

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, MARCH 2, 2009 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brice, Brownoff, Derman, Gerrard, Hunter, Murdock, Sanders, and Wergeland
Staff: Tim Wood, Administrator; Russ Fuoco, Director of Planning; Carrie MacPhee, Manager of Legislative Services; Von Bishop, Manager, Development and Municipal Facilities; and Isobel Hoffmann, Senior Committee Clerk

Minutes **ADOPTION OF MINUTES**

MOVED by Councillor Brownoff and Seconded by Councillor Derman:
"That the Minutes of the Council and the Committee of the Whole Meetings held February 23, 2009 be adopted."

CARRIED

BYLAWS

ADM40
Bylaw 8938

ZONING BYLAW AMENDMENT – NEW ZONE A-1RV (RURAL – RECREATIONAL VEHICLE STORAGE)

Final Reading of "Zoning Bylaw, 2003, Amendment Bylaw, 2008, No. 8938". To create a new zone A-1RV (rural – recreational vehicle storage).

MOVED by Councillor Wergeland and Seconded by Councillor Hunter:
"That Bylaw No. 8938 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED,
With Councillors Brice, Brownoff, Murdock and Sanders voting against.

Burnside Rd. W
Bylaw 8939

1880 AND 1894 BURNSIDE ROAD WEST (A PORTION)

Final Reading of "Zoning Bylaw, 2003, Amendment Bylaw, 2008, No. 8939". Rezoning from A-1 to A-1RV.

MOVED by Councillor Wergeland and Seconded by Councillor Gerrard:
"That Bylaw No. 8939 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED,
With Councillors Brice, Brownoff, Murdock and Sanders voting against.

ADM40
Bylaw 8975

TAX CERTIFICATE BYLAW – HOUSEKEEPING AMENDMENT

Final Reading of "Tax Certificate Bylaw, 2005, Amendment Bylaw, 2009, No. 8975". To amend Schedule "A" – Property Tax Information.

MOVED by Councillor Derman and Seconded by Councillor Wergeland:
"That Bylaw No. 8975 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

ADM40
Bylaw 8217

TICKET BYLAW

Final Reading of "Ticket Bylaw, 2009, No. 8976". To consolidate and repeal Bylaw No. 8217.

MOVED by Councillor Brownoff and Seconded by Councillor Sanders:
"That Bylaw No. 8917 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

RESOLUTIONS FOR ADOPTION

EPW00
Snow Removal
Procedures

SNOW REMOVAL PROCEDURES

Report from Councillor Derman dated February 10, 2009 recommending the report be referred to staff with a request to examine current snow removal protocols and procedures with the intent of determining how they might be modified to address pedestrian mobility issues, citizens with disabilities and ensuring all streets will be cleared at some point during severe snowfall events. Briefing note from the Director of Engineering dated February 25, 2009.

Councillor Derman stated:

- After receiving complaints from residents he decided to bring the matter of snow clearing forward again.
- Sidewalks on Quadra Street and elsewhere were impassible and people were walking in the traffic lanes, in part from the snow clearing which pushed the snow onto the sidewalks.
- Saanich has a bylaw requiring homeowners and businesses to clear their own sidewalk frontages, but this can be problematic when snow clearing fills them up again.
- The Regional Growth Strategy has indicated that pedestrian, cycling and public transit modes must be given priority; this is not consistent when a person can't use these modes for long periods of time.
- Snow clearing is done for the benefit of car users and if we are going to encourage use of other transportation modes, we must look at other models.
- He is aware Saanich staff is not going to be able to clear all residential streets within a short period of time, particularly when the snow keeps falling as it did this year.
- Most of the calls he received were from people living on hills, or from seniors who had been housebound for extended periods.
- We need to create a protocol so people, particularly seniors and the disabled, can have their particular situations addressed.

Councillor Brownoff stated:

- The Bicycle and Pedestrian Mobility Advisory Committee (BIPED) looked at this issue last year, with the major concerns being Safe Routes to School.
- Public Works has a Priority Plan for major and collector roads but it was difficult to keep up with the snowfall this year.
- She did talk to Public Works and Emergency Preparedness about how situations could be dealt with, noting that while these are not 911 issues, seniors and the disabled still need assistance.
- She understands we cannot purchase much more equipment, but perhaps ploughing the centre of the road instead of at the curb, or

- hauling the snow away instead of piling it on the sidewalks and involving Block Watch, Community Associations and “snow angels” could help.
- Transit continues to operate, at least on the major roads, during heavy snowfalls, and people need to walk to and access the crosswalks and bus stops.
 - We have an aging population and are promoting alternative transportation. With climate change we may continue to see these unusual weather patterns.
 - As there are outstanding issues to be addressed, rather than just referring the matter to staff, she suggested it go back to the BIPED which is currently discussing the issues.

MOVED by Councillor Brownoff and Seconded by Councillor Derman: “That the issue of snow removal protocols and procedures be referred to the Bicycle and Pedestrian Mobility Advisory Committee for further consideration.”

Councillor Hunter stated:

- We may see more snowfalls like this winter because of climate change and the removal costs are staggering and need to be put into perspective.
- We do need to be better prepared as an organization and a community for all emergency situations, including snowstorms, and we will need community support.

Councillor Sanders stated:

- There were situations where ambulances could not get through because streets were blocked; we need to look all areas, not just our major and collector streets.
- We must get information to the residents so they are aware of their responsibilities with respect to clearing sidewalks.

Councillor Gerrard stated:

- We could increase the budget and consider the suggestions for improvement, but we could be looking at a budget of \$1 million or more.
- Staff did a wonderful job with the limited resources they had.

Councillor Wergeland stated:

- Considering we have over 115,000 residents in Saanich, the overall response to the snow clearing was positive and staff did a good job.
- Some situations could be improved upon but we have to be cautious when we expect governments to take charge; we must consider budget issues.
- He was pleased to see how many people helped their neighbours, or shoveled snow into the back of their trucks. Communities must work together.

Mayor Leonard stated:

- This matter will eventually come to the Financial Plan discussions if there is a desire for increased funding.
- Council, however, must be realistic and fair with its staff.
- Over the next few months Council needs to look at ways of reducing, not increasing, its spending.

THE MOTION WAS THEN PUT AND CARRIED

ADM115 – UBCM
Community
Investment Fund
Agreement

STRATEGIC COMMUNITY INVESTMENT FUNDS AGREEMENT

Report from the Director of Finance dated March 2, 2009 recommending that Council enter into the Strategic Community Investment Funds Agreement.

MOVED by Councillor Brownoff and Seconded by Councillor Hunter: “That the District of Saanich enter into a Strategic Community Investment Funds Agreement with the Province of British Columbia for the transfer of Traffic Fine Revenue Sharing Grants, such agreement to expire July 31, 2011.”

CARRIED

Adjournment On a motion from Councillor Hunter, the meeting adjourned at 7:59: p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, MARCH 2, 2009 AT 8:00 P.M.

Present: **Chair:** Councillor Murdock
Council: Mayor Leonard and Councillors Brice, Brownoff, Derman, Hunter, Gerrard, Sanders, and Wergeland
Staff: Tim Wood, Administrator; Russ Fuoco, Director of Planning; Carrie MacPhee, Manager of Legislative Services; Von Bishop, Manager, Development and Municipal Facilities; and Isobel Hoffmann, Senior Committee Clerk

Wilkinson Rd.
Rezoning

4487 WILKINSON ROAD – REZONING APPLICATION – M.H. JOHNSTON & ASSOCIATES INC.

Report of the Director of Planning dated February 3, 2009 recommending the Royal Oak Local Area Plan be amended as outlined, that the rezoning from A-1 to RT-1 and Development Permit DPR2008-00017 subject to receipt of revised landscape plans be approved, and that final reading be withheld pending registration of a covenant to preserve the treed area at the rear of the parcel in a natural state. Report of the Advisory Design Panel dated October 22, 2008 recommending approval of the design.

In response to a question from Council about sidewalks on Wilkinson Road, the Manager of Development and Municipal Facilities explained:

- The property is within a Development Cost Charge Area and therefore sidewalks will be completed when sufficient funds are available; they are not in the five year capital plan at this time.

Mr. Mark Johnston, M.H. Johnston & Associates Inc., applicant, stated:

- Seven townhouses are proposed, having a similar density to single family dwellings.
- Lot coverage of 16% allows for retention of 26 of the 39 trees on site.
- About 25% of the site will be covenanted to protect the trees, allowing for more green space and privacy between the townhouses and the existing single family homes at the rear of the property.
- As recommended by the Advisory Design Panel, they changed the configuration of the townhouses from a block of four units at the back to two blocks of two units to allow more light.
- To address concerns expressed by the neighbours about parking on Greenlee, 19 parking spaces have been provided; 16 are required.
- The site is within walking distance, about 700 m, of commercial centres and the school, and there is a bus route on Wilkinson.
- He has spoken to the neighbours on a few occasions and there doesn't seem to be any concerns. He will be advising them about the change to split the four townhouses into two blocks before the Public Hearing.
- Because the buildings have been moved forward on the site, the requirement for a turning area is no longer applicable.
- He was not requested to prepare a traffic plan.

Mr. J. Partlow, Landscape Architect, Lombard North Group, stated:

- In coordination with the engineers, the design architects and the landscape architects they have incorporated features such as native landscaping to preserve as much of the rural character of the site as possible.
- It would be redundant for the driveway and parking areas to have permeable surfaces as this will be addressed through rain garden and stormwater retention treatments.
- The driveway was located as per direction from Engineering; foliage will be trimmed to ensure visibility, including removal of native plants to the south, which could be transplanted to other areas on the site.

In response to questions from Council, the applicants advised a builder has not yet been assigned to the project but they will investigate the Build Green programmes.

Mr. K. Whitcroft, Quadra Cedar Hill Community Association, 1044 Inverness Road, stated:

- He takes issue with the 700 m "walking" distance from a commercial centre when the Regional Growth Strategy recommends 500 m distance.
- There is still no plan for a major centre in Royal Oak; perhaps this should be in place before considering this proposal.

MOTION:

MOVED by Mayor Leonard and Seconded by Councillor Gerrard: "That a Public Hearing be called to further consider the proposed rezoning and development permit applications for the property at 4487 Wilkinson Road."

Councillor Derman stated:

- There is no strong sustainability statement and there needs to be

more commitment to build green. This is now an industry standard and it is expected.

- Clearing vegetation at the front and planting grass does not fit in with the ambience of Wilkinson Road; some low-growing ground cover would be better.
- The lack of sidewalks and safe walking areas on Wilkinson is an issue and traffic safety is a concern.
- He doesn't understand why we would not ask for sidewalk up to Greenlea, which is the logical walking route to the commercial centre, and in this respect makes this a less than optimal location for a multi-family development.

Councillor Gerrard stated:

- He agrees we need a sidewalk on Wilkinson up to Greenlea.
- He applauds the applicant for the low density site coverage, preservation of green space and placement of a covenant to protect the natural areas.
- The Wilkinson/Interurban corridor has seen an increase in traffic from the Vancouver Island Tech Park, the Pacific Sports Institute and Camosun College, and we are also increasing residential development in this area; eventually we are going to have to address the traffic issues.

Councillor Brownoff stated:

- Neither Wilkinson nor Greenlea have acceptable walking environments; it is unlikely that people will walk to the Royal Oak Centre.
- She would like to see a mandate for sidewalks in this area.
- For the Public Hearing, as well as providing details about traffic safety and improvements to the bus stop areas, she expects to see some commitment about Build Green for this project.

Councillor Wergeland stated:

- He is concerned about the lack of detailed design drawings and asked these be improved upon for the Public Hearing.
- A walking distance of 700 m is not a major walk, but a sidewalk up to Greenlea is something that should be addressed.

Councillor Hunter stated:

- He concurs with comments about traffic and pedestrian safety, noting he doubts people are going to walk to the commercial centre.
- He would also like to see a more comprehensive package presented for the Public Hearing with all the issues raised tonight addressed.

Councillor Sanders stated:

- She is uncomfortable sending incomplete applications to Public Hearing and hopes the issues raised are addressed at that time.
- She is very concerned about safety at the driveway and wants more information on this subject for the Public Hearing, as well as more detail in the drawings presented.

Councillor Murdock stated:

- He is also concerned about traffic along this corridor as there has been considerable densification in recent years.
- The issue of the appropriate distance from a commercial centre should be better defined. The intent is to get people to access these

centres on foot, and can we realistically expect someone to walk uphill 700m with groceries?

- The impact of this development on the already congested corridor as well as pedestrian and cycling infrastructure needs to be considered.

THE MOTION WAS THEN PUT AND CARRIED

Murray Drive
Proposed Heritage
Designation

2830 MURRAY DRIVE – PROPOSED DESIGNATION OF THE DWELLING, GARAGE AND PROPERTY AS A MUNICIPAL HERITAGE SITE

Report of the Director of Planning dated February 12, 2009 recommending the site and structures at 2830 Murray Drive not be designated as a Municipal Heritage site.

Councillor Derman stated:

- The Heritage Foundation reviewed this application at two separate meetings, with considerable discussion.
- Designations need to meet certain criteria, including heritage significance for the property, human history and landscaping.
- The majority of the members concluded that because substantial alterations had been done on this building, there was no significant heritage value remaining.

The Director of Planning advised that if not granted, the property would remain on the registry and a person may reapply for designation in the future.

MOTION:

MOVED by Councillor Hunter and Seconded by Councillor Wergeland: “That the site and structures at 2830 Murray Drive not be designated as a Municipal Heritage site.”

Councillor Sanders stated:

- This building was significant enough to be included in the new Heritage Registry and she would prefer to see it designated if the owners wish to do so.

Councillor Brownoff stated:

- She was surprised by comments in the staff report, noting the building is on the Registry.
- The property is significant in terms of location and it has some interesting history.

Councillor Gerrard stated:

- The building has been altered substantially and he accepts the opinion of the experts on the Heritage Foundation.

**THE MOTION WAS PUT AND CARRIED,
with Councillors Brownoff and Sanders voting against.**

Shelbourne Street
Rezoning

3959 SHELBOURNE STREET – REZONING APPLICATION – PRAXIS ARCHITECTS INC.

Report of the Director of Planning dated February 16, 2009

recommending approval of the rezoning from C-1 to a new zone C-2S (general commercial Shelbourne) and Development Permit DPR2008-00023. Report of the Advisory Design Panel dated October 22, 2008 recommending approval of the design.

Mr. M. Levin, Praxis Architects Inc., applicant, stated:

- The site is at the corner of McKenzie and Shelbourne, surrounded by a gas station, a seniors' centre, Tuscany Village and University Heights shopping centres.
- The applicant is proposing a four-storey commercial office building with retail on the ground floor and two levels of underground parking.
- Due to the busy bus stop in front of the site, they have agreed to widen the sidewalk by 2 m in addition to agreeing to a request from Engineering to dedicate 2 m of property for future road widening.
- Tree plantings and a bench will be placed within the expanded sidewalk area providing much needed streetscaping.
- Teakwood will be the main access to the development, with 9 surface stalls on the north side of the building and access to the existing underground parking in Tuscany Village.
- Existing vegetation on the site will be lost due to the parking area; retention of the trees would require significant parking variances.
- Replacement trees will be planted and adequate amounts of soil added to ensure their survival.
- A rain garden adjacent to Teakwood, a roof garden, and a private terraced area on the south side are planned.
- They have met with the Gordon Head Residents Association, Tuscany Village Strata Group and the seniors' home; they would be willing to meet with any of these groups again if necessary.

Mr. J. Partlow, Landscape Architect, Lombard North Group, stated:

- The project has an urban character and they have tried to create as much green space as possible.
- There will be a significant stormwater and rainwater retention area with two rain gardens adjacent to Teakwood.
- Privacy screening will be provided on the south side of the building and as per direction from the Parks Department.
- Although an urban development, the edges have been treated to create landscaping for everyone to enjoy.

Mr. D. Gunn, Gordon Head Residents' Association, 4449 Tremblay Drive stated:

- Traffic coming in and out of Teakwood is a concern; the intersection and the access/egress are dangerous and confusing.
- The Association has a vision for this area and would like to see a building that will be an asset to the community for years to come, complement Tuscany Village, keep the existing trees and not contribute to the existing traffic problems.
- He would prefer a decision on this development wait until completion of the Shelbourne Corridor Study.

Mr. K. Whitworth, Quadra Cedar Hill Community Association, 1044 Inverness Road, stated:

- Consideration must be given to the Bowker Creek Watershed Initiative and the need to build green.

Mr. S. Coe, Gordon Head Residents Association, 29-3987 Gordon Head Road, stated:

- Gordon Head has a history of being accommodating and reasonable: we accepted Home Depot, Tuscany Village and many townhouses.
- This is a nice building with streetscaping; the architect and landscape architect have done a good job. However, there are concerns.
- This is a unique site for Gordon Head: it is the first building you will see when entering the area and it deserves a unique building.
- He asked Council consider how this proposed design fits in with the Shelbourne Corridor Study.

In response to comments from Council, Mr. Levin stated:

- He thought the project was enthusiastically received by the community, although they did receive a letter from the Association outlining some concerns.
- He also thought this was a modest site and it is difficult to understand what the Association expects.
- The site is boxed in by surrounding developments and he thought the proposed building would be a positive addition.

In response to questions about the Shelbourne Corridor Study, the Director of Planning stated:

- The focus of the Study is on land use and transportation, and the interface between the street, the public and private environments, and how these relate to existing buildings.

Mayor Leonard stated:

- He disagrees with the Gordon Head Residents' Associations' expectations about the Shelbourne Corridor Study; we do not have the resources to define the type of buildings one would like to see along the entire length of Shelbourne Street; the Association needs to meet with the Planning Department to discuss this.
- He is concerned about how the proposed building will look at the corner beside the gas station and Tuscany Village.
- The service station is not going to go away and the presentation does not address anything about context.
- It is unfortunate this site was not included as part of the Tuscany Village development because now there are higher requirements for a stand-alone building to meet everyone's needs.
- There is not much in the way of a Build Green checklist.
- This application is not ready for Public Hearing; postponing it will allow the applicant to meet once again with the Community Association.
- He is concerned that there are no tenants for building yet, possibly making this rezoning a hypothetical exercise.

MOTION:

MOVED by Mayor Leonard and Seconded by Councillor Brice: "That the rezoning and development permit application for the property at 3959 Shelbourne Street be postponed."

Councillor Derman stated:

- We must get the message across that Council expects substantially more complete sustainability statements than what is appearing before us; commercial buildings need to be LEED certified or equivalent.

- He agreed this is a modest site, and because it wasn't included within the Tuscan Village development, it is an awkward site with traffic issues.
- It is the entrance to Gordon Head and therefore merits a significant building.
- He appreciates the efforts of the applicant in terms of landscaping.
- This area is part of the Bowker Creek Action Plan, which Council adopted in good faith, and we should make every effort to maintain the health of the watershed and the watercourse.

Councillor Wergeland stated:

- The Gordon Head Association needs to be more specific with their vision for this site.
- He hopes the applicant will provide more detailed and coloured plans at the Public Hearing, including elevation drawings.

Councillor Brownoff stated:

- There needs to be more dialogue with the community and the Community Association needs to be specific about what will make this a significant building.
- We need detailed plans showing the relationship between the seniors' home and Tuscan Village.
- She agreed this is a tricky corridor and traffic is an issue, particularly around Teakwood and the access/egress to the site.
- She is pleased with the streetscape amenities and the wider sidewalk.
- The ideas for the intensive green roof and the rain garden are interesting but there is no commitment to sustainability; she wants to see this at the Public Hearing.

Councillor Gerrard stated:

- The Shelbourne corridor needs a complete review; a charette process was successful in the Gorge Tillicum area and may work at this intersection also.
- The applicant and the Community Association need to talk about what they want to see on the site; we could have something dynamic here.
- This will be a significant building and should be at least silver LEED standard.

Councillor Sanders stated:

- There needs to be some context provided as to in how this proposal relates to the existing surrounding developments.
- She is impressed with the architecture but the applicant needs to get the Community Association on board.
- Sustainability issues are very important today and she is not satisfied with what has been put forward.
- Speculative buildings with no tenants are also a concern.

THE MOTION WAS THEN PUT AND CARRIED

Thunderbird Place
Rezoning

4961 THUNDERBIRD PLACE – REZONING APPLICATION – TINNEY & ASSOCIATES LAND PLANNING & DESIGN

Report of the Director of Planning dated February 18, 2009 recommending approval of the rezoning from RS-18 to RS-12 and Development Variance Permit DVP00268.

Mr. R. Tinney, Tinney & Associates Land Planning & Design, applicant, stated:

- A presentation was scheduled for last November, but the Planning Department was recommending rejection because one of the lots was too close to the intersection, with marginal sight lines and difficult driveway access; this was one of the steeper locations on the site and the revised application proposes four single family lots instead of five.
- When the fifth lot was eliminated, Lot 3 was enlarged and has a covenant to protect the trees.
- He displayed the proposed layout which has the least disruption in terms of gradient and tree loss.
- He also displayed a three dimensional view illustrating how the buildings will fit on to the site instead of using retaining walls and experiencing heavy tree loss. They want to ensure the trees being retained will actually survive.
- An architectural style suitable for steep lots is being used.
- Covenants have been proposed by the applicant pertaining to house and driveway location, size, style, and tree retention.
- A number of presentations have been made to the Cordova Bay Community Association, which has been helpful with its comments.
- Only one unresolved issue remains and this is with respect to the treatment of Haliburton Road: the Engineering Department has asked for the road to be widened to allow for concrete curb and gutter and for street lighting.
- He understands from an engineering point of view the reasons behind the road upgrades but this is a unique rural road.
- The residents and the Community Association would prefer to maintain the road in its present natural state.
- The owner will follow the wishes of the majority.

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

- He disagrees with the comment in the staff report about the estimated loss of trees being conservative: it is premature and not accurate. House and lot sizes have been limited to avoid tree loss.
- To retain the bank on the steep slope when excavating they will taper the slope to the side and feather it uphill; the rear of the houses will be designed as a retaining wall. After the houses are built they will be back filled to be flush with the roof.
- Engineering proposes to widen a section of roadway in front of three of the homes on Haliburton to provide for two-way travel.

Mr. D. Buchanan, 828 Haliburton Road, stated:

- He is a retired architect and planner and commended the designer of this project for a job well done on this difficult site, noting he supports the variance.

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

- The Association has no objection to the proposal in its present form as it is substantially different from the previous one.
- He is pleased the applicant is willing to covenant the house size to prevent monster homes.
- The application should proceed to Public Hearing.

Mr. K. Whitcroft, Quadra Cedar Hill Community Association, 1044 Inverness Road, stated:

- This area should be cherished for future generations and in his opinion the proposal has more negatives than positives.
- Roads will be widened, impervious surfaces increased, urban forests will be lost – which will affect our carbon sinks, and greenhouse gasses increased.
- The development is on a very steep hill, not within walking distance of any centres and it is not “affordable” housing.
- There will be a lot of pressure behind the houses from the fill; has anyone considered if there will be liability issues?
- Perhaps 30 years ago this would have been a good development but it is now no longer sustainable.

In response to questions from the public and Council, the Manager of Development and Municipal Facilities stated:

- The wiring will be underground.
- Engineering would be prepared to reconsider their original requirement for road widening to provide streetlights and concrete curb and gutter if this is what the community and Council would prefer.
- The improvements were recommended to accommodate stormwater run off and it may be possible to look at other solutions in this respect.
- He agreed to provide written confirmation for the Public Hearing.

MOTION:

MOVED by Mayor Leonard and Seconded by Councillor Brice: “That a Public Hearing be called to further consider the rezoning and development variance permit applications for the property at 4961 Thunderbird Lane.”

Councillor Derman stated:

- Haliburton is a unique, rural road and not only would it seem out of place to see road widening and concrete curb and gutter, but traffic speed tends to increase with these types of improvements.
- His preference would be to maintain the existing ambience, and find ways to handle to stormwater in a more ecologically sensitive manner.
- He congratulated the applicant’s efforts in communicating with the neighbourhood, and the fact that he is willing to guarantee the size, location, design and tree protection on this difficult site.

Mayor Leonard stated:

- He wants a subsequent report from the Engineering Department for the Public Hearing addressing items 2 and 3 in the February 13, 2009 letter from the Cordova Bay Association on the issue of curb and gutter and the streetlights.

Councillor Gerrard stated:

- He has concerns about the stability of the bank; it is not easy to shoe-horn a house into a steep slope.
- He believes there will be more tree loss than anticipated.
- The back fill will add a lot of pressure to the back of the houses.
- He wants to know how construction on Lot 2 is handled.

Councillor Sanders stated:

- She is concerned about the loss of the urban forest, not only because of the value of the trees, but the loss of carbon sequestration.
- She is pleased the applicant is prepared to register covenants and looks forward to having more detail on these at the Public Hearing.

Councillor Brice stated:

- She supports maintaining the road in its present rural form and hoped staff would be able to determine how the engineering requirements can be met.
- Although there has been verbal confirmation from the applicant regarding tree loss and a tree covenant will be applied, she is still concerned about the statement in the staff report about tree loss.
- The design is handsome and she commends the applicant for working so closely with the community.

Councillor Wergeland stated:

- A lot of thought and detail has been applied to make this a good development on a challenging piece of property.
- Sustainability does not necessarily mean “stop development”.
- It will be a challenge to control water on the hill, but he would prefer to see Haliburton remain a country road.

Councillor Brownoff stated:

- This is a challenging site and while she appreciates the colour photos and the presentation, she would like to see more detail on Lot 2.
- She would like to see a list of the covenants at the time of Public Hearing.
- She is concerned about the tree loss and noted that often more trees are lost than originally thought.
- She agrees with the community regarding the treatment of the road.
- Building Lots 4 and 5 into the bank is unique, but she has concerns about the safety and stability of the slope and how this will be addressed.

Councillor Murdock stated:

- He agrees with many of the comments and concerns raised, particularly regarding the potential tree loss, which would be a huge detriment to the environment.
- He also shares the concerns about the development being a considerable distance from a major centre and the lack of viable public transit.
- We can only continue to contemplate car-oriented density outside our major centres for so long.

THE MOTION WAS PUT AND CARRIED

Prospect Lake Rd.
Rezoning

4315 PROSPECT LAKE ROAD – REZONING APPLICATION – DISTRICT OF SAANICH, LANDS DEPARTMENT

Report of the Director of Planning dated February 16, 2009 recommending approval of the rezoning from A-1 and A-4 to P-4N and that the Parks Reservation Bylaw be amended to include the park.

The Director of Planning stated:

- Part of the concept of securing this property and rezoning it to natural

park is to eventually provide trail connections.

- To date there has not been an exhaustive analysis on how the property relates to the park and trail network, but it will provide the opportunity.

Ms. Joan Hendrick, 4328 Prospect Lake Road, across the street from the subject property, stated:

- She fully supports the donation of this property to Saanich by the Goy family and understands that the existing buildings will be removed.
- Eventually, she hopes this natural park will be connected to Calvert Park and Francis King Regional Park and the existing trails.
- This is also an opportunity to consider wildlife corridors in the area.
- Traffic on Prospect Lake Road is becoming quite an issue, especially since Park Road was closed. Her concerns are detailed in the letters submitted to Council.
- Apparently the LAP identifies the area between Calvert Park and the new park for traffic calming measures; she has no idea what this would entail, but noted that speed is out of control and she questioned if there was a way to slow it down as this is not a commuter route but a local connector.

Mr. K. Whitcroft, Quadra Cedar Hill Community Association, 1044 Inverness Road, stated:

- He encouraged Council to support the Planner's recommendation and would like to personally thank the Goy family for this beautiful donation of natural land to the municipality.

Mrs. J. Finlay, resident of the area, hoped that the acquisition of this property would increase the trail connections through this area.

MOTION:

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That a Public Hearing be called to further consider the rezoning application for the property at 4315 Prospect Lake Road."

Councillor Derman stated:

- This is a wonderful gift to the municipality and there will be great potential for future trail connections.

Councillor Brownoff stated:

- She thanked the family for their generous donation and noted there are a number of connections that could happen within this area to Calvert and Francis King parks.
- She asked that the issue of traffic speed be referred to the Administrative Traffic Committee for consideration.

In response to a question from Council, the Municipal Administrator stated that such donations can be recognized with a plaque on site. In this case, he will work with the executors to determine appropriate recognition.

Councillor Sanders stated:

- She is impressed with the family's vision and generosity.
- Regarding Prospect Lake Road, she agreed that traffic is increasing and noted this issue has been addressed recently by the Administrative Traffic Committee.

- However, although the volumes may be increasing and seem more significant to the residents of the area, the actual volume of vehicles is far below that on other urban/residential and local connector roads.

Councillor Murdock stated:

- He thanked the Goy family for their generous contribution to the preservation of the natural biodiversity of Saanich.

THE MOTION WAS THEN PUT AND CARRIED

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 10:42 pm.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK