

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, MARCH 23, 2009 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brice, Brownoff, Derman, Gerrard, Hunter, Murdock, Sanders, and Wergeland
Staff: Chris Nation, Municipal Solicitor; Russ Fuoco, Director of Planning; Colin Doyle, Director of Engineering; Carrie MacPhee, Manager of Legislative Services; and Shirley Leggett, Senior Committee Clerk

Minutes **ADOPTION OF MINUTES**

MOVED by Councillor Brownoff and Seconded by Councillor Hunter:
“That the Minutes of the Council and the Committee of the Whole Meetings held March 16, 2009, the Special Committee of the Whole Meeting held February 24, 2009, and the Special Council Meeting held March 10, 2009, be adopted.”

CARRIED

BYLAWS

Councillors Derman and Murdock left the meeting at 7:31 p.m.

ADM40
Bylaw 8949

HERITAGE DESIGNATION BYLAW AMENDMENT – PROPOSED RELOCATION OF ROYAL OAK SCHOOLHOUSE

Final Reading of the “Heritage Designation Bylaw, 1982, Amendment Bylaw, 2008, No. 8949”. To designate the new location of the heritage Royal Oak Elementary School as a municipal heritage site.

MOVED by Councillor Brownoff and Seconded by Councillor Gerrard:
“That Bylaw No. 8949 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED,

with Councillors Brownoff and Sanders voting against.

ADM40
Bylaw 8950

HERITAGE REVITALIZATION AGREEMENT AUTHORIZATION BYLAW - ROYAL OAK SCHOOLHOUSE

Final Reading of the “Heritage Revitalization Agreement Authorization Bylaw, 2008, No. 8950”. To authorize an agreement with the owners of the property at 4525 West Saanich Road for the restoration and maintenance of the heritage Royal Oak Elementary School.

MOVED by Councillor Brice and Seconded by Councillor Gerrard:
“That Bylaw No. 8950 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED,

with Councillors Brownoff and Sanders voting against.

ADM40
Bylaw 8951

ZONING BYLAW AMENDMENT - PROPOSED NEW ZONE C-2RO (ROYAL OAK COMMERCIAL/ APARTMENT)

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2008, No. 8951". To create a new C-2RO Zone (Royal Oak Commercial/Apartment).

MOVED by Councillor Brice and Seconded by Councillor Gerrard: "That Bylaw No. 8951 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED,
with Councillors Brownoff and Sanders voting against.

West Saanich Rd.
Bylaw 8952

ZONING BYLAW AMENDMENT – 4525 WEST SAANICH ROAD

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2008, No. 8952" and approval of Development Permit DPR2007-00022. To rezone from P-1 (Assembly) to C-2RO (Royal Oak Commercial/Apartment).

MOVED by Councillor Brice and Seconded by Councillor Gerrard: "That Bylaw No. 8952 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED,
with Councillors Brownoff and Sanders voting against.

MOVED by Councillor Brice and Seconded by Councillor Wergeland: "That Council approve and issue Development Permit DPR2007-00022 on Lot A, Section 9, Lake District, Plan 50921 Except Part in Plan VIP72706 (4525 West Saanich Road)."

CARRIED,
with Councillors Brownoff and Sanders voting against.

West Saanich Rd.
Bylaw 8954

HOUSING AGREEMENT AUTHORIZATION BYLAW (4525 WEST SAANICH ROAD)

Final Reading of the "Housing Agreement Authorization Bylaw (4525 West Saanich Road), 2008, No. 8954".

MOVED by Councillor Brice and Seconded by Councillor Hunter: "That Bylaw No. 8954 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED,
with Councillors Brownoff and Sanders voting against.

Councillors Derman and Murdock returned to the meeting at 7:33 p.m.

ADM40
Bylaw 8977

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

Final Reading of the "Tree Preservation Bylaw, 1997, Amendment Bylaw, 2009, No. 8977". To update Schedule "B" (List of Significant Trees).

MOVED by Councillor Brownoff and Seconded by Councillor Sanders: "That Bylaw No. 8977 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

RESOLUTIONS FOR ADOPTION

PQS100
Tender 03/09

TENDER 03/09 – BURNSIDE ROAD WEST ROAD AND SIDEWALK UPGRADES

Report of the Director of Finance dated March 17, 2009 recommending Tender 03/09 for Burnside Road West road and sidewalk upgrades be awarded to G & E Equipment Limited in the amount of \$809,550.

MOVED by Councillor Gerrard and Seconded by Councillor Hunter: “That Tender 03/09 for Burnside Road West road and sidewalk upgrades be awarded to G & E Equipment Limited in the amount of \$809,550.”

CARRIED

RECOMMENDATIONS FROM COMMITTEES

From the Cedar Hill Golf Course Advisory Committee Meeting held March 11, 2009

FIN95
Cedar Hill Golf
Course Fees and
Charges

CEDAR HILL GOLF COURSE ADVISORY COMMITTEE – PROPOSED FEES AND CHARGES

Recommendation from the March 11, 2009 Cedar Hill Golf Course Advisory Committee Meeting with respect to the 2009 golf course fees and charges.

MOVED by Councillor Hunter and Seconded by Councillor Gerrard: “That Council approve the 2009 golf course fees as presented in Option One of the March 11, 2009 report of the Director of Parks and Recreation.”

Councillor Hunter stated:

- The Golf Course Committee met with golfers at their March Advisory Committee meetings; the public had the opportunity to express their views and concerns with regard to how to make the golf course sustainable.
- The issue of financial challenges and fee options was discussed and the Director of Parks and Recreation introduced three options to address the financial shortfall; golfers expressed considerable concern regarding the significance of the proposed fee increase.
- A commitment was made to engage a consultant to help develop a long-term plan and to consider public and committee suggestions in the development of the plan.

In response to questions from Council, the Director of Parks and Recreation stated:

- They hope to begin the external review within the next 30 to 60 days and have a report back to Council by the end of the summer or early fall.
- The equipment replacement program will be deferred for one year which will allow staff to evaluate all of the services and come up with a more comprehensive fee structure.
- The scope of the review will follow up on the market and finance review conducted by Saanich’s Finance Department last year; staff compared our operation to 10 other island golf courses plus three publically operated golf courses in Vancouver.
- Staff received a number of comments in terms of comparative services

which will form the basis of how the consultant will proceed; they will also work with the Golf Course Advisory Committee and the Fees and Charges Sub-committee in terms of refining the scope of reference for the consultant.

- Prior to the initiative to replace the irrigation system profits from the Golf Course went back to the municipality and any deficits were subsidized by Saanich.
- The irrigation system was a \$2 million dollar project and was not a high corporate priority relative to other Council priorities of the day.
- At the time there was confidence from the Golf Course Advisory Committee and the golfers that if the irrigation system and the playability of the Course were improved we could show a return and retire the debt.
- Based on this confidence, Council borrowed to replace the irrigation system in 2005 on the basis that the Golf Course would be financially self-sufficient; the annual debt payment is \$187,000 and the annual rounds of golf have increased.
- Overall the number of rounds of golf has diminished throughout the region and the number of golf courses has increased in the past five years.

Councillor Derman stated:

- It is an admirable goal for the Golf Course to be financially self-sufficient but it is not consistent with how we treat recreation in general in the municipality; we subsidize operating costs at our recreation facilities to an amount of about \$6 million dollars a year.
- There are obviously problems associated with the Golf Course as there has been a decrease in the number of rounds of golf played; he does not think that increasing the fees to address the shortfall is a way to increase the use of the course.

Councillor Murdock stated:

- If we are struggling with revenue to support the operations at the Golf Course then perhaps it would be beneficial to prepare a business plan in order to ensure that we have a functional model that will continue to attract more users to the facility rather than continue to see a drop in membership.
- Council has received considerable feedback from the public; he has some concerns that there has not been an opportunity for the public to address Council and he hopes that when the consultant's report comes forward that we will consider allowing the public to address Council.

Councillor Sanders stated:

- She is concerned with the decrease in the membership at the Golf Course; at one time we were one of the busiest golf courses in Canada.
- She hopes that the consultant's review will take into consideration the comments of the golfers and the community and the decrease in hours of operation for the restaurant services.

Councillor Wergeland stated:

- We have to consider what is reasonable and what is fair; the general public can drop into the various recreation centres when it suits their schedules; however, people cannot just drop into the golf course to play a round of golf.
- He hopes the suggestions and recommendations that came forward

from the public are considered as part of the consultant’s review.

Councillor Gerrard stated:

- He has concerns after considering the feedback that he has received.
- He looks forward to the consultant’s report; hopefully it is comprehensive and the public will have an opportunity to provide input.

Councillor Brice stated:

- Golf courses everywhere are providing incentives to encourage people to join and a big issue seems to be with food services.
- The Cedar Hill Golf Course is a fabulous facility with a great history and a big part of many people’s lives; we owe it to the public to work through the basic policy of what role the golf course should play and come to terms with whether or not this facility should be viewed differently financially than other recreation facilities.

Councillor Brownoff stated:

- She appreciates the work that Councillor Hunter and the Advisory Committee did but she has concerns with the public consultation process.
- She hopes that when the consultant’s report comes forward to Council it will be placed on the Committee of the Whole agenda so that Council can hear from the public.

The Motion was then PUT and CARRIED, with Councillors Derman and Murdock voting against.

From the Special Committee of the Whole Meeting Financial Plan held March 10, 2009

RSF40
Gordon Head
Recreation Centre

GORDON HEAD RECREATION CENTRE RENOVATION AND EXPANSION

MOVED by Councillor Brownoff and Seconded by Councillor Brice: “That Council approve the Gordon Head Community Recreation Centre renovation and expansion project as presented and outlined in the March 5, 2009 report of the Director of Parks & Recreation.”

CARRIED

REPORTS FROM SAANICH ADVISORY COMMITTEE CHAIRS

ADM85
Advisory
Committee
Reports
Adjournment

Council members provided updates on the various Saanich Advisory Committees they Chair.

On a motion from Councillor Brownoff, the meeting adjourned at 8:40 p.m.

The meeting reconvened at 10:57 p.m.

RECOMMENDATIONS

From the Committee of the Whole Meeting held March 23, 2009

Raphael Crescent
Antenna
Application

1945 SAN RAFAEL CRESCENT – ANTENNA APPLICATION – KEN JONES

**MOVED by Councillor Brice and Seconded by Councillor Brownoff:
“That Industry Canada be advised that Council supports the antenna
application for 1945 San Rafael Crescent.”**

**CARRIED,
with Councillors Derman, Gerrard and Murdock voting against.**

Adjournment

On a motion from Councillor Sanders, the meeting adjourned at 10:58 p.m.

.....
MAYOR

I hereby certify these Minutes are accurate.

.....
MUNICIPAL CLERK

Union Road; they are committed to completing the purchase and the conditions were removed March 10, 2009.

- The existing greenhouses, cottage, and workshop will be deconstructed; the existing house at 1254 Union Road will either be renovated or deconstructed.

Mr. and Mrs. Rudzki, 3922 La Salle Street, stated:

- Their property is located at the rear of the subject property.
- She and her husband do not support the proposed development; it does not comply with sustainable development principles and will create high density in an area that is well established with larger sized lots.
- When she and her husband purchased their house three years ago they undertook a renovation which they ensured was in harmony with the surrounding environment and was sensitive to the neighbours.
- The proposal to create five small lots will impact the natural environment and three of the proposed houses will overlook their property.

Ms. A. Tarves, 3913 Prestwood Drive, stated:

- She chose the subject neighbourhood because of the privacy and peace and quiet that the generous size properties provide.
- The proposed development is not in keeping with the character or density of the neighbourhood.
- The proposed lots are about 50 percent smaller than her property yet the new houses will be significantly larger than her house; because of the way the property slopes to the rear, the new houses will overlook her property.
- She would not be opposed to a four lot subdivision but she will not support five lots.

Ms. V. Steinke, 1264 Union Road, stated:

- Her property is adjacent to where proposed Lot 2 will be located; a one-level ranch style house will not impact her privacy as much as the proposed two storey house could.

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

- If they changed the dwelling on proposed Lot 2 to a one-level ranch style house they would require a 25 foot setback in order to achieve a building footprint of about 1,400 square feet to 1,600 square feet of liveable space.

Councillor Derman stated:

- He will not be able to support the proposed subdivision; five lots are not consistent with the surrounding properties.
- The applicants could have considered a traditional four lot panhandle development which would have been consistent with the neighbourhood and addressed many of the issues pertaining to variances.

Councillor Sanders stated:

- She does not support the proposed development; proposed Lot 2 is smaller than the other proposed lots and it will impact the property to

the east even if a ranch-style house is constructed.

- The three proposed lots at the rear of the property will overshadow the neighbours' houses even with the proposed increased setbacks.

Councillor Gerrard stated:

- This is an excellent opportunity for infill development but what is being proposed is too dense; he will not support the application.
- Creating three new lots on what used to be one property will impact the neighbours' privacy even if a ranch style house is built on proposed Lot 2.

Councillor Brownoff stated:

- She also has concerns with the proposed density; creating two panhandle lots on the rear of the properties instead of three would have been more compatible with the neighbourhood.
- She will not support the proposed development; there have been some compromises with regard to the proposed covenants, however there are still too many impacts to the adjacent properties.

MOTION:

MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That the Development Variance Permit application for Lots A and B, Section 32, Victoria District, Plan 14335 (1250 and 1254 Union Road), not be approved."

Councillor Brice stated:

- She agrees that the proposed development is too dense and she will not support it; it will not enhance the neighbourhood.
- Creating four lots would not impact the neighbours as much as the proposed five lot subdivision.

Councillor Murdock stated:

- The subject area is a good location for infill development and has potential for appropriate density.
- According to the Quadra Local Area Plan infill housing should only be considered when scale and massing is appropriate to the neighbourhood; the proposed development does not comply.

The Motion was then PUT and CARRIED

San Raphael Cres.
Antenna Application

1945 SAN RAFAEL CRESCENT – ANTENNA APPLICATION – KEN JONES

Report of the Director of Planning dated March 5, 2009 recommending Industry Canada be advised Council supports the antenna application.

Mr. K. Jones, owner and applicant, stated:

- He is an amateur ("ham") radio operator as well as a member of the Saanich Emergency Program; he would like to re-install an antenna and tower on the same existing concrete base behind his house previously used by his father.
- According to Industry Canada requirements he mailed out an information package to 20 immediate neighbours in August 2008 advising that he was applying to Industry Canada for approval of the antenna.
- Of the four responses he received one adjacent neighbour did not

support the proposal and another neighbour asked technical questions which he answered to the best of his ability.

- He understands that Saanich has recently received some correspondence expressing concerns with regard to impacts to property values; because of the location and setting of the antenna and tower, he is confident that it will have minimal visual impacts.

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

- Presently there is a small antenna behind his house and an antenna on the side of his house; it is possible that he will retain those two antennas in addition to the proposed new antenna.

Mr. R. Neno, 6583 Felderhof Road, Sooke, stated:

- He is representing the Capital Region Emergency Radio Coordinators Committee which is a group comprised of emergency radio coordinators and their deputies from the 13 municipalities and three electoral areas that make up the CRD; they meet once a month in Saanich.
- When they make up their emergency plans the main basis of the plan is to provide communications which will enable the continuance of government; when all other communications fail the amateur radio community takes over and provides the link that is required so that people can talk to outside areas.
- If the region were to suffer a tremendous disaster that takes out all forms of communication the Emergency Radio Coordinators will provide communications between municipal governments and the province; if the Provincial Emergency Operations Centre fails then any communication between municipalities would be done through Kamloops which is the backup Emergency Operations Centre.
- The only way they can effectively handle emergency communications between the CRD and Kamloops is through high frequency radio towers; radio towers are a huge resource in times of emergency and amateur radio operators provide their own time and resources to build and operate them at no cost to the public.

Mr. G. Cook, 1949 San Rafael Crescent, stated:

- He lives adjacent to the subject property and he and a number of other residents have several concerns with the proposed radio antenna and tower.
- They are concerned that the antenna will impact the use and enjoyment of their properties and decrease property values; they are also concerned with safety issues and how the tower will affect the appearance of the neighbourhood.
- The proposed tower is a 48 foot high galvanized structure on a 50 inch diameter base with a motorized antenna at the top; the tower will be approximately 50 feet away from his property and loom over the sundeck on his house; in high winds it could potentially fall over into his yard.
- The applicant already has other antennas that he has been using for the past couple of years for his radio activities; he hopes that Council will not approve the application.

Mr. T. Berscheid, 336 Cyril Owen Place, stated:

- He is a member of the Saanich Emergency Program Communications team; there are also members from other municipal

emergency communications teams from Greater Victoria in the audience.

- The erection and maintenance of communication antenna systems is regulated by Industry Canada; only licensed amateur radio operators are permitted to transmit on several of the radio frequencies spectrum; however to do so, the operator must follow strict operating procedures which means they cannot transmit signals which result in the interference of appliances, etc.; if there is any interference they do everything possible to mitigate it.
- Amateur radio operators need towers that are of sufficient height to be able to carry out the physical requirements of communications.

Mr. N. Ellison, resident of Saanich for 43 years, stated:

- He has been an amateur radio operator for 48 years and has been with the Saanich Emergency Program since 1981; 12 of those years he was the Director of Communications.
- One of his responsibilities was to get volunteers to participate in the Saanich Emergency Program to train and prepare in the event of an emergency.
- When he started with the Program there were about 40 volunteers and now they are lucky to get eight to ten participants; in order to conduct some of their exercises they have to call other municipalities and ask for volunteers.
- The amateur radio operators volunteer to train and make their equipment available and assist in the event of an emergency; it is inconceivable that we restrict them from practicing their hobby which is a benefit to our residents if an emergency occurs.

Mr. B. Palin, 1953 San Rafael Crescent, stated:

- He and his wife live two houses away from the subject property; there is no question that the amateur radio operators do an admirable job however, they are concerned with the size of the proposed antenna structure and its visibility from the street.
- The structure will impact the views from their deck as well as property values.
- They do not want to discourage the applicant from pursuing his hobby, however it should not be at the detriment to the neighbours; the applicant already has other antennas that he is presently using; they would not object to an antenna that was less obtrusive to the neighbourhood.

Mr. E. Gorse, 1758 Marathon Lane, Sooke, stated:

- He has been an amateur radio operator for 30 years; he holds a top class license and was also a regional emergency radio rep for the Provincial Emergency Program.
- He has worked for many municipalities and has owned six towers; he has had neighbours who have had concerns with the towers and neighbours who have sold their properties at no less than market value; he has installed more than 50 towers in the region as part of his job.
- People may not like to have them in their neighborhoods but they are a necessity in a municipality; if there is a major disaster and there are no towers to communicate with Kamloops everyone will suffer.
- From a safety perspective, there is a safety code policy that has to

be adhered to with respect to emissions and insurance.

Mr. D. Hudson, 3343 University Woods, stated:

- He is a ham radio operator and also volunteers with the Oak Bay Emergency Preparedness Program as a radio operator.
- The proposed communications system that the applicant is proposing to erect will be a benefit to municipalities in general and to the neighbours in times of emergencies as he may be the only person in his neighbourhood that will be able to communicate with others.

Mayor Leonard stated:

- With respect to amateur radio operator antenna applications, Council has issues of consistency, credibility, and the greater good.
- In terms of consistency, we desperately want volunteers and they are particularly difficult to find in emergency communications yet we do not approve antenna applications.
- In terms of credibility, the applicant has followed an optional process laid out by Industry Canada and is seeking Council's support before the application proceeds to Industry Canada; this puts responsibility on Council to find an application that is supportable; this application is a very good candidate.
- With respect to the greater good, in times of major emergencies our conventional communication infrastructure will be lost; the ham radio operators who we ask to volunteer and practice are going to be the only people who will be able to communicate with outside agencies and we will need them.

MOTION:

MOVED by Mayor Leonard and Seconded by Councillor Hunter: "That it be recommended that Industry Canada be advised that Council supports the antenna application for 1945 San Rafael Crescent."

Councillor Hunter stated:

- He understands the neighborhoods' concerns with respect to the visual aspect of the proposed antenna; however we need to support emergency measures systems.
- The neighbours have concerns that the proposed structure will not blend into the trees because of its color and the diameter of the antenna itself; perhaps these are issues that can be mitigated in some way.

Councillor Derman stated:

- He does not support the antenna application even though there may be some aspect of emergency communications associated with the application; while it may be a valid hobby it should not impinge upon the neighbours.
- There are many neighbours who do not support the application; locating an antenna and tower in the middle of a neighbourhood is not an ideal location.

Councillor Sanders stated:

- She visited the site and spoke to a neighbour who supported the antenna application; there are other antennas in the municipality that

many people have likely never even noticed.

- Issues such as the greater good, emergency communications, and impacts to the neighbourhood all need to be taken into consideration.

Councillor Brice stated:

- She realizes it has been a challenge over the years to ensure that Saanich plays its role in a communications network; she would be distressed to know that our emergency preparedness community did not look upon this Council as being supportive; however, the concerns of the neighbourhood also have to be considered.
- She has some reservations but she will support the application.

Councillor Brownoff stated:

- The proposed tower and antenna is a very large structure and she hopes that the applicant will see if something can be done to camouflage it; perhaps the applicant will also consider removing the other existing antennas.
- We need ham radio operators in times of emergencies and although she has some reservations she will support the application.

Councillor Gerrard stated:

- He has a great deal of respect for emergency preparedness; however, in this case, the proposed antenna will be in the middle of a residential area; the rear yards are open and the tower will be visible.
- He will not support the application.

Councillor Murdock stated:

- The applicant and those speakers in support of him have made a compelling case for the need for amateur radio operators and the necessary infrastructure to support what could potentially be the only form of communication in the event of a disaster.
- However, he finds himself in sympathy with the neighbours who will have to live with the antenna in a very residential area; he will not support the application.

Councillor Wergeland stated:

- He acknowledges the concerns of the neighbourhood; however, even though it may be a hobby it is a benefit to the greater good.
- One day we will have an emergency and we will want to contact family and friends in other parts of the country; that will be the time when we are thankful for these volunteers with their hobbies in our community.

**The Motion was then PUT and CARRIED,
with Councillors Derman, Gerrard and Murdock voting against.**

Elk Lake Drive
Rezoning

4595 ELK LAKE DRIVE – REZONING APPLICATION – SAANICH FIRE DEPARTMENT

Report of the Director of Planning dated March 12, 2009 recommending the Royal Oak Local Area Plan be amended to designate the site for institutional use and the rezoning from P-1 and RS-10 to P-2 be approved.

The Fire Chief stated:

- The fire training facility project has been underway since the 2007 Fire Services Review identified a need for a training ground in the Royal Oak area which will reduce response times.
- In terms of sustainability, there are three large fir trees in the centre of the property that will need to be removed if the project proceeds; the lumber from the trees will be reused for fencing along the southern portion of the property line.
- The lumber from any of the Oak trees that are removed will be donated to the Vancouver Island Woodworkers Guild and be used in Camosun College's fine woodworking classes.

Ms. B. Windjack, LADR Landscape Architects, stated:

- The subject property is located at the southwest corner of the Royal Oak/Elk Lake Drive intersection and is owned by the municipality.
- The fire training area is proposed for lots 1 and 3; lot 1 is densely vegetated and lot 3 was a residential lot.
- When they started the project virtually all of the understory were invasive species which was so dense it was agreed that the arborist would oversee the clearing of the invasive species as a first step.
- Removing the understory revealed open areas that met the requirements needed to create a viable training centre.
- Two parking areas are proposed to be surfaced with road base gravel; the larger area will be built up over the roots with shattered rock and with geotech fibre in around the root zones.
- Runoff from the site will drain into underground storm water detention cells and a treatment device before entering the municipal drain system; there will be a bottomless sump to store and recycle water for training purposes.
- The two storey training building will be constructed from shipping containers.
- Originally they were intending to construct a detailed wood fence around the property but they had great opposition to it from the community; now they are proposing to construct a six foot high black vinyl clad chain link fence on the three public sides of the property, and a five foot high solid wood fence along the residential property line; the chain link fence will allow the Garry Oak meadow to be visible to the public and it will eliminate the problem of fence tagging which is an issue in the neighbourhood.
- All of the plantings will be native species suited to the area so an irrigation system will not be necessary; a total of 10 protected trees will be removed and replaced with 20 trees; because of space constraints they will plant 13 Garry Oak trees on the subject site and give 7 trees to the Parks Department for planting elsewhere.

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

- He is pleased to see the detailed storm water management system that is proposed for the site and the permeable parking areas that will allow infiltration of runoff for the roots of the Oak trees.
- He is also happy to hear that they will be using recycled water for training purposes.

Mr. G. Holloway, president, Royal Oak Community Association, stated:

- The consultation during the evolution of the proposed training centre has been excellent; there has been lots of communication between the applicant and the community.
- Some questions and concerns have been raised but the consensus has been that the training facility is for the good of the community; the Community Association unanimously supports the application.

MOTION:

MOVED by Councillor Derman and Seconded by Councillor Murdock: "That a Public Hearing be called to further consider the rezoning application for the property at 4595 Elk Lake Drive."

CARRIED

ADM40

Parks Rezoning and Reservation

PARKS REZONING AND RESERVATION

Report of the Director of Planning dated March 12, 2009 recommending 33 parcels of land acquired for park purposes be rezoned to the appropriate park zone and that the Parks Reservation Bylaw be amended to include those parcels identified for reservation.

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

- According to the list of park properties that is attached to the Planners report, the proposed zoning for No. 30 – Stan Wright Lane is P-4; that park was saved because of the Garry Oak meadow that covered the site at one time; he would like to know why the proposed zoning is not P-4N because it is a natural state park.

Mr. H. Charania, on behalf of the North Quadra Land Use Protection Association, stated:

- They support the Planner's report and thank the current and previous Councils for their foresight and generosity in acquiring the Rainbow Street parcel and the Rogers Avenue parcel.
- Both of these parcels have been added to the Christmas Hill Swan Lake Nature Sanctuary and have enhanced the natural and environmental values of the area.

Councillor Sanders stated:

- No. 30 – Stan Wright Lane, was intended to be P-4N (Natural Park).

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

- No. 5 – 3706 Iona Drive: the existing dwelling could be deconstructed instead of demolished.
- No. 19 – 1159 Royal Oak Drive and No. 21- 4130 Tyndall Avenue: if the buildings are viable then they could be considered as rental properties but it would be up to the Land Commissioner; staff can provide additional information prior to the Public Hearing.

The Municipal Solicitor stated:

- If there is a single family dwelling in a proposed park then it is

generally rented out; in the case of the Outerbridge property at 1159 Royal Oak Drive the buildings are older agricultural type buildings and it would be up to the Parks Department to decide what will be done with them.

Councillor Gerrard stated:

- When he was the president of the Gorge Tillicum Community Association, the Association asked that No. 6 – 751 Burke Street, be handed over to the community for community gardens instead of being added to Cuthbert Holmes Park.

Mayor Leonard stated:

- Perhaps the Planning Department could review Nos. 6 and 30 prior to the Public Hearing.

MOTION:

MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That a Public Hearing be called to further consider rezoning the municipal properties acquired for park purposes, and that the Parks Reservation Bylaw be amended to include those properties identified for reservation.”

CARRIED

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 10:56 pm.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK