



Minutes

**ADOPTION OF MINUTES**

**MOVED by Councillor Wergeland and Seconded by Councillor Brownoff: “That Council adopt the minutes of the June 22, 2015 Council and Committee of the Whole meetings and the June 29, 2015 Special Council meeting.”**

**CARRIED**Public Input on  
Council Agenda  
Items**PUBLIC INPUT ON COUNCIL AGENDA ITEMS**

H. Charania, Genevieve Road, stated:

- Cumulative increases for property taxes and utility billing are higher than past years; he wonders how costs compare to the period before sewer and garbage were added to utility bills.
- Managing costs in the future should be a priority; employee wages and benefits need to remain static.
- It is unclear what the current unfunded pension liability is; Council should always be aware of costs and benefits of new services or programs; a sunset clause should be included as part of a new service.
- The Governance Review should focus on costs, efficiencies, quality of service, the suitable level of autonomy and identify redundancies, overlap and duplication of services.

5280-20  
Property Tax and  
Utility Fee  
Increases**RESOLUTIONS FOR ADOPTION**5280-20  
Property Tax and  
Utility Fee  
Increases**PROPERTY TAX AND UTILITY FEE INCREASES**

Report of the Director of Finance dated June 25, 2015 recommending Council receive the report for information.

**MOVED by Councillor Derman and Seconded by Councillor Haynes: “That the report of the Director of Finance dated June 25, 2015 be received for information.”**

Councillor Derman stated:

- Investment in unfunded infrastructure was necessary and may alleviate future emergency repairs.
- Setting a cap on budget increases may result in reduced services; the Citizen Survey identified that the public is satisfied with current services.
- Redevelopment of areas of the municipality could result in a sustainable source of revenue.

In response to questions from Council, the Director of Finance stated:

- At a future Council meeting, guidelines will be established for the 2016 budget process; consideration of a budget cap and how to integrate public participation into the budget process, will take place at that time.

Councillor Haynes stated:

- Further integration of services could be considered.

**The Motion was then Put and CARRIED**

5690-30  
Horticulture  
Centre of the  
Pacific

**THE HORTICULTURE CENTRE OF THE PACIFIC – REQUEST FOR TRIPARTITE AGREEMENT AND POSTPONEMENT OF CLAIM**

Report of the Director of Finance dated June 26, 2015 recommending Council approve the Postponement of Claim between the District, the Horticulture Centre of the Pacific and Vancouver City Savings Credit Union.

**MOVED by Councillor Brice and Seconded by Councillor Haynes: “That Council approve the Postponement of Claim between the District, the Horticulture Centre of the Pacific and Vancouver City Savings Credit Union.”**

Councillor Brice stated:

- The Horticulture Centre of the Pacific (HCP) is located on municipally-owned land and the programs offered are supported by Saanich.
- A continued investment in the HCP is supportable.

Councillor Sanders stated:

- The improvements planned by the HCP need to be done and will assist in generating revenue; there is potential for the HCP to become a tourist destination.
- The HCP is pursuing a direction to enhance their ability to generate revenue.

In response to questions from Council, the Director of Finance stated:

- Within the lease agreement, if HCP defaults on the mortgage, Vancouver City Savings Credit Union (VanCity) would have the ability to reassign the mortgage.
- Saanich owns the land; the risk of default of the loan is not substantial and was deemed as such by Saanich and the HCP Board of Directors.
- Under the lease agreement, the HCP can take out a mortgage without approval of Saanich but Saanich has to be notified; staff do not analyze the financial statements of the HCP.
- The first postponement of claim was based on the original mortgage to build the Couvelier Pavilion.

Councillor Derman stated:

- The analysis which envisaged the Couvelier Pavilion as a revenue generator may have been optimistic.
- The improvement projects are not optional; they need to be done to meet Building Code standards and to increase program capacity.

Councillor Haynes stated:

- Marketing could increase the success of the HCP.

Councillor Brownoff stated:

- The HCP has been working hard to establish the educational component; the upgrades to the facilities are needed.
- Every opportunity to generate revenue should be explored.

Mayor Atwell stated:

- He is concerned about the amount of money being put into the facility due to the economic climate.

**The Motion was then Put and CARRIED**

**RECOMMENDATIONS FROM COMMITTEES**

2860-35  
West Saanich  
Road

**5621 WEST SAANICH ROAD – RATIFICATION OF FLOODPLAIN DEVELOPMENT PERMIT**

From the Committee of the Whole meeting April 20, 2015, ratification of the Floodplain Development Permit DPR00548 in relation to an application to subdivide under the current A-1 (Rural) zoning for the purpose of providing a separate residence for the owner.

**MOVED by Councillor Haynes and Seconded by Councillor Brice: “That Council approve and issue DPR00548 on Lot E, Section 84, Lake District, Plan VIP63062 (5621 West Saanich Road).”**

**CARRIED**

Adjournment

On a motion from Councillor Derman, the meeting adjourned at 8:05 pm.

The meeting reconvened at 9:21 pm.

**RECOMMENDATIONS**

*From the Committee of the Whole Meeting held July 6, 2015*

2110-20  
Blenkinsop Road

**4264 BLENKINSOP ROAD – SUBDIVISION AND ALR SUBDIVISION APPLICATION**

**MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That the application to subdivide within the Agricultural Land Reserve to create one additional lot under the *Local Government Act, Section 946*, be forwarded to the Agricultural Land Commission with a recommendation for approval.”**

**CARRIED**

2860-20  
Shelbourne Street

**3965 SHELBOURNE STREET – DEVELOPMENT PERMIT AMENDMENT**

**MOVED by Councillor Derman and Seconded by Councillor Haynes: “That Council approve and issue Development Permit Amendment DPA00831 on Strata Lot 1, Section 57, Victoria District, Strata Plan 1921 Together with Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 (3965 Shelbourne Street).”**

**CARRIED**

In Camera Motion **MOVED by Councillor Haynes and Seconded by Councillor Brice: “That in accordance with Section 90 (1) (a), (c), (e), and (i) of the *Community Charter*, the following meeting be closed to the public as the subject matters being considered relate to:**

- **Personal information about an identifiable individual who holds a position as an officer, employee or agent of the municipality;**
- **Labour relations or other employee relations;**
- **Acquisition of land or improvements; and**
- **Receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.”**

**CARRIED**

Adjournment On a motion from Councillor Plant, the meeting adjourned at 9:23 pm.

.....  
MAYOR

I hereby certify these Minutes are accurate.

.....  
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, JULY 6, 2015 AT 8:07 PM**

Present: **Chair:** Councillor Wergeland  
**Council:** Mayor Atwell and Councillors Brice, Brownoff, Derman, Haynes, Murdock, Plant, and Sanders  
**Staff:** Andy Laidlaw, Chief Administrative Officer; Sharon Hvozdzanski, Director of Planning; Harley Machielse, Director of Engineering; Donna Dupas, Legislative Manager; and Lynn Merry, Senior Committee Clerk

2870-30  
Cordova Bay  
Road

**4601 CORDOVA BAY ROAD – SUBDIVISION, REZONING AND DEVELOPMENT VARIANCE PERMIT**

Report of the Director of Planning dated May 25, 2015 recommending Council approve the application to rezone from RS-18 (Single Family Dwelling) zone to RS-12 (Single Family Dwelling) zone to create one additional lot with variances required for lot width; that Development Variance Permit DVP00318 be approved; and that Final Reading of the Zoning Bylaw and ratification of the Development Variance Permit be withheld pending registration of a Restrictive Covenant

ensuring provisions which include the Geotechnical Report(s) be registered on title; the buildings and land be constructed in accordance with the plans submitted; and the buildings are built to an EnerGuide 82 level of energy efficiency including installation of the necessary ducting and conduit to be solar ready.

**APPLICANT:**

- L. Mari, Planster Consulting, on behalf of the applicant, presented and highlighted:
- The site is screened and will have limited visual impact on neighbours and on the streetscape.
  - Variances are requested to reduce the lot width; the proposed lots are similar in size to other properties in the neighbourhood
  - There is sufficient space for off-street parking and room for a vehicle turn around.
  - Neighbours and the Cordova Bay Association for Community Affairs have no objections to the proposal.
  - The proposed development is appropriate infill and fits within the context of the neighbourhood.
  - The applicant is committed to 2:1 tree replacement, providing a street light in front of the site, protecting the marine and steep slope by covenant, EnerGuide 82 or equivalent energy efficiency, installation of permeable pavers, and recycling or deconstruction of the existing dwelling.

In response to questions from Council, the applicant stated:

- They will commit to the addition of heat pumps.
- The geotechnical report identifies the setback line; the proposed dwellings will be built inside the setback area.
- The covenant will be secured to ensure that the building plans for the two proposed dwellings meet the geotechnical engineer's recommendations.
- The existing dwelling will either be recycled or deconstructed.
- The trees proposed for removal are not protected or significant.

In response to a question from Council, the Director of Engineering stated:

- The value of a street light is approximately \$2,000.

**PUBLIC INPUT:**

C. Ryane, owner of the property, Cordova Bay Road, stated:

- Heat pumps will be included in the proposed development.
- The existing dwelling will be deconstructed and will be re-used or recycled.
- The neighbours are in support of the application.

**Motion:**

**MOVED by Councillor Brice and Seconded by Councillor Derman: "That a Public Hearing be called to further consider the rezoning application on Parcel A (DD7803-W) of Lot 1, Section 24, Lake District, Plan 11854 (4601 Cordova Bay Road)."**

Councillor Brice stated:

- Neighbours and the Community Association support the proposed development; it will have a minimal impact on the neighbourhood.

Councillor Derman stated:

- The commitment to protecting the slope and foreshore and to EnerGuide 82 is appreciated.

Councillor Haynes stated:

- The number of off-street parking stalls needs to be clarified.

Councillor Plant stated:

- The applicant should consider additional community amenities as part of the application and clarify the number of onsite parking stalls.

Councillor Sanders stated:

- Street lights are needed in this area.

Councillor Murdock stated:

- He appreciates the desire to have flexibility in the design of the proposed dwellings but the applicant needs to consider the context of the neighbourhood.
- The commitment to deconstruction of the existing dwelling and to EnerGuide 82 is appreciated.

Councillor Brownoff stated:

- She is concerned about development on the slope; a street light in the area is needed.
- It would be helpful to see a building design; she appreciates the commitment to providing heat pumps and deconstruction and reuse of the existing dwelling.

**The Motion was then Put and CARRIED**

2110-20  
Blenkinsop  
Road

**4264 BLENKINSOP ROAD – SUBDIVISION AND ALR SUBDIVISION APPLICATION**

Report of the Director of Planning dated June 8, 2015 recommending Council forward the application to subdivide and create one additional lot, within the Agricultural Land Reserve (ALR), to the Agricultural Land Commission (ALC), with a recommendation for approval.

**APPLICANT:**

D. Strongitharm, Strongitharm Consulting Ltd, presented and highlighted:

- The applicant proposes to subdivide the property to create an additional lot for a family member in accordance with the *Local Government Act*, Section 946.
- No variances are requested and the land will remain in the Agricultural Land Reserve (ALR).
- Neighbours and the Blenkinsop Valley Community Association support the application.

In response to questions from Council, the applicant stated:

- An easement is required for the driveway, hydro, telephone, cable and water; the services are already in place.
- There are two separate septic fields and both meet the requirements of the Vancouver Island Health Authority.

In response to a question from Council, the Director of Planning stated:

- If the application is approved by the Agricultural Land Commission (ALC), it will then be referred to the Approving Officer for consideration.

**PUBLIC INPUT:**

Nil

**Motion:** **MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That it be recommended that the application to subdivide within the Agricultural Land Reserve to create one additional lot under the *Local Government Act, Section 946*, be forwarded to the Agricultural Land Commission with a recommendation for approval.”**

Councillor Brice stated:

- The application is in keeping with Saanich’s goals to encourage and maintain farmland.

Councillor Brownoff stated:

- Subdividing the property will permit each family to live independently on their own land while continuing to farm the property.

Councillor Haynes stated:

- Subdivision will formalize what is already taking place on the property; the family’s long-term commitment to agriculture is to be commended.

Councillor Sanders stated:

- Subdivision will provide a legacy for the family to continue farming.

Councillor Murdock stated:

- The family is to be commended for their dedication to farming and for preserving the property for that intent.

**The Motion was then Put and CARRIED**

2860-20  
Shelbourne  
Street

**3965 SHELBOURNE STREET – DEVELOPMENT PERMIT AMENDMENT**

Report of the Director of Planning dated June 10, 2015 recommending Council approve Development Permit Amendment DPA00831 to construct an arbor to provide shade over an existing patio area. A variance to reduce the required side yard setback from 7.5 meters to 3.6 meters is requested.

**APPLICANT:**

A. Reece, Executive Director of the Kensington, Shelbourne Street, stated:

- A variance is requested to construct a four-post arbour to provide shade on an existing patio.

**PUBLIC INPUT:**

Nil



**Motion:** **MOVED by Councillor Sanders and Seconded by Councillor Haynes: “That it be recommended that Council approve and issue Development Permit Amendment DPA00831 on Strata Lot 1, Section 57, Victoria District, Strata Plan 1921 Together with Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1 (3965 Shelbourne Street).”**

**CARRIED**

2870-30  
Lurline Avenue

**40 LURLINE AVENUE – DEVELOPMENT PERMIT AND REZONING APPLICATION**

Report of the Director of Planning dated June 10, 2015 recommending Council approve the application to rezone from RS-6 (Single Family Dwelling) zone to RD-1 (Two Family Dwelling) zone to expand a legal non-conforming duplex with variances required for lot width and interior side yard setback; that Development Permit DPR00593 be approved; and that Final Reading of the Zoning Bylaw and ratification of the Development Permit be withheld pending registration of a Restrictive Covenant to decommission one of the existing two kitchens, ensure the proposed addition is built to EnerGuide 80 or equivalent energy efficiency standards and the inclusion of heat pumps and pre-ducting to be solar ready.

In response to questions from Council, the Director of Planning stated:

- The owners would be responsible for regulating parking on the property.
- Decommissioning one of the kitchens will be secured by covenant.
- Secondary suites are not permitted within duplexes.

**APPLICANT:**

K. Dunmore, Lurline Avenue, presented and highlighted:

- The proposed new dwelling will be constructed to the rear of the existing dwelling; it will be single-storey, open concept with adaptable housing features to allow the owner to retire on the property; the front unit will be a rental unit.
- The existing duplex has legal non-conforming status; variances are requested for lot width and interior side yard setback for the existing portion of the dwelling.
- No trees will be removed nor will the property need to be re-graded; sustainable items include the use of permeable pavers and a split duct heat pump; the applicant is also committed to EnerGuide 80 or equivalent and incorporating pre-ducting for future solar.
- The proposed development is in close proximity to services, schools, parks and trails; it improves the housing stock without a significant change to the neighbourhood.
- The Gorge Tillicum Community Association and neighbours support the proposal.

In response to questions from Council, the applicant stated:

- He will commit to BUILT GREEN® Gold or equivalent energy efficiency.
- There is ample space for onsite parking.
- The front unit will utilize the green space at the front and west side of the property; the rear unit will utilize the existing patio area on the east side and the rear yard.

**PUBLIC INPUT:**

A. Hughes, Lurline Avenue, stated:

- There is concern that the proposed development will increase the number of vehicles parking on the street; the variance is also a concern in that the windows in the proposed dwelling will look onto the neighbour's patio and the new dwelling will block the sunlight.

**Motion:**

**MOVED by Councillor Derman and Seconded by Councillor Haynes: "That a Public Hearing be called to further consider the rezoning application on Parcel A (DD7803-W) of Lot 9, Block 1, Section 81, Victoria District, Plan 1006 (40 Lurline Avenue)."**

Councillor Derman stated:

- The applicant's commitment to EnerGuide 82 is appreciated; a drawing should be provided that shows the relationship of the new dwelling to the neighbour's property and address privacy issues.
- This is a good location for infill; it is close to services and transit.

Councillor Sanders stated:

- The proposed development is close to amenities and the commitment to EnerGuide 82 is appreciated.
- The existing house is attractive; the design of the proposed dwelling should be cohesive with the architecture of the existing dwelling.
- The design of the driveway, parking spaces and the green spaces are a concern.
- The existing shed needs to be shown on the design; there may an opportunity to change the design to address the neighbours' concerns.

Councillor Murdock stated:

- He appreciates the commitment to EnerGuide 82; the privacy impacts on neighbours needs to be addressed.
- A duplex compliments the neighbourhood and adds an element of affordability; the proposed development is in close proximity to services and public transit.

Councillor Haynes stated:

- The applicant wishes to age-in-place in the neighbourhood; frosted glass could be considered for windows in the proposed dwelling to address the privacy concerns.

Councillor Plant stated:

- He appreciates the applicant's commitment to pre-ducting for future solar capabilities.

**CARRIED  
with Councillor Sanders OPPOSED**

On a motion from Councillor Plant, the meeting adjourned at 9:20 pm.

.....  
CHAIR

I hereby certify these Minutes are accurate

.....  
MUNICIPAL CLERK