

MINUTES
**PLANNING, TRANSPORTATION & ECONOMIC DEVELOPMENT
ADVISORY COMMITTEE**
COMMITTEE ROOM NO. 2
Thursday, May 8, 2014 AT 4:30 PM

Present: Chair: Councillor Leif Wergeland

Members: Samantha Charlton, Michael Fisher, June Klassen, Travis Lee, Andrea Mercer, John Schmuck

Staff: Jim Hemstock, Manager of Capital Works; Cameron Scott, Manager of Community Planning; Silvia Exposito, Planner I; Mark Boysen, Sustainability Coordinator, Jarret Mantanowitsch, Manager of Current Planning; Elizabeth van den Hengel, Committee Clerk

Regrets: Lee Haney

MINUTES

MOVED by J. Schmuck and seconded by M. Fisher, "That the minutes of the Planning, Transportation and Economic Development Advisory Committee meeting held, January 9, 2014 and March 13, 2014 be adopted as circulated."

CARRIED

SHELBOURNE VALLEY ACTION PLAN UPDATE

The Manager of Community Planning informed the Committee that the proposed Shelbourne Valley Action Plan (SVAP) will go to Committee of the Whole on Monday June 9, 2014. Information on the plan can be found on the Saanich web-site. Please forward any comments to the Manger of Community Planning.

SUSTAINABILITY UPDATE

The Sustainability Coordinator presented the Committee with an overview of the Energy Management Program Saanich initiated with BC Hydro on September 1, 2013. The following was noted:

- Saanich is increasing its focus on total energy as BC Hydro rates will increase by 28% over the next five years.
- Strategic energy management will become part of Saanich's solution by:
 - Focusing tracking, planning and promoting energy wise behaviors
 - Improving detail which will provide improved energy utilization
 - Reducing Saanich's carbon footprint
 - Improving the overall management for all energy uses
- A dedicated Energy Manager will focus on the implementation and business practices to assist Saanich in reaching energy targets.
- The majority of Saanich's greenhouse gas emission (GHG) reductions are from changes to the fleet. Many opportunities for further reductions exist in the buildings.

- Saanich has achieved healthy GHG reductions, but BC Hydro recalculated the definition of a kilowatt hour which favors Saanich showing carbon footprint reductions.
- Energy Management Program will have five deliverables for year one (to September 2014):
 - Complete energy audits of Phase 1 buildings, completed by March 2014
 - Complete Strategic Energy Management Plan, summer 2014
 - Progress presented to the CAO and two Directors at each quarterly meeting
 - Achieve a 1 Giga-Watt of energy savings in 2014
 - Host two BC Hydro Community Outreach events
- Energy policy development will set targets following the Phase 1 building audits, and align with GHG reduction goals.
- Behavior action items include, departmental meeting presentations and workshops at different facilities.
- The recent hydro-electric project list includes:
 - Saanich Commonwealth Place interior lighting upgrades (saving 421,889 kWh).
 - Pearkes Recreation Centre interior lighting upgrades (saving 111,101 kWh).
 - Municipal Hall and Gordon Head Recreation Centre heating systems assessments are currently in progress.

Committee discussion followed and the following was noted:

- Long term comparisons between electric fleet vehicles and regular fleet vehicles should be conducted. Historical records for fleet maintenance are available.
- Long term cost of maintaining electric fleet vehicles should be tracked.
- New garbage trucks are diesel as Saanich could not hold up the Greener garbage Collection program waiting for the Fortis Incentive Program.

REVIEW OF BUILDING HEIGHTS ON PANHANDLE LOTS

The Manager of Current Planning presented and the following was noted:

- Saanich Council can use covenants to regulate building heights.
- Neighbours can be impacted by two story buildings on panhandle lots. Loss of privacy is a concern.
- Panhandling lots causes massive changes to backyards.
- Victoria addresses panhandle lots with established infill housing policy.
- Infill housing helps make housing more affordable.

RECREATIONAL VEHICLE AND BOAT FRONT YARD PARKING

Manager of Current Planning provided the Committee with an overview of recreational vehicle and boat parking on private yards and the following was noted:

- The Chair has been contacted with complaints from neighbours who have these very large vehicles parked at homes in their neighbourhoods.
- Some of these vehicles are massive and can be obstructive.
- Currently no regulations regarding long-term parking of these vehicles on private property.

Motion: Moved by M. Fisher and Seconded by J. Schmuck, “That the Planning, Transportation and Economic Development Advisory Committee ask staff to look at regulations regarding the parking of recreational vehicles, boats and trailers on single family lots.”

▪ **CARRIED**

STUDY OF SECONDARY SUITES - NORTH OF MCKENZIE

Manager of Community Planning and Planner provided the Committee with an overview of the secondary suite study and the following was noted:

- The study was undertaken, with residents living in the study area, to explore the issues and examine possible regulations regarding the potential legalization of secondary suites north of McKenzie Avenue.
- Resident’s feedback was collected from surveys (telephone, online, and paper surveys, open houses and written comments (e-mails and letters).
- All of the feedback provided by the residents will be presented to Council for review and consideration in early summer 2014.
- Residents are supportive of legalizing secondary suites north of McKenzie.
- Regulations that residents reported as being important if suites were legalized:
 - Providing off street parking space
 - Owner occupied home
 - Increased bylaw enforcement for nuisance complaints
 - Appearance to remain as a single family home from the street view
 - Limiting the secondary suite to 40% of the family dwellings total floor area.

NEXT MEETING

The next Planning, Transportation and Economic Development Advisory Committee meeting is scheduled for June 12, 2014.

ADJOURNMENT

The meeting adjourned at 6:00 p.m.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary