

MINUTES
PLANNING, TRANSPORTATION AND ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
Held at Saanich Municipal Hall, Committee Room No. 2
March 10, 2016 at 4:30 p.m.

Present: Councillor Fred Haynes (Chair), Suzanne Bartel, Bill Mumford, Jordan Rockerbie, Travis Lee, John Schmuck, Andrea Mercer, Peter Rantucci

Staff: Harley Machielse, Director of Engineering, Sharon Hvozanski, Director of Planning; Elizabeth van Den Hengel, Committee Clerk

Regrets: Travis Lee, Scott Hindle

Guests

MINUTES

MOVED by B. Mumford and Seconded by T. Lee: "That the Minutes of the Planning, Transportation and Economic Development Advisory Committee meeting held February 11, 2016, be adopted."

CARRIED

SHELBOURNE VALLEY ACTION PLAN UPDATE

Manager of Community Planning and the Engineering Technologist V, updated the Committee on two options for Shelbourne Street modality changes in the Shelbourne Valley Action Plan. The following comments and responses to questions were noted:

- Option 2 will delay transit slightly along Shelbourne Street. A cost impact of this delay should be carried out.
- Speed of transit may be improved in Option 2 if some of the lesser used transit stops were removed or by potentially utilizing transit priority technology along Shelbourne Street.
- Both options have approximately the same reduction in cycling/pedestrian accidents.
- Concerns that the two options presented do not adequately address economic concerns for businesses along Shelbourne Street.
- The Shelbourne Valley Action Plan should additionally be viewed through an economic lens.
- Losing the left turn lanes along Shelbourne Street presents significant economic roadblocks for the business and development communities.
- Engaging developers to consider land dedication of a 3 metre of right away to Saanich when property along Shelbourne Street goes for rezoning. This will allow for construction of cycling lanes and sidewalks without impacting access to businesses along the street.
- J. Mullin and P. Tanner both spoke to the detrimental impact that losing the left turn lane from Shelbourne Street onto Garnett Street. The loss of the left turn lanes would have serious negative impacts on both their businesses and the residential community where traffic would be re-routed.
- Negative tax implications to Saanich if the property values of the commercial building along Shelbourne Street decrease because of the negative impact of losing the left turn lanes.
- Option 1 may be more supportive toward 4 to 6 story densification for redevelopment

along Shelbourne Street.

EDPA

The Chair facilitated a discussion on the EDPA and the following was noted:

- J Gye spoke to the EDPA, and the following comments were noted:
 - The EDPA evokes both passion and polarity from the citizens of Saanich.
 - The EDPA is just one policy tool.
 - The EDPA should be reviewed and improvements to the science, policy framework, administration of the bylaw and governance considerations should be undertaken.
 - The belief that leaving an area designated as a sensitive ecosystem alone to recover to its pre disturbed state is erroneous. Ecosystems evolve and the ecosystem of today differs from undisturbed ecosystems of the past.
 - Ecosystems require assistance to recover and adapt to the present state of the environment in which the ecosystem exists.
 - If landscape resiliency is the rationale for the EDPA then the bylaw should be reconsidered.
 - Suggested that the EDPA be re-focused to review policy, objectives and the science behind sensitive ecosystems and ecosystem recovery.

- P. Haddon and B. Kerr, members of Saanich Advocates For the Environment (SAFE), spoke to the EDPA, and the following comments were noted:
 - SAFE has almost completed a position paper which will be made public on the EDPA.
 - SAFE takes the position that the EDPA Bylaw is important and a necessary tool to mitigate development and climate pressure on the environment.
 - The majority of homeowners are not affected by the Bylaw.
 - Prior to the EDPA Bylaw Council did not have an effective tool to mitigate development in sensitive ecosystem areas.
 - Definitions of development, and clear description of the criteria for an area to be designated as an environmentally sensitive ecosystem need to be done.
 - Develop clear guidelines that the public can refer to.
 - Establish a transparent dispute resolution process.
 - Increase volunteer efforts for sustaining sensitive ecosystems within Saanich.
 - Promotion of the Saanich Stewardship Program.
 - Administration issues should be reviewed as per the normal review protocol at Saanich.

- Charmaine and Chris Phillips, residents of Saanich, spoke to the EDPA, and the following comments were noted:
 - Question the validity of basing the EDPA on a 25 year old map that was not originally produced for the purpose of mapping sensitive ecosystems.
 - Ground truthing of Saanich properties would be the prudent method to determine ecosystem sensitivity.
 - All properties in Saanich should be accessed using the same well defined criteria when determining ecosystem sensitivity.

The Chair and the Committee thanked the speakers.

ADJOURNMENT

The meeting adjourned at 7:25 p.m. and the next meeting is scheduled for Thursday,

April 14, 2016

Councillor Haynes, Chair

I hereby certify these Minutes are accurate.

Committee Secretary