



1110-30  
Tax Bylaw

**TAX BYLAW**

Three Readings of the "Tax Bylaw, 2013, No. 9224." To establish the tax rates for 2013.

**MOVED by Councillor Wergeland and Seconded by Councillor Brice:**  
**"That Bylaw No. 9224 be introduced and read."**

**CARRIED**

**MOVED by Councillor Wergeland and Seconded by Councillor Brice:**  
**"That Bylaw No. 9224 be read a second time."**

**CARRIED**

**MOVED by Councillor Wergeland and Seconded by Councillor Brice:**  
**"That Bylaw No. 9224 be now passed."**

**CARRIED**

1110-30  
Garbage  
Collection and  
Disposal Bylaw

**GARBAGE COLLECTION AND DISPOSAL BYLAW AMENDMENT**

Three Readings of the "Garbage Collection and Disposal Bylaw, 2005, Amendment Bylaw, 2013, No. 9225." To increase the annual rate from \$149.60 to \$156.00.

**MOVED by Councillor Sanders and Seconded by Councillor Brice:** "That Bylaw No. 9225 be introduced and read."

**CARRIED**

**MOVED by Councillor Sanders and Seconded by Councillor Brice:** "That Bylaw No. 9225 be read a second time."

**CARRIED**

**MOVED by Councillor Sanders and Seconded by Councillor Brice:** "That Bylaw No. 9225 be now passed."

**CARRIED**

1110-30  
CRD Onsite  
Sewage Systems  
Service Parcel  
Tax Bylaw

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

Three Readings of the "CRD Onsite Sewage Systems Service Parcel Tax Bylaw, 2008, Amendment Bylaw, 2013, No. 9226." To establish the parcel tax rate for 2013.

**MOVED by Councillor Derman and Seconded by Councillor Wergeland:**  
**"That Bylaw No. 9226 be introduced and read."**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Wergeland:**  
**"That Bylaw No. 9226 be read a second time."**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Wergeland:**  
**"That Bylaw No. 9226 be now passed."**

**CARRIED**

**RESOLUTIONS FOR ADOPTION**

5370-30  
Tender 02/13

**TENDER 02/13 – MCKENZIE AVENUE UPGRADE**

Report of the Director of Finance dated April 29, 2013 recommending Council award Tender 02/13 McKenzie Avenue Upgrade Project to G&E Contracting LP in the amount of \$3,265,800 excluding GST.

**MOVED by Councillor Brownoff and Seconded by Councillor Sanders: “That Tender 02/13 for the McKenzie Avenue Upgrade Project be awarded to G&E Contracting LP in the amount of \$3,265,800 excluding GST.”**

In response to a question from Council, the Director of Engineering stated that future reports could also include information of development contributions received towards specific projects.

**CARRIED**

5370-30  
Construction  
Services Single  
Source Award

**GORGE ROAD SEWER PROJECT – CONSTRUCTION SERVICES SINGLE SOURCE AWARD**

Joint report of the Directors of Engineering and Finance dated April 23, 2013 recommending Council accept the single source proposal from Delcan Corporation in the amount of \$77,580 to provide Construction Services on the Gorge Road sewer replacement project.

**MOVED by Councillor Wade and Seconded by Councillor Wergeland: “That Council accept the single source proposal from Delcan Corporation to provide Construction Services on the Gorge Road sewer replacement project in the amount of \$77,580.”**

**CARRIED**

1300-20  
AVICC Annual  
Dues

**ASSOCIATION OF VANCOUVER ISLAND AND COASTAL COMMUNITIES (AVICC) – ANNUAL DUES**

Invoice from the AVICC requesting payment of the 2013 annual dues in the amount of \$9,460.46.

**MOVED by Councillor Brice and Seconded by Councillor Sanders: “That Council authorize the payment of the 2013 annual dues to the Association of Vancouver Island and Coastal Communities in the amount of \$9,460.46.”**

**CARRIED**

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 7:37 pm.

The meeting reconvened at 8:22 pm.

In Camera Motion

**MOVED by Mayor Leonard and Seconded by Councillor Gerrard: “That pursuant to Section 18(c) and (e) of Council Procedure Bylaw, 2007, No. 8840, the following meeting be closed to the public as the subject matters being considered relate to labour relations or other employee relations and the acquisition and disposition of land or improvements.”**

**CARRIED**

Adjournment On a motion from Councillor Sanders, the meeting adjourned at 8:24 pm.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

DISTRICT OF SAANICH  
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, MAY 6, 2013 AT 7:38 PM**

Present: **Chair:** Councillor Wade  
**Council:** Mayor Leonard and Councillors Brice, Brownoff, Derman, Gerrard, Murdock, Sanders and Wergeland  
**Staff:** Paul Murray, Chief Administrative Officer; Colin Doyle, Director of Engineering; Sharon Hvozdzanski, Director of Planning; Donna Dupas, Legislative Manager; Lynn Merry, Senior Committee Clerk

2870-30  
Linwood Avenue

**3440 LINWOOD AVENUE – REZONING APPLICATION – PRAXIS ARCHITECTS INC. (MICHAEL LEVIN)**

Report of the Director of Planning dated April 4, 2013 recommending Council approve the rezoning from RD-1 to a new Zone RT-FC (attached housing four corners) and Development Permit DPR00524 for proposed eight townhouse units; and that prior to final reading a covenant be registered to secure a contribution of \$8,000 to the Saanich Affordable Housing Fund, \$8,000 to the Cloverdale Traditional School Parent Advisory; Council’s Playground Replacement Project prior to issuance of a building permit; and construction to an EnerGuide 80 or better level of energy efficiency. Report of the Advisory Design Panel dated December 27, 2012 recommending approval of the design subject to consideration of the items identified.

The owner, Mr. J. Baidwan, Island Outlook Projects Ltd. stated:

- He is a registered Green Builder under the Canadian Home Builders Association Built Green program.

Mr. M. Dillistone, Urban Planning Consultant stated:

- The applicant proposes to construct eight townhouses in two blocks of four units with a central courtyard separating the two blocks.
- This proposed development is close to shopping, services, a school, public transit and bike routes.
- The use and density ties in to the Official Community Plan for the neighbourhood; this development is an ideal transition between the commercial use and the single family residences in the area.
- Consultation took place with neighbours, the Quadra Cedar Hill Community Association, the School District, and the Cloverdale

Traditional School Parent Advisory Committee; community support has been received.

- Traffic concerns have been identified on Cook Street and at the pick-up and drop-off area at the School; the volume of traffic from this development will not affect the school zone.
- Reconfiguration of the intersection at Cook Street and Linwood Avenue to a right angle will assist with traffic concerns on Cook Street.
- The applicant has committed to making contributions to the Saanich Affordable Housing Fund and the Cloverdale Traditional School Playground Replacement Project.

The applicant, Mr. M. Levin, Praxis Architects Inc. stated:

- The landscaped courtyard and the permeable pavers consist of approximately 50% of the site; impervious pavers and patios are approximately 12% of the lot area.
- The Zoning Bylaw requires 16 parking stalls be provided, of which three of the stalls are required to be designated Visitor Parking; 16 parking stalls will be provided but only two would be available for Visitor Parking resulting in a variance of one Visitor Parking stall.
- This development fits with the character of the neighbourhood.
- The Garry Oaks on municipal property will be preserved; the yards facing the school yard will be screened by black chain-link fencing and plantings.
- The applicant has committed to construction of the development to a EnerGuide 82 standard of construction.

Mr. J. Partlow, Principal Landscape Architect stated:

- The character of the site is set by the Garry Oaks anchoring the two corners of the development; additional plantings in the courtyard will provide separation between the two blocks of townhomes.
- Conifer plantings and a rain garden will be placed to screen the courtyard from the rear wall of Thrifty's; two bicycle storage areas will be situated in the courtyard.
- Ivy and shrubs will be planted along the chain-link fence to diffuse the view into the school yard while letting sunlight in.

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

- Full size Garry Oaks will be planted; the applicant has committed to having an arborist on site when work is performed around the Garry Oaks.
- Raised garden beds were originally planned for the southeast corner; the garden beds would have impacted the critical root zone of the Garry Oaks therefore they were removed from the plans.
- A rain garden will be located at the rear of the property.

In response to questions from Council, Mr. Levin and Mr. Baidwan stated:

- The units are approximately 1750 square feet each; the price point is approximately \$399,000 to \$469,000.
- 12% of the lot area consists of impervious pavers.
- The applicant has committed to EnerGuide 82 which is in excess of the current Building Code; EnerGuide 82 does not allow for baseboard heating therefore heat pumps will be considered.
- Information regarding a wall-mounted inverter heat pump system will be provided should a Public Hearing be approved.

- Commitment was made to wire the units for Solar Photovoltaic.
- Consideration will be given to a solar hot water system and Built Green Gold standard of energy efficiency.
- The few small windows facing Thrifty's will be placed to bring sunlight into stairwells; two of the units have entrances facing Linwood Avenue.

### **PUBLIC INPUT**

Mr. J. Schmuck, 1180 Rock Street, President of the Quadra Cedar Hill Community Association stated:

- The Community Association met with the applicant twice; only one neighbour attended and no negative feedback has been received.
- Recommendations from the Community Association for a stormwater management system, permeable pavers, and electric vehicle charging stations have been incorporated into the development.
- Densification of this area will renew the Village Centre; the contribution to the Cloverdale Traditional School is supported.

### **Motion:**

**MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That a Public Hearing be called to further consider the rezoning application on Parcel C (DD226138I) of Lot 3, Section 62, Victoria District, Plan 2420 (3440 Linwood Avenue)."**

Councillor Derman stated:

- The proposed development merits a Public Hearing; this is the right area for density and will bring vitality to the Village Centre.
- Energy efficiency initiatives are an important consideration in applications for development.

Councillor Sanders stated:

- She supports this application proceeding to Public Hearing.
- She is concerned that eight units are too many for this site; the quality of life for the residents of the end units next to Thrifty's should be considered.
- Consideration should be given to the impact of landscaping and irrigation on the Garry Oaks, the traffic flow from this development and safety at the crosswalk to Cloverdale Traditional School.
- She is pleased that the applicant is committing to a contribution to the Playground Replacement Project.

Councillor Brownoff stated:

- She supports this proposed development proceeding to a Public Hearing; she would like more information on the heat pump concept.
- The applicant should consider the quality of life for the residents of the end unit next to Thrifty's and moving the Visitor Parking to another location on the site.
- She has concerns about safety at the crosswalk to Cloverdale Traditional School and flow of traffic from this development.

Councillor Wergeland stated:

- This proposed development offers affordable housing.

**The Motion was then Put and CARRIED**

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Adjournment            On a motion from Councillor Gerrard, the meeting adjourned at 8:20 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK