

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JUNE 11, 2007 AT 7:30 P.M.

Present:

Chair: Mayor Leonard
Council: Councillors Brice, Brownoff, Derman, Gillespie, Hunter; Ngai, Sanders and Wergeland
Staff: Tim Wood, Administrator; Colin Doyle, Director of Engineering; Anne Topp, Manager of Community Planning; Margaret Trottier, Deputy Municipal Clerk; Harold Stanley, Planner; and Shirley Leggett, Senior Committee Clerk.

No. 147
ADM50
EAC Awards

PRESENTATION OF ENVIRONMENTAL AWARDS

Mayor Leonard and Councillor Sanders, Chair of the Environmental Advisory Committee, presented the 2007 Environmental Awards on behalf of Council to the following recipients:

Environmental Achievement – Individual Citizen: Margaret Bachmann

- Since the creation of King's Pond, Margaret Bachmann has played a key role in its transformation to a wildlife and birdlife refuge, and natural wetland environment.
- For more than 15 years, she has organized the annual clean-up of the King's Pond berm and during the rest of the year she maintains the achievements of the work party by continuing to water the berm.

Honourable Mention – Individual Citizen: Guy Dauncey

- Guy Dauncey has been writing and publishing the monthly Eco-News newsletter since 2001, was a founding member of the Victoria Car Share Co-op, and the BC Sustainable Energy Association.
- Guy raises the general awareness of environmental issues through his many speaking engagements and media interviews.

Environmental Achievement – Development Construction Industry: Darrell Johnson, Darrell Johnson Construction

- Darrell Johnson's 72-unit development project at 870 Short Street was the first of its kind in Canada to purchase a new car share co-operative vehicle, provide it with a signed parking space, and pay the one-time membership fees for all 72 units in the project.
- In addition, a two year public transit membership pass was paid for by the development for each resident of the project, helping to promote ridership and reduce the need for individual vehicles.

Long Term Environmental Achievement: Norm Mogensen

- Norm Mogensen has been a long-time member of the Cadboro Bay Resident's Association Parks and Trails Committee; in addition to working on the Saanich rights-of-way inventory, Norm spearheaded the idea of clearing Haro Woods of invasive species.
- With other volunteers he surveyed the Woods and organized a group of volunteers and the funding to buy needed tools; he instructed the volunteers on plant identification and safety matters; Haro Woods is now almost completely cleared of invasive species.

Environmental Achievement – Volunteer Organization: Haliburton Community Organic Farm Society

- In 2001 a group of citizens formed the Land for Food Coalition; the Coalition developed an alternative land use plan to restore Haliburton Farm to a working, organic farm with a community focus and presented their plan to the Capital Regional District; as a result of their efforts, the land was transferred to Saanich.
- The Haliburton Community Organic Farm Society was then established and is a non-profit organization composed of farmers, neighbours of Haliburton Farm, educators and community members interested in sustainable organic agriculture; the farm is a wonderful demonstration of sustainable farming, land conservation and restoration.

Honourable Mention: Quadra Cedar Hill Community Association

- The Quadra Cedar Hill Community Association has played an active role in local environmental issues of all kinds over the years.
- Some of their activities have included: restoration work at Kings Pond; invasive species removal at Playfair Park; planting trees on tree appreciation day at Cedar Hill Park; cleaning up a Garry oak meadow area in the road right-of-way at Cloverdale/Glasgow Park.

Environmental Achievement – Business Industry: Saanich Organics

- Saanich Organics is a community of farmers from small, certified organic farms who work together.
- As well as helping each other with information sharing and work parties, there are two main marketing functions of Saanich Organics: a residential box delivery program, and a commercial division that serves restaurants and grocery stores.

Environmental Achievement – Youth/School Group: 5th Tsartlip Scout Group

- The Scouts of the 5th Tsartlip Group have performed a tremendous community service for the Rithet's Bog Conservation Area and the residents who live around the bog.
- The Scouts partnered with Habitat Acquisition Trust's Good Neighbours Project in the Bog's watershed where kids have built 15 swallow nest boxes, removed ivy from trees, pulled scotch broom and gorse from sites that contain red-listed plant species, and painted yellow fish at storm drains east of the Bog.

Environmental Achievement – Biodiversity Conservation: Ric and Frances Hunter

- Ric and Frances Hunter own property on Prospect Lake which includes a lakeside riparian area, a Garry oak meadow and a coastal Douglas Fir/Arbutus forest; to ensure this area of natural beauty could survive into the future and beyond their ownership of the land, they placed a covenant on most of their property.
- The covenant was registered on title and is held by the Habitat Acquisition Trust; it was then presented to Saanich to ensure the permanent security of this piece of the natural landscape with all its biodiversity.

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 May 28, 2007, and the Minutes of the Special Council and Committee of the Whole Meetings held May 29, 2007, be adopted."

CARRIED

Bylaws

BYLAWS

No. 148
Wilkinson Road
Bylaw 8848

3885 WILKINSON ROAD.

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2007, No. 8848" **and approval of Development Variance Permit DVP2006-00021.** Rezoning from A-1 to RS-6, RS-10 and P-4.

MOVED by Councillor Brice and Seconded by Councillor Wergeland: "That Bylaw No. 8848 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 Variance Permit DVP2006-00021 on Lot 5, Plan Block A, Section 16, Victoria District, Plan 851 (3885 Wilkinson Road)."

CARRIED

No. 149
Ralph Street
Bylaw 8849

638 RALPH STREET.

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2007, No. 8849". Rezoning from RS-6 to RS-2.

MOVED by Councillor Sanders and Seconded by Councillor Brice: "That Bylaw No. 8849 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 150
ADM40
Bylaw 8857

LAND USE AND DEVELOPMENT PROCEDURES BYLAW – HOUSEKEEPING AMENDMENTS.

Final Reading of the "Land Use and Development Procedures Bylaw, 2007, No. 8857". To include various housekeeping amendments and consolidate Bylaw 8449.

MOVED by Councillor Hunter and Seconded by Councillor Gillespie: "That Bylaw No. 8857 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 151
ADM40
Bylaw 8856

BUSINESS LICENCE BYLAW – HOUSEKEEPING AMENDMENTS.
Three Readings of the “Business Licence Bylaw, 2002, Amendment Bylaw, 2007, No. 8856”. To include various housekeeping amendments to conform to the *Community Charter*.

MOVED by Councillor Derman and Seconded by Councillor Brice:
“That Bylaw No. 8856 be introduced and read.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Brice:
“That Bylaw No. 8856 be read a second time.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Brice:
“That Bylaw No. 8856 be now passed.”

CARRIED

Adjournment

On a Motion from Councillor Hunter, the meeting adjourned at 7:45 p.m.

The meeting reconvened at 9:05 p.m.

From the Committee of the Whole Meeting held June 11, 2007

No. 152
Lohbrunner Rd
East
ALR Appeal

1151 LOHBRUNNER ROAD EAST – AGRICULTURAL LAND RESERVE APPEAL (SUBDIVISION) – MERV MAWSON.

MOVED by Councillor Derman and Seconded by Councillor Ngai:
“That the application to subdivide Lot 8, Section 7, Lake District, and Section 51, Victoria District, Plan 746, except parts in Plans 6483, 11708 and 2RW (1151 Lohbrunner Road East) within the Agricultural Land Reserve, be forwarded to the Agricultural Land Commission with a recommendation for approval.”

CARRIED

No. 153
Elk Lake Drive
Development
Variance Permit

4595 ELK LAKE DRIVE – ROYAL OAK TRANSIT EXCHANGE – ROAD DEDICATION AND DEVELOPMENT VARIANCE PERMIT

MOVED by Councillor Ngai and Seconded by Councillor Gillespie:
“That Council approve and issue Development Variance Permit DVP2007-00008 on Lot 2, Section 9, Lake District, Plan 29935 (4595 Elk Lake Road).”

CARRIED

In Camera Motion

MOVED by Councillor Hunter and Seconded by Councillor Gillespie:
“That the following meeting be closed to the public as the subject matter being discussed relates to personal information about identifiable individuals being considered for appointment.”

CARRIED

Adjournment On a motion from Councillor Gillespie, the meeting adjourned at 9:06 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

THE FOLLOWING WAS REPORTED FROM THE "IN CAMERA" COUNCIL MEETING HELD MARCH 26, 2007

Iona Drive
Proposed
Acquisition

3706 IONA DRIVE – PROPOSED ACQUISITION.

MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: "That:

- 1. Council approve the purchase of Lot 3, Section 39, Victoria District, Plan 9952 (3706 Iona Drive) in the amount of \$535,000; and**
- 2. The demolition or removal costs and park development costs be included as part of the overall acquisition costs."**

CARRIED

Drive be dedicated for road to accommodate the sidewalk.

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

- He would like to know if the area around the washroom facility and bus shelter will be constructed with pervious or impervious materials.
- Decorative pavers would be more attractive and environmentally friendly.

Mr. I. Graeme, 2615 Dean Avenue, stated:

- He would like to know if bicycle racks will be provided.

In response to questions, the Director of Engineering stated:

- One of the Advisory Design Panel's suggestions was to include decorative pavers in the design in front of the washroom building and bus shelter.

In response to questions, the Manager of Transportation stated:

- As part of the Transit Exchange bicycle racks will be provided so riders can chain and lock their bikes; there are no plans to cover the bike racks.

MOTION:

**MOVED by Mayor Leonard and Seconded by Councillor Brice:
"That:**

- 1. Council authorize staff to prepare the necessary Bylaw to "Dedicate for Road" a 2.0 metre wide strip on the Elk Lake Drive frontage of Lot 2, Section 9, Lake District, Plan 29935 (4595 Elk Lake Drive); and**
- 2. It be recommended that Council approve and issue Development Variance Permit DVP2007- 00008 on Lot 2, Section 9, Lake District, Plan 29935 (4595 Elk Lake Drive)."**

Councillor Brice stated:

- While the concept of having a washroom facility open to the public is appealing, she understands that it would require a significantly larger building.
- Providing a washroom for Transit drivers is a convenience so that they can maintain their bus route schedules.

Councillor Derman stated:

- The proposed Transit Exchange is long overdue and much needed; hopefully there will be many people using it.
- He hopes that the Engineering Department will work with Transit and see if they can add some capacity to the washroom facility and make it available for public use.
- The bike racks need to be covered; it would probably not be a huge expense and would make all the difference for riders especially in inclement weather.

Councillor Gillespie stated:

- If the washroom facility were open to the public perhaps the hours of

use could be restricted; it is a busy intersection and close to the Saanich Commonwealth Place.

Councillor Brownoff stated:

- The washroom facility should be open to the public especially during the day.
- She hopes that some arrangement can be made so that the washroom can be used by the public otherwise we may get complaints from the public.
- The bike racks need to be covered to protect them from the weather; perhaps there should be more discussions with Transit to see if there is an opportunity to shelter the bike racks.

Councillor Wergeland stated:

- He is concerned with the proposed location of the washroom facility and thinks it should be moved further back from the street.
- He agrees that it would have been convenient to have the washroom facility available to the public but understands the increased costs that would be incurred.
- If we want the Transit Exchange to be viable we need to encourage people use their vehicles less.

The Motion was then PUT and CARRIED

Cedar Hill Road
Rezoning

4257 CEDAR HILL ROAD – REZONING APPLICATION – JAGTAR GAHUNIA.

Report of the Director of Planning dated May 22, 2007 recommending approval of the rezoning from RS-6 to RS-8, and that prior to final reading the application plans be revised to replace the circular drive with a single access driveway and a covenant be registered requiring the building and lands to be constructed and developed in general accordance with the plans submitted.

Mr. R. McNeil, McNeil Building Designs Ltd., on behalf of the applicant, stated:

- At the Committee of the Whole Meeting held in November, consideration of his client's rezoning application was postponed in order for them to consult with the neighbourhood and the community association.
- They held an Open House in January and presented concepts of an RS-6, RS-8 and RS-10 development; as a result of the meeting, they revised their rezoning application to request an RS-8 zone instead of an RS-10 zone; they did not hold another public meeting.
- His clients still want to construct a two-storey dwelling but the gross floor area has been reduced from the previous application.
- One of the recommendations in the Planner's report is to replace the proposed circular driveway with a single access driveway; it is easier and safer to pull forward out of a circular driveway rather than back out of a single access; there are four other properties on the street that have circular driveways.
- They are also proposing to soften the look of a circular driveway with an extensive landscape plan.

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

- Signage advertising that the subject property was being considered for rezoning was erected on the property; apparently it was vandalized a few times and the applicants had to replace it.
- The proposed new design has a double garage with additional parking on the side; the previous application had a triple car garage.
- He anticipates that the driveway will be mainly constructed of pervious pavers; there may be a portion of the driveway close to the road that will be concrete or asphalt because of the grade.
- His clients would like to reserve the right to construct a modest sized accessory building at the rear of the property sometime in the future; it would have electricity and possibly plumbing for outdoor garden taps.
- The basement area will be a suite for the extended family.

Mr. M. Parmar, 2616 Crystalview Drive, on behalf of the applicants, stated:

- The Gahunias' goal is to build a house large enough for themselves, their three children, and Mr. Gahunia's parents.
- They want to remain living in the Gordon Head area as the children attend school there and Mr. Gahunia works in Gordon Head.
- The proposed dwelling will not impact traffic or the neighbourhood.
- He has driven past the subject property numerous times and the rezoning sign was posted although he knows that it was vandalized a few times.

Mr. M. Rooksby, 4260 Cedar Hill Road, stated:

- He and his wife live across the road from the subject property.
- It seems that the rezoning sign that was posted on the property was erected several months ago when the application was submitted to Saanich and then it disappeared; it was not erected again until about three weeks ago when he called Saanich to complain about it.
- They have never been contacted by anyone regarding the proposed application.
- He does not understand why the Gordon Head Residents' Association is supportive of the proposed rezoning while many of the neighbours are opposed to it.
- They are concerned that "spot" rezoning of the subject property will set a precedent for other properties on the street.

Ms. S. Fraser, 4270 Cedar Hill Road, stated:

- She does not support the proposed application nor has she ever been contacted by the applicants regarding their proposal.
- Cedar Hill Road is a unique area; most of the residents on the street have lived there for many, many years.
- Some of the houses on the street have been upgraded; it seems that more and more greenery is disappearing from the neighbourhood and there are more hard surfaces.
- If it is the applicants' goal to remain living in Gordon Head then perhaps they should buy property that is already zoned for the size of the house they wish to build.
- The rezoning sign was vandalized in December and did not get put

back up until sometime in May.

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

- The Development Servicing Requirements state that stormwater management must be in accordance with a Type II watershed area; stormwater management should comply with Type I servicing requirements due to the property's close proximity to the stream in Mount Douglas Park.
- Permeable pavers are not used just for aesthetic purposes; they are environmentally friendly.

Mayor Leonard stated:

- He understands the rationale in the Planner's report to support rezoning the property from RS-6 to RS-8; it will only increase the permitted gross floor area by 17 percent as opposed to a 40 percent increase if the property were rezoned to RS-10 as requested in the applicant's original proposal.
- If the parcel is zoned RS-8 in an area that is all zoned RS-6, the actual increase in size and appearance of the proposed dwelling is relatively minor.
- He indicated at the previous Committee of the Whole meeting that he would be supportive of RS-8 zoning.

Councillor Ngai stated:

- She does not support the proposed subdivision; the applicants were requested to consult further with the neighbourhood and Community Association and although they held a public meeting and revised their application, it appears that the neighbours were not contacted regarding the current proposal.
- She is not comfortable changing the zoning as it would be out of character with the rest of the neighbourhood.

MOTION:

MOVED by Councillor Ngai and Seconded by Councillor Derman: "That the application to rezone Lot 2, Section 52, Victoria District, Plan 6610 except part in Plan 49597 (4257 Cedar Hill Road) from RS-6 to RS-8, be rejected."

Councillor Derman stated:

- There does not appear to be any evidence to support the fact that the applicants worked with the neighbourhood.
- Several of the neighbours have stated they were never contacted and there were similar complaints about the previous application.
- There is also the issue of the signage being erected on the subject property; he frequently drives past that location and never saw the rezoning sign.

Councillor Sanders stated:

- The majority of the neighbourhood is comprised of single storey dwellings on large lots; Cedar Hill Road has a country lane atmosphere.
- She agrees that if the property is rezoned it could set a precedent for other properties on the street.

- She supports a circular driveway as it is easier and safer to exit onto Cedar Hill Road.
- She is quite familiar with the area and has never seen any evidence of signage posted on the property.
- She also has some concerns with the proposed future accessory building and the lack of communication with the neighbourhood.

Councillor Wergeland stated:

- He thinks the design of the proposed dwelling is very tasteful and that it would complement and enhance the existing neighbourhood.
- He agrees that a circular driveway is safer and would also add to the character of the proposed house.
- The subject property is quite large and the size of the proposed dwelling is not exorbitant.
- The applicants are responsible for communicating with the neighbourhood and ensuring they are kept apprised of their current plans.
- He would prefer to postpone further consideration until the applicants have met with the neighbours.

MOVED by Councillor Wergeland and Seconded by Mayor Leonard: "That consideration of the rezoning application for 4257 Cedar Hill Road be postponed for one month, and the applicants be requested to undertake a public consultation process with area residents."

Councillor Ngai stated:

- She does not see the value in postponing the application; the applicants have already been asked to consult with the neighbourhood.

Mayor Leonard stated:

- The applicants need to distribute copies of their proposal to all of the immediate neighbours.
- The residents can then choose whether or not they wish to have a dialogue with the applicants regarding their application.

Councillor Brownoff stated:

- We need to send a consistent message to the community so that the process is the same for everyone.
- She would also like to see additional information on the proposed accessory building.

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

Lohbrunner Rd. E.
ALR Reserve
Appeal

1151 LOHBRUNNER ROAD EAST – AGRICULTURAL LAND RESERVE APPEAL (SUBDIVISION) – MERV MAWSON.

Report of the Director of Planning dated May 15, 2007 recommending the application be forwarded to the Agricultural Land Commission with a recommendation for approval.

Mr. M. Mawson, on behalf of the owners, stated:

- The subject property is owned by the Galey Family; the two brothers are long time farmers in Saanich.
- They are proposing to subdivide within the Agricultural Land Reserve to create one additional lot in order to accommodate the existing dwellings on separate parcels.
- Ray Galey and his family operate the soil based operation and Gordon Galey and his family operate the egg production operation.
- Each family wishes to pursue different agriculture endeavors and not all of the seven children wish to pursue farming; for estate planning purposes, the families wish to split the farm assets including the land, so that each family has separate title to a portion of the land including their home site.
- If the application is approved by the Agricultural Land Commission, they will then come forward with a rezoning application.

MOTION:

MOVED by Mayor Leonard and Seconded by Councillor Gillespie: "That it be recommended to Council that the application to subdivide Lot 8, Section 7, Lake District, and Section 51, Victoria District, Plan 746, except parts in Plans 6483, 11708 and 2RW (1151 Lohrunner Road East) within the Agricultural Land Reserve, be forwarded to the Agricultural Land Commission with a recommendation for approval."

CARRIED

Adjournment

On a motion from Councillor Wergeland, the meeting adjourned at 9:05 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK