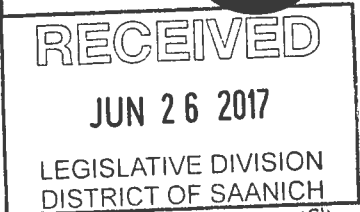


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The Corporation of the District of Saanich



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Supplemental Report

To: Mayor and Council
From: Harley Machielse, Director of Engineering
Date: June 26, 2017
Subject: 931 Beckwith Avenue – Application for Inclusion in Sewer Service Area

RECOMMENDATION

That Council approve the application to include 931 Beckwith Avenue (Lot 3, Section 65, Plan VIP59979, Victoria District) into the Sewer Service Area

PURPOSE

Identify additional policy references in support of the application, as well as interpretation of those policy statements.

ADDITIONAL INFORMATION

The property at 931 Beckwith Avenue is located outside the Sewer Service Area (SSA), but within the Urban Containment Boundary. The owner is requesting inclusion of the property into the SSA, concurrently with a six lot subdivision. The staff report to Council dated March 6, 2017 details the request by the owner including that the owner will bear all costs to implement the expansion of the sewer network to provide service to the proposed development, and that sufficient sewer capacity exists downstream to accommodate the request.

Staff identified a District of Saanich Official Community Plan (Policy 4.2.10.12) reference in support of this proposed expansion of the SSA, and augment that reference with the following:

Policy 4.2.1 Sustainable Land Use, Growth Management

1. Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact; Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainably; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.
2. Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.
5. Consider the capacity of all types of infrastructure including municipal services, schools, social services and open space when reviewing growth options.

Furthermore, this property is the final parcel at the east end of Beckwith Avenue within the North Quadra Local Area Plan (LAP) to remain un-serviced by sewer and the final parcel within the LAP to be considered for sewer service inclusion, excluding Park lands. Although the LAP does not specifically speak to sewer servicing policies in direct correlation to this proposal, it does promote:

Policy 9.1

Continue to coordinate the planning and provision of public works with land use, transportation, and environmental policies.

Staff believe this application completes the sewer servicing to this street, providing services to a RS-8 zoned property within the Urban Containment Boundary, achieving the intent of Policy 9.1 noted above.

Staff had originally identified the cost neutrality of the project as a means to support the application, however, wish to bring to Council's attention other land use related policy statements the District embodies as the primary reasons to support the owner's request for inclusion in the SSA.

Prepared by



Lesley Hatch
Manager of Underground Services

Approved by:



Harley Machielse

Director of Engineering

cc: Sharon Hvozdzanski, Director of Planning
Jarret Matanowitsch, Manager of Current Planning

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Engineering.



Paul Thorkelsson, Administrator