

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, MARCH 3, 2008 AT 7:30 P.M.**

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

**PUBLIC HEARING**

No. 43  
Watson Street  
Bylaw 8914

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2008, NO. 8914”

**PROPOSED TWO LOT RESIDENTIAL SUBDIVISION ON WATSON STREET**

To rezone a portion of Lot 5, Block 10, Section 27, Victoria District, Plan 1107 (**1979 WATSON STREET**) from zone RS-6 (Single Family Dwelling – minimum lot size 560 m<sup>2</sup>) to zone RS-4 (Single Family Dwelling – minimum lot size 460 m<sup>2</sup>) for a proposed two lot residential subdivision.

The Notice of Public Hearing; and report of the Director of Planning dated January 10, 2008, recommending that the application to rezone from RS-6 to RS-4 be approved; correspondence from Pacific Group Developments Inc. addressing issues raised at the January 28, 2008 Committee of the Whole Meeting; correspondence from the Camosun Community Association providing comments; and two letters from neighbouring residents expressing concerns regarding height, drainage, and impacts to trees; were introduced.

**APPLICANT:**

Ms. D. Kors, Kors Development Services Inc., on behalf of the applicant, stated:

- The proposal is to rezone a portion of the currently RS-6 zoned property to RS-4 and create one additional lot; no variances are required.
- They met with the Camosun Community Association and the neighbouring residents to discuss their proposal and address any concerns.
- In order to address concerns that were raised pertaining to form and character, they have provided three photos showing arts and crafts style designs which will be attached to the covenant for the proposed new lot.
- They have attached a site plan which identifies the criteria for the proposed new lot indicating setbacks and building envelope which will also be attached to the proposed covenant.
- In order to address concerns with regard to height of the proposed new dwelling in relation to adjacent houses, they have revised the streetscape plan and are proposing to reduce the roof pitch and roof ridge height of the proposed new dwelling to a maximum of 47.5 metres elevation for the new lot.

- They will continue to work with the project arborist throughout the subdivision/construction phase; the proposed rain gardens will be located outside the critical root zones of the existing Garry oak trees at the front of the existing dwelling and will not impact the trees.
- In order to ensure that the Bowker Creek Watershed is protected and that drainage is adequately addressed for the downhill properties, they are proposing three levels of stormwater management which include the extension and connection to the piped system, rain gardens, and engineered infiltration areas in the rear yards of both of the proposed lots.
- They feel that the proposed infill development will be compatible with the existing neighbourhood, and that they have addressed any concerns that were raised.

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

- They are proposing that the concept photos showing house designs with a single car garage be attached to the restrictive covenant.
- They are committed to the proposed lower pitched roof for the dwelling on the proposed new lot as shown on the streetscape plan in order to match the height of neighbouring rooflines.

**PUBLIC INPUT:**

Mr. D. Ross, Director at Large, Camosun Community Association, stated:

- The applicants have addressed the concerns that were raised at the Committee of the Whole Meeting in January; the proposed infill development will fit in nicely with the existing neighbourhood.
- The applicants are proposing a comprehensive stormwater management plan to ensure that the Bowker Creek Watershed is not impacted.
- When the arborist initially prepared his report he did not have any detailed drawings for the proposed new dwelling to base his information on; the applicants have since indicated that once construction plans are available the arborist will review the detailed engineering plans and any recommendations.
- It would be beneficial to have a commitment from the applicants that the arborist will prepare a supplementary report once the final plan is completed in order to ensure that the root systems of the existing Garry oak trees are not impacted by any drainage problems.

Mr. L. Main, 1979 Lansdowne Road, stated:

- He was born in 1917 and has lived in his present location for the past 50 years; he is pleased with all of the work that Saanich has done over the years in the area.
- Some of the neighbours have concerns with the proposed development; he is concerned that a precedent could be set if the proposed subdivision is approved and that other properties in the neighbourhood will be subdivided in the future; there are also concerns with traffic in the area.

**APPLICANT’S RESPONSE:**

Ms. Kors stated:

- They are committed to continue working with the same project arborist and to remain outside the critical root zone of the existing Garry oak trees; they will provide the Approving Officer with detailed designs once they proceed to the subdivision review process.

**MOTION:                   MOVED by Councillor Ngai and Seconded by Councillor Gillespie: “That the application to rezone from RS-6 to RS-4 be approved.”**

Councillor Derman stated:

- The concept photos illustrating dwellings with single car garages and the revised streetscape plan that have been presented tonight look like they would be compatible with the existing neighbourhood.
- In order to clarify the recommendations in the Planner’s report for consideration by the Approving Officer, it should be noted that Council is recommending to the Approving Officer that when the concept photos and streetscape plan are presented at the Public Hearing, that they be consistent with what was presented tonight.

**The Motion was then PUT and CARRIED**

No. 44  
Watson Street  
Bylaw 8914

**“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2008, NO. 8914”**  
Second, Third, and Final Readings

**MOVED by Councillor Ngai and Seconded by Councillor Gillespie: “That Bylaw No. 8914 be read a second time.”**

**CARRIED,**

**MOVED by Councillor Ngai and Seconded by Councillor Gillespie: “That Bylaw No. 8914 be now passed.”**

**CARRIED,**

**MOVED by Councillor Ngai and Seconded by Councillor Gillespie: “That Bylaw No. 8914 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

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 February 25, be adopted.”**

**CARRIED**

**BYLAWS**

No. 45  
Carloss Place/  
EPW65  
Bylaw 8891

**SANITARY SEWER BYLAW AMENDMENT – CARLOSS PLACE PROPERTIES.**

Final Reading of the “Sanitary Sewer Bylaw, 2006, Amendment Bylaw, 2008, No. 8891”. To include 4731, 4735, 4743, 4747, 4751, 4755 and 4759 Carloss Place in the Sewer Service Area.

**MOVED by Councillor Derman and Seconded by Councillor Hunter:**  
**“That Bylaw No. 8891 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

No. 46  
ADM40  
Bylaw 8911

**REPEAL BYLAW (LOCAL COURT OF REVISION REMUNERATION BYLAW).**

Final Reading of the “Repeal Bylaw, 2008 (Local Court of Revision Remuneration Bylaw, 1975, No. 3764), No. 8911”.

**MOVED by Councillor Ngai and Seconded by Councillor Gillespie:**  
**“That Bylaw No. 8911 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

No. 47  
ADM115  
Bylaw 8915

**CRD ONSITE SEWAGE SYSTEMS SERVICE PARCEL TAX BYLAW.**

Three Readings of the “CRD Onsite Sewage Systems Service Parcel Tax Bylaw, 2008, No. 8915”. To impose a parcel tax to collect an amount requisitioned by the CRD for the regional district onsite sewage disposal system service.

**MOVED by Councillor Ngai and Seconded by Councillor Gillespie:**  
**“That Bylaw No. 8915 be introduced and read.”**

**CARRIED**

**MOVED by Councillor Ngai and Seconded by Councillor Gillespie:**  
**“That Bylaw No. 8915 be read a second time.”**

**CARRIED**

**MOVED by Councillor Ngai and Seconded by Councillor Gillespie:**  
**“That Bylaw No. 8915 be now passed.”**

**CARRIED**

No. 48  
ADM115  
Bylaw 8916

**CRD ONSITE SEWAGE SYSTEMS SERVICE PARCEL TAX ROLL PREPARATION BYLAW.**

Three Readings of the “CRD Onsite Sewage Systems Service Parcel Tax Roll Preparation Bylaw, 2008, No. 8916”. To direct the preparation of a parcel tax roll further to the regional district onsite sewage disposal system service.

**MOVED by Councillor Derman and Seconded by Councillor Brice:**  
**“That Bylaw No. 8916 be introduced and read.”**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Brice:**  
**“That Bylaw No. 8916 be read a second time.”**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Brice:**  
**“That Bylaw No. 8916 be now passed.”**

**CARRIED**

**RESOLUTIONS FOR ADOPTION**

No. 49  
ADM115 - CRD  
Bylaw 3510

**CAPITAL REGIONAL DISTRICT CLIMATE ACTION AND ADAPTATION SERVICE ESTABLISHMENT BYLAW.**

Letter from the Capital Regional District dated February 18, 2008 requesting Council give consent to the CRD adopting Bylaw No. 3510, "Capital Regional District Climate Action and Adaptation Service Establishment Bylaw, 2008".

**MOVED by Councillor Brice and Seconded by Councillor Brownoff: "That Council give consent to the CRD adopting Bylaw No. 3510, "Capital Regional District Climate Action and Adaptation Service Establishment Bylaw, 2008".**

**CARRIED**

No. 50  
PLD40  
Earth Hour 2008

**EARTH HOUR 2008.**

Report from Councillor Sanders dated February 27, 2008 recommending Council support Earth Hour 2008 and that Saanich participate.

**MOVED by Councillor Sanders and Seconded by Councillor Hunter: "That Council support Earth Hour 2008 and that Saanich participate."**

Councillor Sanders stated:

- Earth Hour was started in Sydney, Australia in 2007 and with the support of the World Wildlife Fund is going global this year in order to raise awareness of global warming.
- BC Hydro will be supporting Earth Hour as a province wide initiative and encouraging all local governments in BC to participate.
- Saanich is a leader in sustainability for its actions that it has taken independently and in cooperation with other municipalities and levels of government in order to address climate change.
- As a participate in the BC Hydro Turn It Off Challenge, Saanich was successful in reducing energy consumption in its municipal facilities and also encouraging residents to participate by committing their personal reduction of energy.
- On Saturday, March 29, the world will turn off its lights for one hour to show that it is possible to take action on climate change and that we care about our planet; she encourages everyone to participate.

**The Motion was then PUT and CARRIED**

Adjournment            On a motion from Councillor Gillespie, the meeting adjourned at 7:56 p.m.  
The Meeting reconvened at 8:15 p.m.

*From the Committee of the Whole Meeting held March 3, 2008*

Recommendations    **RECOMMENDATIONS**

No. 51  
Hartland Ave.  
Antenna  
Application - CRD

**1 HARTLAND AVENUE – ANTENNA APPLICATION - CAPITAL REGIONAL DISTRICT**

**MOVED by Councillor Hunter and Seconded by Councillor Brownoff:  
“That:**

- 1. Antenna application ANT2007-00001 from the Capital Regional District be supported subject to:**
  - a) Confirmation of the tower’s availability for Saanich Municipal use;**
  - b) Understanding that this tower will provide for co-location of other commercial users within accepted industry terms; and**
  - c) Design details addressing concerns related to minimizing avian impacts.”**

**CARRIED**

Adjournment            On a motion from Councillor Hunter, the meeting adjourned at 8:16 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, MARCH 3, 2008 AT 7:57 P.M.**

Present: **Chair:** Councillor Brice  
**Council:** Mayor Leonard and Councillors Brownoff, Derman, Gillespie, Hunter, Ngai, and Sanders  
**Staff:** Tim Wood, Administrator; Colin Doyle, Director of Engineering; Carrie MacPhee, Manager of Legislative Services; Anne Topp, Manager of Community Planning; and Shirley Leggett, Senior Committee Clerk.

Hartland Avenue  
 Antenna Application  
 - CRD

**1 HARTLAND AVENUE – ANTENNA APPLICATION - CAPITAL REGIONAL DISTRICT**

Report of the Director of Planning dated February 11, 2008 recommending antenna application ANT2007-00001 be supported subject to confirmation of the tower’s availability for Saanich municipal use, understanding that this tower will provide for co-location of other commercial users within accepted industry terms, and that design details address concerns related to minimizing avian impacts.

Mr. M. Cowley, applicant, Manager, Design Engineering Services, Capital Regional District, stated:

- He can confirm that there is availability on the bottom of the proposed tower for Saanich use; the agreement that they are working on with Telus has not been finalized but the proposed wording provides the opportunity for Saanich to use the tower.
- He can also confirm that the tower will provide co-location of other commercial users, and that the design details will address concerns related to minimizing avian impacts.

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

- He would like to know if the proposed antenna tower can be green in color instead of the proposed gray so that it blends better with the surrounding forested area.

Mr. P. Breen, Radio Systems Coordinator for the Capital Regional District, stated:

- A green open lattice antenna tower stands out more against the trees because tree trunks are gray not green; whereas, gray open lattice towers recede against the background and look more natural from a distance.
- Industry Canada recently enacted a new regulation which governs co-location to ensure that once a tower is constructed, the owners of the tower are required to cooperate together so that various companies will be required to co-locate.
- In this case if someone wanted to install another tower nearby, they would not be permitted and would be required under the new regulation to get permission from the CRD to co-locate.

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

- The antenna (pinwheel) at the top of a tower is typically about 20 feet in diameter.
- There are three different frequency sets that are commonly used for cellular phone communication; as the cellular industry has evolved, the frequencies have gone higher which means the antennas get smaller.

**MOTION:**

**MOVED by Councillor Brownoff and Seconded by Councillor Derman: “That it be recommended that:**

- 1. Antenna application ANT2007-00001 from the Capital Regional District be supported subject to:**
  - a) Confirmation of the tower’s availability for Saanich Municipal use;**
  - b) Understanding that this tower will provide for co-location of other commercial users within accepted industry terms; and**
  - c) Design details addressing concerns related to minimizing avian impacts.”**

Councillor Derman stated:

- The subject area is an ideal location for a communications tower.

Councillor Brownoff stated:

- She agrees the subject location is an appropriate site for a tower and she appreciates the clarification on tower colors.

**The Motion was then PUT and CARRIED**

Glanford Ave.  
Rezoning

**4290 GLANFORD AVENUE – REZONING APPLICATION – CRAIG AND JAN-DELLE TOKER**

Report of the Director of Planning dated February 21, 2008 recommending approval of the rezoning from RS-8 to RS-4 and Development Variance Permit DVP2007-00024.

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

- The Municipality has and will continue to collect Development Cost Charges (DCC’s) from the proposed development as well as from the development of other parcels in the area.
- Once sufficient funds have been collected, Engineering will be in a position to consider upgrades to the infrastructure along the subject portion of Glanford Avenue.

In response to questions from Council, Mr. C. Toker, applicant and owner, 4290 Glanford Avenue, stated:

- He initially considered deconstructing the existing dwelling instead of demolishing it but there does not appear to be any material worth salvaging, however, he will reconsider and provide additional information at the Public Hearing.
- He will also provide information at the Public Hearing with regard to

