

DISTRICT OF SAANICH  
MINUTES OF THE COUNCIL MEETING  
HELD AT THE SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
MONDAY, AUGUST 14, 2017

Present:       **Chair:**       Acting Mayor Murdock  
                  **Council:**     Councillors Brice, Brownoff, Haynes, Plant, Sanders and Wergeland  
                  **Staff:**       Harley Machielse, Acting Chief Administrative Officer; Valla Tinney, Director of  
  Finance (7:00 p.m.); Suzanne Samborski, Director of Parks and Recreation;  
  Jarret Matanowitsch, Acting Director of Planning (7:00 p.m.); Angila Bains,  
  Manager, Legislative Services; and Lynn Merry, Senior Committee Clerk (7:00  
  p.m.)

Acting Mayor Murdock called the regular Council meeting to order at 6:06 p.m. in Committee Room No. 2.

In Camera  
Motion

**MOVED by Councillor Brownoff and Seconded by Councillor Plant: “That pursuant to Sections 90 (1) (a) and 90 (2) (b) of the *Community Charter, Part 4, Division 3*, the meeting be closed to the public as the subject matters being considered relate to the personal information about an identifiable individual who is being considered for a position appointed by the municipality and relating to negotiations between the municipality and a provincial government or the federal government or both and a third party.”**

**CARRIED**

Adjournment     On a motion from Councillor Plant, the meeting adjourned to In Camera at 6:06 p.m.

**The regular Council meeting reconvened in Council Chambers at 7:00 p.m.**

**DELEGATION**

1410-02  
Delegation

**FRIENDS OF MOUNT DOUGLAS PARK SOCIETY**

Subject: Presentation of the Third Edition of the Society’s Park Plan

D. Wick, President, Friends of Mount Douglas Park Society, presented to Council and highlighted the successes of the past 30 years including the restoration of Douglas Creek and the improvements to Mount Douglas Park. He advised that the increase of visitors to the park has resulted in the degradation of the park’s natural state. The third edition of the park plan outlines the goal to establish long term policies that support the protection and preservation of the natural environment as a wilderness preserve for the inspiration, use and enjoyment of the public.

**MOVED by Councillor Brownoff and Seconded by Councillor Haynes: “That the Third Edition of the Friends of Mount Douglas Park Society Park Plan be referred to the Parks and Recreation Department and to the Parks, Trails and Recreation Advisory Committee to be considered as part of the Mount Douglas Park Master Plan.”**

Councillor Brownoff stated:

- Tourism Victoria promotes Mount Douglas Park as a tourist destination.

Mr. Wick stated:

- The intent is to prepare a long-term plan to monitor salmon in Douglas Creek.

In response to questions, the Acting Director of Planning stated:

- The amenity contribution that is part of the rezoning application for a property on Mount Douglas Cross Road is a condition of final subdivision approval and would be allocated for work in Mount Douglas Park.

Councillor Murdock stated:

- The Society is to be commended for the work that it does and the number of hours that volunteers put in.

**The Motion was then Put and CARRIED**

Minutes

## **ADOPTION OF MINUTES**

**MOVED by Councillor Brice and Seconded by Councillor Wergeland: "That Council adopt the minutes of the July 24, 2017 Council and Committee of the Whole meetings."**

**CARRIED**

## **BYLAWS FOR FINAL READING**

1110-30

Sewer Capital  
Program Loan  
Authorization  
Bylaw

### **SEWER CAPITAL PROGRAM LOAN AUTHORIZATION BYLAW**

Final Reading of "Sewer Capital Program Loan Authorization, 2017, No. 9431". To authorize borrowing of \$1,500,000 for improvements to the sewer system in the Sewer Service Area.

**MOVED by Councillor Haynes and Seconded by Councillor Wergeland: "That Bylaw No. 9431 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

1110-30

Storm  
Drainage  
Capital  
Program Loan  
Authorization  
Bylaw

### **STORM DRAINAGE CAPITAL PROGRAM LOAN AUTHORIZATION BYLAW**

Final Reading of "Storm Drainage Capital Program Loan Authorization Bylaw, 2017, No. 9432". To authorize borrowing of \$1,500,000 for improvements to the storm drainage system.

**MOVED by Councillor Brice and Seconded by Councillor Sanders: "That Bylaw No. 9432 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

1110-30

Transportation  
Capital  
Program Loan  
Authorization  
Bylaw

### **TRANSPORTATION CAPITAL PROGRAM LOAN AUTHORIZATION BYLAW**

Final Reading of "Transportation Capital Program Loan Authorization Bylaw, No. 9433". To authorize borrowing of \$2,000,000 for improvements to the transportation infrastructure.

**MOVED by Councillor Wergeland and Seconded by Councillor Brownoff: “That Bylaw No. 9433 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

1110-30  
Parks Capital  
Program Loan  
Authorization  
Bylaw

**PARKS CAPITAL PROGRAM LOAN AUTHORIZATION BYLAW**

Final Reading of “Parks Capital Program Loan Authorization Bylaw, 2017, No. 9434”. To authorize borrowing of \$1,300,000 for improvements to the parks infrastructure.

**MOVED by Councillor Haynes and Seconded by Councillor Brownoff: “That Bylaw No. 9434 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

**BYLAW FOR FIRST READING (SUBJECT TO A PUBLIC HEARING)**

2870-30  
Alderwood  
Street

**1649 & 1653 ALDERWOOD STREET – REZONING TO RS-4**

First Reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2017, No. 9455”. To rezone from RS-6 (Single Family Dwelling) zone to RS-4 (Single Family Dwelling) zone in order to create an additional lot, for a total of three parcels.

**MOVED by Councillor Brice and Seconded by Councillor Haynes: “That Bylaw No. 9455 be introduced and read.”**

**CARRIED**

**PUBLIC INPUT ON COUNCIL AGENDA ITEMS**

Public Input  
on Council  
Agenda Items

A. Gage, West Coast Law Initiative  
Environment and Natural Areas Advisory Committee Recommendation

- Municipalities have the jurisdiction and obligation to seek compensation from fossil fuel companies to address climate change; there is a need for a conversation about the roles and responsibilities of the fossil fuel industry in terms of climate change.
- There are approximately 20 companies that are responsible for about 30% of human-caused greenhouse gas emissions.
- Sending climate accountability letters is supported by more than 50 BC-based companies and about 75% of British Columbians.
- There is work to be done to transition to a sustainable economy; taxpayers could be responsible for the full costs of climate change.

T. Hackney, Fairfield Road  
Environment and Natural Areas Advisory Committee Recommendation

- Sending letters to fossil fuel companies is supportable; climate change is a pressing issue for all residents.
- Fossil fuel companies must be held accountable.

L. Layne, San Lorenzo Avenue  
Environment and Natural Areas Advisory Committee Recommendation

- The initiative is supportable; it is important that letters contain all the pertinent information.

1420-30  
ENA

J. Casler, McKenzie Avenue

Development Cost Charge Bylaws

- The Development Cost Charge bylaws require further discussion.

## BYLAWS FOR THREE READINGS

1410-04  
Report –  
Finance

### DEVELOPMENT COST CHARGE BYLAWS

Report of the Director of Finance dated August 4, 2017 recommending that Council rescind Third Reading of Bylaw 9402 and Bylaw 9403 and give Third Reading to the bylaws as amended, and give Three Readings to Bylaws 9436, 9437 and 9438:

- Development Cost Charges Bylaw, 1997, Amendment Bylaw, 2016, No. 9402
- Development Cost Charge Reserve Fund Transfers Bylaw, 2016, No. 9403
- Specific Area Capital Projects Reserve Fund Bylaw, 2017, No. 9436
- Development Cost Charge Reserve Fund Bylaw - Neighbourhood and Community Parks, 2017, No. 9437
- Development Cost Charge Reserve Fund – Cordova Bay – Roads Bylaw, 2017, No. 9438

The Director of Finance stated:

- Bylaws 9402 and 9403 received Three Readings last fall and in accordance with the *Community Charter*, were sent to the Ministry of Municipal Affairs and Housing for approval.
- Ministry staff advised that additional changes were needed; as a result, Bylaws 9402 and 9403 require what is essentially housekeeping changes; in order to make these changes, third reading of the bylaws must be rescinded and the bylaws be given third reading, as amended.
- There are no changes in the DCC transition program as originally presented to Council.
- The three new bylaws establish reserve funds for specific purposes; all funds are currently tracked and accounted for separately but the Ministry has requested that specific reserve funds be established.

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

- The next phase of the municipal-wide Development Cost Charge (DCC) program is underway with an RFP currently posted to select a consultant who will take the lead on the development of the program; as required for a major DCC review, consultation will take place with the development community, committees of Council and the public.
- Other Saanich programs, studies and plans will be included as part of the development of the new DCC program.
- The projects outlined in the Specific Area Capital Projects Reserve Fund Bylaw have not changed from the original submission to Council.

1110-30  
Development  
Cost Charges  
Bylaw

**MOVED by Councillor Plant and Seconded by Councillor Haynes: “That Council rescind third reading of Bylaw No. 9402.”**

**CARRIED**

**MOVED by Councillor Plant and Seconded by Councillor Wergeland: “That Bylaw No. 9402 be given third reading, as amended.”**

**CARRIED**

1110-30  
Development  
Cost Charge  
Reserve Fund  
Transfers  
Bylaw

**MOVED by Councillor Plant and Seconded by Councillor Haynes: “That Council rescind third reading of Bylaw No. 9403.”**

**CARRIED**

**MOVED by Councillor Plant and Seconded by Councillor Brice: “That Bylaw No. 9403 be given third reading, as amended.”**

**CARRIED**

1110-30  
Specific Area  
Capital  
Projects  
Reserve Fund  
Bylaw

**MOVED by Councillor Plant and Seconded by Councillor Haynes: “That Bylaw No. 9436 be introduced and read.”**

**CARRIED**

**MOVED by Councillor Plant and Seconded by Councillor Haynes: “That Bylaw No. 9436 be read a second time.”**

**CARRIED**

**MOVED by Councillor Plant and Seconded by Councillor Haynes: “That Bylaw No. 9436 be now passed.”**

**CARRIED**

1110-30  
Development  
Cost Charge  
Reserve Fund  
Bylaw

**MOVED by Councillor Plant and Seconded by Councillor Wergeland: “That Bylaw No. 9437 be introduced and read.”**

**CARRIED**

**MOVED by Councillor Plant and Seconded by Councillor Wergeland: “That Bylaw No. 9437 be read a second time.”**

**CARRIED**

**MOVED by Councillor Plant and Seconded by Councillor Wergeland: “That Bylaw No. 9437 be now passed.”**

**CARRIED**

1110-30  
Development  
Cost Charge  
Reserve Fund  
– Cordova  
Bay – Roads  
Bylaw

**MOVED by Councillor Plant and Seconded by Councillor Sanders: “That Bylaw No. 9438 be introduced and read.”**

**CARRIED**

**MOVED by Councillor Plant and Seconded by Councillor Sanders: “That Bylaw No. 9438 be read a second time.”**

**CARRIED**

**MOVED by Councillor Plant and Seconded by Councillor Sanders: “That Bylaw No. 9438 be now passed.”**

**CARRIED**

## RESOLUTIONS FOR ADOPTION

1410-04  
Report –  
Legislative  
Services

xref: 1410-01  
Council  
Proceedings

### **AMENDED 2017 SCHEDULE OF COUNCIL MEETINGS FOR THE UPCOMING BY-ELECTION**

Report of the Manager, Legislative Services dated August 8, 2017 recommending that Council suspend the rules in the Council Procedure Bylaw to allow for the regular Council meeting of September 11, 2017 to be held; and that notification be given of a Special Council meeting to be held on Tuesday, September 19, 2017.

**MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That Council suspend the rules of the Council Procedure Bylaw and allow the regular Council meeting of Monday, September 11, 2017 be held; and that staff be directed to provide notification of a Special Council meeting to be held on Tuesday, September 19, 2017.”**

The Manager, Legislative Services stated:

- General voting day has been established as September 23, 2017; if there is no challenge to the candidate, the swearing in of the new Councillor could take place on October 16, 2017 in accordance with the *Local Government Act*.

**The Motion was then Put and CARRIED**

1410-04  
Report –  
Finance

xref: 5690-30  
HCP Loan  
Agreement

### **INTEREST FREE LOAN TERMS FOR THE HORTICULTURE CENTRE OF THE PACIFIC**

Report of the Director of Finance dated August 4, 2017 recommending that Council approve the amendment to the loan agreement with the Horticulture Centre of the Pacific Society.

**MOVED by Councillor Brice and Seconded by Councillor Wergeland: “That Council approve the amendment to the loan agreement with the Horticulture Centre of the Pacific Society for a 25-year repayment schedule at \$8,640 per year.”**

Councillor Brice stated:

- The appropriate notification has taken place; the motion gives finality and assistance to the Horticulture Centre of the Pacific (HCP) in managing their finances.

Councillor Haynes stated:

- HCP is an important part of Saanich; the amendment to the loan agreement is necessary to assist them in becoming self-sustaining.

**The Motion was then Put and CARRIED**

## RECOMMENDATIONS FROM COMMITTEES

1420-30  
Report -  
Environment  
& Natural  
Areas  
Advisory  
Committee

### **ENVIRONMENT AND NATURAL AREAS ADVISORY COMMITTEE – WEST COAST LAW INITIATIVE**

Recommendation from the June 21, 2017 Environment and Natural Areas Advisory Committee meeting that Council send a letter to major fossil fuel companies, modeled after the sample letter provided by the West Coast Environmental Law Group, addressing the fossil fuel industry's roles and responsibilities in climate change effects on the Municipality of Saanich.

xref: 2560-35  
Climate  
Change

**MOVED by Councillor Wergeland and Seconded by Councillor Haynes: "That Council direct staff to send letters to major fossil fuel companies, modeled after the sample letter provided by the West Coast Environmental Law Group, addressing the fossil fuel industry's roles and responsibilities in climate change effects on the Municipality of Saanich."**

Councillor Wergeland stated:

- The Environment and Natural Areas Advisory Committee has discussed the item and support the initiative.

Councillor Haynes stated:

- It is encouraging to see these types of actions coming forward.

Councillor Brownoff stated:

- The motion is appropriate and supports Saanich's Climate Adaptation Plan; it is a first step and a positive move forward.

Councillor Brice stated:

- This is a move forward on climate action; it may be appropriate to recognize the companies that have provided funds to Saanich for climate action projects.

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

- Staff can provide further information on the companies that support climate action initiatives.

**MOVED by Councillor Plant and Seconded by Councillor Brownoff: "That the motion be amended to add that letters be copied to Provincial and Federal government departments and other appropriate parties."**

Councillor Plant stated:

- Forwarding the letter to provincial and federal governments is appropriate; it may also be appropriate to bring the item forward to the Union of British Columbia Municipalities (UBCM).
- The Advisory Committee should be commended for bringing the item forward.

**The Amendment to the Motion was then Put and CARRIED**

Councillor Brice stated:

- Care should be taken to recognize the companies that have stepped up to provide assistance in climate action remediation.

**MOVED by Councillor Brice and Seconded by Councillor Haynes: “That the motion be amended to add that companies that have supported Saanich in climate action strategies be taken into consideration when sending the letters.”**

Councillor Haynes stated:

- It may be possible to alter the text in the letter to add the companies that have assisted in mitigating climate change.

In response to questions from Council, the Acting Chief Administrative Officer stated:

- Fortis provides funding to Saanich for climate action initiatives; a staff report could be provided outlining the companies that provide funding for climate action initiatives.

Councillor Brice stated:

- Staff and the Advisory Committee could discuss the wording prior to a letter being sent.

Councillor Murdock stated:

- The letters are intended to speak to a larger issue; he does not believe that companies who provide funding would take offence to receiving a letter outlining Saanich’s concerns.

**The Amendment to the Motion was DEFEATED  
with Councillors Brownoff, Haynes, Murdock and Wergeland OPPOSED**

Councillor Plant stated:

- The letter should be reflective of Saanich’s concerns and the outline the potential costs to Saanich.

**The Main Motion, as Amended, was then Put and CARRIED**

Amended Motion

“That Council direct staff to send letters to major fossil fuel companies, and copied to Provincial and Federal government departments and other appropriate parties, modeled after the sample letter provided by the West Coast Environmental Law Group, addressing the fossil fuel industry’s roles and responsibilities in climate change effects on the Municipality of Saanich.”

**REPORTS FROM MEMBERS OF COUNCIL**

1410-04  
Report –  
Council

**REAFFIRMING IN 2017 THAT SAANICH IS A NUCLEAR WEAPONS FREE ZONE**  
Further to the Notice of Motion at the July 24, 2017 Council meeting, report from Councillor Haynes dated July 28, 2017 recommending that Council reaffirm the declaration of June 6, 1983 that the District of Saanich is a Nuclear Weapons Free Zone.



**MOVED by Councillor Haynes and Seconded by Councillor Plant: “That Council reaffirms the declaration of June 6, 1983 that Saanich is a nuclear weapons free zone and that the production, testing, storage, transportation, processing, disposal or use of nuclear weapons or their components not be undertaken within Saanich.”**

Councillor Haynes stated:

- The intent is to update the wording to bring it in line with the wording in the Treaty on the Prohibition of Nuclear Weapons and to reaffirm the commitment that Saanich made 34 years ago.

Councillor Wergeland stated:

- He questions the need to reaffirm Saanich’s commitment to being a nuclear weapons free zone.

Councillor Sanders stated:

- She questions if there is a need to reaffirm other policies that are currently in place.

Councillor Brownoff stated:

- The established policy of 1983 is supported; if the intent is to add wording to the declaration, the policy would have to be revised.

With the agreement of the Mover and Seconder, the Motion was withdrawn.

**MOVED by Councillor Haynes and Seconded by Councillor Plant: “That Council reaffirms the declaration of June 6, 1983 that the District of Saanich is a nuclear weapons free zone and that the production, testing, storage, transportation, processing, disposal or use of nuclear weapons or their components not be undertaken within Saanich and any assistance with prohibited acts including financing their development and manufacturing, or permitting the transit of them through the District.”**

Councillor Murdock stated:

- The wording improves upon the original declaration.

**The Motion was then Put and CARRIED  
with Councillors Brownoff, Sanders and Wergeland OPPOSED**

Adjournment      On a motion from Councillor Brice, the meeting adjourned at 8:16 p.m.

The meeting reconvened at 9:48 p.m.

**RECOMMENDATIONS**

*From the Committee of the Whole Meeting held August 14, 2017*

2860-40  
San Juan  
Avenue

**1806 SAN JUAN AVENUE – DEVELOPMENT VARIANCE PERMIT**

**MOVED by Councillor Wergeland and Seconded by Councillor Haynes: “That Council approve and issue Development Variance Permit DVP00379 on Lot 2, Section 84, Victoria District, Plan 20562 (1806 San Juan Avenue).”**

**CARRIED**

2860-55  
Shelbourne  
Street

**3541 SHELBOURNE STREET – TEMPORARY USE PERMIT RENEWAL**

\*\*\*\*\*  
Councillor Sanders declared, pursuant to Section 91 of the Council Procedure Bylaw, that she is not entitled to participate in the discussion of the Temporary Use Permit for 3541 Shelbourne Street as she is affiliated to the applicant organization.

Councillor Sanders left the meeting at 9:52 p.m.

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The Manager, Legislative Services advised that there is a requirement under the *Local Government Act* to hold a Public Hearing to consider a renewal of a Temporary Use Permit application. The item would be considered at the Public Hearing scheduled for September 12, 2017.

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Councillor Sanders returned to the meeting at 9:55 p.m.

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2860-40  
Interurban  
Road

**4431 AND 4441 INTERURBAN ROAD – DEVELOPMENT VARIANCE PERMIT**

**MOVED by Councillor Brice and Seconded by Councillor Haynes: “That the motion from the Committee of the Whole meeting of August 14, 2017 be amended to add prior to the issuance of an occupancy permit.”**

**The Amendment to the Motion was CARRIED  
with Councillor Plant OPPOSED**

**The Main Motion, as Amended, was CARRIED**

Amended Motion:

That Council approve and issue Development Variance Permit DVP00389 on Lot 5, Section 20, Lake District, Plan VIP68477 (4441 Interurban Road) and Lot 10, Section 20, Lake District, Plan VIP68477 (4431 Interurban Road) subject to the applicant providing a letter of intent addressing the densification of students at the Interurban Campus prior to issuance of an occupancy permit.

Adjournment On a motion from Councillor Brownoff, the meeting adjourned at 10:04 p.m.

.....  
ACTING 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, AUGUST 14, 2017 AT 8:17 P.M.**

Present: **Chair:** Councillor Murdock  
**Council:** Councillors Brice, Brownoff, Haynes, Plant, Sanders and Wergeland  
**Staff:** Harley Machielse, Acting Chief Administrative Officer; Jarret Matanowitsch, Acting Director of Planning; Angila Bains, Manager, Legislative Services; and Lynn Merry, Senior Committee Clerk

1410-04  
Report -  
Planning

xref: 2860-40  
San Juan  
Avenue

**1806 SAN JUAN AVENUE – DEVELOPMENT VARIANCE PERMIT**

Report of the Director of Planning dated July 10, 2017 recommending that Council approve Development Variance Permit DVP00379 to remove the existing church steeple and construct a new steeple designed to accommodate telecommunications equipment. A variance for height is requested.

The Acting Director of Planning stated:

- The discussion should consider the request for a height variance and the impacts on neighbours.
- This antenna does not meet Industry Canada’s requirements for public consultation being that it is not greater than 25% in the increase in building height; in terms of Saanich’s Antenna Applications policy, it would be considered a “small antenna” and therefore public consultation is not required.

The Acting Chief Administrative Officer stated:

- Comments should be focused on the height variance.

**APPLICANT:**

C. Marlatt, Freedom Mobile presented to Council and highlighted:

- The application is to replace the existing steeple with a new steeple designed to accommodate an antenna; the height of the existing steeple is 16 meters; the proposed new steeple would be 16.8 meters.
- The applicant worked closely with the church on the design of the new steeple.
- Neighbours within 50 meters of the property were notified of the development variance permit application; the Gordon Head Residents Association were notified and have no objections to the application.

In response to questions from Council, the applicant stated:

- The clear panels are inside the steeple and would not be visible.
- Mitigation to stop birds from perching on the steeple could be considered.
- The applicant could provide further information in relation to potential health concerns of antennas.

**PUBLIC INPUT:**

L. Layne, San Lorenzo Avenue, stated:

- The notification radius for antenna applications should be 1,000 meters; there are a number of schools within 1,000 meters of the property.

**COUNCIL DELIBERATIONS:**

**Motion:**

**MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That it be recommended that Council approve and issue Development Variance Permit DVP00379 on Lot 2, Section 84, Victoria District, Plan 20562 (1806 San Juan Avenue).”**

Councillor Brice stated:

- The proposed antenna would only be 0.8 meters higher than the existing antenna; neighbours and the Community Association have no objections to the application.

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

- The Zoning Bylaw permits public utilities, including antenna structures, in any zone in Saanich.

Councillor Plant stated:

- The application is supportable; the height variance is not significant.

Councillor Haynes stated:

- He supports the application and the height variance; it is a small change to the height of the existing steeple.

**The Motion was then Put and CARRIED**

1410-04  
Report –  
Planning

xref: 2860-55  
Shelbourne  
Street

**3541 SHELBOURNE STREET – TEMPORARY USE PERMIT RENEWAL**

Report of the Director of Planning dated July 11, 2017 recommending that Council approve the application to renew Temporary Use Permit TUP00006 for an additional three years to enable the continued use of an existing single family dwelling for a Community Kitchen and Food Resource Centre.

\*\*\*\*\*  
Councillor Sanders declared, pursuant to Section 91 of the Council Procedure Bylaw, that she is not entitled to participate in the discussion of the Temporary Use Permit for 3541 Shelbourne Street as she is affiliated to the applicant organization.

Councillor Sanders left the meeting at 8:42 p.m.

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**APPLICANT:**

L. Cochrane, Shelbourne Community Kitchen, presented to Council and highlighted:

- The application is to renew the Temporary Use Permit for an additional three years; food insecurity continues to be a concern in the community.
- The number of people accessing Food Banks in BC in 2016 has increased.
- It is important to provide programs that build food knowledge and skills in an empowering environment; at the Kitchen, participants learn about the connection between food and health, how to access nutritious food affordably, increase their knowledge in preparing healthy foods and learn how to make use of seasonable abundance.
- Emergency food supplies are provided through the pantry program.
- The Kitchen has one full time staff member and 165 registered volunteers.
- No complaints have been received from neighbours and the parking agreement with the Shelbourne Street Church of Christ is still in place.

In response to questions from Council, the applicant stated:

- The programming continues to grow and develop and is responsive to the needs of the community.
- The applicant is actively looking for another suitable location; at some point, the applicant may enter into discussions with the property owners for options at the current site.

**PUBLIC INPUT:**

M. Davie, on behalf of the Mount Tolmie Community Association, stated:

- Mount Tolmie Community Association supports the Shelbourne Community Kitchen; relationships with neighbours and landlords are key.
- The Kitchen has had a positive impact on the community and has gone beyond the scope of what was imagined.

C. Horn, on behalf of the Camosun Community Association, stated:

- The Community Association supports the Kitchen; it is apparent that there is a need for the Kitchen in the community.
- It has had a positive impact on the community and is a good neighbour.

K. Whitworth, Viewmont Avenue, stated:

- The Kitchen opens its' doors to all residents and provides workshops; they continue to explore fundraising opportunities.

**COUNCIL DELIBERATIONS:****Motion:**

**MOVED by Councillor Brice and Seconded by Councillor Haynes: "That a Public Hearing be called to further consider the application to renew Temporary Use Permit TUP00006 on Lot 4, Block 4, Section 37, Victoria District, Plan 1722 except the west 4 feet 6 inches thereof taken for road purposes on said plans (3541 Shelbourne Street)."**

Councillor Brice stated:

- She is delighted to see that the Kitchen is thriving.

Councillor Haynes stated:

- He supports the motion.

Councillor Brownoff stated:

- The Kitchen is an anchor in the community; it is in an ideal location and has a good support group which includes businesses and churches.

Councillor Wergeland stated:

- He appreciates the good work of the Kitchen.

**The Motion was then Put and CARRIED**

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Councillor Sanders returned to the meeting at 8:58 p.m.

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1410-04  
Report –  
Planning

**4431 AND 4441 INTERURBAN ROAD – DEVELOPMENT VARIANCE PERMIT**

Report of the Director of Planning dated July 28, 2017 recommending that Council approve Development Variance Permit DVP00389 for the proposed Centre of Health and Wellness (CHW) building at the Camosun College Interurban Campus. Variances are requested for side yard setback, building height and parking.

xref: 2860-40  
Interurban Road

**APPLICANT:**

R. Wolfe, Stantec; E. Thompson, Project Manager; S. Busby, VP Administration Camosun College; I. Tol, Director of Facilities, Camosun College, presented to Council and highlighted:

- The proposed new building would be four-storeys, approximately 100,000 square feet and used for the nurse practitioner program.
- About 1,000 nursing students would be moved to the new building and about 600 students in other programs would move to the Lansdowne campus.
- Funds for the project were received from the Post-Secondary Institutions Strategy Investment Fund (SIF); one of the requirements of the SIF is that the project must be completed by April 2018.
- Comments and feedback received from the Royal Oak Community Association and neighbours were incorporated into the design of the building.
- The building creates connectivity throughout the campus and enhances access to the public trails.
- A variance for height is requested; the parapet on the new building would be lower than the height of the adjacent building.
- There are no neighbours that would be effected by shadowing.
- A variance is requested for the number of parking stalls required; 195 parking stalls would be available; accessible parking would be available at the front door.
- Camosun College is committed to construction to LEED Gold standards and aim to incorporate passive design principles into the building.

In response to questions from Council, the applicant stated:

- Exterior lighting would be soffit and bollards and would have a minimal impact on neighbours.
- Discussions are underway to determine the relocation of students to the Lansdowne campus.
- A traffic light would be installed at the intersection of Interurban Road and the northern entrance at Markham Road; it may appropriate to “wait and see” if there are changes to traffic patterns once the building is completed before installing a traffic light.

- The inter-campus shuttle bus is an integral part of campus service but service ends at 4-5 p.m.
- An updated Traffic Demand Management (TDM) plan must be provided before the occupancy permit is issued.
- Ridership on BC Transit to the campus continues to increase; staff and BC Transit continue to discuss increased evening transit service.
- The gravel parking lots are maintained in an environmentally-sensitive manner.

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

- Once a parking variance is granted, it would be in force and effect regardless of whether or not students are relocated to Lansdowne Campus.

In response to questions from Council, the Acting Chief Administrative Officer stated:

- Based on the bus route configuration, the Servicing Agreement specifies that a traffic light will be installed at the northern entrance to the campus at Markham Road; there are funds to potentially support the installation of an additional traffic light at the southern entrance.

#### **PUBLIC INPUT:**

L. Layne, San Lorenzo Avenue, stated:

- The design of the new building is attractive; he questions if the new building will be seismically stable.
- It may be appropriate to consider student housing on campus.

J. Casler, McKenzie Avenue, stated:

- The lack of direct transit to the campus is concerning.

#### **APPLICANT'S RESPONSE:**

- The new building was designed by a structural engineer, meets the BC Building Code and is seismically stable.
- Student housing has been explored but so far discussions have not been successful.
- Camosun College has a U-Pass (public transit pass) program administered by the Camosun College Student Association.
- Discussions continue with BC Transit in relation to the number of stops and frequency of buses to both Camosun College campuses.

#### **COUNCIL DELIBERATIONS:**

In response to questions from Council, the applicant stated:

- A letter of intent will be provided identifying the number of students that will be moved to Lansdowne Campus.

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

- Provision of a letter of intent identifying the number of students to be moved to the Lansdowne Campus could be a condition of the Development Variance Permit.

**Motion:** **MOVED by Councillor Plant and Seconded by Councillor Haynes: “That it be recommended that Council approve and issue Development Variance Permit DVP00389 on Lot 5, Section 20, Lake District, Plan VIP68477 (4441 Interurban Road) and Lot 10, Section 20, Lake District, Plan VIP68477 (4431 Interurban Road) subject to the applicant providing a letter of intent addressing the densification of students at the Interurban Campus.”**

Councillor Plant stated:

- Parking is a concern; receiving a letter of intent would be appreciated.
- It is appreciated that the exterior light will not impact neighbours; there is a need to work collaboratively and address the traffic concerns.

Councillor Haynes stated:

- The assurances for the parking variance are appreciated; mode shift may give some relief to parking concerns.
- The proposed building is attractive and will offer an exceptional learning experience.

Councillor Brice stated:

- The variances are supportable; the parking variance is significant but is justified.
- New buses and bus routes are anticipated for September.

Councillor Brownoff stated:

- The variances are supportable; gravel parking is appropriate.
- The commitment to LEED Gold construction and the addition of the indigenous gathering space are appreciated; there is concern with student safety on campus in the evenings.

Councillor Wergeland stated:

- This is an attractive design; the variances are supportable.

Councillor Murdock stated:

- This is an attractive addition to the campus and offers a value added program.
- Discussions with BC Transit in terms of providing additional levels of service should continue; partnerships or communications to raise awareness about the availability of alternative transportation should be explored.

**The Motion was then Put and CARRIED**

Adjournment On a motion from Councillor Brownoff, the meeting adjourned at 9:47 p.m.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK