

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **SPECIAL (OPEN) COUNCIL** Meeting
Wednesday, January 10, 2007, at 7:00 p.m.
Fire Training Centre

PRESENT: Mayor Jack Mar
Councillors: Bryson, Garrison, Graham, King, Mason, and Thompson
Gary C. Nason, Administrator
Hope V. Burns, Director of Planning & Building Services
Ron French, Fire Chief
Roland Rocheleau, Senior Engineering Technician

APPROVAL OF THE AGENDA:

Mayor Jack Mar called the Meeting to order and asked that the Administrator overview the purpose of the Meeting and the various materials available at the Meeting for the perusal of the public.

The Administrator, Mr. Gary C. Nason, briefly overviewed the purpose of the Special (Open) Council Meeting and the various materials available at the Meeting for review by the public and the materials which had been previously distributed to all members of Council. Mr. Nason noted that spare copies of the complete agenda package were available along with additional copies of the covering page only of the agenda, as well as additional copies of the various late items of correspondence which have been received pertaining to this matter. Mr. Nason noted in detail the following items which were contained in the agenda package which was distributed to all members of Council and available as public documents at the Meeting:

1. Development Variance Permit Application for Subdivision of Lot A, Section 16 & 16, Range 4 East, SSD, Plan 47680 (English Meadow Development – Bella Vista Road)

- a) Staff Memorandum dated November 8, 2006, from the Director of Planning and Building Services entitled "Development Variance Permit Application for Subdivision of Lot A, Sections 15 and 16, Range 4 East, South Saanich District, Plan 47680 (English Meadow Development – Bella Vista Road)"
- b) Staff Memorandum dated December 13, 2006, from the Director of Planning and Building Services entitled "Addendum Report, Development Variance Permit Application for Subdivision of Lot A, Sections 15 and 16, Range 4 East, SSD, Plan 47680 (English Meadow Development – Bella Vista Road)"
- c) Council Motions adopted on November 20, 2006, and December 18, 2006.
- d) Notice sent to adjacent property owners dated December 12, 2006
- e) Correspondence received pertaining to this subsequent to the November 20, 2006, Regular Council Meeting:
 1. J Letham, 6698 Rey Road, December 18, 2006
 2. W & A Windels, 6465 Janauld Close, December 14, 2006
 3. L A Bourne, 2381 Twin View Drive, December 21, 2006
 4. P & D O'Shea, 6566 Tamany Drive, December 14, 2006
 5. R & P Smith, 6552 Bella Vista Drive, December 14, 2006
 6. T Cooper, 6533 Rodolph Road, December 30, 2006
 7. G Green, 2377 Twin View Drive, December
 8. K Fry, 6628 Rey Road, January 3, 2007
 9. F & M Griffin, 2421 Twin View Drive, January 1, 2007

Mr. Nason also noted that distributed as a separate package to each member of Council were copies of all correspondence addressed to Council which has previously been received by Council, as well as copies of all correspondence addressed to the Approving Officer pertaining to this matter.

Mr. Nason also advised Council and members of the public in attendance that the following items of late correspondence had been received pertaining to this particular application, and that copies of these letters had been distributed to members of Council and additional copies were available at the Meeting:

10. Ministry of Transportation, December 19, 2006

11. Boulevard Transportation Group, January 5, 2007
12. C & C Ounsted, 2452 Twin View Road, January 5, 2007
13. A Seibel, 6556 Bella Vista Drive, January 6, 2007
14. D Watters, 2433 Twin View Road, January 7, 2007
15. L Keetley, 2513 Monte Vista Way, January 8, 2007
16. J Letham, 6698 Rey Road, January 8, 2007
17. M & L Mueller, 2458 Twin View Drive, January 8, 2007
18. B & J Jackson, 6362 Bella Vista Drive, January 9, 2007
19. B & E Purdon, 6567 Bella Vista Drive, January 9, 2007
20. I Smale, 2530 Monte Vista Way, January 10, 2007

Mr. Nason concluded his remarks by overviewing the Staff's recommendations pertaining to this matter which were:

- That Council receive and consider any representations from the Applicant and from the public who may be in attendance at the Meeting to address Council on this matter;
- That Council receive and consider any written submissions on the Development Variance Permit Application; and,
- After considering any submissions received at the Meeting, Council provide direction in regards to approval of the Development Variance Permit Application.

The Director of Planning & Building Services, Ms. Hope V. Burns, then proceeded to briefly overview the specifics of the variances which have been requested to the District's Engineering Subdivision Standards. Ms. Burns noted that a Development Variance Permit Application has been received from Tidman Management Ltd. for Lot A, Sections 15 & 16, Range 4 East, SSD, Plan 47680 (English Meadow Development – 6470 Rey Road) as a result of the application to subdivide the property into 37 lots. Ms. Burns noted that the following variances have been requested to the District's Engineering Subdivision Standards:

- to permit the construction of centre islands in the Bella Vista Drive roadway for the purpose of traffic calming;
- to permit the use of stamped coloured asphalt, reduce the required width and install collapsible bollards in the new section of Twin View Drive; and
- to waive the requirement for the full construction of Rey Road along the property frontage.

Ms. Burns further noted that the Applicant has also requested a variance to the Land Use Bylaw, to reduce the required exterior side-yard setback for a house from a minimum of 6m (20 ft.) to 4m (13 ft.) for proposed Lots 36 and 37. Ms. Burns stated that on November 20, 2006 the District of Central Saanich Council resolved to notify residents in the Tanner Ridge area of it's intention to consider issuance of a Development Variance Permit. Council also requested that residents of this area be notified of a recent directive from the Ministry of Transportation to close the Rey Road access to the Patricia Bay Highway. Ms. Burns further stated, however, that the purpose of this evening's Meeting was not to specifically consider the issue of the proposed closure of Rey Road, as this is a matter falling under the jurisdiction of the Ministry of Transportation.

Mayor Mar then opened the floor for representations from the Applicant and from the public with respect to this particular Development Variance Permit Application.

Mr. Stephen Rose, 6615 Roza Vista Place, advised that he is opposed to any proposed closure of Twin View Drive as easy access is necessary for anyone living in the subdivision. Closure of Twin View Drive would force drivers to go around, and is it right that a handful of petitioners would have a road closed and thereby deny a potential source of easy access into and out of the subdivision?

Mr. Doug Clements, 6585 Bella Vista Drive, advised that he is opposed to any proposed closure of Twin View Drive and that this street must remain open as to do so would be a benefit even to Twin View Drive residents in terms of access and egress. Mr. Clements also noted that he is opposed to any variance to the Land Use Bylaw to reduce the required exterior side-yard setback for the proposed lots 36 and 37. Mr. Clements also stated that with the proposed closure of Rey Road another 20 houses and the vehicles generated by these houses will be coming through the general area.

Ms. Liz Mueller, 2458 Twin View Drive, advised that she is concerned that the width of Twin View Drive is too narrow to facilitate the opening up of this particular street, and requested

whether there is the intention or desire on the part of the Municipality to widen Twin View Drive.

Ms. Elizabeth Curnow, 6514 Rey Road, asked when Rey Road access issues will be brought up for further discussion. Ms. Curnow also requested whether Rey Road is going to be closed or left open.

Mr. Kevin Fry, 6628 Rey Road, stated that he is disappointed that the issues respecting Rey Road will not be brought up for discussion. Mr. Fry stated that the residents of Rey Road need access to a level and flat surface to get out of the area and the bad weather makes Rey Road almost impassible. If Rey Road is closed off then residents will not be able to get out onto the Pat Bay Highway and will be forced to go up Monte Vista which is too steep in most snow conditions. Mr. Fry stated that the District should impose a variance on the Developer to create an acceptable access and egress solution for the residents of Rey Road.

Mr. Bob Purdon, 6567 Bella Vista Drive, stated that he is opposed to any proposed closure of Twin View Drive and that Bella Vista needs to be joined to complete the subdivision plan. Mr. Purdon stated that there would be a more even distribution of traffic if Twin View is opened and that there has to be an argument that there is a benefit to not opening Twin View. By connecting Twin View there would be another option to residents to ensure even flow distribution of traffic in and out of the subdivision. Mr. Purdon concluded his remarks by stating that the original plan of subdivision included a Twin View and Bella Vista connection.

Mr. Ken Murray, 2526 Emmy Place, stated that he is opposed to any closure of Twin View Drive and that all residents in the area should share in the growth of the Municipality and the traffic distribution in the area.

Mr. Jim Letham, 6698 Rey Road, stated that the Developer should be required to bring Rey Road up to standard with an appropriate cul-de-sac at the south end and sufficient emergency access and egress for area residents and emergency vehicles. Mr. Letham stated that Lot 12 should be donated to permit proper standard access to and from Rey Road.

Mr. Chris Ounsted, 2452 Twin View Drive, stated that Twin View Drive was never designed as a street to permit access for other vehicles and that the west end of Twin View has a sharp S-turn. Mr. Ounsted stated that he is supportive of the closure of Twin View Drive as residents use that thoroughfare to walk to Rodolph Park and the narrowness of the road, were it to be open to full vehicular traffic, would create pedestrian and traffic safety hazards.

Mr. Keith Segman, 6568 Bella Vista Drive, stated that the north section of Bella Vista is overloaded and that any decision to close Twin View Drive and funnel all traffic onto Bella Vista north is irresponsible and would be a disregard to safety. In his opinion, Twin View Drive should remain open so as to properly address traffic flow issues.

Mr. Fraser Marshall, 2451 Twin View Drive, stated that the residents of Twin View have never considered this street as a major traffic thoroughfare to the new subdivision. In fact the traffic study shows that there would be no impact to traffic flows by closing Twin View Drive. Traffic calming measures proposed for Bella Vista would also compensate for the closure of Twin View. The closure of Twin View would be a general benefit to the overall neighbourhood and would be a benefit to pedestrians travelling to the neighbourhood park.

Ms. Cathy Ounsted, 2452 Twin View Drive, stated that the streets are different sizes and that 12 feet is a big difference between the width of Bella Vista and the width of Twin View. Ms. Ounsted stated that Twin View has not been designed to take additional traffic and that while she is supportive of the closure of Twin View she would be supportive of keeping the street open for emergency access purposes only.

Ms. Kari Marshall, 2451 Twin View Drive, stated that she is supportive of the closure of Twin View Drive as she has concerns for the safety of her two young children and that fewer roads coming into the area make it generally quieter and safer.

Mr. Arthur Seibel, 6556 Bella Vista Drive, referred to his two letters which he wrote to the District in August 2006 and January 2007. Mr. Seibel noted that Buena Vista is the same width as Twin View Drive and that Buena Vista has more traffic in one day than would be experienced on Twin View Drive. Mr. Seibel stated that everyone has the same problem of bringing up children and keeping them safe, and noted the previous submission of a petition

with 134 signatures requesting that Twin View Drive remain open. Keeping this thoroughfare open would permit better access to the rest of the community, and consideration should also potentially be given to widening Buena Vista Drive. Mr. Seibel concluded his remarks by stating that there are safety concerns on Bella Vista particularly speeding along this street.

Mr. Chris Ounsted, 2452 Twin View Drive, acknowledged that Buena Vista is actually very narrow and not a particularly safe street and that this issue should be dealt with. Mr. Ounsted further requested that the District set out specifically why Twin View Drive has been considered for partial closure.

Mr. Brian McKay, 2541 Wilcox Terrace, stated that, notwithstanding the traffic study, nobody really knows what will happen to traffic when it goes through Bella Vista and what will happen to the 500 cars in the new neighbourhood. Mr. McKay stated that the first choice of the Fire Department is that Twin View Drive remain fully open and that the second choice of the Fire Department is that it permit emergency vehicle access only. Closure of Twin View Drive would not evenly spread the traffic throughout the subdivision, and all streets should share the load of traffic in the area.

Mr. Brian Archibald, 6580 Bella Vista Drive, stated that there are discrepancies in the traffic study and that these have been noted in his previous correspondence to the District. Mr. Archibald states that he walks to the park on Rodolph and along Bella Vista and that it is the responsibility of parents to educate their children on traffic safety issues. Mr. Archibald reminded Council that Engineering and Public Works have indicated their preference for the opening of Twin View Drive so as to permit proper snow clearing and emergency and maintenance vehicle access. Mr. Archibald stated that he understand people's safety concerns on Twin View Drive, however this thoroughfare should remain fully open, and the S-curve on Twin View Drive is the same as Veyaness. Mr. Archibald concluded his remarks by stating that he has been told by previous Administrations in the District that Twin View Drive would remain fully open to traffic.

Ms. Linda Sendall, 2385 Twin View Drive, stated her concerns regarding pedestrians accessing the neighbourhood and stated that vehicles cannot pass on Twin View Drive when pedestrians are on the road. Ms. Sendall stated her support for the closure of Twin View Drive.

Mr. Kevin Fry, 6628 Rey Road, discussed aspects of the Boulevard Transportation Group Report and stated that morning rush hour is when the Rey Road access to Highway No. 17 is particularly busy. Mr. Fry stated that Boulevard Transportation Group undertook the traffic study during the afternoon rush hour, when in fact morning is when the area is particularly busiest and should have been analysed. He stated that he is upset that the analysis was not done with a proper review.

Ms. Liz Mueller, 2458 Twin View Drive, spoke to the Variance request for Lots 36 and 37 and stated that she was confused about the rationale for the request, and questioned why Council would consider a variance for these two lots as proposed.

Mr. John Collin, 6674 Rey Road, stated that he is disappointed in Council and the Planning Department, as when he went to the Municipal Hall some time ago he was told that Rey Road was going to remain fully open, and now the Ministry of Transportation is proposing to close off Rey Road access to the Pat Bay Highway. Mr. Collin stated that no accident has occurred on Rey Road since 1994 and that the Municipality and the Ministry should clearly state if Rey Road is going to be closed or remain open.

Mr. James Clarke, 2500 Wilcox Terrace, advised of his support for the opening of Twin View Drive.

Ms. Peggy Warren, 2381 Twin View Drive, stated that she was speaking in support of walkers and that Twin View Drive should remain closed with bollards for emergency access only as this would be safest for walkers and cyclists.

Mr. Doug Clements, 6585 Bella Vista Drive, questioned the rationale behind petitions and whether it was more important to have many signatories on a petition, or whether it was more important that the petition be the first petition to be received.

Mr. Bruce Hall, 6598 Bella Vista Drive, stated that the more accesses and egresses to a subdivision the better it is for everybody, and that perhaps speed bumps should be

considered for Bella Vista Drive.

Ms. Kari Marshall, 2451 Twin View Drive, reminded Council that approximately 500 people were notified of this evening's Meeting and although a number of people have spoken in opposition to the closure of Twin View Drive, overall not a lot of people seem to be opposed to this particular Variance. Ms. Marshall advised that she wishes to speak for those that are not opposed and supportive of keeping Twin View Drive closed to full traffic access.

Ms. Elizabeth Curnow, 6514 Rey Road, advised that she wished to pass along to Council copies of letters that she has written to the Provincial MLA in regards to the Province's proposed closure of the Rey Road access to the Pat Bay Highway.

Mr. Arthur Seibel, 6556 Bella Vista Drive, advised that he wished to speak in support of the residents of Rey Road and that if Rey Road is closed this will isolate all people who live on that street and that Monte Vista is too steep to permit acceptable access at all times of the year.

The Director of Planning & Building Services then proceeded to respond to several questions that had been posed during the course of the Meeting with respect to this particular matter, and Mr. Mitchell Jacobson of Boulevard Transportation Group overviewed the traffic issues and major conclusions in the reports which have been prepared by Boulevard Transportation Group and responded to several questions.

Mayor Mar called for any further speakers who wished to address Council with respect to this matter. There being none, Mayor Mar advised that this matter would be brought back for Council's further consideration at a Special (Open) Council Meeting to be held on Monday, January 29, 2007.

ADJOURNMENT:

On motion, the Special (Open) Council Meeting held on January 10, 2007, adjourned at 8:35 p.m.

Jack Mar
Mayor

Gary C. Nason
Administrator