

MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: "That Council give early expenditure approval for the following 2010 core capital projects:

Water Capital Budget - \$470,000 (10% of Core Capital Budget)

1. Diana Road	\$130,000
2. Helmcken Road (Knocken to Hyd 1723)	\$100,000
3. Residential Water Meters	\$60,000
4. Detailed Design – 2010 Water Capital Projects	\$80,000
5. Miscellaneous Water Main Replacements	\$100,000

Sewer Capital Budget - \$342,800 (10% of Core Capital Budget)

1. Diana Road	\$152,800
2. Detailed Design – 2010 Sewer Capital Projects	\$50,000
3. Sewer Model Migration	\$40,000
4. Miscellaneous Sewer Projects and Contingencies	\$100,000

Drainage Capital Budget - \$487,900 (16% of Core Capital Budget)

1. Diana Road	\$170,000
2. Miscellaneous 2010 Drainage Projects	\$100,000
3. Wood Stave Drainage Design	\$50,000
4. Cherrilee Phase 2 (Cherrilee to Arbutus)	\$167,900

Transportation Capital Budget-\$1,050,000 (19% of Core Capital Budget)

1. Shelbourne Street Bike Lanes (Arbourdale to Cedar Hill) (\$125,000 core/\$475,000 gas tax)	\$600,000
2. Helmcken/Knockan Intersection (\$100,000 core/\$350,000 gas tax & reserve)	\$450,000

Fleet Replacement Capital Budget - \$211,000 (funded from Equipment Replacement Reserve)

1. Four (4) Cabin Chassis and One (1) Dodge Sprinter Van	\$211,000
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Recreation Fitness Equipment Replacement Capital Budget - \$11,000 (funded from Equipment Replacement Reserve)

1. Five (5) Spin Bikes at Pearkes Recreation Centre	\$11,000
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Parks Capital Budget – \$550,000 (19% of overall Capital Budget)

1. Playground Equipment (RinC project)	\$450,000
2. Browning and Copley Parks	\$70,000
3. Outerbridge Park	<u>\$30,000</u>

TOTAL \$3,122,700."

CARRIED

Adjournment On a motion from Councillor Brownoff, the meeting adjourned at 7:34 p.m.
The meeting reconvened at 8:24 p.m.

RECOMMENDATIONS

From the Committee of the Whole Meeting held February 1, 2010

ADM40/Xref: Pat
Bay Highway
Bylaw 9061

5100 PATRICIA BAY HIGHWAY (VICTORIA ROWING SOCIETY) – PROPOSED DEPOSIT OF FILL BYLAW AMENDMENT

MOVED by Councillor Derman and Seconded by Councillor Hunter: “That Bylaw No. 9061 be introduced and read.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Hunter: “That Bylaw No. 9061 be read a second time.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Hunter: “That Bylaw No. 9061 be now passed.”

CARRIED

Noble Road
Xref: Hunt Road
Floodplain
Development
Permit

1075, 1076, 1078 NOBLE ROAD AND 5931 HUNT ROAD – FLOODPLAIN DEVELOPMENT PERMIT – MOHAN JAWL

MOVED by Councillor Wergeland and Seconded by Councillor Brownoff: “That Council approve and issue Floodplain Development Permit No. DPR00436 on Lot A, Plan 2393 and Lot C, Plan VIP52813, Section 36, Lake District and Lots 1 and 2, Plan 32072, Section 37, Lake District further to the proposed boundary adjustment of four existing parcels at 1075, 1076 and 1078 Noble Road and 5931 Hunt Road.”

CARRIED

Adjournment On a motion from Councillor Wergeland, the meeting adjourned at 8:25 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

- As the only other structures near the boathouse are the CRD washroom facilities, there is ample capacity on site to accommodate any water displaced by the proposed deposit of fill without additional storm water management efforts.

MOTION

MOVED by Councillor Hunter and Seconded by Councillor Sanders: "That it be recommended that Council approve an amendment to the Deposit of Fill Bylaw to exempt a portion of Lot 1, Sections 45 and 52, Lake District, Plan 48559 to permit an addition to the boathouse on Elk Lake for the Victoria Rowing Society."

Councillor Hunter stated:

- He is very supportive of the application.

Councillor Sanders stated:

- The standing water on site can be directed using bio-swales.
- The boathouse is a great addition to Elk Lake and the application very supportable.

Councillor Derman stated:

- The application is easily supportable; furthermore, the society is a great asset to the community.

Councillor Gerrard stated:

- He supports the application, as it requires only a minor amendment and is located in an area without extensive vegetation.
- In order not to impact the funding received by the society, which must be spent within a set time limit, it would be preferable to amend the Deposit of Fill Bylaw rather than the Floodplain Development Permit Area.

Councillor Wergeland stated:

- He supports the deposit of fill application and appreciates the efforts of the society; however, it would be preferable if the very minimal displacement of water could be addressed by the proponent, in fairness to other applicants which have had to meet similar requirements.

Mayor Leonard stated:

- He is very proud of the opportunities offered by the society for community recreation users, as well as world-class athletes.
- We should not take the location of this facility for granted.

The Motion was then Put and CARRIED

Noble Road
Xref: Hunt Road
Floodplain
Development Permit

1075, 1076, 1078 NOBLE ROAD AND 5931 HUNT ROAD – FLOODPLAIN DEVELOPMENT PERMIT – MOHAN JAWL

Report of the Director of Planning dated January 18, 2010 recommending Council approve Floodplain Development Permit DPR00436 for the proposed boundary adjustment of four existing parcels under current A-1 (rural) zoning.

In response to questions from Council, the Manager of Community

Planning stated:

- If the floodplain development permit was approved, under the current zoning, an application to the Agricultural Land Commission would be required in order to subdivide the subject property; given existing policies, it is unlikely such an application would be approved.

The applicant, Mr. M. Jawl stated:

- Only changes to the legal boundaries, not physical changes to the subject property, are proposed.

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

- The intention is that existing dwellings on site continue to be occupied by company stakeholders.
- The Approving Officer requested a 20 metre expansion to the beach access along Franck Road.

MOTION

MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That it be recommended that Council approve and issue Floodplain Development Permit No. DPR00436 on Lot A, Plan 2393 and Lot C, Plan VIP52813, Section 36, Lake District and Lots 1 and 2, Plan 32072, Section 37, Lake District further to the proposed boundary adjustment of four existing parcels at 1075, 1076 and 1078 Noble Road and 5931 Hunt Road.”

CARRIED

West Saanich Road
Rezoning
Application

4808 WEST SAANICH ROAD – REZONING APPLICATION – DEREK AND YULIYA BRAATEN

Supplemental report of the Director of Planning dated January 18, 2010 recommending that the rezoning from C-1 to C-1NC and Development Permit DPR00417 be approved for a proposed commercial building to accommodate a veterinary clinic, general office use, and accessory residential; that the applicant be required to provide the Municipal Archives with a photographic record of the building, including interior details, prior to deconstruction and salvage materials, windows and feature of architectural or historical significance prior to issuance of a demolition or building permit; and that the Beaver Lake Store facade be retained on the Community Heritage Register. Report of the Advisory Design Panel dated December 17, 2009 recommending approval of the design and requesting the applicant to ensure the handicapped washroom meets accessibility standards.

On behalf of the applicant, Mr. B. Shuya, President of the Saanich Heritage Foundation, stated:

- An earlier version of the application, which was not supported by the Saanich Heritage Foundation (SHF), proposed that the Beaver Lake Store currently on site be demolished and replaced.
- As the store is in a state of decay, relocating the structure to a different property is not feasible; however, in consultation with the SHF, the applicant considered other design solutions.
- The current application will see the heritage façade of the store restored and retained, with a new two storey building constructed behind; however, rezoning is required to allow for the square footage of the proposed new building.

- The proposal includes 12 parking stalls, to be located along the south frontage of the subject property; access to additional parking is available.
- The current design for the proposed new building has an interesting flavour that will promote heritage revitalization in the surrounding area; furthermore, the proposed design includes a western style veranda and finishing materials such as wood and metal cladding.
- A trellis and plant materials, along with articulations and colour variations in the finishing materials, will be used to soften the wall of the proposed building along the north frontage of the property.

The applicant, Mr. D. Braaten stated:

- The new design of the proposed building is intended to blend well with the neighbouring properties.

In response to questions from Council, Mr. D. Graham of D. Graham, Architecture Inc. stated:

- The design for the washroom facilities has been revised to address the Advisory Design Panel's concerns regarding accessibility issues.
- Only a small amount of the roof peak for the proposed new building, approximately one metre, will be visible when facing the façade.
- The garbage disposal and recycling facilities located at the front of the proposed building will be screened with cedar fencing and vegetation.
- The existing storage shed, which has no significant historic value, will be removed from the site.
- The proposed metal roofing achieves several sustainable objectives as it is: very durable; constructed from recycled material; can be recycled once no longer in use; and will reflect sunlight, reducing the heat island effect and maintaining the heat load within the building.
- The break between the façade and the proposed new building is deliberate, making a statement by presenting the heritage preservation element to the community.
- Consideration could be given to displaying historical photographs of the Beaver Lake Store on site with interpretive signage; though the application has not yet reached that level of detail, some consideration has already been given to a commemorative plaque.

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

- The SHF supports the separation between the façade and the proposed new building as it will ensure the façade does not appear to be part of the new construction; furthermore, the SHF feels that the current design will produce a better structure than those currently existing in the area.

Mr. H. Rebneris, 4764 Beaver Lake Road, stated:

- He commends the applicant on the current proposal, and feels that it addresses heritage preservation as is best possible for the store.

Ms. N. Martin, 4996 Prospect Lake Road, stated:

- She is thrilled that the applicant will address the dilapidated condition of the store and retain the existing façade.
- The proposed new building will enhance the neighbourhood and she

strongly supports the application.

Ms. Djabkins, 5002 Prospect Lake Road, spoke in support of the application and stated:

- West Saanich Road has a great deal of traffic, including those traveling to Butchart Garden; she would like to see an improvement on the subject site, as the applicant proposes.

Ms. D. Le Frank, 624 Beaver Lake Road, spoke in support of the application and stated:

- When the original application was presented to Council she was very concerned; however, she is greatly pleased with the current proposal which will complement the existing buildings in the neighbourhood.
- It is good to see a sidewalk proposed across the property frontage.

MOTION

MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: “That a Public Hearing be called to further consider the rezoning application for Lot 15, Block 1, Section 106, Lake District, Plan 1763 (4808 West Saanich Road).”

Councillor Brownoff stated:

- She commends the applicant and the SHF for their work on the proposal to address the historical value of the store through retaining the façade separately from the proposed new building; furthermore, she is pleased that the façade will be kept on the Community Heritage Register.
- The mix of uses proposed will complement the neighbourhood.

Councillor Derman stated:

- He congratulates the applicant on the professional caliber of their current proposal; furthermore, the SHF is also to be congratulated for their efforts with this application, which include inspection of the store and involvement in the design process.
- The applicants should consider indicating at the Public Hearing how they will recognize the heritage of this site, perhaps through photographs and interpretive signage.

Councillor Sanders stated:

- She complements the applicant and the SHF, as the current proposal is a significant improvement, and is pleased with the following elements: the retention of the façade; the design of the proposed new building, which is sensitive to the neighbourhood; and the metal roof, that matches the agricultural heritage of the area.
- The applicant should consider a heritage photograph display on site, similar to the display in the Prospect Lake Store.

Councillor Gerrard stated:

- The current application is a great improvement and he complements the applicant on the retention of the façade; furthermore, the proposed metal roof is similar to other properties in the area and sympathetic to the agricultural heritage of the neighbourhood.
- The height and parking variances proposed are supportable and he likes the inclusion of permeable pavers and rain gardens in the

application.

Councillor Murdock stated:

- The current application is a vast improvement and the thoughtful retention of the façade is a creative solution.
- The applicant should give serious consideration to incorporating interpretive signage within the new building to celebrate the heritage of the site and surrounding area.

Councillor Wergeland stated:

- He commends the applicant on the efforts to acquire professional assistance with the proposal.

Councillor Brice stated:

- She thanks the applicant for the efforts taken with the SHF to respectfully retain the façade of such a memorable heritage building.

The Motion was then Put and CARRIED

Adjournment

On a motion from Councillor Wergeland, the meeting adjourned at 8:24 p.m.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK