

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, MARCH 26, 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; Russ Fuoco, Director of Planning; Colin Doyle, Director of Engineering; Margaret Trottier, Deputy 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 March 19, 2007, and the Minutes of the Special Committee of the Whole Meetings held March 12, 2007 and March 13, 2007, be adopted."

CARRIED

BYLAWS

No. 73
ADM40
Bylaw 8833

ZONING BYLAW AMENDMENT – DENSITY PROVISIONS IN ZONE C-3 (SHOPPING CENTRE).

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2007, No. 8833". To amend the density provisions in zone C-3 to allow the calculation of Floor Space Ratio to include any lands dedicated to accommodate a transit lane or other transit facility.

MOVED by Councillor Ngai and Seconded by Councillor Gillespie: "That Bylaw No. 8833 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 74
Douglas Street
Bylaw 8832

3447 DOUGLAS STREET.

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2007, No. 8832" and rescindment of Development Permits P/38/87, P/8/89 and P/3/95 and approval of Development Permit DPR2006-00012. Rezoning from C-8 to C-3.

MOVED by Councillor Sanders and Seconded by Councillor Brice: "That Bylaw No. 8832 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: "That Council rescind Development Permits P/38/87, P/8/89 and P/3/95 and approve and issue Development Permit DPR2006-00012 on Lot 1, Sections 7 and 9, Victoria District, Plan VIP69851, and Lot A, Section 7, Victoria District, Plan 17993, except part in Plan 35262 BL (3447 and 3555 Douglas Street)."

CARRIED

No. 75
ADM40
Bylaw 8835

TREE PRESERVATION BYLAW AMENDMENT – REVISED SCHEDULE B (LIST OF SIGNIFICANT TREES)

Final Reading of the “Tree Preservation Bylaw, 1997, Amendment Bylaw, 2007, No. 8835”. To include a revised Schedule B (List of Significant Trees).

MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That Bylaw No. 8835 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

RESOLUTIONS FOR ADOPTION

No. 76
PKA35
Mt. Doug Park
Shoreline
Stabilization

MT. DOUGLAS PARK SHORELINE STABILIZATION PROJECT – CROWN LAND TENURE APPLICATION.

Report of the Acting Director of Engineering dated March 19, 2007 recommending Council endorse the submission of an application for a Crown Land Tenure for the Mt. Douglas Park Shoreline Stabilization project.

MOVED by Councillor Brownoff and Seconded by Councillor Derman: “That Council endorse the submission of an application for Crown Land Tenure for the Mount Douglas Park Shoreline Stabilization project.”

CARRIED

No. 77
ADM115 - CRD
Bowker Creek
Stormwater
Management Plan
- Grant

BOWKER CREEK INTEGRATED STORMWATER MANAGEMENT PLAN GRANT APPLICATION.

Report of the Manager of Underground Services dated March 15, 2007 recommending Council support the development of the Bowker Creek Stormwater Integrated Management Plan.

MOVED by Councillor Brice and Seconded by Councillor Hunter: “That Council endorse the development of the Bowker Creek Stormwater Integrated Management Plan.”

CARRIED

No. 78
FIN45
Archives Division –
Early Budget
Approval

ARCHIVES DIVISION – EARLY BUDGET APPROVAL.

Report of the Manager of Legislative Services dated March 16, 2007 recommending Council give early expenditure approval for the Archives Division for the digitization of archival photographs project in the amount of \$15,970.

MOVED by Councillor Sanders and Seconded by Councillor Brice: “That Council give early expenditure approval for the Archives Division for the digitization of archival photographs project in the amount of \$15,970.”

CARRIED

Adjournment On a motion from Councillor Sanders, the meeting adjourned at 7:33 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, MARCH 26, 2007 AT 7:34 P.M.

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

Quadra Street
Development Permit
Amendment

3955 QUADRA STREET – DEVELOPMENT PERMIT AMENDMENT – PARK PACIFIC LUMBERWORLD LTD.

Reports of the Director of Planning dated March 14, 2007 recommending approval of Development Permit Amendment DPA2006-00046 subject to Council acceptance of the landscape plan; and the Advisory Design Panel dated November 21, 2006.

Mr. D. Flaig, owner and applicant, Park Pacific Lumberworld (Lumberworld) Ltd., stated:

- The landscape plan is not completed but they have prepared some rough sketches of the proposed landscaping.
- The locally owned business has been on the subject site since 1975; the buildings were destroyed in a fire in 2006.
- Due to the fire they have lost about 50 percent of their staff as well as revenue so they are trying to get back up to full operation as quickly as possible.
- Although the site consists of three separate parcels, for insurance purposes, the proposed new building must be erected on the original site and as close to the footprint of the previous building as possible.
- They are proposing to erect a pre-engineered steel, slab-on-grade structure that can eventually be moved to a new location once they have completed a master plan for the entire site.

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

- They do not know how long the temporary structure will be in place; an economic feasibility study will be undertaken.
- They are committed to landscaping the property as shown in the sketches; they are aware of Saanich’s Engineering requirements with regard to stormwater management and will be incorporating catch basins into the landscaping.
- They did not think it was necessary to hold a meeting with the neighbours because the proposed building is temporary.
- Historically overflow parking has been accommodated on the south adjoining parcel which is signed as overflow parking; the area is also used by other businesses in the area.
- They will consider enhancing the landscaping at the corner adjacent to the gravel parking area; they do not want to impact sight lines.

Mr. A. Warrington, 1716 Kings Road, stated:

- He was contacted by Mr. Flaig regarding the proposed landscaping.

- He is a certified ICPI paving stone specialist and also an aqua pave installer certified by Abbotsford Concrete Products; he has more expertise with stormwater runoff management than commercial landscaping but he has been asked to consult on the landscaping.
- Approximately 80 percent of the landscape plan will be indigenous and native species in order to eliminate any irrigation issues fronting the property.
- At the rear of the parking area there will be a perimeter relief retention water system that will drain the water from the parking lot into catch basins and then be re-integrated back into the landscaping.
- The retention system will consist of several layers of open grade material in 24 inch deep trenches; the entire surface of the landscaped areas will be covered with heavy mulch to retain moisture.

Mr. G. White, manager, Lumberworld Ltd., stated:

- He has been the manager of Lumberworld for the past five years.
- They still have about 30 employees although it has been very challenging to maintain the existing staff in the current employment market.
- The public has expressed support for the re-opening of a new store as quickly as possible.

Mr. D. Law, 3918 Cumberland Road, stated:

- He supports Lumberworld rebuilding their store; they provide a good service to the community.
- The location is very convenient and provides an opportunity for residents to shop for building supplies in their own neighbourhood.

Mr. H. Charania, 757 Genevieve Road, stated:

- He has lived in this present location for the past 35 years; he participated on the committee when the Quadra Local Area Plan was reviewed.
- One of the goals of the Regional Growth Strategy is to accommodate growth in the Quadra Street/McKenzie Avenue area.
- He is disappointed that the proposal has proceeded without any public consultation; this is an opportunity to redevelop the entire site not just rebuild the store.
- He does not think the proposed pre-fabricated and steel building can be considered temporary; it could take up to 20 years to write off the capital costs of constructing it.
- The subject site is an ideal location to increase the housing stock in the area and he encourages the developer to consider a mixed use development; constructing a temporary building could negatively impact the development of neighbouring properties.
- He urges Council not to support the proposal.

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

- The Community Association was notified by Saanich of the proposed

- development but they were never contacted by the applicants to discuss their proposal.
- The stormwater pipe that crosses the property is failing and may need to be repaired in the next few years; if the site is redeveloped in the future it would be an opportunity to daylight the pipe in order to create habitat and rehabilitate water treatment within the area.
- The Association would like to know how long it will take to complete a comprehensive development plan for the property.

Mr. C. Piercy, Park Pacific Lumberworld, stated:

- He and Mr. Flaig have owned Lumberworld for the past 32 years; the fire was very unfortunate for everyone concerned.
- They want to get the retail/warehouse portion of their business up and running again and create some viable revenue.
- They also want to develop the site in stages and create a development that is right for the community; it could take three to five years to develop a comprehensive plan.

Mr. M. Brown, vice-president, Quadra Cedar Hill Community Association, stated:

- It has been very disappointing not to be able to shop at Lumberworld since the fire occurred last year.
- He does not think the proposed structure can be considered temporary; it will be constructed of the same kind of durable, pre-fabricated steel that is used in other permanent commercial buildings.
- The proposed development should comply with all of the building requirements for the subject site; relaxing the rules because the building is considered to be temporary, could set a precedent that may allow other developers to bypass regulations as well.

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

- They want to be able to take their time and develop a comprehensive plan for the re-development of the site that will enhance the area, however, they are willing to register a covenant stating that the proposed building will remain in place for no longer than 10 years.

MOTION:

**MOVED by Councillor Derman and Seconded by Councillor Brice:
“That it be recommended that Council:**

- 1. Amend the Development Permit to include the landscape plan as presented; and**
- 2. Approve and issue Amended Development Permit P/68/93 on Lot 1, Section 32, Victoria District, Plan 14606, Except Parcel A (DD3400061), (3955 Quadra Street) as amended.”**

Councillor Derman stated:

- The Quadra Street/McKenzie Avenue area is not a major centre in Saanich but it would be a good area for increased densification.

- The applicants are in a difficult situation and he appreciates their efforts to want to rebuild as quickly as possible in order to keep their business viable.
- A covenant of 10 years restricting the duration of the temporary building is a reasonable period of time and will allow the applicants an opportunity to move forward with a comprehensive plan for the re-development of the property.

Councillor Brownoff stated:

- Many people were impacted by the fire at Lumberworld last year.
- It is going to take a number of years to develop a business plan; there are some exciting possibilities for the redevelopment of the site; the property is presently under-utilized.
- She hopes that the applicant will consider enhancing the proposed landscaping fronting the property so it wraps around Quadra and Borden Streets and McKenzie Avenue, and that they will continue to be good neighbours to the community while the site is redeveloped.
- She supports the proposed development and looks forward to seeing the completed landscape plan.

Councillor Brice stated:

- She supports the proposed development; it is an intelligent proposal that will allow the owners to keep the business viable until they can prepare a business plan.
- The subject property is a magnificent piece of property for re-development and the business would be still operating as it has for many, many years if the fire had not occurred.

Councillor Wergeland stated:

- He would like to see a more colorful landscape plan and hopes that the applicants will landscape the area adjacent to the gravel parking lot as well.
- He supports the proposed development; there are many interesting ways that the property could be redeveloped and he hopes that the applicants will work with the community on a comprehensive plan.

Councillor Ngai stated:

- Property owners should be able to develop their own property at their leisure, however, 10 years for a temporary structure seems a little long; they could also ask for an extension.
- Five years sounds more reasonable and should be plenty of time for the owners to develop a comprehensive redevelopment plan for the property.
- She will support the proposed development.

Councillor Sanders stated:

- The community likes Lumberworld and likes having it located in their neighbourhood; however, she is disappointed that the neighbours were not contacted by the applicants regarding their proposal.
- She hopes that the property will be cleaned up as some of the trees are looking neglected and lumber is piled up around some Oak trees; she also hopes that they will maintain the site on a daily basis

- while construction is ongoing.
- When the applicants are developing a comprehensive plan for the property she hopes they will consult with the neighbourhood.

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

- It is his understanding that stormwater management will be incorporated into the landscape plans; if not, it will still have to meet the development servicing requirements.

Councillor Hunter stated:

- Stormwater management for the subject property is very important given the impacts the fire could have had on the watershed area and should be addressed before the development is given final approval.
- Even though the applicants are held in high regard by the community, the Community Association and residents should be given the opportunity to comment on the proposed landscaping.

Councillor Gillespie stated:

- There could be some changes to other large properties in the area over the next few years; he can understand why the applicants want to take some time to develop a comprehensive plan for their site.

The Motion was then PUT and CARRIED

Elk Lake Drive/
West Saanich Road
Rezoning

4570 ELK LAKE DRIVE/4551 WEST SAANICH ROAD – REZONING APPLICATION – WARNER JAMES ARCHITECTS INC.

Reports of the Director of Planning dated March 19, 2007 recommending approval of the rezoning from RA-3, RS-2, RS-16 and RT-4 to RM-4, that the outstanding issues outlined be addressed prior to a Public Hearing, that approval of Development Permit DPR2006-00024 be withheld pending receipt of revised plans addressing the outstanding issues, and that Development Permit DPR2003-00032 be rescinded; and the Advisory Design Panel dated December 18, 2006 recommending approval of the design subject to the items outlined.

Mr. E. Geric, Mike Geric Construction, owner, stated:

- Since the development for the property at 4570 Elk Lake Drive was approved by Council in 2004 they have also acquired the property at 4551 West Saanich.
- The Elk Lake Drive property was to be developed in two phases; Phase 1 is underway and Phase 2 has not been started.
- They are now proposing to rezone both parcels and consolidate them in order to create a single development site; originally Phase 2 of the project would have consisted of 8 attached housing units and 10 single family dwelling units but they are proposing to replace that with a 30-unit apartment building and 25 attached housing units.
- They held an Open House on July 27, 2006 which was well attended by the community; there were no objections to the proposal.
- The Royal Oak Community Association asked that they reduce the number of units on the south end of the development so they eliminated one unit; they also made a courtyard area along Royal Oak Avenue which also eliminated three units.

- There were some concerns regarding the streetscape fronting the development so they are proposing to contribute \$30,000 for improvements along Elk Lake Drive and West Saanich Road, as well as work with the Association on what kinds of improvements they would like to see.
- There will be 94 units in total with 32 percent site coverage; there are 12 Development Guidelines for this area and they have complied with all of them; the Advisory Design Panel made five recommendations and they have incorporated four of them into their proposal.
- There will be a central driveway that will connect to West Saanich Road on the south side of the property and to Elk Lake Drive on the east side; access to Elk Lake Drive will be located mid-block between Royal Oak Drive and West Saanich Road.
- The setback area at the Royal Oak Drive/Elk Lake Drive corner will have a feature planting area; a grass boulevard and concrete sidewalk is proposed for the Royal Oak frontage which will connect with the sidewalk on Elk Lake Drive; the perimeter of the site will be planted with a mix of evergreen and deciduous trees.
- The interior of the site will include a common area with a large arbor, numerous plantings, benches and a water feature; pedestrian flow throughout the site is excellent with pathways and a continuous linkage between the Elk Lake Drive bus exchange through the common area to West Saanich Road.
- There will be 202 parking spaces in total which exceeds the Zoning Bylaw requirement; each of the units will have double garages and there will be visitor parking distributed throughout the site.

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

- At the Public Hearing they will provide more information on what kind of energy efficient and water conservation fixtures will be used in the proposed development.
- They could provide information to potential purchasers so they are aware that the transit exchange is being redeveloped; they could also consider posting signage on the site.
- They are hoping that the combination of townhouses and condominiums will attract a mix of young families and older people; some of the units will have the bedrooms located on the upper floor and some units will have the master bedroom on the main floor.
- There will be benches located along the pathways so people can stop and rest.

Ms. K. Whitworth, president, Royal Oak Community Association, stated:

- The Association has had lots of discussions and meetings with the applicants over the past couple of years regarding development of the subject property.
- The applicants held an Open House on June 27, 2006; 27 people attended and the general consensus was that they were happy with the proposal.
- The Association would like to have more traffic count information at the Public Hearing; some of the neighbours who reside immediately to the west of the proposed development are concerned that they may be impacted by the West Saanich Road access to the

development.

- She does not think it is the responsibility of the applicants to post signage regarding the redevelopment of the transit exchange; BC Transit or Saanich should take care of it.
- It would be nice if the applicants could consider incorporating bus shelters when they are planning the streetscape.

MOTION: MOVED by Councillor Hunter and Seconded by Councillor Wergeland: "That:

- a) A Public Hearing be called; and**
- b) Prior to the Public Hearing, the following outstanding issues be addressed:**
 - 1) Redesign of the blocks in the south part of the site to provide for relocation of the pedestrian corridor;**
 - 2) Reconciliation of the grade information and confirmation from the consulting engineer that the proposed stormwater management system will function and comply with the previously approved Stormwater Management Plan;**
 - 3) Plan revisions to designate additional visitor parking spaces;**
 - 4) Revisions to the site plan to show future road improvements to West Saanich Road;**
 - 5) Clarification of requested height variances following reconciliation of the grade information;**
 - 6) Plan changes to address the following items requested by the Advisory Design Panel:**
 - i) Increasing the amount of unit pavers in the vehicle courtyard area;**
 - ii) Providing larger and deeper decks for the townhouse units;**
 - iii) Providing an entrance canopy or other three dimensional element in front of the condominium complex on Royal Oak Drive;**
 - iv) Resolving the pedestrian ramping issues in terms of the run from the handicap parking space to the condominium complex; and**
 - v) Increasing the patio space for the ground level townhouse units.**
 - 7) A review of signal timing on Royal Oak Drive as requested by the Ministry of Transportation."**

Councillor Derman stated:

- He supports the application proceeding to a Public Hearing; the neighbours appear to be generally satisfied with the proposed

- development and are happy with the design.
- He looks forward to receiving additional information at the Public Hearing with regard to energy saving fixtures the applicants will be incorporating into the development.
 - There would be a better flow to the overall development if there was a smoother integration between Phase I and the newly acquired property along West Saanich Road.

Councillor Brownoff stated:

- She supports the proposed development; the applicants have benefited from working with the Royal Oak Community Association.
- She also looks forward to having more information at the Public Hearing regarding the applicants' plan for energy saving fixtures.
- There are good pathway linkages proposed for the site and the applicants have offered an additional \$30,000 for streetscape improvements.

Councillor Sanders stated:

- She supports the proposed development and compliments the applicants for working with the Community Association.
- She hopes that the applicants will consider incorporating bus shelters into their streetscape plans; it will help encourage more people to use transit.

Councillor Wergeland stated:

- He supports the proposed development although he would have preferred to see four storey condominiums instead of the proposed three storey units.

The Motion was then PUT and CARRIED

Cedar Hill Cross Rd.
Rezoning

**3973 AND 3973A CEDAR HILL X ROAD – REZONING APPLICATION
– BAL BHANGU.**

Report of the Director of Planning dated March 15, 2007 recommending approval of the rezoning from RS-10 to RS-6 and Development Variance Permit DVP2006-00011.

Mr. R. McNeil, McNeil Building Designs, stated:

- There are presently two existing dwellings on the subject property; one of the houses is in very poor condition and will be removed and the other house will be renovated and retained.
- The proposal is to rezone the property and create three additional bare land strata lots for single family dwelling use which will be accessed by a central driveway that will replace two existing driveways; the majority of the existing vegetation will be retained.
- Because of the shape of the five-sided original parcel of land they are requesting variances for lot lines for proposed Lots 2 and 3; these variances will allow for retention of the existing dwelling and the provision of additional off-street parking.
- There are two extremely tall and wide existing hedges which border the north and east boundaries of the property and screen the adjacent townhouse development; significant pruning of the hedge bordering proposed Lot 3 is required so a certified arborist will be retained.

- There will be a total of 17 onsite parking spaces including three visitor parking spaces.

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

- They have not determined whether or not the existing novelty stonework which was done by a previous owner will be impacted by the proposed building sites.
- If there is interest from someone to move the stonework to another location prior to construction they are welcome to do so.
- The existing house that will not be retained will be deconstructed.
- They will be using a combination of ornamental concrete and paving stones; they have not yet developed a landscape plan.
- A portion of the north hedge is located in a storm drainage easement so he is not sure if it can be protected by a covenant; he will discuss it with the owner and provide more information at the Public Hearing.
- If they built a smaller house on proposed Lot 3 in order to mitigate the extent of the pruning of the hedge the house would have to be long and narrow; they are not proposing to radically prune the hedge.
- Rezoning the property to RS-6 will enable them to enlarge the existing dwelling if they choose to do so in the future; it is not their intention to have suites.
- They have not prepared any house designs; at this point they are just demonstrating the massing of the proposed lots and providing an indication of how the property will look once it is developed.

Ms. M. Moffat, 1247 Garkil Road, stated:

- Her property borders the subject property; there are times now that she cannot walk in her backyard because of water runoff and she is concerned that the proposed development will further impact it if stormwater management is not properly addressed.

Ms. M. Sinclair, 3975 Cedar Hill Cross Road, stated:

- She has lived in her present location for the past 32 years and her property borders what will be proposed Lot 4 of the subdivision.
- She is concerned that the setback between the two properties is not adequate and that a new house could overshadow her property.
- She hopes that some kind of hedging will be planted between the two properties so her privacy is not impacted.

Ms. K. Horowitz, #19-3969 Cedar Hill Cross Road, stated:

- She is very concerned with the developer's plans to prune the hedge along the north side of the property line where proposed Lot 3 will be situated.
- The hedge is approximately 40 feet high and the branches extend about 19 feet from the property line.
- In order to fit a new house and walkway along the north side of the house on proposed Lot 3, the hedge will have to be pruned extensively which will result in very little foliage remaining on the trees; this will impact their privacy and compromise the birds that live in the hedge.
- The hedge also helps absorb runoff water; she hopes that the

Approving Officer will require the applicants to register a covenant to prohibit removal or radical pruning of the hedge.

Mr. A. Croll, #19-3969 Cedar Hill Cross Road, stated:

- When the applicants presented their proposal at a neighbourhood meeting last year they told the neighbours that they would register a covenant to protect the existing hedge.
- He hopes that prior to the hedge being pruned there will be an opportunity to meet with the arborist to discuss it as their privacy may be impacted; he hopes that Council will require the applicants to register a covenant.

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

- The applicants met with the Association in 2006 to discuss their proposal and held a neighbourhood meeting; some revisions were made to the proposed subdivision to address the comments and concerns that were expressed regarding the proposal.
- The Association does not have any objections to the proposed development but they are concerned that the privacy of the neighbouring properties could be impacted if the hedge is radically pruned.
- A covenant to protect the existing hedge in perpetuity is important; the neighbours bordering the east property line would also like to have some kind of screening planted.
- The Association would also like to see permeable pavers incorporated into the boulevard as part of the required road frontage improvements in order to help with stormwater management.

MOTION: MOVED by Mayor Leonard and Seconded by Councillor Brice: "That a Public Hearing be called."

CARRIED

In Camera Motion **MOVED by Councillor Hunter and Seconded by Councillor Sanders: "That the following meeting be closed to the public as the subject matter being discussed relates to the proposed acquisition of land and/or improvements and personnel matters."**

CARRIED

Adjournment On a motion from Councillor Hunter, the meeting adjourned at 9:45 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK