

DISTRICT OF SAANICH
MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, MAY 11, 2015 AT 7:00 PM

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

1790-20
Amalgamation
Study

NOTICE OF MOTION

Notice of Motion received from Councillor Plant requesting Saanich write a letter to Minister Coralee Oakes indicating a willingness to participate in a provincially-funded amalgamation study. Prior to drafting the letter, residents will be invited to a public meeting to provide feedback as to what should be included in the letter. This motion will be presented at the May 25, 2015 Council meeting.

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Brownoff and Seconded by Councillor Brice: “That Council adopt the minutes of the May 4, 2015 Special Council, Council and Committee of the Whole meetings.”

CARRIED

BYLAWS

1110-30
Financial Plan
Bylaw

FINANCIAL PLAN BYLAW (2015 – 2019)

Final Reading of the “Financial Plan Bylaw, 2015, No. 9333”. To establish the five-year financial plan for 2015 – 2019.

MOVED by Councillor Derman and Seconded by Councillor Haynes: “That Bylaw No. 9333 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

1110-30
Tax Bylaw

TAX BYLAW

Final Reading of the “Tax Bylaw, 2015, No. 9334”. To establish the tax rates for 2015.

MOVED by Councillor Brownoff and Seconded by Councillor Plant: “That Bylaw No. 9334 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

1110-30
CRD Onsite
Sewage Systems
Service Parcel
Tax Bylaw

CRD ONSITE SEWAGE SYSTEMS SERVICE PARCEL TAX BYLAW AMENDMENT

Final Reading of the "CRD Onsite Sewage Systems Service Parcel Tax Bylaw, 2008, Amendment Bylaw, 2015, No. 9335". To establish the parcel tax rate for 2015.

MOVED by Councillor Brice and Seconded by Councillor Sanders: "That Bylaw No. 9335 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

PUBLIC INPUT

Nil

RESOLUTIONS FOR ADOPTION

5370-30
Tender 05/15

TENDER 05/15 – QUADRA STREET WATERMAIN AND SANITARY SEWER

Report of the Director of Engineering dated May 4, 2015 recommending Council award Tender 05/15 for the Quadra Street Watermain and Sanitary Sewer, and change orders within the project budget to Pedre Contractors Ltd. in the amount of \$1,583,314 (excluding GST).

MOVED by Councillor Haynes and Seconded by Councillor Sanders: "That Tender 05/15 for the Quadra Street Watermain and Sanitary Sewer, and change orders within the project budget, be awarded to Pedre Contractors Ltd., in the amount of \$1,583,314 (excluding GST)."

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

- Most of the underground infrastructure on Quadra Street is being constructed in the middle of the road which does not allow the opportunity to expand the roadway for bike lanes; trees and hydro poles on Quadra Street also provide a challenge for the installation of bike lanes.

The Motion was then Put and CARRIED

5170-20
Provincial
Government Bike
BC Program Grant
Applications

PROVINCIAL GOVERNMENT BIKE BC PROGRAM GRANT APPLICATIONS

a) GLANFORD/MANN INTERSECTION

Report of the Director of Engineering dated May 4, 2015 recommending that Council support an application to the Provincial Government Bike BC Program – Provincial Cycling Investment Program for the Glanford/Mann Intersection Improvement Project.

MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That Council support an application to the Provincial Government Bike BC Program – Provincial Cycling Investment Program for the Glanford/Mann Intersection Improvement Project."

Councillor Murdock stated:

- He thanks staff for bringing the application forward; these are high traffic areas for pedestrians and cyclists and are in need of improvements.
- Residents are keen to see Saanich seek every opportunity for funding.

Councillor Derman stated:

- The Bicycle and Pedestrian Mobility Advisory Committee endorsed the application.

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

- Glanford Avenue has been identified for improvements in the five-year Capital Plan.
- Even if the grant applications are unsuccessful, both projects would continue in full; the grant applications augment the funding already approved by Council.
- If the grant requests are successful, the additional funding could be used for other active transportation projects and initiatives.

The Motion was then Put and CARRIED

b) BORDEN STREET

Report of the Director of Engineering dated May 4, 2015 recommending that Council support an application to the Provincial Government Bike BC Program – Cycling Infrastructure Partnerships Program for the Borden Street Cycling Infrastructure Upgrade Project.

MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That Council support an application to the Provincial Government Bike BC Program – Cycling Infrastructure Partnerships Program for the Borden Street Cycling Infrastructure Upgrade Project.”

CARRIED

1300-20
AVICC

ASSOCIATION OF VANCOUVER ISLAND AND COASTAL COMMUNITIES MEMBERSHIP DUES

Invoice from the Association of Vancouver Island and Coastal Communities requesting payment of annual membership dues in the amount of \$9,397.01.

MOVED by Councillor Murdock and Seconded by Councillor Haynes: “That Council approve payment of the invoice from the Association of Vancouver Island and Coastal Communities (AVICC) for the 2015 annual membership dues in the amount of \$9,397.01.”

CARRIED

1300-20
CREST

APPOINTMENT OF CREST ALTERNATE

Report from the Director of Legislative Services dated May 6, 2015 recommending that Council appoint a member as proxyholder to serve as Council's representative at the Annual General Meeting.

MOVED by Councillor Haynes and Seconded by Councillor Plant: “That Council appoint Mayor Richard Atwell as proxyholder to serve as Saanich’s representative to attend, act and vote for and on behalf of member Leif Wergeland in respect of all matters that may properly come before the Capital Region Emergency Services Telecommunications (CREST) Annual General Meeting.”

CARRIED

RECOMMENDATIONS FROM COMMITTEES

5550-20
Audited Financial
Statements

2014 AUDIT FINDINGS REPORT AND AUDITED FINANCIAL STATEMENTS
Recommendation from the May 5, 2015 Finance, Audit and Personnel Standing Committee meeting that Council accept the 2014 Audit Findings Report and the 2014 Audited Financial Statements.

MOVED by Councillor Plant and Seconded by Councillor Haynes: “That Council accept the 2014 Audit Findings Report and the 2014 Audited Financial Statements.”

In response to questions from Council, the Chief Administrative Officer stated:
- Staff will report back on how much money and effort will be needed to identify contaminated sites within Saanich.

The Motion was then Put and CARRIED

REPORTS FROM MEMBERS OF COUNCIL

1410-04
Report – Property
Tax and Utility Fee
Increases

PROPERTY TAX AND UTILITY FEE INCREASES
Report from Councillor Derman dated May 2, 2015 recommending that Council request staff provide a report by the end of July 2015 outlining the reasons for property tax and utility fee increases beyond the consumer price index, describing and explaining the potential consequences of substantially reducing the increases without increasing revenues, and exploring potential avenues that reduce future increases without negatively affecting municipal services.

Councillor Derman stated:

- The public should be involved earlier in the budget process.
- Tax increases need to be explained to residents; reducing tax increases may mean a reduction in program delivery.
- The public should have a say in what programs may be reduced; they may be able to assist Council in coming up with ways to increase revenue and alleviate future budget increases.
- The results of public input would be referred to the Finance, Audit and Personnel Standing Committee for consideration during budget deliberations.

MOVED by Councillor Derman and Seconded by Councillor Haynes: “That staff be requested to provide a report by the end of July 2015, for referral to the Finance, Audit and Personnel Standing Committee, detailing the following:

- a) **Outlining the reasons for property tax and utility fee increases, in recent years, beyond the consumer price index;**
- b) **Describing and explaining the potential consequences of substantially reducing such increases without substantially increasing revenues; and**
- c) **Exploring avenues that Council could take in the near, intermediate and long terms in order to avoid the need for such increases without detrimentally affecting services that the municipality offers to its’ citizens.”**

Councillor Plant stated:

- Ways to increase connectivity with the community should be considered; this will also demonstrate that Council takes economic development seriously.

Councillor Haynes stated:

- All Council should be involved in the conversation to improve economic development.

Mayor Atwell stated:

- There is a need to find a greater means of involving the public in the process and syncing public participation with the budget process.
- It is his intention to split the Finance, Audit and Personnel Standing Committee into three separate committees.

The Motion was then Put and CARRIED

Adjournment On a motion from Councillor Plant, the meeting adjourned at 7:25 pm.

The meeting reconvened at 11:36 pm.

RECOMMENDATIONS

From the Committee of the Whole Meeting held May 11, 2015

2870-30
Mount Douglas
Cross Road

1516 MT. DOUGLAS CROSS ROAD – REQUEST FOR UNIQUE REVIEW

MOVED by Councillor Haynes and Seconded by Councillor Plant: “That with respect to 1516 Mt. Douglas Cross Road, Council agree to a one-time deviation from its regular process that will allow for consideration of the current rezoning application for the property in advance of any Agricultural Land Reserve exclusion.”

CARRIED

MOVED by Councillor Sanders and Seconded by Councillor Brownoff: “That with respect to 1516 Mt. Douglas Cross Road, Council direct staff to bring forward the current rezoning application to a Committee of the Whole meeting if the applicant wishes to do so.”

CARRIED

In Camera Motion

MOVED by Councillor Plant and Seconded by Councillor Haynes: “That in accordance with Sections 90 (1) (c), (e) and (i) of the *Community Charter*, the following meeting be closed to the public as the subject matters being considered relate to labour relations and other employee relations, acquisition of land or improvements and receipt of advice that is subject to solicitor-client privilege.”

CARRIED

Adjournment

On a motion from Councillor Plant, the meeting adjourned at 11:40 pm.

.....
MAYOR

I hereby certify these Minutes are accurate.

.....
MUNICIPAL CLERK

THE FOLLOWING WAS REPORTED FROM THE “IN CAMERA” COUNCIL MEETING HELD ON DECEMBER 8, 2014

4550-20
Recruitment -
CAO

CAO RECRUITMENT

“That Council direct that the recruitment for a new Chief Administrative Officer (CAO) follow the standard Saanich CAO recruitment process, including all members of Council and that this process be overseen by the Director of Corporate Services who will work with Council throughout to ensure transparency.”

THE FOLLOWING WAS REPORTED FROM THE “IN CAMERA” COUNCIL MEETING HELD ON MAY 4, 2015

2710-40
Sewer Project

SEWER PROJECT

“That Council support sending a list of forty-six (46) technically feasible sites in the District of Saanich to the CRD-Eastside Select Committee.”

DISTRICT OF SAANICH
 MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
 HELD IN THE COUNCIL CHAMBERS
 SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, MAY 11, 2015 AT 7:27 PM

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

2870-30

Mount Douglas
 Cross Road

1516 MT. DOUGLAS CROSS ROAD – REQUEST FOR UNIQUE REVIEW

Report of Councillor Haynes dated May 7, 2015 recommending that Council agree to a one-time deviation from its regular process that will allow for consideration of the current rezoning application for the property in advance of any Agricultural Land Reserve exclusion.

Councillor Haynes stated:

- The process to review the application has been gridlocked; the intent of the motion is to create a new opportunity to move the situation forward.
- Further discussion with staff and residents will be undertaken.

PUBLIC INPUT:

R. Galey, Blenkinsop Road, stated:

- This property is not viable for farming or agriculture.
- Keeping land in the Agricultural Land Reserve (ALR) is important for food security.
- Panama Flats should be brought back into food production.

J. Barber, Mt. Douglas Cross Road, stated:

- The land use on the property has had a negative effect on her family and their quality of life; there is a severe rat problem in the area originating from this property.
- Garry oaks are dying and birds have left because of the lights on the property; neighbours are sad and feel disrespected by Saanich.
- The process to review the property has to change; home owners are unable to sell their homes because of the uncertainty of this property.

D. Chambers, Blenkinsop Road, stated:

- He does not support the motion but has sympathy for neighbours and the property owners.
- The land use has resulted in ecosystems being destroyed; edible native plants could be grown on the property.
- Decisions need to be made looking seven generations ahead; the basis of the ALR is protection of soil.

J. Alexander, Bastion Square, stated:

- He is legal counsel for the registered owners; this is not a debate about land

use but the process in bringing the application forward for discussion.

- Agriculture is not a permitted use for the property; this is a unique piece of property that has zoning that is inconsistent with the Agricultural Land Commission (ALC) Act.
- The only issue for Council deliberation is whether to approve the minimum lot size to allow subdivision; the property is already zoned for residential.
- The ALC has made it fairly clear that the property will be removed from the ALR; the logjam in the process must be addressed.

M. Vukobrat, Mercer Place, stated:

- Residents have a Right to a Healthy Environment; neighbours of this property do not enjoy a healthy environment and are frustrated and stressed.
- Neighbours are concerned with smells, fecal dust, rats and lowered property values.
- Moving the application forward is critical to the quality of life in the neighbourhood.
- He appeals to Council to make an exception.

R. Boyd, Lynnfield Crescent, stated:

- Procedural issues are causing a delay in the process; neighbours' concerns are smells and lowered property values.
- Council is encouraged to get past the logjam so that the application can be discussed.

B. Williams, Eldon Place, stated:

- Neighbours are frustrated and emotional; Council needs to take action.

T. Sowden, Mercer Place, stated:

- Concerns are flies, noise of equipment and tractors, manure, lights that are on 24/7; it is important to listen to stakeholders and consider whether it is worthwhile to deviate from process.

B. Loucks, Glendenning Road, stated:

- Disruptive farm practices causes distress to neighbours and untold hours of municipal staff time; under Right to Farm legislation, municipalities have few tools to manage disruptive farm practices.
- There is concern that if Council strays from its' established practices because of pressure placed on it, precedent will be set.
- Council has the responsibility to make adjustments as communities' needs alter.
- He has sympathy for neighbours; depending on what farm practice an owner selects, that owner can create opportunities for local food production.

L. Lea, Cedarglen Road, stated:

- The process needs to be decided on how to bring the application forward; at stake for neighbours of the property are quality of life and health, the right to clean air, and the health of the existing ecosystems.
- The time commitment and stress of individuals living this situation and trying to resolve the issue has been significant.

H. Wolf, Kincaid Street, stated:

- Food security is a severe issue.
- It is important to neighbours to get past this.
- When land is removed from the ALR, other property could be acquired and put

in the ALR; this will result in increased protection of farmland and increased opportunity to produce food in Saanich.

T. Lea, Cedarglen Road, stated:

- Council has the responsibility to resolve the issue; neighbours want to move forward so that they can get back to normal and start to heal.
- The ALC has committed to removing the land from the ALR.

D. Alberg, West Island Highway, stated:

- A registered agrologist report deemed the property incapable of supporting agriculture.
- This property is unique; it is zoned residential and included in the ALR.
- The process of deliberation of the rezoning application should take place simultaneously with the application to the ALC for exclusion.

J. Stark, Cedarglen Road, stated:

- Neighbours are negatively impacted by having a feed lot close to their property lines; they are frustrated and angry that the process is stalled.
- Council should do what is right and move forward with the application.

N. Oddy, Mt. Douglas Cross Road, stated:

- Procrastination of this process is killing the Garry oak trees on the property.

D. Gunn, on behalf of the Gordon Head Residents' Association, stated:

- Having an industrial operation in a residential neighbourhood is untenable; the Community Association is frustrated with the process.
- The process needs to move forward in a rational and meaningful manner.

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

- Currently, the owners of the property have submitted an application for a 16-lot subdivision including a rezoning and exclusion from the ALR; the application was put on hold by the owners in 2014.
- Council passed a motion to forward the ALR exclusion application to the ALC which remains active.

Councillor Haynes stated:

- Residents have voiced their concerns in relation to the human impacts, the negative impact on health, ecosystems being damaged, declining property values, and a process that has taken too long.

Motion:

MOVED by Councillor Haynes and Seconded by Councillor Plant: "That it be recommended that with respect to 1516 Mt. Douglas Cross Road, Council agree to a one-time deviation from its regular process that will allow for consideration of the current rezoning application for the property in advance of any Agricultural Land Reserve exclusion."

Councillor Haynes stated:

- The motion is not about homes versus farms; it is about the process for consideration of the application.
- The motion allows Council to instruct staff that the usual rezoning application process can proceed before the ALC is addressed.
- This is a unique property and does not set precedent for other applications in the ALR; addressing the inconsistent land use on this property can be viewed

as housekeeping.

- A one-time deviation from normal practice could be seen as following the land use recommendation of the Official Community Plan (OCP), Local Area Plan (LAP) and the ALC.

Councillor Derman stated:

- He is sympathetic to neighbours' concerns; this is causing a hardship for neighbours.
- There may be an opportunity to modify procedures without setting precedent; it is important that the public does not think that they can get more favourable treatment by putting pressure on neighbours.

Councillor Brownoff stated:

- A simplified motion could be to forward the current application to a Committee of the Whole meeting.

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

- There is an email from the family dated June 12, 2014 indicated that they would like the application for the removal from the ALR be put on hold.

J. Alexander, on behalf of the applicant, stated:

- The application for exclusion from the ALR can be sent directly from the owner.
- The owner will decide when they will send the application for exclusion in the ALR.
- The current application with Saanich is a rezoning application to deal with the minimum lot size.
- Council can consider the bylaw and give it as many readings as they wish, but it cannot be adopted before the land is excluded from the ALR.
- The owners have not sent the application to the ALC for exclusion in the ALR; if the property is excluded from the ALR and the rezoning is not approved, the property would lose value.
- The property would not be grandfathered for farming in the ALR.

Mayor Atwell stated:

- There are health and environmental concerns and property values of neighbouring properties have decreased.
- Each case has to be dealt with individually and fairly; a fair decision is something everyone can support.
- He supports the motion for a one-time deviation; this is a unique property.
- The neighbours have to be given the chance to heal.

Councillor Plant stated:

- The neighbours need to heal; he is open to doing things differently.
- The agrologist report deemed this property unviable for farming; there are six properties in Saanich that are in the ALR that are zoned residential.

Councillor Murdock stated:

- He supports the application coming forward to Council for consideration; the neighbours need to have some relief.
- He would like confirmation that the ALC views the property as unviable; the logjam in the process needs to be alleviated.

Councillor Sanders stated:

- She is supportive of reviewing the process to alleviate the logjam and looks

forward to further discussion.

Councillor Brice stated:

- She supports the motion; a fine balance is required to hear the application and remain open-minded and flexible without straying into a territory which may cause disruption to other land use applications in the future.

The Motion was then Put and CARRIED

MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That it be recommended that with respect to 1516 Mt. Douglas Cross Road, Council direct staff to bring forward the current rezoning application to a Committee of the Whole meeting if the applicant wishes to do so."

Councillor Derman stated:

- Bringing the application to Committee of the Whole does not preclude Council from taking other steps; this is an attempt to bring the application forward for discussion.

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

- It is normal practice to bring applications forward to a Committee of the Whole meeting and decide whether or not to move the application to a Public Hearing; it may be possible to change that practice but the Land Use and Development Procedures Bylaw should be reviewed to confirm.

Councillor Brice stated:

- If the application is brought directly to Public Hearing, it is necessary to advertise and provide notification which takes time; if, at Public Hearing, revisions are requested, the process for advertising and notification must take place again which will delay the process further.
- It is preferable to bring the application to Committee of the Whole and then forward it to Public Hearing.

Councillor Derman stated:

- The decision to give the Zoning Bylaw, in relation to this property, First Reading could be made at a Committee of the Whole meeting.
- The current rezoning application would be forwarded to Committee of the Whole to consider land use; consideration of supporting exclusion from the ALR would not be discussed.

Councillor Sanders stated:

- She supports the motion; having the application come forward to Committee of the Whole and then Public Hearing ensures a better development.

The Motion was then Put and CARRIED

Report of the Director of Planning dated April 14, 2015 recommending that Council approve the rezoning from A-1 (Rural) Zone and M-5 (Food Processing) Zone to a new CD-4R (Comprehensive Development Dieppe Road) Zone, RS-4 (Single Family Dwelling) Zone, and RS-6 (Single Family Dwelling) Zone and approve Development Permit DPR00543 for a proposed 3,630 m² commercial/industrial building for food processing use, 33 attached housing units in eight blocks, eight bare land strata lots and one fee-simple lot for single family dwelling use; and that Final Reading of the bylaw and ratification of the Development Permit be withheld pending registration of a covenant to secure the following: a \$125,500 community contribution; construction of the commercial/industrial building to LEED® Silver (or equivalent); construction of the residential buildings to BUILT GREEN® Gold (or equivalent); and registration of a building scheme for bare land strata lots 1-8.

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

- The details on how much of the property will be used for residential can be provided.
- Site-specific zones are tailored around the proposed development; a variance is requested to address height of the sound attenuation wall.
- There is no standard format to determine the proposed community contribution; the typical contribution to the Saanich Affordable Housing Fund has been \$1,000 to \$1,500 per unit.

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

- It can be confirmed whether or not Dieppe Road is a truck route.

APPLICANT:

The owner, I. Fatt; P. deHoog of deHoog & Kierulf Architects; and S. Murdock of Murdoch de Greeff Inc. presented and highlighted:

- Islands West Produce currently operates on the site and employs 104 people.
- There is no other suitable available commercial land in Saanich able to accommodate the plant.
- Three local farmers have submitted letters of support for the application.
- Consultation took place with the North Quadra Land Use Protection Association, the local Block Watch Association and neighbours.
- The total community contribution works out to be \$3,000 per unit.
- The Community Association requested that cleanup of Gabo Creek be included in the amenity package but the applicant was unable to come up with a plan to include it.
- The applicant is committed to retention of the Garry oak trees on the property; sustainable landscape elements include the use of permeable pavers, bike parking, rain gardens, onsite storm water management, enhancement of the riparian vegetation along Gabo Creek and the addition of a community garden.
- The Douglas Street/Dieppe Road streetscape will be updated and include rain gardens and separated sidewalks; a network of trail networks will be constructed to gain access and move throughout the site.
- Truck access to the commercial building will be from Douglas Street; the proposed sound attenuation wall will mitigate noise.
- The commercial building will be made of concrete with metal and glass panels and include green walls and two rooftop terraces.
- Garages will be constructed at the rear of the proposed dwellings with access from share driveways.
- Consultation took place with neighbours in relation to the amenity package and their preference was for sidewalk improvements and the addition of street lights.

In response to questions from Council, the applicant stated:

- The commercial site is approximately 9,000 metres with 22,000 metres for residential.
- The site has been designed as an open plan with the strata responsible for maintenance; the proposed townhomes will be approximately 1,800 square feet; the garages will be constructed approximately three feet below grade.
- There will be little truck traffic in the evening; the current plant has been in operation on the site for over 30 years and no noise complaints have been received.
- The proposed dwellings have been designed as adaptable housing; rough in for solar voltaic will be done.

PUBLIC INPUT:

H. Charania, Genevieve Road, stated:

- The application is not supportable as presented; a portion of the land should be used for food production.
- It is disappointing that 80% of the food processed on the site is not local; the food processing plant is acceptable because of the economic benefit to residents.
- This is too much density for the site; 22% of the property is on the hydro right-of-way which cannot be developed.
- The proposal should be amended to allow for no variances or setbacks, the road right-of-way on Douglas Street should be acquired to improve the site distance, bike lanes should be constructed on Douglas Street, restoration of Gabo Creek should be considered and the community contribution should be increased.

S. Brygadyr, Cameo Street, stated:

- He supports the application although he has reservations about three-storey dwellings which could be expensive to purchase; Saanich needs more affordable housing.
- The Caen Road sidewalk extension should continue on Douglas Street to Quadra Street; there are safety concerns in this area for cyclists and pedestrians.
- Traffic will increase because of the proposed development; the current on-street parking is not sufficient.
- Noise from the commercial operation starts early in the morning; imposing "a not before 7:00 am start up" for the benefit of neighbours should be considered.

H. Wolf, Kincaid Street, stated:

- He appreciates what the owners have done in relation to food processing and encouraging local farmers; food processing is critical to food security.
- A cut-through trail should be considered.
- Restoration of Gabo Creek should be included as part of the community contribution.
- There may be an opportunity for a district heating project to utilize the excess heat generated by the processing plant.

L. Petelski, Kincaid Street, on behalf of Block Watch, stated:

- There is concern that the North Quadra Land Use Protection Association has

not asked for feedback from Block Watch; property values in the neighbourhood may increase as a result of the proposed development.

- Safety is a concern for pedestrians on Caen Road; sidewalks and more lighting are needed.
- All members of Block Watch are in support of the application.

S. Yadav, Douglas Street, stated:

- There is concern that the proposed truck parking will be moved closer to their residence; this will result in an increase in truck noise and loss of privacy.

R. Aspden, McBriar Avenue, General Manager of Islands West Produce, stated:

- Staff of Islands West Produce are excited and encouraged by the possibility of a new building in the current location; a lot of the staff live in the neighbourhood which reduces travel time and personal carbon footprints.
- A new state of the art production facility and enhanced food safety program will result in a more efficient business and give the company a chance to compete internationally; it will also result in keeping jobs and profits locally.

M. Solis, Dieppe Road, stated:

- Douglas Street and Caen Road are dangerous; visibility and lighting is poor.
- The proposed development will result in an increase of traffic.

Councillor Derman stated:

- The application is not ready for Public Hearing; it could be postponed and discussed at a future Committee of the Whole meeting.

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

- If Council wished to defer debate as to whether or not a Public Hearing be called, the application could be referred to a future Council meeting.
- If Council felt that there were items that the applicant should consider as part of the application, Council could defer further consideration to allow the applicant time to consider the items and the application could be brought back to a future Committee of the Whole meeting.

Councillor Murdock stated:

- Council's comments should be further considered by the applicant.

Councillor Haynes stated:

- The opportunity to have this type of facility in Saanich is appreciated; a list of items should be provided to the applicant for further consideration.

Councillor Derman stated:

- He is not opposed to the commercial/residential mix but he is concerned with the level of density and the level of amenities proposed.
- The proposed development is not close to a village centre; there are opportunities to look at better energy performance items such as solar district heating and solar hot water, a provision for future access trail to Kincaid Street and restoration of Gabo Creek.

Councillor Brownoff stated:

- The amenity package should be reconsidered; more detail on the sustainability

- features of the commercial building should be provided.
- Rehabilitation of Gabo Creek should be considered.

MOVED by Councillor Plant and Seconded by Councillor Haynes: “That the meeting continue past 11:00 pm.”

CARRIED

Councillor Brice stated:

- The applicant should consider further work with both the community and staff on issues including the amenity package, level of density, restoration of Gabo Creek, energy performance items, trail access and provide more detail on the sustainability features of the proposed development.

Motion:

MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That further consideration of the application to rezone the properties at 4247, 4253 and 4255 Dieppe Road be postponed to allow the applicant the opportunity to consider comments from Council and neighbours.”

Councillor Haynes stated:

- The opportunity for this type of proposed development is appreciated.

Councillor Plant stated:

- He looks forward to further discussion; siting in relation to the residence on Douglas Street needs to be reviewed with the neighbour.

Councillor Brice stated:

- The public will have another opportunity to discuss the application at a future Committee of the Whole meeting; the applicant should consider the comments of neighbours and Council.

The Motion was then Put and CARRIED

2870-30

Cedar Hill Cross
Road

3974 CEDAR HILL CROSS ROAD – REZONING AND DEVELOPMENT PERMIT APPLICATIONS (VICTORIA DESIGN LTD.)

Report of the Director of Planning dated April 16, 2015 recommending that Council approve the rezoning from RS-6 (Single Family Dwelling) Zone to RT-4 (Attached Housing) Zone and Development Permit DPR00558 for a proposed four-unit townhouse development including a variance of the interior side lot lines; and that Final Reading of the bylaw and ratification of the Development Permit be withheld pending payment of a contribution to the Tree Replacement Fund in lieu of on-site replacement trees; and registration of a covenant requiring EnerGuide 80 (or equivalent) including the installation of heat pumps for each new dwelling, installation of the necessary conduits and piping for future installation of solar photovoltaic or hot water heating systems, and a contribution to the Saanich Affordable Housing Fund.

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

- With each development application, there is discussion with the applicant in relation to whether or not solar conduits are being considered although they are voluntary.

APPLICANT:

The applicant, W. Peereboom, Victoria Design Ltd. and D. Ensing, Landscape Designer, presented and highlighted:

- The lot is approximately 30 m wide and 35 m deep.
- The proposed design is for a two-storey, four-dwelling townhouse development with individual garages and three shared visitor parking stalls.
- Variances are requested for side yard setbacks.
- Seven trees will be retained on the site.
- Permeable pavers will be used for driveways and patios; each unit will have its own patio and outdoor area screened by landscaping and a wooden fence.
- As a result of consultation with neighbours, the applicant is committed to increasing the height of the fence on the side yards.
- A grassed swale will be located at the front of the property to assist with stormwater management.

In response to questions from Council, the applicant stated:

- Seven out of 21 trees will be retained on the site and seven additional trees will be planted
- Options for the driveways were explored; providing parking at the rear of the dwellings would reduce the outdoor living space.
- Having one driveway from Cedar Hill Cross Road would eliminate the greenspace in front of the dwellings.
- The proposed dwellings will be approximately 1,600 square feet and will be approximately 19 feet wide.
- Consultation took place with the Quadra Cedar Hill Community Association and neighbours and concerns have been addressed.

Councillor Sanders stated:

- She is concerned with the two driveways from Cedar Hill Cross Road.

PUBLIC INPUT:

J. Schmuck, on behalf of Quadra Cedar Hill Community Association, stated:

- The Community Association attended two meetings with the applicant.
- He appreciates the commitment to BUILT GREEN® Gold, providing solar ready conduits, and having stormwater management on site.
- This is acceptable densification for the neighbourhood.

In response to questions from Council, the applicant stated:

- The heat pumps are a ductless system mounted in the wall of living room and the wall of the master bedroom; they are very quiet.
- Seven additional trees will be planted on the property.

Motion:

MOVED by Councillor Haynes and Seconded by Councillor Plant: “That a Public Hearing be called to further consider the rezoning application on Lot 2, Section 32, Victoria District, Plan 7193, Except Part in Plan 49660 (3974 Cedar Hill Cross Road).”

Councillor Sanders stated:

- She does not support the application; there are too many units proposed for the property.
- The proposed development does not fit with the character of the neighbourhood.

Councillor Brownoff stated:

- She is concerned with the two driveways, the density proposed for the site and the parking in front of the dwellings; she looks forward to hearing from the neighbours at a Public Hearing.

Councillor Derman stated:

- Three dwellings are preferable for this property.

Councillor Haynes stated:

- Increased density and smaller homes are needed; the Community Association is supportive.
- A streetscape drawing could be provided to show the visual impact of the parking.

**The Motion was then Put and CARRIED
with Councillor Sanders OPPOSED**

Adjournment On a motion from Councillor Plant, the meeting adjourned at 11:35 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK