

MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
TUESDAY, APRIL 8, 2008 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brice, Brownoff, Derman, Gillespie, Hunter, Ngai, Sanders and Wergeland.
Staff: Von Bishop, Manager of Development and Municipal Facilities; Neil Findlow, Supervisor of Local Area Planning; and Andrea Park, Senior Committee Clerk.

Rainbow Street
Reduced Frontage

4021 RAINBOW STREET – WAIVER OF 10% PERIMETER ROAD FRONTAGE REQUIREMENT

Report of the Director of Planning dated March 13, 2008 recommending that proposed Remainder of Amended Lot 35, Plan 180 (4021 Rainbow Street) be exempted from the statutory requirement to provide a minimum 10% perimeter road frontage under Section 944(2) of the Local Government Act.

Mr. Dan Doore, owner, stated:

- The 12 lot subdivision is the first phase of the development encompassing 4021, 4045 Rainbow Street and 850 McKenzie Avenue.
- He does not plan to consolidate all the lots at this time.
- After subdividing, therefore, the remainder of 4021 Rainbow Street requires a waiver from the 10% road frontage requirement.

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

- The development approved by Council for these properties does not comply with the Regional Growth Strategy, the Local Area Plan, the Christmas Hill Slopes Action Plan or the principle of directing density to urban centres.
- It will be a car-oriented development which is not consistent with Saanich's goal to be a sustainable community.

MOTION: MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That it be recommended that Council approve an exemption from the statutory requirement to provide a minimum 10% perimeter road frontage under Section 944(2) of the Local Government Act for Remainder of Amended Lot 35, Plan 180 (4021 Rainbow Street)."

Councillor Derman stated:

- This application for an exemption was necessary in order to resolve a technicality arising from the temporary creation of a panhandle lot in this first stage of development of the overall property.

The Motion was then PUT and CARRIED

4590 Lochside
Drive
Rezoning

4590 LOCHSIDE DRIVE – REZONING APPLICATION – M. H. JOHNSTON & ASSOCIATES

Report of the Director of Planning dated February 27, 2008 recommending approval of the rezoning from A-1 to RS-10 and P4-N and that prior to final reading a covenant be registered to prohibit registration of a subdivision plan unless the owner has completed or provided suitable performance security for the items outlined; and a recommendation from the Bicycle and Pedestrian Mobility Advisory Committee that the Engineering Department be requested to erect “No Stopping” signs along the entire length of Lochside Drive south of Royal Oak Drive.

Mayor Leonard advised that a written request had been received from the owner, Mike Baier, Limona Construction Limited, dated April 7, 2008 for a postponement of this rezoning application.

Mr. M. Baier, Limona Construction Limited Inc., owner, stated:

- He regretfully requests that Council postpone consideration of his rezoning application for 4590 Lochside Drive.
- Recent information received from the Broadmead Area Residents Association suggests that reducing the number of lots proposed could achieve their support.
- Also, the Greater Victoria Cycling Coalition has recently indicated potential support for the improvements to the Lochside Trail arising from this development proposal; it would be beneficial to have more time to consult with them on a plan incorporating trail safety measures.

In response to questions from the Council, Mr. Baier stated:

- When the application comes forward in future, it will be amended to reflect recent suggestions for improvement.

Councillor Derman stated:

- Due to the fact that the applicant will be amending his application, it would not be appropriate to hear submissions on the report before Council tonight.
- Not all interested parties are in attendance due to the postponement request.
- A new report on the amended application will be prepared by the Director of Planning and considered at a future meeting of the Committee of the Whole at which all parties will be invited to participate.

MOTION:

MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: “That consideration of the rezoning application for 4590 Lochside Drive be postponed.”

CARRIED

Adjournment

On a motion from Councillor Gillespie, the meeting adjourned at 7:45 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK