the warehouse.

Ms. C. Rossell, Small and Rossell Landscape Architects, stated:

- There is an existing Oak tree in the northwest corner of the site that will be protected by covenant; one of the existing boulevard trees will need to be removed to accommodate the driveway access but they will replace it with two other trees.
- All native vegetation will be retained; there will be a significant amount of landscaping along the north elevation; planters with climbing vegetation will be planted against both the chain link fence and the retaining wall.

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

- The tilt-up concrete panels will not be white as they appear on the colour boards, but will be painted to match the colour palette of the front of the building.
- Six bicycle parking spaces will be provided as well as staff showers.
- They could consider using grasscrete along the boulevard so it will not be damaged by trucks backing up.
- The rooftop patio may not be constructed due to cost and possible overshadowing of the new building being constructed at the rear of the property.

Mr. M. Barry, Chief Financial Officer, VCom Inc, stated:

- When VCom Inc. purchased their portion of the property from the owners of 723 Vanalman Avenue, it was agreed that they would share the cost of a retaining wall between the two sites.
- Because of the sloping property, revisions were made to both the VCom site and the subject site resulting in different grade levels; this lower elevation will impact the root system of the existing tree on the VCom site making it impossible to retain; VCom will be planting several more trees in exchange for the removal of the tree.
- VCom Inc. supports the Development Permit Application for 723 Vanalman Avenue.

**MOTION:** **MOVED by Councillor Derman and Seconded by Councillor Hunter:**  
**“That it be recommended that Council approve and issue Development Permit No. DPR2005-00022 on Lot A, Section 100, Lake District, Plan 77737 (723 Vanalman Avenue).”**

**CARRIED**

Ferndale Road  
 Rezoning

**2170 FERNDALE ROAD – REZONING APPLICATION – STEVE RADOS.**

Report of the Director of Planning dated December 12, 2005 recommending approval of the rezoning from RS-12 to RS-10 and that prior to scheduling a Public Hearing the applicant submit form and character elevations for the dwelling on proposed Lot B which could be incorporated into a restrictive covenant.

Mr. S. Rados, applicant, on behalf of the owners, stated:

- The application is to rezone the subject property in order to create one additional lot.
- The owners intend to construct a new house for themselves and the other lot will be for their children.
- Originally their design was for a two-storey house but that has been changed to a one-level ranch style.
- They met with residents in the neighbourhood and sent a letter to the Gordon Head Community Association outlining their plans.
- They will register a covenant to restrict house size on each of the proposed two lots.
- They will be moving the existing house intact.

Mr. W. Slobodan, 4346 Gordon Head Road, stated:

- He is concerned that rezoning the subject property from RS-12 to RS-10 could set a precedent in the neighbourhood.
- If the application goes forward to a Public Hearing, he looks forward to the opportunity for more input from the neighbours.

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

**CARRIED**

Gordon Head Road  
Rezoning

**4346 GORDON HEAD ROAD – REZONING APPLICATION – WALTER SLOBODAN.**

Report of the Director of Planning dated December 19, 2005 recommending approval of the rezoning from RS-16 to RS-12.

Mr. W. Slobodan, applicant, 4346 Gordon Head Road, stated:

- The Planner’s report is very concise and outlines his requirements.
- He hopes that Council will approve his application.

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

- He would like to know why there are no stormwater management requirements for this particular application.

The Director of Engineering responded:

- There is no significant change in land use for this application so it is not necessary to request stormwater management.

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

Councillor Sanders stated:

- At the Public Hearing she would like to see the site plan for the proposed garage.

**The Motion was then PUT and CARRIED**

ADM40  
Streets and Traffic  
Bylaw

**STREETS AND TRAFFIC REGULATION BYLAW AMENDMENT – BICYCLING IN CROSSWALKS.**

Report of the Municipal Solicitor dated December 20, 2005 recommending the Streets and Traffic Regulation Bylaw be amended to clarify that bicycles are permitted to use all sections of the Regional and Municipal multi-use trail systems including all crosswalks lying between adjacent portions of the trails.

**MOTION:                    MOVED by Councillor Brownoff and Seconded by Councillor Hunter: “That it be recommended that Council approve the amendment to the Streets and Traffic Regulation Bylaw.”**

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

- Staff could contact other Municipalities that have regional multi-use trails running through their Municipalities; there is an Engineer’s ad hoc group that meets on a regular basis to exchange information so it could be discussed at one of those meetings.

Councillor Wergeland stated:

- If these types of issues are discussed at a regional level before they are adopted then they may become more of a regional initiative.

**The Motion was then PUT and CARRIED**

Adjournment

On a motion from Councillor Hunter, the meeting adjourned at 9:03 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK