

DISTRICT OF SAANICH  
MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, JUNE 24, 2013 AT 7:30 PM**

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

Minutes

**ADOPTION OF MINUTES**

**MOVED by Councillor Brownoff and Seconded by Councillor Wade: “That Council adopt the minutes of the June 10, 2013 Council and Committee of the Whole meetings.”**

**CARRIED**

**BYLAWS**

2860-02  
Development  
Permit Area  
Guidelines

**STREAMSIDE DEVELOPMENT PERMIT AREA ATLAS AND GUIDELINES – HOUSEKEEPING AMENDMENTS**

First Reading of the “Official Community Plan Bylaw, 2008, Amendment Bylaw, 2013, No. 9222”. To amend Appendix “N” and Schedule 2 of the Streamside Development Permit Area Guidelines and Atlas to include streams connected by pipes and culverts, and to improve the accuracy of the Atlas.

**MOVED by Councillor Derman and Seconded by Councillor Sanders: “That Bylaw No. 9222 be introduced and read.”**

**CARRIED**

**RESOLUTIONS FOR ADOPTION**

5550-20  
Strategic  
Community  
Investment Fund

**STRATEGIC COMMUNITY INVESTMENT FUND**

Report of the Director of Finance dated June 4, 2013 recommending Council accept the 2013 Strategic Community Investment Fund report as presented.

**MOVED by Councillor Wade and Seconded by Councillor Gerrard: “That the 2013 Strategic Community Investment Fund report be accepted as presented in the report of the Director of Finance dated June 4, 2013.”**

**CARRIED**

5550-20  
Financial  
Information Act  
Submission

**2012 FINANCIAL INFORMATION ACT SUBMISSION**

Report of the Director of Finance dated June 10, 2013 recommending Council approve the 2012 Financial Information Act Report as presented.

**MOVED by Councillor Brownoff and Seconded by Councillor Gerrard: “That Council approve the 2012 Financial Information Act Report as presented in the report of the Director of Finance dated June 10, 2013.”**

**CARRIED**

1410-01  
Council  
Proceedings

**REGULAR COUNCIL MEETING – JUNE 17, 2013**

Memorandum from the Legislative Manager dated June 18, 2013 requesting Council ratify the cancellation of the regular June 17, 2013 Council Meeting.

**MOVED by Councillor Derman and Seconded by Councillor Gerrard:  
“That Council ratify the cancellation of the June 17, 2013 regular Council Meeting.”**

**CARRIED**

1410-20  
Reports from  
Committees

**REPORTS FROM SAANICH ADVISORY COMMITTEE CHAIRS**

Council members provided updates on the various Saanich Advisory Committees they Chair.

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 8:00 pm.

The meeting reconvened at 9:41 pm.

**RECOMMENDATIONS**

*From the Committee of the Whole Meeting held June 24, 2013*

1970-30  
2012 Annual  
Report

**2012 ANNUAL REPORT**

**MOVED by Councillor Brownoff and Seconded by Councillor Derman:  
“That Council endorse the 2012 Annual Report as presented.”**

**CARRIED**

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 9:42 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, JUNE 24, 2013 AT 8:01 PM**

Present:

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

2870-30  
Viewmont Avenue

**4580 VIEWMONT AVENUE (A PORTION) – REZONING APPLICATION – KOMAL DODD**

Report of the Director of Planning dated June 5, 2013 recommending Council approve the rezoning from RS-8 to RS-6 for a proposed two lot residential subdivision; that proposed Lot B be exempted from the statutory requirement to provide a minimum 10% perimeter road frontage under Section 944(2) of the *Local Government Act*; and that a covenant be registered prior to final reading to require that the design and construction of new dwellings on proposed Lots A and B conform to a minimum Built Green Gold or equivalent energy efficiency standard.

In response to a question from Council, the Director of Planning stated that the following would be referred to the Approving Officer as part of the subdivision review process: siting of the building on the southerly side of the lot line, siting of the building on the rear lot line and tree preservation covenants.

The applicant, Mr. K. Dodd, stated:

- The lot is over 18,000 square feet in total; the front lot is substantially over the minimum required area and the panhandle lot is approximately 9,000 square feet.
- The surrounding neighbourhood is zoned RS-6, RS-8 and RS-10; this application falls within neighbourhood zoning.
- There are other panhandle lots in the neighbourhood; the streetscape consists of one, one and a half and two storey homes.
- The proposed dwelling on the front lot is two storeys; market demand will drive what type of dwellings will be built.
- The trees on the panhandle lot will be preserved and there will be additional set backs to ensure privacy along the rear lot line.
- The applicant is committing to Built Green Gold standard of energy efficiency; the existing dwelling will be removed and relocated.
- Consultation with neighbours took place; booklets were made and delivered to neighbours.
- Neighbours have written letters of support for this application.

In response to a question from Council, the applicant stated:

- Diagrams of the proposed building envelope in relationship to neighbouring dwellings will be provided.
- The house design will be determined by market demand.

**PUBLIC INPUT:**

Mr. M. McInnes, 659 Goyette Road, on behalf of the Royal Oak Community Association, stated:

- The Royal Oak Community Association (ROCA) would like to reserve its support until further information is received.
- ROCA has concerns that the larger dwelling will be built on the proposed front lot.
- It is appreciated that the applicant is committing to Built Green Gold standard of energy efficiency.

In response to questions from the public, the applicant stated he hears the concerns but wishes to proceed with the application as submitted.

**Motion:** **MOVED by Mayor Leonard and Seconded by Councillor Gerrard: “That a Public Hearing be called to further consider the rezoning application on Lot 2, Section 9, Lake District, Plan 5336, Except That Part In Plan 45565 (4580 Viewmont Avenue).**

Mayor Leonard stated:

- He is supportive of the application going to Public Hearing.
- This lot is presently RS-8; the proposed dwellings will meet the requirements of the zone.
- The streetscape is a mixture of one, one and a half and two storey homes.

Councillor Derman stated:

- He is supportive of the application going to Public Hearing; he appreciates the dwellings being constructed to Built Green Gold standard of energy efficiency.
- This is an appropriate location for infill; it is close to services and public transportation.
- The streetscape is a mixture of houses with one, one and a half and two storeys; the proposed dwellings will fit with the streetscape.

Councillor Gerrard stated:

- He supports the application; the streetscape includes houses with one, one and a half and two storeys in this area.
- This application is consistent with other lots in the neighbourhood; there are no variances requested for this application.
- He is pleased the applicant has committed to Built Green Gold standard of energy efficiency, the rear set back will preserve the trees and the existing house will be recycled.

Councillor Wade stated:

- She supports the staff recommendation; there is a mix of different houses in the neighbourhood.
- The applicant should provide the building footprint; ROCA should discuss their concerns at the Public Hearing.

Councillor Brownoff stated:

- She supports the application going to Public Hearing; she has concerns that a two storey dwelling may cause privacy issues with neighbours.
- She looks forward to seeing the footprint of the proposed dwellings and what type of screening mechanism will be used between the properties.
- She commends the applicant for committing to Built Green Gold and moving the existing dwelling.

Councillor Sanders stated:

- She supports the application going to Public Hearing; this property has the potential for development.
- Sensitivity to privacy should be considered; the relationship between the proposed dwellings and the neighbouring residences and the panhandle lot driveway access should be provided.
- She commends the applicant for moving the existing dwelling and committing to Built Green Gold standard of energy efficiency.

**The Motion was then Put and CARRIED**

2870-30  
Arbutus Road

**2391 AND 2435 ARBUTUS ROAD – REZONING APPLICATION – DISTRICT OF SAANICH (CITYSPACES CONSULTING)**

Report of the Director of Planning dated June 12, 2013 recommending Council approve the rezoning from RS-10, RS-12 and RS-14 to P-4N and a new zone P-2WL (utility wood land); and that prior to issuance of a Building Permit for the construction of the underground attenuation tank the items listed must be submitted to the District of Saanich.

Mr. D. Strongitharm, CitySpaces Consulting, on behalf of the applicant and Mr. M. Cowley, Manager Engineering Services, CRD, presented:

- This application proposes rezoning and subdivision of two lots to include a specific zone for the installation of an attenuation tank and the balance of the land to be zoned for a natural park.
- Once rezoned, the properties will be subdivided; the CRD property will be transferred to Saanich for parkland and the smaller parcel will be transferred to CRD for the installation of an attenuation tank.
- The land identified for the attenuation tank has the lowest environmental value.
- Consultation took place with the Gordon Head Residents Association and the Cadboro Bay Neighbourhood Association; two Open Houses took place for community consultation and a survey was used to solicit feedback.
- The tank will be kept under negative pressure and a carbon absorber system would contain any potential odour.
- Pumps are not required as this tank is on a gravity system; this will alleviate any noise issues.
- Construction will take about 12 months; a traffic management plan will be developed for the construction phase.
- Once the attenuation tank is operational, there will be no regular staff on site.
- There will be no fencing, allowing for a seamless integration between properties.
- Street improvements include meandering sidewalks along Finnerty, Arbutus and Haro Roads property frontages, Haro Road sidewalk extension to Sutton Road, and a bike lane along Arbutus Road.
- The zone is restrictive for the attenuation tank.

In response to questions from Council, the applicant stated:

- The only equipment aboveground is venting.
- There is Saanich sewers in place in the area with a bit of a drop structure in one of the sewers which can cause off-gassing. This will be corrected with the construction of the tank and as well as odour control to keep the system under negative pressure to improve air quality.

**PUBLIC INPUT:**

Ms. D. Dickson, 4059 Monarch Place, on behalf of the Cadboro Bay Residents Association, Haro Woods Subcommittee stated:

- CBRA sees the need for clarity and requests additional information on public uses and plans proposed on the specifics of the new zoning and the term "Utility Woodland".
- She thanks Council for the commitment to rezoning Haro Woods; CBRA looks forward to working with staff and being included in future planning activities.

Mr. B. Furber, 2751 Arbutus Road, stated:

- He is pleased that the land will be rezoned to parkland.
- Careful excavation for the tank and piping will be necessary to preserve trees on the site.
- He is delighted that only one attenuation tank is being installed at this time.
- Consideration should be given to constructing the parking area above the tank.
- Not excited about the proposed extra wide sidewalks in this area.

Mr. D. Langley, 4040 Haro Road, stated:

- He supports the objectives of the application and the proposed land exchange between Saanich and the CRD.
- The use of a Land Use Contract might be more effective than devising a new zone.
- More information than is currently available needs to be brought forward at the Public Hearing stage.

Mr. H. Charania, 757 Genevieve Road, stated:

- He supports this application; this is the best outcome from a long process.
- He thanks the Planner for a comprehensive report.
- Consideration should be given to constructing the parking area above the tank; construction techniques should be used to minimize disturbances.

Mr. N. Scott, 1033 Mary Street, on behalf of the South Island Mountain Biking Society, stated:

- Haro Woods has a network of trails that are utilized by hikers, dog walkers, and bicycles.
- There is a history of bike trails on this area; consideration should be given to upgrading the existing recreational trails.

In response to questions from the public, the applicant stated:

- The draft amendment to the Zoning Bylaw is site specific and restrictive in terms of where the tank can be located.
- An arborist will be hired to make recommendations for plantings, vegetation, and set backs from trees.
- Land Use Contracts are not available for this application.
- A parks planning process will take place to determine how best to use the lands and how they integrate through the CRD lands.
- Parking above the tank will be considered.

**Motion:**

**MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That a Public Hearing be called to further consider the rezoning application on Lot 1, Section 44, Victoria District, Plan 14502; and Lot 2, Section 44, Victoria District, Plan 14502, Except Part in Plan VIP60742 (2391 and 2435 Arbutus Road)."**

Councillor Derman stated:

- This is a tremendous outcome; the long term goal is to preserve and protect Haro Woods.
- Construction techniques, which address maximizing the preservation of trees and vegetation, should be presented at the Public Hearing.
- Community Associations and interested groups should be involved in the planning process for infrastructure.
- He thanks the Planner for an excellent report.

Councillor Brownoff stated:

- She thanks staff, the community and CRD for their hard work; this is an excellent result of a long process.
- The new zone is restrictive; this is going to be an amazing open space.
- There is a Tree Management and Native Species Re-vegetation Plan and CRD must have an Environmental Management Plan in place before a building permit is approved.
- A meandering sidewalk should be considered.

Councillor Gerrard stated:

- The community is passionate about this area; sensitivity during the construction phase is needed to ensure that trees are preserved.
- The trees in this area provide an exceptional carbon sink.

Councillor Murdock stated:

- He is delighted with the results; this is the best possible outcome while satisfying the broaden needs.
- There is a strong sense of ownership by the community; preservation and long term viability is a certainty with the commitment of residents.
- He is confident that the process will be done in a thoughtful and sensitive manner to protect and preserve the natural beauty of the area.

Mayor Leonard stated:

- He is proud that the municipality and the community came together with this solution.

Councillor Brice stated:

- This is a great result; community effort made a difference.
- She thanks the CRD and the previous Administrator for their efforts.

**The Motion was then Put and CARRIED**

1970-30  
2012 Annual Report

**2012 ANNUAL REPORT**

Annual Report for Council consideration.

The Chief Administrative Officer stated:

- This is Saanich's 9<sup>th</sup> Annual Report and is now fully aligned with the Official Community Plan (OCP).
- In 2012, Saanich moved forward on 39 initiatives (85%) and experienced a delay or re-scheduled 7 initiatives (15%).
- OCP indicators show continued advancement; 21 indicators were favourable, 12 were unchanged and 1 was delayed.
- Each of the community theme indicators have been assigned a green signal light to indicate the guiding principles outlined in the OCP were followed when decisions and actions were taken during the year.

The Director of Planning provided an overview of the Environmental Integrity theme in the annual report and noted:

- Environmental Integrity comprises of the corporate themes Sustainable Environment and Balanced Transportation.
- Modification to facility operations have resulted in the reduction of heating oil consumption in municipal buildings by 50%.
- Significant achievements under the Sustainable Environment theme were:

work undertaken on the Invasive Species Management Strategy and the Cuthbert Holmes Park Management Plan and the implementation of the Park Natural Areas Action Plan.

- Highlights under the Balanced Transportation theme include: work on the Pedestrian and Cycling Master plan completed in conjunction with the CRD, bus stop accessibility improvements made at 20 bus stops, the Craigflower Bridge replacement and the continued progress with the implementation of a curbside refuse and kitchen scrap program next year.

The Director of Parks and Recreation provided an overview of the Social Well-Being theme in the annual report and noted:

- Social Well-Being comprises of the corporate themes of Healthy and Safe Communities.
- Highlights under Healthy Community include the local food procurement policy adopted in the Fall of 2012, work continuing on the proposed Gorge Park allotment gardens, working on affordable housing options, establishment of the Community Kitchen Program and the installation of Parks and Trails signage throughout the District.
- Highlights under Safe Community include the decline of the break and enter rate, the number of vehicle collisions and those involving pedestrians; the creation of the Community Liaison Division in the Police Department; and the continued work of shared ownership of safety issues including the Neighbourhood Emergency Preparedness presentations and the Smoke Alarm Replacement program.

The Director of Legislative Services provided an overview of the Economic Vibrancy theme in the annual report and noted:

- Economic Vibrancy comprises of the corporate themes of Vibrant, Connected Economy and Service Excellence.
- Highlights from the progress in 2012 include infrastructure replacement capital spending, completion of the Business Survey and the involvement in the Integrated Regional Corridor Study.
- Highlights under Service Excellence include the successful recertification through WorkSafe BC Certification of Recognition (COR), the creation of the Open Data Catalogue and Saanich website improvements.

The Chief Administrative Officer stated:

- The policies adopted by Council express the fundamental values and goals of the community and establish direction for achieving a collective Vision.

In response to a question from Council, the Chief Administrative Officer stated that a target for green diversion could be included in future reports.

**PUBLIC INPUT:**

Mr. H. Charania, 757 Genevieve Road, on behalf of the North Quadra Land Use Protection Association, stated:

- He continues to be concerned about the sidewalk on Morris Drive. The sidewalk should be included as infrastructure that needs to be completed. The Pedestrian Priority Implementation Plan requires subjectivity and interpretation in its application.

**Motion:**

**MOVED by Mayor Leonard and Seconded by Councillor Derman: "That it be recommended that Council endorse the 2012 Annual Report as presented."**



Councillor Derman stated:

- He thanks staff for the report; in the future, Climate Change will become the imperative indicator.
- It is important to broaden our scope to include the community and make substantial changes and contributions towards Climate Change.

Councillor Murdock stated:

- He thanks staff for the vision and short and long term targets; the PPIP needs to be articulated clearly.

Councillor Gerrard stated:

- Staff are to be commended on a comprehensive and concise document; residents express a high degree of satisfaction for police and emergency preparedness.
- Of concern is the number of vehicular to cyclist collisions, the loss of tree canopy and the number of families on the wait list for affordable housing.
- Food security, the acquisition of agricultural lands and community gardens are to be encouraged and commended.

Councillor Brownoff stated:

- One of the key initiatives planned for 2013 is the significant change with switching out heating oil at municipal buildings.
- Of note was the inclusion of our progress in the FCM Partners in Climate Protection. We are one of eight municipalities in Canada that have achieved all five milestones.
- The Annual Report is an important document showing residents what we have achieved and our challenges. She thanks staff for the great work.

**The Motion was then Put and CARRIED**

Adjournment

On a motion from Councillor Gerrard, the meeting adjourned at 9:40 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK