

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**WEDNESDAY, JUNE 9, 2008 AT 7:30 P.M.**

Present: **Chair:** Mayor Leonard  
**Council:** Councillors Brice, Brownoff, Derman, Gillespie, Hunter, and Sanders  
**Staff:** Tim Wood, Administrator; Colin Doyle, Director of Engineering; Carrie MacPhee, Manager of Legislative Services; Sharon Hvozdanski, Manager of Special Projects; and Shirley Leggett, Senior Committee Clerk.

No. 144  
ADM50  
EAC Awards

**PRESENTATION OF ENVIRONMENTAL ACHIEVEMENT AWARDS**

Mayor Leonard and Councillor Sanders, Chair of the Environmental Advisory Committee, presented the 2008 Environmental Awards on behalf of Council to the following recipients:

Individual Citizen - Judy Spearing

- Judy Spearing has volunteered on several ecological restoration projects and has since initiated two of her own in Mt. Douglas, Bow, Brodick, and Feltham Parks.
- She has championed a multi-year approach to rid Mt. Douglas Park of new invasive specie, Garlic Mustard, in order to protect native biodiversity in the region.

Honourable Mention Individual Citizen - John Jungen

- John Jungen has volunteered in Saanich Parks for a number of years, working to remove alien invasive plant species and is an active participant in Mt. Douglas Park and other Garry Oak Restoration Project sites.
- He volunteers many hours each year and is a steward of our natural areas.

Volunteer Organization - The Mt. Tolmie Conservancy Association

- The Mt. Tolmie Conservancy Association is deserving of an Environmental Award for the achievements of its members in protecting and restoring the Garry oak habitat in Mt. Tolmie Park.
- Members of the Association Dave Lock and Paul Gareau, have been involved with the group for a number of years, pulling broom and other invasive plants, leading work parties and teaching native plant identification.

Business/Commercial Industry - Carmannah Technologies Corporation

- The innovative solar technology that is used by Carmannah Technologies Corporation significantly reduces or eliminates on-grid energy use, incorporates clean, green renewable energy, and operates reliably year round in the most extreme conditions with little or no maintenance.
- Carmannah's solar technology includes a range of solar powered roadway lighting applications from solar power pedestrian crosswalk and 24-hour flashing beacons, to programmable solar school-zone flashers, and stand alone power sources for Intelligent Transportation

Systems equipment; all of this equipment can be installed and operated with little or no environmental impact.

Youth/School Group - Reynolds Green Group

- The Reynolds Green Group (RGG) is a group of Reynolds Secondary School students and their leader, Heather Coey, who have undertaken a variety of environmental initiatives at the school which include energy and water conservation, recycling, composting, garbage-free lunches, alternative transportation, ethical purchasing, and conservation.
- The RGG has arranged for Pacific Mobile Depot to bring its plastics recycling operation to the school parking lot every fourth Saturday of the month and has started the Reynolds Greenspaces Project to green the school; the RGG was awarded the BC Hydro Power Smart Community Action Award for its Green initiatives.

Biodiversity Conservation - Garry Oak Meadow Preservation Society

- The Garry Oak Meadow Preservation Society (GOMPS) has been advocating for the protection of Garry oak habitat throughout Saanich and Victoria since 1992 and provides planning input, scientific knowledge and expertise, as well as public education, outreach and support to related local causes and organizations.
- GOMPS has been lobbying for the protection of Garry oaks and their associated species longer than any other group in Canada and took part in the establishment of Saanich's own Garry Oak Restoration Project and the Garry Oak Ecosystem Recovery Team.

Long Term Environmental Achievement - Pam Sinclair

- Pam Sinclair has been a tireless volunteer in Saanich for over a decade; her involvement in the removal of invasive species in the natural Garry oak ecosystem in Playfair Park has transformed the area to the rich biodiversity it once was.
- She successfully recruits volunteers to assist her and makes herself available for many other restoration events as well.

Sustainability - Guy Dauncey

- Guy Dauncey is a speaker, author, and organizer who works to develop a positive vision of a sustainable future, and to translate that vision into action.
- In addition to being the author of an award winning book, he is president of the BC Sustainable Energy Association and the publisher of EcoNews, a monthly newsletter that promotes the vision of a sustainable Vancouver Island.

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 26, 2008, and the Special Council Meetings held May 27 and May 28, 2008, be adopted."**

**CARRIED**

**BYLAWS**

No. 144  
ADM40  
Bylaw 8934

**OFFICERS AND SENIOR EMPLOYEES BYLAW – HOUSEKEEPING AMENDMENT**

Three Readings of the "Officers and Senior Employees Bylaw, 2005, Amendment Bylaw, 2008, No. 8934". To reflect changes in titles for the Deputy Manager of Legislative Services/Deputy Municipal Clerk and the Manager of Revenue Services.

**MOVED by Councillor Brownoff and Seconded by Councillor Hunter: "That Bylaw No. 8934 be introduced and read."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Hunter: "That Bylaw No. 8934 be read a second time."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Hunter: "That Bylaw No. 8934 be now passed."**

**CARRIED**

No. 145  
Lohbrunner Rd. E.  
Bylaw 8935

**1151 LOHBRUNNER ROAD EAST (A PORTION)**

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2008, No. 8935". Rezoning from A-2 to A-1.

**MOVED by Councillor Brice and Seconded by Councillor Sanders: "That Bylaw No. 8935 be introduced and read."**

**CARRIED**

**RECOMMENDATIONS FROM COMMITTEES**

*From the Parks, Trails and Recreation Advisory Committee Meeting held May 22, 2008*

No. 146  
RSF00  
Fees and Charges

**PROPOSED 2008/2009 PARKS AND RECREATION FEES AND CHARGES SCHEDULE**

Recommendation from the Parks, Trails, and Recreation Advisory Committee Meeting held May 22, 2008 recommending that Council approve the proposed 2008/2009 Fees and Charges as outlined in the May 7, 2008 report of the Recreation Services Manager.

**MOVED by Councillor Hunter and Seconded by Councillor Gillespie: "That Council approve the 2008/2009 Recreation Fees and Charges Schedule as outlined in the May 7, 2008 report of the Recreation Services Manager."**

**CARRIED**

**COUNCIL DELIBERATIONS**

No. 147  
PLD60  
OCP Review

**OFFICIAL COMMUNITY PLAN (2008) (OCP) REVIEW – ADDENDUM REPORT**

Report of the Director of Planning dated May 28, 2008 recommending the Official Community Plan (2008) be considered for approval and referred to Public Hearing.

OCP Addendum – Substantive Revisions to Policies 4.2.6 (5) and 4.2.8(5)

**MOVED by Councillor Gillespie and Seconded by Councillor Brice: “That Council approve the proposed amendments to Policies 4.2.6(5) and 4.2.8(5) pertaining to the redevelopment of school lands and the potential loss of open space as outlined in the May 28, 2008 report of the Director of Planning.”**

Councillor Derman stated:

- The draft OCP is a good plan and has incorporated many improvements but there is still some language in it that suggests an incremental approach to how things will be done.
- He would like to see some language that indicates that we are considering a radical change in how we approach the planning of our communities in order to meet the challenges we are facing in times of climate change.

Councillor Brownoff stated:

- There are more schools that will be closing in Saanich; the proposed policy needs to proceed as quickly as possible.

**The Motion was then PUT and CARRIED**

OCP Addendum – Substantive Revisions to Policy 5.1.2(10)

**MOVED by Councillor Hunter and Seconded by Councillor Brownoff: “That Council approve the proposed amendments to Policy 5.1.2(10) pertaining to the legalization of secondary suites and related review process as outlined in the May 28, 2008 report of the Director of Planning, and further that the policy make reference to a strategy.”**

Councillor Brownoff stated:

- Perhaps the policy could say that we are going to develop a secondary suite strategy and that the strategy will capture the review of existing regulations.
- When we talk about affordable housing in the Regional Growth Strategy we say that it is affordable based on transportation, proximity to amenities, etc.

Councillor Brice stated:

- If we simply say there is going to be a policy and we do not give it any focus in our OCP it could be left to languish and there would be no record indicating that in 2008 Council committed to moving in a direction to accept secondary suites; she does not think the proposed wording will be restrictive.

Councillor Derman stated:

- The draft OCP recognizes that legalization of secondary suites may be an appropriate part of the affordable housing strategy for the municipality; however, there has to be consideration given to the impact on existing neighborhoods and some assurance that the increased density is in appropriate areas of Saanich that it will help minimize the use of vehicles.

Councillor Gillespie stated:

- It is estimated that there are already between 8,000 and 10,000 illegal suites in Saanich; it is time to recognize their existence and deal with them.
- We either need to legalize secondary suites in Saanich or have a policy that deals with them.

Councillor Sanders stated:

- Perhaps the proposed amendment to the policy should not mention implementing it on a phased and/or pilot area basis.

Mayor Leonard stated:

- It could be appropriate for the proposed policy to state: *“Review existing regulations to consider legalizing secondary suites in a strategy possibly implemented on a phased and/or pilot area basis”*; this captures the Strategic Plan goal but still shows that it may be phased.

#### **The Motion was then PUT and CARRIED**

#### OCP Addendum – Minor Revisions to Policy 5.1.2(10)

**MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That Council approve the proposed minor amendments to the Official Community Plan as outlined in the May 28, 2008 report of the Director of Planning.”**

**CARRIED**

Councillor Brownoff stated:

- The recommended change to Policy 4.2.8(13): *“Consider opportunities to incorporate food producing community gardens into parks **and other public open spaces**.....; there are many undeveloped road right-of-ways and she would like to know if they are considered public open space and if not, could they be captured under this policy.*
- The recommended change to Policy 5.1.2(11): *“Consider the potential for affordable housing in conjunction with municipal community centres **and surplus lands**”; Saanich has surplus lands in rural Saanich but putting affordable housing there may not make it affordable.*
- Policy 4.2.9(7) – Mobility (Walking and Cycling): *“Continue to develop safe walking/cycling routes-to-school plans, in conjunction with the school districts and parent associations; this is a good policy but we need to capture being aware of any future school closures.*
- Policy 4.2.9(8): *“Require either a 1.5 metre wide bike lane or other cycling improvements when upgrading major roads or collector streets”; perhaps this policy could read: “Require cycling and pedestrian improvements when upgrading major roads and collector streets”; we need to have a balanced transportation network so that if there are future road improvements the Engineering Department can consider*

other transportation modes as well.

Councillor Derman stated:

- Sections 4.2.9 and 4.2.10 pertain to stormwater and watersheds; he would like to see some language that indicates we are moving towards restoring the functionality of watersheds, and that the intent for the treatment of stormwater is for infiltration into the ground mimicking natural processes rather than a continuation of past practices.

Councillor Sanders stated:

- She congratulates the Planner for the proposed recommended changes to Policy 4.1.1 and how it acknowledges that deforestation is part of the primary cause of human induced global warming.
- With regard to Policy 4.2.3(5): *“Support and encourage “green” development practices.....”*; perhaps there should be stronger language stating that there is an expectation for green development practices to make it more of a priority.

**MOVED by Councillor Brownoff and Seconded by Councillor Sanders: “That a Public Hearing be called.”**

**CARRIED**

Adjournment On a motion from Councillor Gillespie, the meeting adjourned at 8:15 p.m. p.m.

The Meeting reconvened at 9:21 p.m.

*From the Committee of the Whole Meeting held June 9, 2008*

Recommendations **RECOMMENDATIONS**

No. 148  
Finnerty Road  
Development  
Variance Permit

**3800 FINNERTY ROAD – DEVELOPMENT VARIANCE PERMIT – UNIVERSITY OF VICTORIA, NEIL CONNELLY**

**Moved by Councillor Brownoff and Seconded by Councillor Gillespie: “That Council approve and issue Development Variance Permit DVP2008-00006 on Lot 1, Sections 31, 44, 45, 71 and 72, Victoria District, Plan VIP57957 (3800 Finnerty Road).”**

**CARRIED**

No. 149  
Hill Rise Terrace  
Development  
Permit

**5388 HILL RISE TERRACE – DEVELOPMENT PERMIT – DE HOOG & KIERULF ARCHITECTS**

**Moved by Councillor Brownoff and Seconded by Councillor Gillespie: “That Council approve and issue Development Permit DPR2007-00025 on the Remainder of Lot 2, Plan VIP77795 and Lot B, Section 42, Lake District, Plan VIP75571 (5388 Hill Rise Terrace).”**

**CARRIED**

No. 150  
Royal Oak Drive  
Subdivision

**837 ROYAL OAK DRIVE – SUBDIVISION APPLICATION – LAUREN AND DEANNA BEDDINGTON**

**Moved by Councillor Gillespie and Seconded by Councillor Brownoff: "That Council approve an exemption from the 10 percent road frontage requirement of the Local Government Act for proposed Lot B of a subdivision of Lot 6, Section 8-A, Lake District, Plan 9095 (837 Royal Oak Avenue)."**

**CARRIED**

In Camera Motion **MOVED by Councillor Brownoff and Seconded by Councillor Gillespie: "That the following meeting be closed to the public as the subject matter being discussed relates to the disposition of lands and/or improvements, to litigation affecting the District, and to the provision of advice that is subject to solicitor-client privilege."**

**CARRIED**

Adjournment On a motion from Councillor Gillespie, the meeting adjourned at 9:22 p.m.

.....  
MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
MONDAY, JUNE 9, 2008 AT 8:16 P.M.**

Present: **Chair:** Councillor Brice  
**Council:** Mayor Leonard and Councillors Brownoff, Derman, Gillespie, Hunter, and Sanders  
**Staff:** Tim Wood, Administrator; Chris Nation, Municipal Solicitor; Colin Doyle, Director of Engineering; Carrie MacPhee, Manager of Legislative Service; Sharon Hvozdzanski, Manager of Special Projects; and Shirley Leggett, Senior Committee Clerk.

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Mayor Leonard declared, pursuant to Section 85 of the Council Procedure Bylaw, that he is employed as an Instructor in Continuing Studies at the University of Victoria, and therefore will not be taking part

in the discussion of the development variance permit. Mayor Leonard then left the meeting at 8:17 p.m.

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Finnerty Road  
Development  
Variance Permit

**3800 FINNERTY ROAD – DEVELOPMENT VARIANCE PERMIT – UNIVERSITY OF VICTORIA, NEIL CONNELLY.**

Report of the Director of Planning dated May 13, 2008 recommending approval of Development Variance Permit DVP2008-00006.

Mr. N. Connelly, Director of Campus Planning Sustainability, stated:

- The proposal is for a new data centre building and will function as a warehouse for computers, servers and related hardware; a portion of the building will be used for storage space until such time as it may be required to facilitate expanded computer data uses.
- The building will not be staffed or have any offices; there will be several work stations available for computer operators who will have offices elsewhere on campus and just periodically check on the equipment.
- There are no windows in the proposed building except for those in the main entrance way.
- Given the use of the building and the very limited demand for parking spaces the building will generate, only three spaces are being proposed for the project; these spaces will accommodate support or service vehicles that may occasionally visit the building.
- The University's Transportation Demand Management (TDM) program remains very active; statistics show that between 20 and 40 percent of the campus parking spaces are vacant.
- On March 10, 2008 they held an Open House and distributed notices to the neighbourhood regarding the proposal; there were no major objections from any of the residents.

**MOTION:**

**Moved by Councillor Derman and Seconded by Councillor Hunter: "That it be recommended that Council approve and issue Development Variance Permit DVP2008-00006 on Lot 1, Sections 31, 44, 45, 71 and 72, Victoria District, Plan VIP57957 (3800 Finnerty Road)."**

Councillor Derman stated:

- He is happy to support the proposal and congratulates the University on the success of their TDM program.

Councillor Brownoff stated:

- She supports the proposal; the University has been very consistent with their TDM program and invested a lot of energy into monitoring the program to ensure that it remains successful.
- She does not receive phone calls from neighbouring residents anymore complaining about people parking on their streets instead of using the campus parking lots.

**The Motion was then PUT and CARRIED**

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Mayor Leonard returned to the meeting at 8:21 p.m.

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Hill Rise Terrace  
Development Permit

**5388 HILL RISE TERRACE – DEVELOPMENT PERMIT – DE HOOG & KIERULF ARCHITECTS**

Reports of the Director of Planning dated May 16, 2008 recommending approval of Development Permit DPR2007-00025; and the Advisory Design Panel dated February 12, 2008 recommending approval of the design.

Ms. K. Jawl, Sayward Hill Developments Ltd., stated:

- This is the last phase (Building 9) of the planned residential development at Sayward Hill.
- The proposal is for an eight-storey building with 46 strata title apartment units; originally two six-storey buildings were proposed but there were concerns with massing so the proposal was revised.
- In addition to the eight-storey building fitting in better in relation to the overall development, it offers the environmental advantages associated with a reduced building footprint and a surplus of approximately 0.6 acres of land which could be donated to Saanich's parkland and adjoin to the existing Sayward Hill Park.
- When they met with the Cordova Bay Association in 2007 regarding the two different options, concerns were expressed with regard to light spillage from the rear corridor windows, the proximity of the northwest corner to Cordova Bay Road, and the proposed landscaping treatment along Cordova Bay Road being sized appropriately for the scale of the building; these concerns have all been addressed.
- The reduced footprint of the proposed building means an increase in greenspace and a reduction in the number of trees that will be impacted by the building; special excavation measures will also be taken to further reduce any impacts.
- Stormwater management will be a part of the Sayward Hill stormwater management system which collects the stormwater on site and transfers it to the Cordova Bay Golf Course for irrigation purposes.
- Window glazing and concrete construction will reduce heat gain and heat loss from the building therefore reducing energy demands; appliances will be energy star certified and water efficient.
- Large view windows and pop-up windows will provide natural light reducing the need for artificial light.

In response to a question from Council, Ms. Jawl stated:

- The start date for construction of the last phase will depend on market conditions.

Ms. L. Gordon-Findlay, de Hoog & Kierulf Architects, stated:

- The proposed building is classified as an eight-storey building, however, it is actually seven storeys with two levels of underground parking; they have managed to fit four units in front of the first level of underground parking so effectively there is eight storeys of residences, and one of the storeys has underground parking set into the hillside with another level of parking below that.
- They will be introducing a reversed curve on the proposed building

- which means that every unit will have a view and a variety of exposures as well; the reverse curve also minimizes the massing of the building.
- Access to the building will be from Hill Rise Terrace which is off of Cordova Bay Road so any traffic will be through an existing laneway; there will be an underground parking access and an access to the front of the building from Hill Rise Terrace.
  - The front entry is actually at the rear of the building which is off of Hill Rise Terrace so the units will be facing towards the view.
  - The size of the units will be quite generous; the penthouse units will have private elevators up to a rooftop terrace which will take advantage of capturing the sun and views out towards the west and south.
  - The colors and exterior finishing materials for the proposed building will be consistent with the rest of the Sayward Hill development.
  - The proposed height variance is to accommodate the fact that the building is eight storeys; because they have managed to locate some of the units in front of the underground parking, the variance of 5.1 metres is considerably less than it would be if there were two additional storeys on top of a six-storey building.
  - The reduced building footprint frees up about 25 percent of the lot allocated for the development which can then be amalgamated with the adjacent Sayward Hill Park.

Mr. K. Grant, Keith N. Grant Landscape Architecture Ltd., stated:

- The proposed plant materials for the project will consist of tree and shrub species that have been used in other areas of the Sayward Hill Development and will consist of both ornamental and native plant species.
- A mix of ornamental and indigenous plant material will be used in areas adjacent to the proposed building, and indigenous plant material will be used in the natural areas and areas to be rehabilitated.
- A grass boulevard is proposed adjacent to the sidewalk along Cordova Bay Road which will extend south along Hill Rise Terrace; streetscape treatment along the Hill Rise frontage will consist of flowering Dogwood and Cherry trees.
- Low rock walls utilizing locally blasted rock has been a consistent design element throughout the Sayward Hill Development and will be used at the rear of the boulevard space leading to the main pedestrian entry; the pedestrian entry walkway will be accented with a mix of flowering ornamental and native plant material.
- The landscaped areas will be irrigated with a water efficient automatic underground system to assist in the establishment of the plant material and ongoing maintenance; there may also be an opportunity to have separate irrigation zones for the natural areas to allow for utilization only during extreme dry periods, and to have the option of future decommission of the native planted areas.
- The indigenous plant material will promote biodiversity, increased habitat, and reduced water consumption; the landscaping is designed to help reduce heat gain through the use of light colored paving materials; they are also exploring resource reuse by using existing topsoil on site and local blasted rock for the landscape wall construction.

- They will be providing bicycle racks and storage in the proposed building to promote alternative transportation.

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

- The subject proposal is the final phase of a quality residential development that is an asset to Cordova Bay and that has transformed the former Sayward gravel pit.
- The reduced building footprint leaves more than one-half acre that will be donated to the public and become part of the adjacent Sayward Hill Park.
- The Association compliments the Jawl family who has listened to all of the community input throughout the years on the previous phases of the Sayward Hill Development.

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

- He would like to know if the applicants considered a green roof for the proposed building and if they will be contributing toward Saanich's Affordable Housing Trust Fund.

In response, the Administrator stated:

- Contributions toward Saanich's Affordable Housing Trust Fund apply to rezoning applications and not to development permits; the subject proposal is not a rezoning.

In response, Ms. Jawl stated:

- The primary environmental benefit to a green roof is stormwater management; because the stormwater is already managed in a comprehensive system and used for the golf course, the benefit is offset.
- Another benefit of a green roof pertains to aesthetics which does not apply in this case as there are no neighbouring properties that will be overlooking the roof of the subject building.
- It is a requirement to have a home warranty in order to obtain a building permit and currently home warranties do not cover green roof buildings.

**MOTION:**

**Moved by Councillor Derman and Seconded by Councillor Sanders: "That it be recommended that Council approve and issue Development Permit DPR2007-00025 on the Remainder of Lot 2, Plan VIP77795 and Lot B, Section 42, Lake District, Plan VIP75571 (5388 Hill Rise Terrace)."**

Councillor Derman stated:

- The final phase of the Sayward Hill Development is another quality development; the design of the proposed building preserves the viewscape for neighbouring properties.
- He encourages the applicants to incorporate as many energy efficient measures as possible into the proposed development.

Mayor Leonard stated:

- He is happy to support the proposal.
- The transformation of the former Sayward gravel pit is a great accomplishment; the applicants have spent many years on the

various phases of the development and have fulfilled a vision and a commitment they made years ago.

- The private land owner of the Trio property on the north side of Cordova Bay Road was granted a rezoning of their property several years ago and it is a significant disappointment to the community that they still have not proceeded with a plan for the redevelopment of the site.

**The Motion was then PUT and CARRIED**

Burnside Rd. West  
Rezoning

**1880 AND 1894 BURNSIDE ROAD WEST – REZONING APPLICATION – ANGELA PLASTERER**

Report of the Director of Planning dated May 22, 2008 recommending approval of the rezoning from A-1 to a new zone A-1RV (rural – recreational vehicle storage).

Ms. A. Plasterer, applicant, Goodwill Investments Ltd., stated:

- The subject site is comprised of two parcels; the temporary use permit they received in 2007 expires November 30, 2008 and it cannot be renewed again; they are proposing to rezone a portion of the subject property (proposed Lot A) so that they can continue with the existing recreational vehicle and boat storage use.
- The Strawberry Vale Residents Association provided a letter of no objection and they are not aware of any issues being raised with regard to their proposal.
- They are also proposing a boundary adjustment between the two parcels so that the storage use can be contained within one parcel, and the existing driveway will be located entirely on proposed Lot A and not meander through both parcels.
- The demand for recreational vehicle storage in Victoria is growing and they receive calls daily from people looking for storage facilities.

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

- They would prefer not to enter into a covenant that would restrict the storage use to the existing footprint because there are a couple of existing sheds and they would like to be able to expand the site coverage in future to include those areas as well.
- The area where the recreational vehicles are stored has a surface of approximately six to eight inches of crushed rock so that if any oil leaks from the motors it will be organically processed through the bioswale that is created by the crushed rock.
- There is no security lighting but her brother lives in the house that is adjacent to the subject property; because the storage units are far enough from the road they are not visible to the public so there have not been any issues with security.
- The issue of fire standards has never been raised.

**MOTION:**

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

Councillor Derman stated:

- He supports the application proceeding to a Public Hearing; the applicant has dealt with Saanich on a number of occasions and has

- always done what was promised.
- He would like to see some kind of covenant in favor of the Municipality that indicates the area of coverage that the applicant will commit to now and in the future.
  - Zoning runs with the land; ownership could change in the future and some of the natural features of the land need to be protected.

Councillor Sanders stated:

- She does not feel that the proposed use is suitable for an agricultural area; several years ago a survey indicated that the residents of the rural area did not support this type of use either.

Councillor Brownoff stated:

- She does not support the proposed rezoning; creating a special zone in rural Saanich for a commercial or industrial operation means the property owner does not have to set up their operation within an industrial park like other business owners.
- She does not feel the proposal is an appropriate use in rural Saanich; she thinks there could be issues associated with fire standards.

**CARRIED,**

**with Councillors Brownoff and Sanders voting against.**

Royal Oak Drive  
Subdivision

**837 ROYAL OAK DRIVE – SUBDIVISION APPLICATION – LAUREN AND DEANNA BEDDINGTON**

Report of the Director of Planning dated May 26, 2008 recommending proposed Lot B be exempted from the statutory requirement to provide a minimum 10 percent perimeter road frontage under Section 944 (2) of the *Local Government Act*.

Mr. L. and Ms. D. Beddington, owners and applicants, stated:

- The proposal is to subdivide the subject property and create one additional panhandle lot; it is their intention to eventually build a new house for their family to live in, however, they do not have any design plans at this time.
- They would like to remain in the area; they work and have family in the area and their children attend school here as well.

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

- They do not have any specific concept plans but the new dwelling will likely be a one level ranch style house; they do not want to impact the view of the bog from the existing dwelling.
- They have not spoken with the neighbours to discuss potential house designs because they have not yet met with an architect; however, they anticipate the new dwelling will be similar in style to other houses on the street.

Mr. R. Gerbrecht, 828 Dalewood Lane, stated:

- He purchased his property on Dalewood Lane because the surrounding properties are large lots and the separation from the houses facing north affords them some privacy.
- He believes that the residential tax base recognizes this large lot

feature and that subdividing lots to accommodate higher density will run counter to this logic; if the proposal is approved it will set a precedent for future applications in the area.

- The applicants are motivated to subdivide in order to accommodate their family but other owners may just subdivide their properties to make a profit.

Mr. A. Binder, 863 Royal Oak Avenue, stated:

- He has lived in his present location for the past 50 years and during that time there have been many changes to the neighbourhood that he has come to accept.
- The properties on Royal Oak Avenue are all large lots and even if the subject property is subdivided to accommodate a panhandle lot there will still be lots of greenspace.
- He supports the proposal.

A resident on Royal Avenue stated:

- He has lived in his present location since 1968; the Broadmead area was not developed at that time.
- When Broadmead was built, Royal Oak Avenue was used as a thoroughfare and when the Rithet family owned their farm it incorporated Royal Oak Avenue; the area was developed into half acre lots with septic fields and it was a beautiful country atmosphere for a number of years.
- Traffic along Royal Avenue remained constant until the Broadmead covenant was removed from the south side of Royal Oak Avenue; the residents along the north side were not permitted to subdivide at that time.
- In 1992, Council approved the Dalewood Lane subdivision which was built on the north side of Rithet's Bog, and in 1999 Council approved the creation of panhandle lots on the south side of Royal Oak Avenue.
- Three properties on Royal Oak Avenue have already been subdivided to create panhandle lots and traffic has not been impacted; the traffic along Royal Oak Avenue originates from Broadmead.
- Adding density on Royal Oak Avenue will not impact traffic; he supports the proposal.

**MOTION:**                    **Moved by Councillor Gillespie and Seconded by Mayor Leonard: “That it be recommended that Council approve an exemption from the 10 percent road frontage requirement of the Local Government Act for proposed Lot B of a subdivision of Lot 6, Section 8-A, Lake District, Plan 9095 (837 Royal Oak Avenue).”**

**CARRIED**

Richmond Road  
Rezoning

**3514 RICHMOND ROAD – REZONING APPLICATION – GORDANA KOLAR**

Report of the Director of Planning dated May 27, 2008 recommending approval of the rezoning from RS-6 to RD-1 and Development Permit DPR2008-00010.

Mr. D. Lunt, Mesa Design Group, on behalf of the owners and applicants, stated:

- The existing dwelling was built in the 1960’s; in the past it operated as a Bed and Breakfast and had a suite in it that was rented out.
- The proposal is to convert the dwelling to an up and down duplex; no significant changes are proposed to the site or to the exterior of the dwelling with the exception of the reconstruction of the existing sundeck.
- They are proposing some minor changes to the interior of the dwelling in order to convert it into two three-bedroom units; the space below the carport will be finished to provide a dance studio for the owner’s use.

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

- There is an area between the existing suite and the proposed dance studio; this space will be cleaned up and become part of the lower unit with a new bathroom, laundry facilities, and a proper entry to the lower unit which will be accessed from behind the existing garage.
- The only changes to the existing upper floor plan will be the removal of the stairs that access the lower floor so that it becomes two separate up and down units; the top floor will become part of the main floor unit which will be two stories and be accessed from an existing set of stairs from the front entryway.

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

- He would like to know why the Development Servicing Requirements does not require any stormwater treatment; it would help with the restoration of Bowker Creek.

In response, the Director of Engineering stated:

- Schedule “H” of the Engineering Servicing Requirements do not apply to a rezoning application; there is very little or no increase in impervious area associated with the subject application.

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

**CARRIED**

Adjournment            On a motion from Councillor Hunter, the meeting adjourned at 9:20 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK