

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, JUNE 12, 2006 AT 7:30 P.M.**

Present:

**Chair:** Mayor Leonard  
**Council:** Councillors Brice, Brownoff, Derman, Gillespie, Hunter, and Wergeland  
**Staff:** Chris Nation, Municipal Solicitor; Colin Doyle, Director of Engineering; Neil Findlow, Planning Supervisor; Margaret Trottier, Deputy Municipal Clerk; and Shirley Leggett, Senior Committee Clerk.

No. 193  
ADM50  
Presentations

**PRESENTATION OF ENVIRONMENTAL AWARDS**

Mayor Leonard and Councillor Brice, Chair of the Environmental Advisory Committee, presented the 2006 Environmental Awards on behalf of Council to the following recipients:

Honourable Mention - Individual Citizen: Michael Meagher

- Michael Meagher is a retired professional research and teaching forester who now gives a significant portion of his time and expertise to organizations whose purpose is the preservation and restoration of Garry oak ecosystems and their many species of plants and animals at risk.
- Presently he is secretary of the Garry Oak Meadow Preservation Society and active in the Garry Oak Ecosystem Research Team as chairman of the research sub-committee; he has also helped with the work of Saanich's Garry Oak Ecosystem Education Kit Committee which produced and published a guide to help teachers educate young people about Garry oak ecosystems.

Environmental Achievement - Individual Citizen: Margaret Lidkea

- Margaret Lidkea has been an environmental educator at Swan Lake Christmas Hill Nature Sanctuary for 16 years.
- In her spare time she volunteers with girl guides and has been working very hard to remove broom from Uplands Park.
- Her specialty is working with children and taking complex environmental concepts and making them accessible through songs, puppet shows, and role play.

Honourable Mention ("With Distinction") - Volunteer Organization: Cadboro Bay Residents Association – Haro Wood Project Volunteers

Gwen Andres, Alanah Borg, Bill Dancer, Harry Drage, Deter Heinicke, Ute Heinicke, Sheila Linder, Jim Moores, Gary Moser, Derek Spearing, Judy Spearing, Sheila Tusz, Dana Wessel, Monica Friginals, and youth referred by the John Howard Society.

- The recipients manually clear ivy, holly, Himalayan blackberry, broom, daphne and several other garden escapees that are smothering the natural vegetation in Haro Woods.
- The project began in mid 2004 and has continued almost uninterrupted since then; work parties are held twice a week, creating visible and rapid progress; the group hopes to be finished by November 2006.

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Environmental Achievement - Volunteer Organization: Goward House Society

- Beginning in the early 1990's volunteer members of the Goward House Society began restoring the garden and adjacent woodlands of the six acre property.
- The first removal of English ivy from tree trunks began 16 years ago and they are now nearing their second removal.
- Removal of the invasive plants has been done with much care for the native species resulting in the marked improvement of the vigour of sword fern, salal, and Oregon grape.
- Woodland footpaths and vistas have been improved to allow for enjoyment of this recovering woodland.

Environmental Achievement - Development/Construction: Cottage Grove Contracting Ltd.

- Instead of demolishing three houses on Quadra Street/Tolmie Avenue Cottage Grove Contracting Ltd. salvaged them; their goal was to keep as much material out of the landfill as possible.
- Timber was resold to contractors and the public; bricks, windows and long joists have either been sold or stored for re-use in future projects, and staircases and other elements have been incorporated into home renovations.
- Some items were taken to Habitat Humanity's Re-sale store while metals were recycled, and lighting and plumbing fixtures were re-sold.
- They also salvage and relocate mature trees, often using expensive techniques given the size of the trees; in their office operations they use recycled paper, ink cartridges and file folders.

Environmental Achievement - Business/Industry: Homewood Constructors and Lehna Malmkvist of Swell Environmental Consulting

- Homewood Constructors with their consultant Lehna Malmkvist, rehabilitated an existing watercourse which is a small tributary of the Colquitz River, as part of the development of a property in the South Wilkinson Valley.
- The quality of their rehabilitation work is superb and represents an excellent example of stream rehabilitation in Saanich and of a business providing leadership in meeting community-identified environmental goals.

Environmental Achievement - Youth Groups/Schools: The Camosun College Students for Environmental Awareness

- The group campaigned for the change to 100 percent post-consumer recycled content paper throughout the College campus; students voted to subsidize the switch with a small fee on their dues each semester.
- The campus used about seven million sheets of paper this year and plans to use eight million next year; the current standard is only 30 percent recycled content.
- The switch to fully recycled paper indicates the College's progressive outlook and their willingness to take action on behalf of the environment.

Environmental Achievement - Biodiversity Conservation: Laura Byrne

- Laura Byrne is a Natural Resources Technician with the Pacific Forest Centre of the Canadian Forest Service.
- Since 2003 she has been the driving force behind protecting and managing the rare plant species-at-risk on Observatory Hill/Little Saanich Mountain; she has helped protect the biodiversity of the 71.4 hectare site.
- Laura’s efforts began with educating the staff of the National Research Council of Canada’s observatory site about the unique plant ecosystem that surrounds them.
- Laura sought permission and obtained funding to acquire the base knowledge of plant species-at-risk; this enabled her to develop a management plan for the ecosystem in a short period of time.
- She has also been instrumental in convincing the National Research Council to set a budget to control invasive plant species on the Hill.

Long Term Environmental Achievement: Willy MacGillivray

- Willie has been the site manager at the Swan Lake Christmas Hill Nature Sanctuary since 1981; during that time he has made extensive contributions to the conservation of biodiversity.
- He was a founding member of the Garry Oak Meadow Preservation Society and acts as an advisor to the University of Victoria’s Restoration of Natural Systems program.
- He has organized the removal of invasive plants and the rescue of native plants on Christmas Hill for the past 24 years, designed and constructed environmentally sensitive trails, created the first local demonstration native plant garden, and set up a system to collect rain water from the Nature House roof and use it for a micro-drip irrigation system.
- Willie is a mentor to hundreds of people, teaching conservation ethics and demonstrating practical skills on how to conserve biodiversity.

Minutes

**ADOPTION OF MINUTES**

**MOVED by Councillor Gillespie and Seconded by Councillor Hunter: “That the Minutes of the Council and Committee of the Whole Meetings held May 29, 2006, and the Special Council Meeting held May 30, 2006, be adopted.”**

**CARRIED**

**APPEALS**

No. 194  
MacDonald Drive  
East  
Proposed  
Subdivision

**2670 MACDONALD DRIVE EAST – PROPOSED SUBDIVISION – ALLAN WHITTAL**

- Mr. A. Whittal, applicant , 2670 MacDonald Drive East, stated:
- The subject property is very narrow; he has attempted to situate everything over to one side of the front portion of the property; the proposed addition will be constructed on the west side of the existing dwelling and the driveway to access the rear of the property will be located on the east of the property.
  - He would like to remove the garage from the east side of the existing dwelling and relocate it behind the house but still keep it far enough away from the neighbor’s house so their privacy will not be impacted.

- The trees have all been protected; there has not been any damage done to them nor have any been removed.
- He has provided all of the information that staff has asked for.

In response to questions from Council, the Planning Supervisor stated:

- The applicant submitted some of the information that was requested but it is not sufficient and no new recent information has come forward.
- The applicant needs to meet with Planning staff to discuss his application and staff can explain the 10% road frontage requirement.

Councillor Hunter stated:

- The applicant still has not met with staff to further discuss his application and until he does so, his application will not move forward.

Councillor Brownoff stated:

- In the August 9, 2005 letter that was sent to the applicant, it was suggested that he contact planning staff to further discuss his application; to date the applicant still has not met with staff.
- The applicant and Planning staff need to meet and clear up this process.

Councillor Gillespie stated:

- He finds it frustrating that Staff and Council have been dealing with this application for the past two years; the applicant says he has provided all of the information that staff has requested yet he has not met with staff as suggested.

**MOVED by Councillor Brownoff and Seconded by Councillor Hunter: "That Council reconfirm its May 15, 2006 decision that the request for an exemption from the 10% road frontage requirement of the Local Government Act for Lot 4, Section 44, Victoria District, Plan 5905 (2670 MacDonald Drive East), be rejected."**

Mayor Leonard stated:

- Until the applicant is prepared to provide adequate information on the four issues identified by Planning staff pertaining to the 10% road frontage requirement, he is not prepared to take a position on the proposed subdivision.

**The Motion was then PUT and CARRIED**

## **BYLAWS**

No. 195  
PLD55  
Bylaw 8774

### **4865 CHERRY TREE BEND (A PORTION).**

First Reading of the "Official Community Plan Bylaw, 1993, Amendment Bylaw, 2006, No. 8774". To amend the Cordova Bay Local Area Plan to include the eastern 0.59 ha portion within the Urban Containment and Sewer Enterprise Boundaries.

**MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That Bylaw No. 8774 be introduced and read."**

**CARRIED**

No. 196  
Cherry Tree Bend  
Bylaw 8775

**4865 CHERRY TREE BEND (A PORTION).**  
First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8775". Rezoning from A-1 to RS-12 and P-4N.

**MOVED by Councillor Wergeland and Seconded by Councillor Derman: "That Bylaw No. 8775 be introduced and read."**

**CARRIED**

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Councillor Hunter declared, pursuant to Section 84 of the Council Procedure Bylaw, that he is not entitled to participate in the discussion of the rezoning application for 4140 Glanford Avenue (Glanford School) as he is employed by School District No. 61. Councillor Hunter then left the meeting at 8:03 p.m.  
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No. 197  
PLD55  
Bylaw 8776

**4140 GLANFORD AVENUE (PORTION FRONTING RIEL PLACE).**  
First Reading of the "Official Community Plan Bylaw, 1993, Amendment Bylaw, 2006, No. 8776". To amend the Carey Local Area Plan to remove the "institutional" designation of the westerly 0.443 ha portion.

**MOVED by Councillor Brice and Seconded by Councillor Gillespie: "That Bylaw No. 8776 be introduced and read."**

**CARRIED**

No. 198  
Glanford Avenue  
Bylaw 8777

**4140 GLANFORD AVENUE (PORTION FRONTING RIEL PLACE).**  
First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8777". Rezoning from P-1 to RS-6.

**MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: "That Bylaw No. 8777 be introduced and read."**

**CARRIED**

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Councillor Hunter returned to the meeting at 8:04 p.m.  
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**RESOLUTIONS FOR ADOPTION**

No. 199  
PQS100  
Tender 15/06

**TENDER 15/06 – SUPPLY OF HOT AND COLD MIX ASPHALT.**  
Report of the Director of Purchasing dated May 31, 2006 recommending Tender 15/06 for the supply of hot and cold mix asphalt be awarded to Island Asphalt Company in the amount of \$439,470.

**MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That Tender 15/06 for the supply of hot and cold mix asphalt be awarded to Island Asphalt Company in the amount of \$439,470."**

**CARRIED**

No. 200  
ADM40  
 Bylaw 8773

**ILLEGALLY PARKED VEHICLES IN MUNICIPAL PARKS – ENFORCEMENT.**

Report of the Municipal Solicitor dated May 26, 2006 recommending the Parks Management and Control Bylaw be amended to enable parking offence notices to be issued against cars illegally parked in municipal parks.

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

- The fine for illegally parked vehicles in Municipal parks is \$50; these are voluntary penalties and are paid by people in order to avoid being issued a formal ticket; these penalties are used in the Streets and Traffic Bylaw and Enforcement staff finds them effective in getting the fines paid.
- Under the Streets and Traffic Bylaw it is also an offence to park on boulevards; there are many, many vehicles routinely parked on boulevards and it has been the subject of active discussions between staff, police, and bylaw enforcement officers for several years.
- Under the Bylaw there is also the ability to tow a vehicle; for repeat offenders, tickets can be issued on a daily basis or harsher measures can be taken.

**MOVED by Councillor Brownoff and Seconded by Councillor Gillespie: “That the “Parks Management and Control Bylaw, 1997, Amendment Bylaw, 2006, No. 8773”, be processed to Council for adoption.”**

**CARRIED**

No. 201  
Vanalman  
Ave/XRef: Alder  
Street  
 Development  
 Permits

**DEVELOPMENT PERMITS – HOUSEKEEPING AMENDMENT.**

Report of the Director of Planning dated May 19, 2006 recommending Development Permit P/26/93 (723 Vanalman Avenue) and Development Permit P/25/81 (3259 Alder Street) be rescinded.

**MOVED by Councillor Derman and Seconded by Councillor Gillespie: “That Council rescind Development Permit P/26/93 (723 Vanalman Avenue) and Development Permit P/25/81 (3259 Alder Street).”**

**CARRIED**

**RECOMMENDATIONS FROM COMMITTEES**

*From the Planning and Transportation Advisory Committee Meeting held April 28, 2006*

No. 202  
ADM85/XRef:  
 Douglas Street

**BC TRANSIT – DOUGLAS STREET CORRIDOR – FUNDING**

Memorandum from the Planning and Transportation Advisory Committee dated May 30, 2006 recommending that support be given to the Capital Regional District and BC Transit to apply for funding through the Strategic Priorities Fund for a rapid transit project for the Douglas Street Corridor.

**MOVED by Councillor Derman and Seconded by Councillor Brice: “That Council supports the Capital Regional District and BC Transit in applying for funding through the Strategic Priorities Fund for a rapid transit project for the Douglas Street Corridor.”**

**CARRIED**

*From the Finance and Personnel Standing Committee Meeting held May 31, 2006 and the Parks, Trails and Recreation Advisory Committee Meeting held May 25, 2006*

No. 203  
RSF00  
Fees and Charges

**AMENDED FEES AND CHARGES POLICY AND SCHEDULE FOR 2006/2007**

Memorandum from the Finance and Personnel Standing Committee dated June 6, 2006 and Report from the Director of Parks and Recreation dated May 29, 2006 recommending that Council approve the Parks and Recreation Fees and Charges Policy and the Fees and Charges Schedule for 2006/2007.

**MOVED by Councillor Wergeland and Seconded by Councillor Derman: "That Council approve the Fees and Charges Policy and the Fees and Charges Schedule for 2006/2007 as outlined in the May 29, 2006 report of the Director of Parks and Recreation."**

In response to a question from Council, the Director of Parks and Recreation stated:

- Normally the Fees and Charges Policy and Schedule are vetted through the Parks, Trails and Recreation Advisory Committee each year.
- The Policy was updated but there were no significant changes so they did not employ a broader public participation process.

Councillor Brownoff stated:

- These kinds of issues should be referred to SCAN or the Community Associations so they have an opportunity to make comments.
- If there is no opportunity for the public to provide input then the process is not as transparent as it should be.

**The Motion was then PUT and CARRIED**

Adjournment

On a Motion from Councillor Gillespie, the meeting adjourned at 8:15 p.m.  
The meeting reconvened at 9:43 p.m.

*From the Committee of the Whole Meeting held June 12, 2006.*

No. 205  
ADM40  
Bylaw 8773

**PARKS MANAGEMENT AND CONTROL BYLAW, 1997, AMENDMENT BYLAW, 2006, NO. 8773**

First Three Readings of the "Parks Management and Control Bylaw, 1997, Amendment Bylaw, 2006, No. 8773". To amend Bylaw No. 7753 being the Parks Management and Control Bylaw, 1997.

**MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: "That Bylaw No. 8773 be introduced and read."**  
**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: "That Bylaw No. 8773 be read a second time."**  
**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: "That Bylaw No. 8773 be now passed."**  
**CARRIED**

No. 206  
Finnerty Road  
Development  
Variance Permit

\*\*\*\*\*  
Mayor Leonard declared, pursuant to Section 84 of the Council Procedure Bylaw, that he is employed 39 hours per year as an Instructor in Continuing Studies at the University of Victoria, and therefore will not be taking part in the discussion of the development variance permit. Mayor Leonard then left the meeting at 9:44 p.m. Acting Mayor Ngai then assumed the Chair.  
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**3800 FINNERTY ROAD (UVIC) – DEVELOPMENT VARIANCE PERMIT – WARNER JAMES ARCHITECTS INC.**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: “That Council approve and issue Development Variance Permit No. DVP2006-00008 on Lot 1, Section 31, 44, 45, 71 and 72, Victoria District, Plan VIP57957 (3800 Finnerty Road).”**

**CARRIED,**

**with Councillor Ngai voting against.**

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Mayor Leonard returned to the meeting at 9:45 p.m. and assumed the Chair.  
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No. 207  
Old East Road  
ALR Application

**5895 AND 5971 OLD EAST ROAD – AGRICULTURAL LAND RESERVE APPLICATION (SUBDIVISION) – DAVID AND HEATHER FROST AND MICHAEL AND SHARYN ROMAINE**

**MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: “That the application for boundary adjustment within the Agricultural Land Reserve for Lot 1, Section 38, Lake District, Plan 22882 (5895 Old East Road), and Lot A, Section 38, Lake District, Plan 30475 (5971 Old East Road), be forwarded to the Agricultural Land Commission with a resolution of support.”**

**CARRIED**

No. 208  
Dupplin Road  
Development  
Permit

**583 DUPPLIN ROAD – DEVELOPMENT PERMIT – MISRA ARCHITECT LTD.**

**MOVED by Councillor Gillespie and Seconded by Councillor Derman: “That Council approve and issue Development Permit DPR2005-00007 on Lot 1, Section 7, Victoria District, Plan 33159 (583 Dupplin Road).”**

**CARRIED**

No. 209  
Short Street  
Development  
Permit  
Amendment

**820 SHORT STREET – DEVELOPMENT PERMIT AMENDMENT**

**MOVED by Councillor Brownoff and Seconded by Councillor Gillespie: “That Council approve and issue Amended Development Permit DPA2006-00022 on Lot A, Section 7, Victoria District, Plan VIP79677 (820 Short Street).”**

**CARRIED**

Adjournment            On a motion from Councillor Gillespie, the meeting adjourned at 9:46 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, JUNE 12, 2006 AT 8:16 P.M.**

Present: **Chair:** Councillor Derman  
**Council:** Mayor Leonard and Councillors Brice, Brownoff, Gillespie, Hunter, Ngai, and Wergeland  
**Staff:** Chris Nation, Municipal Solicitor; Colin Doyle, Director of Engineering; Neil Findlow, Planning Supervisor; Margaret Trottier, Deputy Municipal Clerk; and Shirley Leggett, Senior Committee Clerk.

Finnerty Road  
Development  
Variance Permit

\*\*\*\*\*  
Mayor Leonard declared, pursuant to Section 84 of the Council Procedure Bylaw, that he is employed 39 hours per year as an Instructor in Continuing Studies at the University of Victoria, and therefore will not be taking part in the discussion of the development variance permit for UVic. Mayor Leonard then left the meeting at 8:17 p.m.  
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**3800 FINNERTY ROAD (UVIC) – DEVELOPMENT VARIANCE PERMIT – WARNER JAMES ARCHITECTS INC.**

Reports of the Director of Planning dated May 23, 2006 recommending Development Variance Permit DVP2006-00008 be approved; and the Advisory Design Panel dated May 8, 2006 recommending approval of the design subject to consideration of the items outlined.

Mr. T. James, Warner James Architects Inc., applicant, stated:

- The proposal is to construct a 3726 square metre addition to the existing McPherson Library which will be named the William C. Mearns Learning Centre; the Mearns family contributed \$5 million dollars to the University.
- The addition will transform the existing library and accommodate library materials, reading areas, classrooms, and offices.
- The proposed addition will have four levels and a 900 square metre footprint; there will be extensive renovations to the existing library with the exception to the third floor mezzanine; seismic upgrades will be done.
- There will be a small coffee shop in the existing building with two new washrooms.
- The exterior of the new addition will have a wall of glazed windows that will provide natural daylighting to the interior of the building and views to the outside; some of the windows will be operable to allow for fresh air into the building.
- There will be an ornamental reflecting pond on the south face of the addition that will serve as a retention pond for stormwater runoff from the roof.

Ms. T. Corbett, Director of Campus Planning, stated:

- They are requesting a parking variance for 75 spaces; this variance is based on the fact that total vehicle traffic volume on campus during peak hours has decreased by 20 percent over the past several years despite a 15 percent increase in student population.
- They have undertaken many pilot projects and studies on parking

demand; their Transportation Demand Management Strategy (TDM) is working quite well and will continue to be monitored.

- Parking permit fees have been increased by 40 percent and will be increased again in the fall; faculty bus passes are now cheaper than parking passes.
- They have contingency plans in place in the event that they require additional parking in the future.

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

- The University has a parking variance for 95 spaces from the District of Oak Bay.
- The demand for parking has decreased significantly; for every 100 bus passes sold to faculty, 30 parking spaces are freed up.
- Saanich has granted parking variances to UVic for close to 1,000 spaces over the past couple of years.
- Air conditioning will be limited to areas such as animal care and information technology; natural ventilation will be used in faculty and student areas.
- Comprehensive traffic audits are undertaken every four years; an audit will be done in October of this year.
- The University may be coming forward to Council in the next few months for another parking variance for 75 spaces when they undertake construction of a student services building.
- As part of their contingency plan they have funds in place to cover maintenance costs, campus security and their TDM plan.
- If additional parking is required in the immediate future they could possibly consider using the CJVI property on the Oak Bay side of the University for the short term.

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

- He would like to know if any green roof technology is being considered to replace the 900 square metres of pervious surface the footprint of the proposed new addition will encompass.

Mr. R. Warden, 936 Lucas Avenue, stated:

- He would like to know if any consideration has been given to circulating the water from the retention pond to cool down the floors of the new addition.
- He would also like to know how air circulation will be handled.

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

- The Association supports the proposed addition; they meet regularly with representatives from UVic to discuss the parking issue; members of the Cadboro Bay Business Improvement Area (BIA) also attend and meet with staff at the District of Oak Bay as well.

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

- Green roof technology is very expensive and for a project of this size it is not economically feasible; a basic rooftop garden could cost approximately \$250,000 and they do not have the funding for it.
- Water from the roof of the new addition will be diverted to the retention pond.
- A mechanical engineer is reviewing ways of circulating the air and an Air Quality Study is being done.
- They have not considered using the water from the retention pond to

cool down the floors.

**MOTION: MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: "That it be recommended that Council approve and issue Development Variance Permit No. DVP2006-00008 on Lot 1, Section 31, 44, 45, 71 and 72, Victoria District, Plan VIP57957 (3800 Finnerty Road)."**

Councillor Brownoff stated:

- She would like to thank the University for presenting their proposal to the Advisory Design Panel even though they are not mandated to do so; some valuable comments were made by the Panel.
- UVic is a world class university and they consider energy efficiency to be very important.
- She has not received any complaints from members of the public with regard to spillover parking on their streets from the University.
- She thinks it would be a good idea for the University to work together with Saanich and Oak Bay on the parking issue.
- She supports both the height and parking variances.

Councillor Brice stated:

- She supports the proposed addition to the library; it is an attractive design.
- The proposed height of the addition is acceptable and is in keeping with other buildings on the campus.
- She does not have any problems with the proposed parking variance; the University has a good TDM strategy in place.

Councillor Ngai stated:

- She supports the project and does not have a problem with the height variance but she cannot support the parking variance.
- She supported the University's variances for the Residences and Science Buildings for almost 500 spaces but now the total parking variances are close to 1,000 and she cannot support that.
- She is encouraged by the University's TDM program but is concerned that sometime in the future they could face a serious parking shortage.

Councillor Derman stated:

- He supports the proposed addition.
- UVic is a leader and has a good TDM strategy in place; they have managed to decrease the demand for parking stalls and single occupant auto trips to the campus have also been reduced even though there has been a 15 percent increase in student population over the past eight years.

**The Motion was then PUT and CARRIED, with Councillor Ngai voting against.**

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Mayor Leonard returned to the Meeting at 9:14 p.m.

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Old East Road  
ALR Application

**5895 AND 5971 OLD EAST ROAD – AGRICULTURAL LAND RESERVE APPLICATION (SUBDIVISION) – DAVID AND HEATHER FROST AND MICHAEL AND SHARYN ROMAINE.**

Report of the Director of Planning dated May 23, 2006 recommending the application for boundary adjustment within the Agricultural Land Reserve be forwarded to the Agricultural Land Commission with a recommendation for approval.

Mr. M. Romaine, owner and applicant, 5971 Old East Road, stated:

- He and his wife own and operate an organic farm at 5971 Old East Road; they would like to acquire 6.5 acres of land from their adjacent neighbours at 5895 Old East Road in order to expand their operation.
- They recognize the importance of sustainability and want to build a farm that is easy on the environment and produces healthy food that will contribute to the region.
- The operation has to be economically viable; by adding the additional acreage they will be able to double the number of fruit and nut trees.
- Expanding their organic farming operation will not impact the owners at 5895 Old East Road who use their property for breeding horses and raising poultry.

Mr. R. Stonebanks, president, Cordova Bay Association stated:

- The Association met with the applicant at their executive meeting on April 13, 2006 and voted unanimously to support the boundary line adjustment.
- The Healing Farm is an asset to the community.

**MOTION:**

**MOVED by Mayor Leonard and Seconded by Councillor Brice: “That it be recommended that the application for boundary adjustment within the Agricultural Land Reserve for Lot 1, Section 38, Lake District, Plan 22882 (5895 Old East Road), and Lot A, Section 38, Lake District, Plan 30475 (5971 Old East Road), be forwarded to the Agricultural Land Commission with a resolution of support.”**

**CARRIED**

Dupplin Road  
Development Permit

**583 DUPPLIN ROAD – DEVELOPMENT PERMIT – MISRA ARCHITECT LTD.**

Reports of the Director of Planning dated May 25, 2006 recommending Development Permit DPR2005-00007 be approved; and the Advisory Design Panel dated June 20, 2005 recommending approval of the design.

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

- Improvements to the Galloping Trail at Dupplin Road will include providing a bulge at the crossing to narrow the crossing distance.
- They are considering alternatives to increase visibility by clearing some brush and shrubs in the area; they are also currently reviewing the signage along this portion of the Trail.
- These changes should be implemented in the near future.

Mr. P. Misra, Misra Architect Ltd., applicant, stated:

- The proposal is to construct a 1,500 square metre

commercial/warehouse development comprised of two two-storey buildings that will include a restaurant/coffee shop; there is an easement between the two buildings.

- The proposed development will be visible from Dupplin Street; vehicle access to the site will be from Dupplin Street and there will be access to the patio seating area outside the restaurant/coffee shop from the Galloping Goose Trail.
- At the suggestion of the Advisory Design Panel they will be increasing the height of the glazing in the restaurant area on the west elevation of proposed Building A and introducing second storey windows on the remainder of that side of the building; the Landscape Architect will also be making some changes to the landscaping.
- There will be a chain link fence with a gate along the patio area that can be opened to the Trail during the day.

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

- He would like to know if the roofs of the proposed buildings will be flat and black, and if any consideration has been given to green roof technology.

Mr. R. Warden, 936 Lucas Avenue, stated:

- He would like to know how wide the gate will be and if it will be inviting to cyclists so they want to use it; the Galloping Goose Trail at Mattick's Farm is very welcoming to cyclists.

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

- The roofs of the two buildings will be flat and black; he will not be incorporating a green roof.
- The gate in the chain link fence will be a twelve foot wide sliding gate.
- Security will be in place during construction.
- The patio area will be extended closer to the Trail; there will be washrooms open to the public.

**MOTION:**

**MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: "That it be recommended that Council approve and issue Development Permit DPR2005-00007 on Lot 1, Section 7, Victoria District, Plan 33159 (583 Dupplin Road)."**

**CARRIED**

Short Street  
Development Permit  
Amendment

**820 SHORT STREET – DEVELOPMENT PERMIT AMENDMENT.**  
Report of the Director of Planning dated May 29, 2006 recommending approval of the amended Development Permit DPA2006-00022 to correct the siting variance from Oak Street.

**MOTION:                    MOVED by Councillor Wergeland and Seconded by Councillor Brownoff: “That it be recommended that Council approve and issue Amended Development Permit DPA2006-00022 on Lot A, Section 7, Victoria District, Plan VIP79677 (820 Short Street).”**

**CARRIED**

Rogers Avenue  
Proposed  
Amendment to LAP

**810 ROGERS AVENUE – PROPOSED AMENDMENT TO NORTH QUADRA LOCAL AREA PLAN.**  
Supplementary report of the Director of Planning dated June 1, 2006 recommending the North Quadra Local Area Plan be amended to include text, policy and mapping changes as outlined in the Planning reports dated March 2, 2006 and June 1, 2006.

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

- The Association supports the proposed amendment to the North Quadra Local Area Plan.

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

**CARRIED**

Adjournment                    On a motion from Councillor Gillespie, the meeting adjourned at 9:42 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK