

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, SEPTEMBER 21, 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; Colin Doyle, Director of Engineering; Donna Dupas, Deputy Manager of Legislative Services; and Maura Brothers, Senior Committee Clerk.

ADM50  
Presentation

**PRESENTATION TO FORMER POLICE BOARD MEMBER KAREN JAWL**

On behalf of Saanich Council, Mayor Leonard presented former Police Board Member Karen Jawl with a plaque and thanked her for her years of valuable service on the Police Board. Chief Constable Chadwick and Former Chief Constable Egan presented Ms. Jawl with a Certificate of Recognition from the Police Department.

ADM50  
Presentation

**PRESENTATION TO COUNCIL FROM PUBLIC WORKS ASSOCIATION**

On behalf of Saanich Council, Mayor Leonard accepted an award plaque from the Public Works Association of British Columbia, presented by the Roads Manager, recognizing the Royal Oak Transit Exchange as the 2009 Project of the Year.

Minutes

**ADOPTION OF MINUTES**

**MOVED by Councillor Brownoff and Seconded by Councillor Gerrard:**  
**“That the Minutes of the Council and Committee of the Whole Meetings held September 14, 2009 be adopted.”**

**CARRIED**

**BYLAWS**

Grange Road  
Bylaw 9005

**4051 GRANGE ROAD.**

Final Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2009, No. 9005”. Rezoning from RS-6 to RS-4 and RS-2 for proposed 2 lot subdivision.

**MOVED by Councillor Derman and Seconded by Councillor Wergeland:**  
**“That Bylaw No. 9005 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 7:39 p.m.

The meeting reconvened at 8:40 p.m.

**RECOMMENDATIONS**

*From the Committee of the Whole Meeting held September 21, 2009*

Elk Lake Drive  
Development  
Variance Permit

**4595 ELK LAKE DRIVE – DEVELOPMENT VARIANCE PERMIT –  
SAANICH FIRE DEPARTMENT**

**MOVED by Councillor Brownoff and Seconded by Councillor Derman:  
“That Council approve and issue Development Variance Permit  
DVP00279 on Parcel A (Being a consolidation of Lots 1, 2, and 3, see  
FB86746), Section 9, Lake District, Plan 29935, except part in Plan  
VIP83669 (4595 Elk Lake Drive).”**

**CARRIED**

In Camera Motion

**MOVED by Councillor Brice and Seconded by Councillor Hunter: “That  
the following meeting be closed to the public as the subject matter  
being discussed relates to ‘personal information about an identifiable  
individual being considered for an appointment by the District.’ ”**

**CARRIED**

Adjournment

On a motion from Councillor Brice, the meeting adjourned at 8:45 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK



Mr. B. Loukes, Blenkinsop Valley Community Association, 4160 Glendenning Road, stated:

- The Blenkinsop Valley Community Association did not have a chance to meet with the applicant to review the proposal.
- As the proposed fence is out of character with the Blenkinsop Valley, the Association does not support the application; furthermore, approval of the application could encourage other residents to build non-compliant fences without a variance permit.
- As an architect, the designer of the fence should have been aware of the height restrictions in the Zoning Bylaw.

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

- All information on the proposal received by the Association was forwarded by Saanich Planning staff; the applicant made no effort to contact the Association.
- It is not his impression that other residents in the area would want to reduce the height of their non-compliant fences.
- The Association has not received any complaints in regards to the Seven Oaks facility; however, the Association does use space in the facility free of charge for meetings, which could be perceived as a conflict of interest.

Ms. A. Arden, 4256 Parkside Crescent, stated:

- She supports the application; the fence design is visually appealing.

Councillor Hunter stated:

- It is an issue that there are other fences in the neighbourhood exceeding the height restrictions in the Zoning Bylaw.
- Though the re-integration of residents at the Seven Oaks facility into the community will not always be completely successful, the facility should still be considered a part of the neighbourhood.

Councillor Gerrard stated:

- The design of the fence is preferable to other kinds used in the neighbourhood and the landscaping will be a further improvement.
- He is inclined to support the application as there are a wide variety of fence designs along Blenkinsop Road.

Councillor Sanders stated:

- Though the fence design is not unattractive, it will block the view of the Blenkinsop Valley; consideration should be given to leaving off the wrought iron feature on top of the fence, which would bring its height closer to the maximum allowed in the Zoning Bylaw.
- She has the following concerns regarding the applicant's proposal: other residents have been asked to reduce the height of fences exceeding that allowed in the Zoning Bylaw; approving the application will not show support for the actions of Saanich Bylaw Enforcement and the Board of Variance; and there were no residents of the immediate neighbourhood to speak in support of the application.

Councillor Derman stated:

- Sufficient rationale has not been provided for Council to approve the application when the Board of Variance did not; furthermore, it would not be difficult to modify the fence to meet the requirements of the Zoning Bylaw, due to its cinder block construction.
- He also questions how the designer of the fence would be unaware of the height restrictions in the Zoning Bylaw and is concerned that approval of the application could set a precedent that would negatively impact the viewscape of the Blenkinsop Valley.

Councillor Brownoff stated:

- Topping the fence with wrought iron does not fit with the rural setting, but the fence might have been fine with a reduced height.
- She also questions why Council should approve the application when the Board of Variance did not.

Councillor Murdock stated:

- The fence is very obtrusive and is inconsistent with Saanich's goals for heritage designation and land use in the Blenkinsop Valley.
- He does not see the value in approving an application which the Board of Variance rejected and is surprised by the applicant's comments regarding Seven Oaks; the applicant should consider discussing his concerns regarding the residents with facility staff.

Councillor Brice stated:

- Though the Board of Variance rejected the application, the staff report recommends approval.
- She does not support the application as the design of the fence is abrasive and produces a "gated-community" effect.

## MOTION

**MOVED by Councillor Brownoff and Seconded by Councillor Sanders: "That it be recommended that Council reject Development Variance Permit DVP00280 on that part of Lot 1, Section 7, Lake District, Plan 11724 lying to the east of a straight boundary joining points on the northerly and southerly boundaries of said lot distant 273.86 feet and 314.25 feet respectively from the north easterly and south easterly corners of said lot (4540 Blenkinsop Road)."**

Mayor Leonard stated:

- Council should have the opportunity to see the petition and letters in support of the application prior to making a decision.
- There may be support for a fence with an amended design.

**MOVED by Mayor Leonard and Seconded by Councillor Brice: "That further consideration of Development Variance Permit DVP00280 be postponed to allow the applicant to amend the proposed fence design and Council to review correspondence in support of the application."**

**The Motion was then PUT and CARRIED, with Councillor Sanders voting against.**

Elk Lake Drive  
Development  
Variance Permit

**4595 ELK LAKE DRIVE – DEVELOPMENT VARIANCE PERMIT -  
SAANICH FIRE DEPARTMENT**

Report of the Director of Planning dated August 27, 2009 recommending approval of Development Variance Permit DVP00279 for proposed tower crane, training tower and fencing for a fire fighting training facility at Saanich Fire Hall #2 (Royal Oak).

The Fire Chief stated:

- A compound similar to that located at Beecher Bay will be installed, but live fire will not be used at this site.
- Though some trees in the middle of the property have been removed to allow for site development, all oak trees have been retained.
- The chain link fence is six feet high and can be raised if needed; since it has been installed, security has not been an issue.
- A cell has been established for water retention during heavy rainfalls.
- The proposed location for the tower crane provides sufficient space for truck access and is screened from neighbouring properties by tree cover; however, the tree root structures will not be impacted.
- To address the concerns of the neighbouring residents and the Royal Oak Community Association, access to and from the site onto Viewmont Avenue will be restricted to emergency egress.
- The tower crane was purchased for \$7,300, a significantly reduced cost; the foundations for the tower crane and the training tower were installed at the same time, resulting in further cost savings.
- The height of the training tower has been lowered to 40 feet; two nearby fir trees are taller than the proposed tower crane.
- The tower crane jib has been reduced from 100 feet to 35 feet, which will allow it to swing over top of the training tower in the direction of the wind, without being intrusive to neighbouring properties.
- The containers on site will be painted dark green to blend in with the foliage, as will the tower crane and the training tower; when filled with artificial smoke, the containers can also be used for rescue operations.
- An electrical room has been installed on site to receive 100 of the fire station's upgraded 450 amp power service.
- The sump, which holds 3,000 gallons of water, can be used for confined space entry training.
- The fir wood fence on the southern end of the property still needs to be completed and will not be above 5 feet in height.

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

- He supports the recommendation in the report of the Director of Planning; this variance will benefit the community as it will assist in training fire fighters.

Mr. D. Sampson, 544 Heatherdale Lane stated:

- The proposed tower crane will have an industrial appearance that will negatively impact the residential character of the community.
- The applicant spent money on the project prior to receiving Council's approval of the height variance.
- Consideration should be given to locating the tower crane on a site in a more industrial area, where the surrounding buildings are of a

greater height.

Mr. G. Halloway, Royal Oak Community Association, 4745 Rosehill Road, stated:

- The applicant has been very responsive to the Royal Oak Community Association’s concerns; after reviewing the advantages and drawbacks, the Association has no objections to the application.

In response to questions from the public, the Fire Chief stated:

- As Saanich already owns the property, it would be advantageous to keep the tower crane and training tower on the same site as the fire fighting training facility.
- Currently, Saanich fire fighters need to train on their off days using Victoria’s training facility.

**MOTION**

**MOVED by Councillor Derman and Seconded by Councillor Brice: “That it be recommended that Council approve and issue Development Variance Permit DVP00279 on Parcel A (Being a consolidation of Lots 1, 2, and 3, see FB86746), Section 9, Lake District, Plan 29935, except part in Plan VIP83669 (4595 Elk Lake Drive).”**

Councillor Derman stated:

- He appreciates the community consultation undertaken by the applicant.
- This application will result in a great benefit to the community.

**The Motion was then PUT and CARRIED**

Adjournment

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

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK