

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, NOVEMBER 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; Carrie MacPhee, Manager of Legislative Services; and Shirley Leggett, Senior Committee Clerk.

**PUBLIC HEARING**

No. 275  
Hartland Avenue  
Subdivision

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2007, NO. 8874”

**PROPOSED TWO LOT RESIDENTIAL SUBDIVISION ON HARTLAND AVENUE**

To rezone a portion of Lot 2, Sections 128 and 129, Lake District, Plan 29006 (**10 HARTLAND AVENUE**) from zone A-1 (Rural – minimum lot size 2 ha) to zone A-4 (Rural – minimum lot size 4 ha) for a proposed two lot residential subdivision to provide a separate residence for a qualifying relative pursuant to Section 946 of the Local Government Act. A **DEVELOPMENT VARIANCE PERMIT** applicable to the above lands will also be considered to vary the requirements of the Subdivision Bylaw to allow water servicing for proposed Lot B by way of a private easement over the adjoining parcel at 101 Kiowa Place.

**APPLICANT:**

Mr. H. Carson, applicant, 10 Hartland Avenue, was present in support of his application.

**PUBLIC INPUT:**

Nil.

**MOTION:** **MOVED by Councillor Hunter and Seconded by Councillor Gillespie:**  
**“That the application to rezone from A-1 and A-4 to A-4 be approved.”**

**CARRIED**

No. 276  
ADM40  
Bylaw 8874

**“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2007, NO. 8874”**  
Second, Third, and Final Readings

**MOVED by Councillor Hunter and Seconded by Councillor Gillespie:**  
**“That Bylaw No. 8874 be read a second time.”**

**CARRIED**

**MOVED by Councillor Hunter and Seconded by Councillor Gillespie:**  
**“That Bylaw No. 8874 be now passed.”**

**CARRIED**

**MOVED by Councillor Hunter and Seconded by Councillor Gillespie:**  
**“That Bylaw No. 8874 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

**MOVED by Councillor Brice and Seconded by Councillor Gillespie:**  
**“That Council approve and issue Development Variance Permit DVP2006-00007 on Lot 2, Sections 128 and 129, Lake District, Plan 29006 (10 Hartland Road) to vary the requirements of the Subdivision Bylaw to allow water servicing for proposed Lot B by way of a private easement over the adjoining parcel at 101 Kiowa Place.”**

**CARRIED**

Minutes

**ADOPTION OF MINUTES**

**MOVED by Councillor Ngai and Seconded by Councillor Brownoff:**  
**“That the Minutes of the Council and Committee of the Whole Meetings held November 19, 2007, be adopted.”**

**CARRIED**

Adjournment

On a motion from Councillor Sanders, the meeting adjourned at 7:35 p.m.

The Meeting reconvened at 10:58 p.m.

*From the Committee of the Whole Meeting held November 26, 2007*

Recommendations

**RECOMMENDATIONS**

No. 276  
Shelbourne Street  
Development  
Permit

**3624 SHELBOURNE STREET – DEVELOPMENT PERMIT – RONALD WONG**

**MOVED by Councillor Derman and Seconded by Councillor Gillespie:**  
**“That Council approve and issue Development Permit DPR2007-00005 on Lot 5, Section 38, Victoria District, Plan 12487 (3624 Shelbourne Street).”**

**CARRIED**

No. 277  
Rowland Avenue  
Development  
Permit

**3811 ROWLAND AVENUE – DEVELOPMENT PERMIT – FRANK  
ROCKWOOD, SUNRISE DEVELOPMENT INC.**

**MOVED by Councillor Gillespie and Seconded by Councillor  
Wergeland: “That Council rescind Development Permit P/91/21 and  
approve and issue Development Permit DPR2007-00010 on Lot A,  
Sections 24 and 33, Victoria District, Plan VIP53955 (3811 Rowland  
Avenue).”**

**CARRIED**

In Camera Motion

**MOVED by Councillor Brownoff and Seconded by Councillor  
Wergeland: “That the following meeting be closed to the public as the  
subject matter relates to discussions with municipal officers and  
employees respecting District objectives, measures and progress  
reports for the purposes of preparing an annual report under Section  
98 of the *Community Charter*.”**

**CARRIED**

Adjournment

On a motion from Councillor Hunter, the meeting adjourned at  
10:59 p.m.

.....  
MAYOR

I hereby certify these Minutes are accurate.

.....  
MUNICIPAL CLERK

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
 HELD IN THE COUNCIL CHAMBERS  
 SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, NOVEMBER 26, 2007 AT 7:36 P.M.**

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

Shelbourne Street  
 Development Permit **3624 SHELBOURNE STREET – DEVELOPMENT PERMIT – RONALD WONG**

Reports of the Director of Planning dated November 8, 2007 recommending approval of Development Permit DPR2007-00005; and the Advisory Design Panel dated October 11, 2007 recommending approval of the design.

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

- Subject to Engineering and Parks approval and a suitable location, the applicant could be requested to plant the shortfall of five trees elsewhere in the Municipality.
- The owner would be requested to deposit a specific amount of money for each tree; it would be up to the Parks Department to find a suitable location for the trees.
- It would likely cost about \$200 for each tree.

In response to questions from Council, Mr. R. Wong, applicant, 3624 Shelbourne Street, stated:

- He is agreeable to funding the cost of planting the five trees elsewhere in the Municipality.
- He is intending to plant climbing ivy along the blank wall of the proposed addition facing Elm Street.
- The temporary storage container on the west side of the property will be removed; he will consider planting some screening along that side of the property.
- He has been in contact with the neighbours at the rear of the subject property.

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

- He supports the Development Permit application; he is a regular patron of the establishment which adds vitality and variety to the busy corridor.
- The Planner's Report states that there are no applicable environmental guidelines even though the subject property is in the Bowker Creek watershed; when these types of applications come forward in the future, he would like to see some reference in the staff reports to the watershed plan that Council adopted in 2003.
- The proposed development is very modest and will not change the parking lot; perhaps low impact development components could be

- incorporated into the landscaping.
- The south side of the property is not very attractive; a simple rain garden as a design feature could be incorporated which would address some of the elements of the watershed plan.
  - The pedestrian connection from the end of Elm Street to Shelbourne Street is awkward; there is a right-of-way which has been converted to a parking lot but it is unpleasant to navigate if you are a pedestrian or cyclist.
  - The subject site is currently under-built; there is an opportunity in this area to develop a more intensive pedestrian friendly urban village; it is a major transportation corridor with a wide variety of services.

**MOTION:**

**MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That it be recommended that Council approve and issue Development Permit DPR2007-00005 on Lot 5, Section 38, Victoria District, Plan 12487 (3624 Shelbourne Street).”**

Councillor Derman stated:

- The proposed development is a small project and he supports it.
- He agrees that there is a need for visionary planning for Shelbourne Street as well as other areas of Saanich.
- Shelbourne Street is the natural north/south transportation corridor for that area; for cyclists it is the only level street although is not very safe.

Councillor Brownoff stated:

- She thanks the applicant for agreeing to fund the planting of the five trees that could not be accommodated on the subject site.
- Our green infrastructure is one of our biggest assets; wherever possible we need to retain trees in order to ensure we continue to increase the urban forest within the Municipality.

**The Motion was then PUT and CARRIED**

Rowland Avenue  
Subdivision  
Application

**3811 ROWLAND AVENUE – DEVELOPMENT PERMIT – FRANK ROCKWOOD, SUNRISE DEVELOPMENT INC.**

Reports of the Director of Planning dated November 14, 2007 recommending Development Permit DPR 2007-00010 be approved and Development Permit P91/21 be rescinded; and the Advisory Design Panel dated August 7 and September 10, 2007 recommending approval of the design.

Mr. K. Winsor, applicant, Sunrise Assisted Living, stated:

- The proposal is to construct a two storey, 70-unit congregate care facility for senior assisted living; the site was previously rezoned in 1992 to allow for multi-family housing or congregate care.
- The subject site is triangular shaped and is situated at the corner of Huxley Street and Rowland Avenue and faces the Patricia Bay Highway.
- The immediate area is comprised of older single family dwellings and newer attached dwellings units; within walking distance of the subject site there are retail and commercial amenities.
- The proposed building will be irregular in shape in keeping with the

shape of the lot; the main entrance will be angled to face the intersection of Rowland Avenue and Huxley Street, and will be set back to allow for a circular covered driveway, visitor parking, signage, and landscaping.

- The portion of Rowland Avenue fronting the subject site will be widened and have a concrete curb and gutter and separated sidewalk; they will be upgrading the existing sidewalk along Huxley Street up to Carey Road.
- Exterior finishes on the proposed building will include hardiplank, stone veneer, wood trim, and laminated asphalt shingles on the gabled roofs; the color scheme includes shades of beige, brown, charcoal, grey, and natural stone.
- There will be a continuous walkway around almost the entire the building with a dedicated walking loop located in the garden.
- They are proposing three layers of landscaping with treed boulevards along Huxley Street and Rowland Avenue; there will be outdoor terraces at the rear of the building looking out over the Pat Bay Highway towards the Swan Lake Nature Sanctuary.
- They have attempted to make the proposed development as energy efficient and water efficient as possible: high efficiency boilers, heat recovery of the exhaust, daylighting and low emission windows, and compact fluorescent lighting are examples.
- Stormwater management will include permeable pavers throughout the parking lot which allow runoff to filter through and slowly percolate out or flow into the storm system; drought tolerant plantings, high efficiency irrigation, low flow fixtures, faucets, and aerators will also be used.
- They will also be using LEED certified adhesive sealants, carpets, and paints.
- They hired an acoustical consultant; they may be using a new type of window which will have a double pane of glass with a four-inch gap between the two panes and a storm window on the outside; the residents will either be able to open and close their windows or use the air conditioning that will be provided in all of the units.

In response to questions from Council, Mr. J. Sturdy stated:

- They could consider using curbs with voids in order to take water off the street and into a rain garden in the right-of-way.

In response to questions form Council, Mr. K. Winsor stated:

- There will be approximately 85 residents living in the proposed facility; 25 residents in assisted living, and 30 each in the other two programs.
- Their facility will be licensed under the *Assisted Living and Community Care Act*, there will be care aids and a nurse on staff; they will provide supportive living at a cost of about \$150 to \$200 per day.
- The majority of the residents are ambulatory which means they can go to the dining room for their meals either by using a wheelchair or a walker.
- Many of the residents in the Sunrise facilities can remain until they pass away; if they become totally bedridden and need lifts and hoists then they will have to move from the facility.

- They are proposing to have one elevator in the facility; in order to create more of a home-like residential feel, their facility will have four dining areas; it will only be the residents in the assisted living program that will be using the elevator at mealtime.
- On the second floor of the proposed facility there will be about 30 residents all with high levels of dementia; there will be two separate dining areas and two separate living areas on this floor.
- They have discussed talking to VIHA and other health authorities to see if there are opportunities to create future projects.
- They intend to retain the existing Garry oak tree; they are willing to discuss the issue of installing speed humps as suggested in the letter from the Mount View Colquitz Community Association.
- They will be hiring a reputable construction company; he will be available to deal with any issues pertaining to construction traffic.

Ms. P. Cohen, 3363 Glasgow Avenue, stated:

- She has seen all levels of senior's housing throughout Canada and facilities with only one elevator had major problems; it is extremely difficult to accommodate seniors with wheelchairs and walkers in an elevator at the same time which means there are long waits to get them all to the dining area.
- The grounds around the facility should be gated so that residents can not leave the property when they are outdoors.

Mr. M. Powell, 1095 Borden Street, stated:

- He works with a senior lifestyle magazine as well as with the Elder Friendly Community Network; in his dealings with the senior community he has dealt with many care residences in Greater Victoria.
- Sunrise Assisted Living of Victoria has been an excellent company to work with; their staff is excellent and takes good care of the residents.
- All of the care facilities in Greater Victoria are at full capacity and have growing wait lists; additional facilities are greatly needed.

Mr. R. Hennessy, 630 Huxley Street, stated:

- He lives in the townhouse complex across the street from the subject property; it does not sound like the proposed seniors' facility will be very affordable to many people.
- He is concerned with the safety and security of the residents that will be living in the care home especially if they are able to wander the grounds.
- He also has concerns with traffic issues and on-street parking; visitors to the proposed facility could end up parking along Huxley Street if the developers do not provide adequate parking.
- He thinks the driveway entrance should be a drive-through from Huxley Street out to Rowland Avenue and not a one-way circular driveway as mentioned in the Planner's Report.

Ms. A. Auld, 3814 Rowland Avenue, stated:

- She is a former health care worker at Oak Bay Lodge; for seven years she worked with residents with dementia.
- She understands that there will be about 100 staff employed at the

proposed care facility with five shifts over a 24-hour period; that represents approximately 40 car trips every eight hours.

- There are many young children in the neighbourhood and she is concerned with their safety; traffic speed needs to be restricted.
- She also has concerns with impacts to privacy, views and property values, and the root system of the existing Garry oak tree.

Ms. C. Lee, 151 Homer Road, stated:

- She lives four houses away from the former Mount View Senior School property on Carey Road.
- It took almost a year to deconstruct the school; because of the air pollution from the deconstruction there were many neighbours who got sick.
- She complained to Saanich Bylaw Enforcement staff as well as the site supervisor; eventually the site supervisor hired a water truck to spray water on the site to control the dust from the deconstruction.
- She also contacted various Bylaw Enforcement Officers throughout Greater Victoria and was told that according to the *Community Charter of BC* under a section entitled "Declared Nuisances", it has to be specified in the permit that the applicant has to ameliorate any affects on neighbouring properties.
- If the proposed development is approved, she would like to see that requirement reflected in the Building Permit.
- She would like to know if the proposed air conditioning for each of the units will be based on heat pumps or the electrical system.

Mr. J. Bates, 995 Ridgeway Street, stated:

- We need these kinds of care facilities in our communities; if you allow people with dementia to wander the grounds, then the proposed development must be gated.
- From what he understands from the applicants' presentation, people can live in the facility until they require extended care and then they must move elsewhere.
- He would like to know where these people are expected to go when they leave; he suggests that the applicants contact VIHA in order to address this issue.

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

- The proposed air conditioning will be electrical.
- The driveway was a drive through, but the Advisory Design Panel recommended that they increase the landscaping around the entrance to the site; they are also proposing additional plantings in various areas around the property.
- The new sidewalk will be tied into the existing sidewalk at Carey Road; there was no request from Saanich to add a curb bulge at that location.

Mr. L. Diamond, Sharp and Diamond Landscape Architecture, stated:

- They have engaged a professional arborist to consult with regard to the existing Garry oak tree and examined ways to protect and preserve it for the long term; the tree is in very good health with no decline evident.
- The parking area will be outside of the tree's drip line; permeable pavers will be used in the courtyard area as well as over and around

the tree's root zone.

- There will be four foot high fencing and gates around all of the walkways; there will also be a combination of hedging and ornamental plantings.

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

- There is an existing crosswalk at the corner of Carey Road and Huxley Street; there may be future opportunities to enhance it by adding a curb bulge which would shorten the crossing distance.

Mr. Winsor stated:

- The second floor of the proposed facility will be for people with higher levels of dementia and it will be a secured floor; people will not be able to wander unless they have the help of a care aid or family member.

Mayor Leonard stated:

- The subject property is already zoned to permit this type of development; we are not discussing the land use.
- He has visited other seniors' facilities that are operated by Sunrise Assisted Living; he was pleased to see that the buildings and landscaping are very attractive and extremely well maintained.
- The requested variance relating to the proposed building's size and mass is justified because it would only be two stories high which is lower than the maximum height allowed in the zone; he supports the site coverage.
- He thinks the Advisory Design Panel was wise to suggest increased landscaping around the entrance to reduce traffic flow.
- The applicants have also done a good job consulting with the residents.

**MOTION:**

**MOVED by Mayor Leonard and Seconded by Councillor Wergeland: "That it be recommended that Council rescind Development Permit P/91/21 and approve and issue Development Permit DPR2007-00010 on Lot A, Sections 24 and 33, Victoria District, Plan VIP53955 (3811 Rowland Avenue)."**

Councillor Derman stated:

- He supports the proposed development.
- He would like the applicants to work with Engineering staff on the design of Rowland Avenue; if possible, he would like to see some rain garden technology to manage stormwater in a more environmentally friendly manner.
- It is very important that the design of Rowland Avenue be done in such a way that drivers will proceed slowly and carefully; that could be accomplished with speed humps or appropriate design and vegetation.
- He also hopes that suitable barriers and landscaping on the highway side of the proposed development makes it impossible for the residents to leave the property.

- He appreciates the energy efficient measures the applicants are proposing.

**The Motion was then PUT and CARRIED**

Quadra  
Street/Inverness  
Road/Glasgow Ave.  
Rezoning

**3350 QUADRA STREET, 1016 INVERNESS ROAD, 3351 GLASGOW AVENUE – REZONING APPLICATION – THREE POINT PROPERTIES LLP**

Reports of the Director of Planning dated November 14, 2007 recommending the rezoning from RS-6 to RM-6 and Development Permit DPR2005-00026 be approved, and that final reading be withheld pending registration of a natural state covenant for the Garry oak grove; and the Advisory Design Panel dated August 29, 2007 recommending approval of the design.

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

- Staff collected traffic data including vehicle speeds at four different locations: three along Inverness Road and one on Glasgow Avenue; the prevailing speeds in that area were marginally above the posted speed limit and varied from 47 to 53 km/hour.
- On the basis of the data, staff concluded that the street operated in a fashion that is safe and suitable for the purposes it is being used for.
- The applicant was not prohibited from accessing the subject site via Quadra Street, however, it was stipulated that if the access was from Quadra Street, it would be restricted to right-in/right-out movements only.
- In this particular case, the applicant elected to access from Inverness Road; it provides for a safer access point.
- The development of future sites on Quadra Street will be dealt with on their own merits and could have restrictions placed on them as well.

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

- The Sustainability Statement is an opportunity for the applicants to highlight features they feel correspond with sustainable principles that Council may find appropriate for the site and the neighbourhood.
- If Council feels that some of the statements in the document should be followed through with in a more rigorous fashion, they can request that the applicant consider incorporating those items within the development permit if possible, or in the form of a covenant.

Mr. D. Carlsen, Three Point Properties, applicant, stated:

- The subject site is comprised of three parcels and is about two acres in size.
- They are proposing to rezone the property and construct a mix of housing including a four storey condominium with 44 units, and 12 townhouse units grouped in three blocks.
- The condominium units will have one or two bedrooms; the townhouses will be three storeys high with three bedrooms, a single car garage, and additional parking in front for one vehicle.
- Various colors and materials will be used on the exterior of the buildings to reduce the massing effect; there will also be a gabled front entry comprised of stone with large columns on the condominium building.
- Because they only require a variance for one parking stall for the condominium building, they are not considering either a car share or

bus pass program.

- They attempted to purchase the two adjacent properties on Quadra Street but were not successful; they had their architect develop a preliminary concept for the two sites and in their opinion those sites could be developed in the future with a small multi-family project.
- The proposed development is consistent with the policies and guidelines in the Saanich Core Local Area Plan and would be a positive contribution to the neighbourhood.

Mr. B. Cosgrove, Number TEN Architectural Group, stated:

- The condominium building will require a height variance because the site slopes away from Quadra Street towards the southwest; a setback variance is also required due to the projection of the bay window feature on the third and fourth floors.
- A siting variance is requested to allow for a landscaping feature facing Quadra Street which will include trellises; this feature is intended to address the pedestrian environment.
- The proposed townhouses require a height variance; in order to preserve the Garry oak grove the townhouses have smaller footprints but are three levels to ensure adequate square footage.
- Stormwater management is one of the key features of their proposal; stormwater from the site will flow towards existing storm drainage pipes beneath Inverness Road; the site is within a Type II watershed area which requires reduced stormwater storage, oil/grit separator or grass swale and sediment basin.
- Runoff water from approximately 75 percent of the hard surfaces will flow to the rain garden features along the westerly property line; the rain garden swales will feature water tolerant plants, river rock and stone to encourage infiltration; excess ground water will be picked up by perforated drainage pipe.
- They are proposing to use energy rated efficient windows throughout the entire project which will reduce heating and cooling demands.
- Efficient compact fluorescent lighting will be used throughout the common areas; low flow showerheads and toilets will be installed in every unit as well as energy rated appliances.
- Outdoor water efficiency will be achieved with the use of a rain sensing and 35 day programmable irrigation control system that will not water except when necessary.
- They will be specifying low volatile organic compounds in the finishing materials such as paints, adhesives, sealants and carpets; there will also be operable windows for ventilation.

In response to questions from Council, Mr. D. Carlsen stated:

- They tried to acquire the two Quadra Street properties but were not successful; they have not approached the owners of the single family dwellings along Glasgow Avenue because they intended to focus their project on the site that they already owned.
- The Glasgow Street property is somewhat disconnected from the rest of the project; the proposed pathway on the edge of the Garry oak grove is to allow pedestrian access to Quadra Street.
- He will give consideration to a third party covenant on the Garry oak grove.

- Prior to the Public Hearing they will provide more information on what other environmental features could be incorporated into the proposed development; he will discuss with staff the appropriate mechanisms to ensure the sustainability aspects of the development are followed through on.
- The proposed parking area for condominium residents will be open under-building parking; in order to accommodate an actual parkade under the building and eliminate surface parking on the south side, it would have required an additional level of parking underneath the building which would seriously impact the economics of the project.
- They will consider using high efficient boilers as part of their energy efficiency program.

Ms. P. Addison, 210-1025 Inverness Road, stated:

- She is speaking on behalf of the Strata Council and owners of the 92 townhouse units at 1025 Inverness Road.
- Their main objection is the addition of more traffic into the area and pedestrian safety; there are many young children and older people in the area.
- The suggested alternate route for traffic to and from the proposed development places the entry at the end of a dead end street which also has a stop sign at the intersection of Glasgow Avenue and Inverness Road.
- They are requesting that the developers be required to revise their proposal to address traffic safety concerns; the Quadra Cedar Hill Community Association is also not supportive of the development accessing onto Inverness Road.

Mr. H. Gibbard, president, Garry Oak Meadow Preservation Society (GOMPS), stated:

- The Garry oak meadow has the potential to be a recovered Garry oak habitat and the proposed tree covenant should take that into consideration; the grounds around the Garry oak trees are covered with invasive species and residents could be involved in the restoration work.
- He understands that one of the Oak trees that was to be retained has an infection in its root system and may have to be removed; he would also like to know if the pavers that will be used will be pervious.
- They support the proposal with regard to the preservation of the vegetation, and recommend that the Garry oak meadow be preserved with a covenant that includes a third party representing one of the conservation organizations.

Ms. E. Metcalf, 303-3400 Quadra Street, stated:

- She has lived in her present location for the past 10 years; she is sad to see that there still has not been an agreement between the two major property owners; one of the two houses on Quadra Street is now for sale by the owner.
- There will likely never be a consensus among the residents in the area of where the access to the subject site should be; of all the development proposals to come forward for the property, this is the

best so far.

Ms. P. Cohen, 3336 Glasgow Avenue, stated:

- She agrees that the proposed development is the most suitable so far; she is happy with the height of the proposed buildings.
- Access to the subject site is still an issue; the traffic survey that was undertaken was done during the slowest time of the year and does not accurately reflect vehicle speeds in the area.
- She hopes that the issue of access to the site can be resolved so that the project can go ahead.

Mr. J. McLaren stated:

- He represents Carey Hill Estates which is a partner with Three Point Properties.
- Three years ago they presented a proposal for an eight storey building on the subject site and after discussions with the neighbours thought that was how they would proceed until GOMPS said they would not support it.
- After further consultation with the neighbourhood, it was the consensus that residents would support a four storey development; they then purchased one of the other properties in order to preserve the Garry oak meadow.
- The architects have done an excellent job with the current design proposal and he feels it is the best proposal to come forward to date.

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

- He was the president of the Quadra Cedar Hill Community Association when the applicants presented their previous proposals; they discussed concerns with regard to the access location on Inverness Road and the isolation of the two single family dwellings on Quadra Street.
- The Association indicated that they would like to see the two Quadra Street properties incorporated into their development site because it would create a more viable building envelope; the developers thought it was a good idea because the site was difficult to work with.
- What they subsequently presented to the community was a four storey condominium; they still had not resolved the issue of the access location or the two single family homes on Quadra Street.
- Presently both of the Quadra Street houses are for sale but the owners and applicants are not able to come to an agreement.

Mr. K. Nathoo, 1028 Inverness Road, stated:

- He owns the small apartment building at 1028 Inverness Road.
- Having an access on Inverness Road could impact his tenants as their bedroom windows will be adjacent to the driveway; he is also concerned that it could have a direct impact on what he currently charges for rent.
- The proposed parking space on the south side could impact the greenspace; the condominium building appears too boxy and that is what his tenants will see from their windows.
- He thinks that the access for the proposed development should be from Quadra Street.

Mr. J. Bates, 995 Ridgeway Street, stated:

- He supports the proposed development; it fits in with the surrounding area; the existing houses at the rear of the property along Glasgow Avenue could be developed at a later date.
- If the two properties on Quadra Street were incorporated into the proposal it would result in a better project and could be used as the main access to the site.
- The proposed entrance from Inverness Road could then be used as an access for emergency vehicles.

Mr. R. Otke, 402-15165 Marine Drive, White Rock, stated:

- He has owned properties in the subject area for the past 20 years; during that period he has assembled 27,000 square feet of property in the Quadra/Inverness/Glasgow triangle.
- At one point he was approached by an affordable housing society to see if he would make his property available and now more than 20 families have affordable housing at 3360 Quadra Street.
- He then purchased five properties along Glasgow Avenue at the property owners' request; one of the reasons their rezoning application was not approved at the time was because they were isolating two of the properties on the top part of Glasgow Avenue; he subsequently purchased one of those two properties as well as three others in the same block.
- He will continue to cooperate and communicate with all parties to ensure there are comprehensive plans for the area.

In response to questions and comments, Ms. B. Windjack, LADR Landscape Architects, stated:

- One of the three Garry oak trees along Glasgow Avenue has a root fungus disease and will be removed; the other two are in poor structural condition but they will be retained and maintained.
- Only one of the trees in the Garry oak grove adjacent to the proposed condominium building will be removed because it is in the building's footprint.
- When they met with the arborist, Saanich's environmental staff, and tree preservation officer, they all agreed that the trees shown on the drawing could be maintained and retained; it is their intention to provide peripheral plantings around the grove to deter people from walking into the grove.

In response to questions from Council, Mr. D. Carlsen stated:

- They are willing to commit to both a car share and a bus pass program.
- Their target market for the townhouse units is primarily families; they will be priced around the mid \$400,000 range.

Councillor Derman stated:

- He will not be able to support the proposed development going forward to a Public Hearing.
- He was surprised to learn that the applicants had not spoken with the other large landowner in the area and attempted to come up with

- a comprehensive design.
- There is a considerable public investment in Rutledge Park and a comprehensive plan could have added to that amenity.
- He is also disappointed in the level of commitment in the Sustainability Statement although the applicant has indicated that he will improve it to a certain degree.

Mayor Leonard stated:

- A number of speakers have stated that the proposed development is the best proposal they have seen to date.
- The proposed development has only 17 percent site coverage and provides a natural state covenant on the Garry oak meadow; the condominium building is only four storeys high and the townhouses are three storeys.
- He is also surprised that the Community Association is insisting that all of the traffic from the proposed development access onto the Quadra Street.
- He supports the proposed development going forward to a Public Hearing even if it does not include the two properties on Quadra Street; the applicants have met many of the requests from both Council and the neighbourhood.
- As Council we cannot force the developers to work together.

**MOTION:**

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

Councillor Hunter stated:

- Accessing the proposed development from Inverness Road makes sense; Quadra Street is too busy.
- He supports the proposal going forward to a Public Hearing although he is not completely convinced that the proposed development is the best solution; it will be interesting to see what additional information the applicants provide at the Public Hearing.

Councillor Brice stated:

- The proposal is an unusual configuration and is made somewhat more awkward because of the location of the magnificent Garry oak grove.
- The proposed development is consistent with the Local Area Plan and is very low density; the developer has gone a long way towards maximizing the property’s value to the community by including different housing types but still taking into consideration the concerns of the neighbourhood; previous proposals were deemed to be too large.
- She agrees that the proposal is worthy of going forward to a Public Hearing; there is tremendous value in it.

Councillor Gillespie stated:

- He is not sure the proposed development is the best solution but the developers cannot be expected to continue revising their plans; some of the residents have stated that it is the best proposal they

have seen so far.

- He will support the application going forward to a Public Hearing; he had hoped that there would be a comprehensive plan for the entire area that would include a mix of all types of housing including some affordable units.

Councillor Wergeland stated:

- A comprehensive development for the area sounds good but we cannot force two developers to work together, we can only encourage them to do so.
- He does not like the design of the proposed development; it is too spread out over the property.
- Various proposals have come forward over the past few years and we must be fair and reasonable with the developers; he is prepared to support the application proceeding to a Public Hearing.
- The proposed site coverage is extremely small considering the amount of the parcel that will be protected by covenant.
- He believes the proposed access is the safest access for the development; there is no doubt that wherever the access is located, some people will be impacted by it.

Councillor Brownoff stated:

- This is a difficult site; it is unfortunate that a compromise could not be reached.
- The two remaining single family dwellings on Quadra Street will be impacted by the proposal; if they had been incorporated into the project it could have resulted in a development that is better laid out.
- She is disappointed with the proposed Sustainability Statement; it is weak in its commitments and needs to be upgraded.
- We continue to ask developers to provide affordable housing but we never seem to get a commitment from them; the applicants have indicated that the townhouses will be marketed in the mid \$400,000 range; that is not even affordable for many people with good paying jobs.
- She thinks that exiting the proposed development onto Quadra Street would cause more problems.
- She will support the application going to a Public Hearing but she expects to hear about true affordable housing with respect to the proposed development.
- At the Public Hearing she wants staff to clarify the issue of the greenway; she also wants to see some guarantees from the developer regarding the car share and bus pass programs.

Councillor Sanders stated:

- She agrees that it would have been nice to have a comprehensive proposal for the area but she will support it going forward to a Public Hearing.
- She appreciates that the proposal involves a small floor space ratio and includes protection of the Garry oak grove.
- There needs to be some information on future impacts to the Bowker Creek greenway as well as a third party natural state covenant for

the Garry oak trees.

- She is disappointed that there is no element of affordable housing in the proposed development.
- At the Public Hearing she wants to see the relationship between the proposed condominium building and the houses on Glasgow Avenue.
- She is also disappointed with the design of the townhouse units, the impervious surfaces, and the under-building parking.
- There has not been any sensitivity shown to the owner of the apartment building on Inverness Avenue to ensure that any impacts to his property are minimal.

Councillor Derman stated:

- It is Council's job to establish a vision of what they want to accomplish for the public good in the Municipality and in individual neighborhoods.
- The previous time a proposal came before Council for the subject property, Council expressed the desire for a comprehensive approach to a development.
- He will not support the proposed development.

Councillor Ngai stated:

- She supports the proposal going forward to a Public Hearing; although we may have a vision for what we would like to see, we also must be practical and realistic.
- It is time to move forward and we need to be fair to the applicant.
- Several members of the community have said that this proposal is the best one to come forward and she respects their views.
- At the Public Hearing she hopes that the applicants will confirm their commitment to the car share and a bus pass programs.

**The Motion was then PUT and CARRIED,  
With Councillor Derman voting against.**

Adjournment

On a motion from Councillor Gillespie, the meeting adjourned at 10:59 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK