

DISTRICT OF SAANICH  
 MINUTES OF THE COUNCIL MEETING  
 HELD IN THE COUNCIL CHAMBERS  
 SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
MONDAY, JUNE 23, 2014 AT 7:30 PM

Present: **Chair:** Mayor Leonard  
**Council:** Councillors Brice, Brownoff, Derman, Gerrard, Murdock, Sanders, Wade and Wergeland  
**Staff:** Paul Murray, Chief Administrative Officer; Sharon Hvozdzanski, Director of Planning; Mike Lai, Acting Director of Engineering; Donna Dupas, Legislative Manager; and Andrea Park, Senior Committee Clerk

Minutes **ADOPTION OF MINUTES**

**MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: "That Council adopt the minutes of the Special Council Meeting held June 10, 2014 and the minutes of the June 16, 2014 Council and Committee of the Whole meetings."**

**CARRIED**

**BYLAWS**

2870-30  
 Gorge Road West

**ZONING BYLAW AMENDMENT – NEW ZONE CD-3GA (COMPREHENSIVE DEVELOPMENT GORGE ADMIRALS)**

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2014, No. 9258". To create a new zone CD-3GA (Comprehensive Development Gorge Admirals).

**MOVED by Councillor Gerrard and Seconded by Councillor Brice: "That Bylaw No. 9258 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

2870-30  
 Gorge Road West

**994 AND 998 GORGE ROAD WEST – REZONING TO CD-3GA**

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2014, No. 9259" and approval of Development Permit DPR00507. Rezoning from C-3 and C-10 to CD-3GA for proposed independent supportive living senior's residence and community care facility.

**MOVED by Councillor Brice and Seconded by Councillor Gerrard: "That Bylaw No. 9259 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

**MOVED by Councillor Brice and Seconded by Councillor Gerrard: "That Council approve and issue Development Permit DPR00507 on Lot 2, Section 21, Victoria District, Plan 39718 (994 Gorge Road West) and on Lot 1, Section 21, Victoria District, Plan 4774 (998 Gorge Road West)."**

**CARRIED**

2870-30  
Maple Street

**3269 MAPLE STREET - ZONING BYLAW AMENDMENT TO ZONE C-11 (TOURIST ACCOMMODATION – HIGH DENSITY)**

Final Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2014, No. 9275” and approval of Development Permit Amendment DPA00809. To amend the existing zone C-11 (tourist accommodation – high density) to permit office use to a maximum 275 m<sup>2</sup> gross floor area on Lot A, Section 7, Victoria District, Plan 43259 (3269 Maple Street) for proposed office and restaurant addition to the Accent Inn.

**MOVED by Councillor Wergeland and Seconded by Councillor Gerrard: “That Bylaw No. 9275 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Council approve and issue Development Permit Amendment DPA00809 on Lot A, Section 7, Victoria District, Plan 43259 (3269 Maple Street).”**

**CARRIED**

5550-20  
Strategic  
Community  
Investment Fund

**STRATEGIC COMMUNITY INVESTMENT FUND**

Report of the Director of Finance dated June 16, 2014 recommending Council accept the 2014 Strategic Community Investment Fund report as presented.

**MOVED by Councillor Derman and Seconded by Councillor Gerrard: “That the 2014 Strategic Community Investment Fund report be accepted, as presented in the report of the Director of Finance dated June 16, 2014.”**

**CARRIED**

5550-20  
Financial  
Information Act  
Report 2013

**2013 FINANCIAL INFORMATION ACT SUBMISSION**

Report of the Director of Finance dated June 23, 2014 recommending Council approve the 2013 Financial Information Act Report as presented.

**MOVED by Councillor Brice and Seconded by Councillor Wergeland: “That Council approve the 2013 Financial Information Act Report as presented in the report of the Director of Finance dated June 23, 2014.”**

**CARRIED**

5400-30  
Municipal Finance  
Authority  
Borrowing

**MUNICIPAL FINANCE AUTHORITY (MFA) BORROWING – 2014 FALL ISSUE**

Report of the Director of Finance dated June 16, 2014 recommending Council adopt a resolution to authorize long-term borrowing through the Municipal Finance Authority 2014 Fall Issue for the projects specified.

**MOVED by Councillor Wergeland and Seconded by Councillor Brice: “That Council approve borrowing from the Municipal Finance Authority of British Columbia as part of their 2014 Fall Issue, \$7,125,000, as authorized through the following Loan Authorization Bylaws for the projects specified and that the Capital Regional District be requested to consent to our borrowing over a 10 year to 15 year terms and include the borrowing in their security issuing bylaw:**

Bylaw	Purpose	Amount authorized	Amt. Already borrowed	Remaining Issue	Term of Issue	Amt. of Issue
9246	Sewer Construction	\$700,000	\$-	\$700,000	15	\$700,000
9247	Sewer Construction	\$1,425,000	\$-	\$1,425,000	15	\$1,425,000
9248	Refuse Trucks and Packers Purchase	\$2,400,000	\$-	\$2,400,000	10	\$2,400,000
9249	Garbage and Garden Waster Bin Purchase	\$2,600,000	\$-	\$2,600,000	15	\$2,600,000”

**CARRIED**

5170-20  
Community Works  
Funding  
Agreement

**COMMUNITY WORKS FUNDING AGREEMENT - 2014 TO 2024**

Report of the Director of Finance dated June 6, 2014 recommending Council approve the 2014 – 2024 Community Works Fund Agreement as proposed.

**MOVED by Councillor Derman and Seconded by Councillor Brice: “That the 2014 – 2024 Community Works Fund Agreement be approved as outlined in the report of June 6, 2014 of the Director of Finance.”**

**CARRIED**

5370-30  
Tender 11/14

**TENDER 11/14 – ORILLIA STREET SANITARY SEWER CONSTRUCTION.**

Report of the Director of Finance dated June 13, 2014 recommending Council award Tender 11/14 for the Orillia Street sanitary sewer construction, and change orders within project budget, to G&E Contracting LP in the amount of \$508,100 (excluding GST).

**MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That Tender 11/14 – Orillia Street Sanitary Sewer Construction, and change orders within project budget, be awarded to G & E Contracting LP, who submitted the lowest price compliant bid of \$508,100 (Excluding GST).”**

**CARRIED**

1500-01  
XRef: 1110-30  
2014 Election  
Procedures

**2014 LOCAL GOVERNMENT ELECTIONS – ELECTIONS PROCEDURES BYLAW AMENDMENT AND APPOINTMENT OF ELECTION OFFICERS.**

Report of the Director of Legislative Services dated June 17, 2014 recommending Council appoint the Legislative Manager and Deputy Legislative Manager as Chief and Deputy Chief Election Officers respectively for the purposes of conducting the 2014 local government elections, approve the amendments to the Elections Procedures Bylaw as outlined, and advise whether an informal vote for CRD Director is to be included on the 2014 ballot for Council’s reference in making appointments under the premise that the Mayor is to be automatically appointed.

**MOVED by Councillor Brownoff and Seconded by Councillor Wade: "That:**

- 1. Donna Dupas and Sharon Froud be appointed as Chief and Deputy Chief Election Officers respectively for the purposes of conducting the 2014 local government elections;**
- 2. The amendments to the Elections Procedures Bylaw No. 9138 be approved as outlined;**
- 3. That an informal vote for CRD Director be included in the 2014 Ballot for Council's reference in making appointments, under the premise that the Mayor is to be automatically appointed."**

**CARRIED**

1410-20  
Reports from  
Committees

**REPORTS FROM SAANICH ADVISORY COMMITTEE CHAIRS**

Council members provided updates on the activities of the various Saanich Advisory Committees they chair.

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 8:09 pm.

The meeting reconvened at 9:51 pm.

**RECOMMENDATIONS**

*From the Committee of the Whole Meeting held June 23, 2014*

2870-30  
Ash Road

**1605 ASH ROAD – REZONING APPLICATION – MCNEIL DESIGNS**

**MOVED by Councillor Wade and Seconded by Councillor Brice: "That the rezoning application for Lot 1, Section 17, Victoria District, Plan 18165 (1605 Ash Road) be rejected."**

**CARRIED**

1970-30  
2013 Annual  
Report

**2013 ANNUAL REPORT**

**MOVED by Councillor Wade and Seconded by Councillor Brice: "That Council endorse the 2013 Annual Report as presented."**

**CARRIED**

In Camera Motion

**MOVED by Councillor Brownoff and Seconded by Councillor Sanders: "That pursuant to Section 18(i) of the Council Procedure Bylaw, 2007, No. 8840, the following meeting be closed to the public as the subject matter being considered relates to legal advice that is subject to solicitor-client privilege."**

**CARRIED**

Adjournment

On a motion from Councillor Brice, the meeting adjourned at 9:54 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 23, 2014 AT 8:10 PM**

Present: **Chair:** Councillor Dean Murdock  
**Council:** Mayor Leonard and Councillors Brice, Brownoff, Derman, Gerrard, Sanders, Wade and Wergeland  
**Staff:** Paul Murray, Chief Administrative Officer; Carrie MacPhee, Director of Legislative Services (8:50pm); Sharon Hvozdzanski, Director of Planning; Mike Lai, Acting Director of Engineering; Donna Dupas, Legislative Manager; and Andrea Park, Senior Committee Clerk

2870-30  
 Ash Road

**1602 ASH ROAD – REZONING APPLICATION – MCNEIL DESIGNS**

Report of the Director of Planning dated June 6, 2014 recommending Council reject the rezoning from RS-12 to RS-6.

The applicant, R. McNeil, McNeil Building Designs Limited, stated:

- The application is to subdivide the corner lot and rezone to RS-6 in order to create an additional lot at the rear facing Majestic Drive; a modest bungalow of approximately 1500 square feet is proposed for the new lot.
- The existing house will remain as it is on the lot fronting Ash Road.
- Variances are required for lot depth and setbacks.
- The existing zoning would allow a 3800 square foot house with a large accessory building on the lot while this proposal allows for a bungalow of only 1500 square feet.
- The applicant met with residents of Ash Road and Majestic Drive to inform them of the application.
- There are no windows that would create privacy issues for the neighbour on Majestic Drive.
- Although the property is not situated within a village centre, it is on a bus route.

**PUBLIC INPUT:**

L. Kamola, Majestic Drive, stated:

- Careful consideration is required before such a change to the neighbourhood is permitted; she appreciates the Gordon Head residential character as it is.
- Ash Road is a busy street and this proposal will add density within a small area.
- Leaving the existing house where it is, makes the proposal less than ideal.

**Motion:** **MOVED by Councillor Brice and Seconded by Councillor Derman: “That it be recommended that the rezoning from RS-12 to RS-6 on Lot 1, Section 17, Victoria District, Plan 18165 (1602 Ash Road) be rejected.”**

Councillor Brice stated:

- Rezoning the property to RS-6 would not be appropriate for this area.

Councillor Derman stated:

- With the exception of the nearby bus stop, this lot is not well-located for services or amenities.
- The decision to retain the existing house makes the lots awkward and unusual

and would impact the character of the neighbourhood.

Councillor Wade stated:

- The number of variances required to make this application work are a concern.
- Infill is supportable but does not seem appropriate for this property.

Councillor Gerrard stated:

- The proposed lots barely meet the minimum lot size for the RS-6 zone.
- Substantial variances are required.
- It appears to be an effort to shoehorn an additional lot onto the property.

Councillor Brownoff stated:

- The variances required are a concern, as is the lack of a rear yard.
- Larger lots are the norm along Ash Road.
- Infill is supportable when it is designed to be complementary to the neighbourhood.

Councillor Sanders stated:

- This application will not fit into the community which is known for its larger lots.
- This is not an appropriate property for such a subdivision.

Councillor Murdock stated:

- It appears that on balance, this is not a supportable application.

**The Motion was then Put and CARRIED**

2870-30  
Inverness Road/  
Glasgow  
Avenue

**1000, 1006 AND 1010 INVERNESS ROAD/3315, 3321, 3329, 3333 AND 3339 GLASGOW AVENUE – REZONING APPLICATION – HOMEWOOD CONSTRUCTORS LIMITED (JOHN NEWTON).**

Report of the Director of Planning dated May 23, 2014 recommending Council approve the rezoning from RS-6 to a new zone RA-9 (apartment) and Development Permit DPR00561 for a proposed two four-storey, multi-family residential buildings with underground parking to be built in two phases containing 43 units and 48 units respectively, and that final reading and ratification of the Development Permit be withheld pending registration of a covenant to secure the items outlined. Report of the Advisory Design Panel dated November 21, 2013 recommending approval of the design.

In response to questions from the Council, the Director of Planning stated that the financial contribution from the applicant towards parks amenities could be directed to the core community of the new development.

On behalf of the applicant, Homewood Constructors Ltd., D. Bazett of Vic Davies Architect Ltd., along with J. Lommerse, LADR Landscape Architects, stated:

- The application is for rezoning and a development permit which would allow for the construction of two, four-storey multi-family residential buildings at the corner of Glasgow Avenue and Inverness Road.
- Currently there are 8 homes on the 8 properties, all under the same ownership.
- This project is appropriate for the area which has existing multi-family developments or developments approved for construction, within the same block.
- Easy access to transit and many local services and amenities, including Rutledge Park, are features of the location.

- Phase 1 will consist of 43 one and two bedroom units; Phase 2 will consist of 48 similar units.
- Underground parking is planned for both buildings with access from Inverness Road; bike storage along with additional hanging bike mounts at each parking space will be provided.
- An electric car charging station is planned for each building.
- The materials proposed for the exterior include stucco, cedar, hardipanel, and metal sidings.
- The corner of the property will be cut back to a 45 degree angle with feature glazing and a roof terrace to add interest.
- The landscape design is key to the livability of the project and attempts to create an attractive environment for residents while offering a pleasant pedestrian network along both streets.
- As the buildings are built on top of an underground parkade, the landscape must be established in planters on slab.
- A bike rack and bench is planned for each entrance, plus a seating area for residents in a private space.
- The sidewalk has been pulled away from the street with a grass boulevard created.
- Each unit on the main level has its own access and gate from the street.
- The corner feature cascades down to the low point of the property; a series of walls and terraced plantings accentuate the corner.
- The grade differences on Glasgow Avenue and also on Inverness Road mean the Phase 2 building will be higher than Phase 1; the structures read as two separate buildings.

**PUBLIC INPUT:**

J. Cohen, Glasgow Avenue, stated:

- Glasgow Park is not really a park but just a strip of land with a bench.
- He is not opposed to this project but has concerns about the number of homes to remain around the site, where future plans are unclear.

J. Schmuck, President, Quadra Cedar Hill Community Association, stated:

- The Community Association was consulted during the planning stage for this project; it is consistent with the Local Area Plan.
- They received no objections from residents.
- The required parking variance is supportable with good transit service and bike trails nearby.
- They prefer that the applicant's park contribution be directed to a local project benefitting the immediate neighbourhood.

K. Whitcroft, Inverness Road, stated:

- He has no objection to the application but advised that a park concept plan was approved by Council in 2009 for the Inverness Road park which is located in this neighbourhood; the parks contribution could be directed to that project.
- It would benefit the watershed, recognize the urban forest, make use of community volunteers, and provide an educational opportunity for local schools.

In response to a question, the applicant advised that there is one additional property remaining intact in order to provide more of an opportunity for possible future development.

**Motion:** **MOVED by Councillor Wade and Seconded by Councillor Gerrard : “That a public hearing be called to further consider the rezoning application on Lot 13 (1000 Inverness Road), Lot 12 (1006 Inverness Road), Lot 11 (1010 Inverness Road), Lot 14 (3315 Glasgow Avenue), Lot 15 (3321 Glasgow Avenue), Lot 16 (3329 Glasgow Avenue), Lot 17 (3333 Glasgow Avenue) and Lot 18 (3339 Glasgow Avenue), all Section 63, Victoria District, Plan 1781.”**

Councillor Wade stated:

- The proposal has been thoroughly considered and fits into the context of the site.

Councillor Derman stated:

- A concept plan for the Inverness Road parkland has already been approved.
- This project is tight with minimal greenspace; an outdoor rooftop amenity would have enhanced the design.
- A comprehensive plan for the entire neighbourhood should have been in place to assist Council and the community when reviewing such development applications.
- Decoupling the purchase of a residential unit from its parking space and offering each separately for sale, could be considered; this approach would offer more affordable housing prices.

Councillor Brownoff stated:

- The proposal has many positive aspects; the corner feature is an important element as are the amenities offered; however, site coverage is extensive.
- It would be appreciated if the Director of Planning would provide information for the Public Hearing on all approved park concepts for the area.

Councillor Gerrard stated:

- This seems to be an appropriate development for the site with a good mix of units; the Community Association supports the proposal.
- The sustainable features offered are excellent; there are many services nearby.
- Additional information on potential park projects in the nearby area would be appreciated for a Public Hearing.

Councillor Brice stated:

- The application touches on many factors that have been raised in previous development applications for this neighbourhood.
- Long-term land assembly has resulted in this project coming forward; the proposed buildings have an attractive design.
- Information regarding all commitments and possible uses for the park contribution is needed.
- The developer’s offer of an annual bus pass for each residential unit is a good feature and a Saanich Policy in this regard should be developed.

Councillor Sanders stated:

- Development of these properties has been anticipated for some time.
- She is pleased with the amenity package and sees this as a good location for reduced car use.
- The parks contribution should be put to use in the community and the local Community Association consulted in the decision.



Councillor Wergeland stated:

- The proposed development offers an attractive design and landscaping.
- Any further discussion of the concept of decoupling is inappropriate at this time.
- Council will look at any previous commitments with regard to local parks, should this application be referred to a Public Hearing.

In response to a question, the Director of Planning stated that the issue of decoupling is complex and staff would only examine it, if directed to do so by Council.

Councillor Murdock stated:

- He supports the application going to a Public Hearing.

**The Motion was then Put and CARRIED**

1970-30  
2013 Annual  
Report

### **2013 ANNUAL REPORT**

Presentation of Annual Report to Council.

The Chief Administrative Officer introduced the 10<sup>th</sup> Annual Progress Report for the District of Saanich, as required by the Community Charter, which provides a report card on the previous year's efforts, a snapshot of municipal services and operations, financial information and states the objectives and measures for the coming year. It points the way to achieving the vision of the Official Community Plan (OCP).

The Director of Planning presented the initiatives with respect to Environmental Integrity, stating that Saanich continues its efforts to balance the natural with the built environment. Under the Sustainable Environment theme, Saanich has exceeded all strategic targets, including the reduction of its carbon footprint by 18%, the completion of the Shelbourne Valley Action Plan, and the introduction of a new Tree Protection Bylaw.

Under the Balanced Transportation theme, targets have also been exceeded with new sidewalks and bike lane construction, the new Craigflower Bridge and a greener garbage program.

The Fire Chief highlighted the accomplishments under the Social Well Being theme. With respect to the goal of a Healthy Community, all but one indicator exceeded its target. The development of a new Public Participation Policy, a new community garden and heritage walk tours, were examples. Progress with respect to a Safe Community indicate all targets achieved except one – collisions with bicycles. Among the highlights was receiving superior tanker shuttle accreditation from the Fire Underwriters of BC which allowed many rural Saanich residents to obtain reduced premiums.

The Director of Legislative Services presented the highlights under the Economic Vibrancy theme stating that the goal of a vibrant, connected economy, was reflected in Saanich ranking in the top three best places to live in BC. However, while property tax revenue remains stable, the number of commercial and Industrial building permits has declined. Infrastructure replacement capital spending continues to move Saanich toward sustainable levels and the "complete streets" approach was used in the design of major and collector roads.

Under the Service Excellence theme, indicators confirm that the municipality is on target for vacancies filled internally and for learning and development, as examples. Certification through WorkSafe BC was once again successfully achieved.

The Chief Administrative Officer commented that the policies adopted by Council under the OCP continue to express the fundamental values and goals of the community and establish a direction for achieving this collective vision through the strategic planning process. Good progress has been made towards attaining that vision as outlined in the progress report.

**PUBLIC INPUT:**

E. Daly, Mount Baker View Road, stated:

- He is pleased that the status of Haro Woods remains the same.

H. Charania, Genevieve Road, stated:

- He would suggest that those recreation volunteers who run local sports and clubs on a volunteer basis do not receive enough recognition for their service.

**Motion:**

**MOVED by Mayor Leonard and Seconded by Councillor Wade: “That it be recommended that Council endorse the 2013 Annual Report as presented.”**

Mayor Leonard stated:

- This report reflects the day to day efforts of our staff to work strategically toward our goals, measuring by targets and indicators; achieving such results is astounding.
- He would like to extend his appreciation to the staff who produce these results.

Councillor Derman stated:

- The report has become easier to understand and more sophisticated.
- He would suggest that annual benchmarks and more descriptive benchmarks would be helpful.

Councillor Gerrard stated:

- This is an excellent progress report with just the two concerns regarding declining building permits and wait lists for supportive housing.
- Housing affordability is a big issue.

Councillor Brownoff stated:

- The progress report continues to get better and better.
- Presenting this information to the public through the website and in a brochure format would be useful.
- The Strategic Plan and its monitoring processes, enable the community to see the municipality moving forward.

**The Motion was then Put and CARRIED**

Adjournment      On a motion from Councillor Brownoff, the meeting adjourned at 9:50 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK