

DISTRICT OF SAANICH
MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JUNE 22, 2015 AT 7:00 PM

Present: **Chair:** Mayor Atwell
Council: Councillors Brice, Brownoff, Derman, Haynes, Murdock, Plant, Sanders and Wergeland
Staff: Andy Laidlaw, Chief Administrative Officer (7:18 pm); Carrie MacPhee, Director of Legislative Services; Sharon Hvozanski, Director of Planning; Harley Machielse, Director of Engineering; Donna Dupas, Legislative Manager; and Lynn Merry, Senior Committee Clerk

PRESENTATION OF AWARDS

1090-20
BC Sustainable
Energy
Association

BC SUSTAINABLE ENERGY ASSOCIATION – MS. BEULAC’S CLASS FROM LANSDOWNE MIDDLE SCHOOL
Mark Boysen, Sustainability Coordinator introduced Kelly Nordin, BC Sustainable Energy Association who announced the recipient of the 2015 Climate Change Showdown Award - the Grade 7 students of Lansdowne Middle School. By making important energy saving changes at home and when travelling, the students from Catherine Beulac’s class are responsible for reducing Greenhouse Gases by a total estimated 31 tonnes CO²e.

DELEGATION

1410-02
Delegation

Xref:
1310-40
CRD Sewage

WATKISS WAY WASTE MANAGEMENT AND AGRICULTURAL STRATEGY: A COMMON SENSE PLAN
Ray Parks, Bim Consulting and Peter Ferguson, Project Team Leader, presented a proposal to create an all-encompassing, single site on Watkiss Way for a Sewer Treatment and Biosolids Treatment Facility. An agricultural component will be included on the site in the form of greenhouses. Mr. Parks advised that the property is centrally located within the Capital Regional District and would serve the long-term needs of the region. First Nations groups are in support of utilizing the property.

The Chief Administrative Officer entered the meeting at 7:18 pm.

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Derman and Seconded by Councillor Brice: “That Council adopt the minutes of the June 15, 2015 Council and Committee of the Whole meetings and the June 16, 2015 Special Council meeting.”

CARRIED

Public Input on
Council Agenda
Items

PUBLIC INPUT ON COUNCIL AGENDA ITEMS

A. Rose, Beckton Road:

Annual Report:

- Specifics and explanations why targets weren't met are missing from the report.
- Council has a responsibility to be fiscally responsible.
- An extra level of government is not needed therefore Saanich should withdraw from the Capital Regional District.

1970-30
2014 Annual
Report

2870-30
Cedar Hill Cross
Road

J. Schmuck, Rock St:

3974 Cedar Hill Cross Road - Rezoning, Affordable Homes and Property Transfer Tax and Affordable Independent Housing for Seniors reports:

- The Quadra Cedar Hill Community Association was consulted and have no objections to the rezoning of 3974 Cedar Hill Cross Road; the property is close to a village centre, schools, and public transit.
- The Planning, Transportation and Economic Development Advisory Committee voted unanimously to support the affordable housing reports; it is important to allow residents age in place.

1410-04
Report –
Affordable Homes
and Property
Transfer Tax

1410-04
Report –
Affordable
Independent
Housing for
Seniors

J. Ross, Victoria:

Annual Report:

- The Annual Report is thorough and concise and is consistent with the Strategic Plan.
- It is not clear which objectives are still in progress and if they are within the original time lines and budget estimates.
- A standardized format and set of performance measures would be helpful for cross municipal comparison.

1310-40
CRD Sewage
(Watkiss Way)

C. Edge, Executive Director of the Victoria Builders Association:

Affordable Homes and Property Transfer Tax and Affordable Independent Housing for Seniors reports:

- Younger generations are challenged by the cost of purchasing homes; most home buyers do not realize the Property Transfer Tax (PTT) is embedded in housing costs; the PTT should be paid only once.
- There is a need for independent living suites for seniors as well as enabling seniors to age-in-place.

E. Dahli, Mt. Baker View Road:

Watkiss Way Sewage Treatment Strategy, Affordable Homes and Property Transfer Tax and Affordable Independent Housing for Seniors reports:

- The Cadboro Bay Residents Association is supportive of the proposal to consider the property on Watkiss Way as a candidate for the pending CRD Waste Water Management Treatment project; the professionals should decide whether this property is feasible for sewage treatment.
- He thanks Councillor Haynes for bringing the affordable housing reports forward for discussion.

D. Langley, Haro Road:

Watkiss Way Sewage Treatment Strategy:

- The Watkiss Way property is a good potential site for a centralized alternative for waste water treatment; including the property for consideration in the preferred solution sites list is supportable.

H. Charania, Genevieve Road:

Affordable Homes and Property Transfer Tax report:

- The PTT should be exempted on the purchase of the first principal residence for British Columbia residents; should BC residents move, the PTT should only be charged on the difference between the selling price and the new purchase price.
- Loss of PTT revenue can be made up by the Province charging a higher PTT to non-residents of BC or Canada; this will discourage foreign ownership and make home ownership more affordable for BC residents.

K. Whitworth, Viewmont Avenue:

Watkiss Way Sewage Treatment Strategy:

- Removing this 30 acre property from the ALR is a concern; there is also concern that there may be a conflict of interest because some members of Council received campaign contributions from the property owner.

K. Johnson, on behalf of the Hallmark Heritage Society:

3918 Carey Road – Heritage Designation Bylaw:

- The Society supports the heritage designation on this property; the upgrades to the dwellings are appreciated.

BYLAWS

1110-30

Sewer Capital
Program Loan
Authorization
Bylaw

SEWER CAPITAL PROGRAM LOAN AUTHORIZATION BYLAW

Three Readings of the “Sewer Capital Program Loan Authorization Bylaw, 2015, No. 9336”. To authorize borrowing of \$2,764,600 for improvements to the sewer system in the Sewer Service Area.

**MOVED by Councillor Wergeland and Seconded by Councillor Brownoff:
“That Bylaw No. 9336 be introduced and read.”**

CARRIED

**MOVED by Councillor Wergeland and Seconded by Councillor Brownoff:
“That Bylaw No. 9336 be read a second time.”**

CARRIED

**MOVED by Councillor Wergeland and Seconded by Councillor Brownoff:
“That Bylaw No. 9336 be now passed.”**

CARRIED

1110-30

Storm Drainage
Capital Program
Loan Authorization
Bylaw

STORM DRAINAGE CAPITAL PROGRAM LOAN AUTHORIZATION BYLAW

Three Readings of the “Storm Drainage Capital Program Loan Authorization Bylaw, 2015, No. 9337”. To authorize borrowing of \$1,500,000 for improvements to the storm drainage system.

MOVED by Councillor Derman and Seconded by Councillor Brice: "That Bylaw No. 9337 be introduced and read."

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Brice: "That Bylaw No. 9337 be read a second time."

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Brice: "That Bylaw No. 9337 be now passed."

CARRIED

1110-30
Transportation
Capital Projects
Loan Authorization
Bylaw

TRANSPORTATION CAPITAL PROJECTS LOAN AUTHORIZATION BYLAW

Three Readings of the "Transportation Capital Projects Loan Authorization Bylaw, 2015, No. 9338". To authorize borrowing of \$2,800,000 for improvements to transportation infrastructure.

MOVED by Councillor Haynes and Seconded by Councillor Brownoff: "That Bylaw No. 9338 be introduced and read."

CARRIED

MOVED by Councillor Haynes and Seconded by Councillor Brownoff: "That Bylaw No. 9338 be read a second time."

CARRIED

MOVED by Councillor Haynes and Seconded by Councillor Brownoff: "That Bylaw No. 9338 be now passed."

CARRIED

1110-30
Parks Capital
Projects Loan
Authorization
Bylaw

PARKS CAPITAL PROJECTS LOAN AUTHORIZATION BYLAW

Three Readings of the "Parks Capital Projects Loan Authorization Bylaw, 2015, No. 9339". To authorize borrowing of \$1,000,000 for park infrastructure improvements.

MOVED by Councillor Brice and Seconded by Councillor Wergeland: "That Bylaw No. 9339 be introduced and read."

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Wergeland: "That Bylaw No. 9339 be read a second time."

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Wergeland: "That Bylaw No. 9339 be now passed."

CARRIED

2130-40
Carey Road

3918 CAREY ROAD – HERITAGE DESIGNATION BYLAW

First Reading of the “Heritage Designation Bylaw, 2015, No. 9340”. To designate the exterior of the dwelling (3918A and 3918B Carey Road) as a municipal heritage structure.

MOVED by Councillor Derman and Seconded by Councillor Haynes: “That Bylaw No. 9340 be introduced and read.”

CARRIED

2870-30
Cedar Hill Cross
Road

3974 CEDAR HILL CROSS ROAD – REZONING TO RT-4

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9341”. Rezoning from RS-6 to RT-4 for proposed four unit townhouse development.

MOVED by Councillor Haynes and Seconded by Councillor Wergeland: “That Bylaw No. 9341 be introduced and read.”

CARRIED

with Councillors Brownoff and Sanders OPPOSED

2330-25
OCP Amendment

Xref: 6840-20
Elk and Beaver
Lake Park

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW

First Reading of the “Official Community Plan Bylaw, 2008, Amendment Bylaw, 2015, No. 9342”. To amend the Official Community Plan and Rural Saanich Local Area Plan policies in respect to extending the Sewer Service Area for public facilities or parks where there would be significant community benefit.

MOVED by Councillor Brice and Seconded by Councillor Plant: “That Bylaw No. 9342 be introduced and read.”

CARRIED

RESOLUTIONS FOR ADOPTION

1310-40
CRD Sewage

WATKISS WAY SEWAGE TREATMENT STRATEGY

Council resolution further to the request that the Watkiss Way site be considered as a candidate for the pending Capital Regional District (CRD) Waste Water Management Treatment project.

MOVED by Councillor Plant and Seconded by Councillor Haynes: “That the Watkiss Way site be considered as a candidate for the pending Capital Regional District (CRD) Waste Water Management Treatment project.”

Councillor Plant stated:

- Sending the recommendation forward to the CRD, will ensure the site is reviewed by professionals to determine whether it is feasible and will give residents a chance to discuss the item further.

Councillor Haynes stated:

- The applicant is not asking to remove the property from the Agricultural Land Reserve (ALR); experts should review the property for feasibility.
- The addition of greenhouses on the site addresses local food security; Victoria General Hospital is a potential client for the use of renewable energy generated from the site.

Councillor Brownoff stated:

- The proposed site has already been considered by the CRD as a potential site for a treatment plant and it was deemed not technically feasible; expansion of the Urban Containment Boundary and use of land in the ALR for industrial use is not supportable.
- The size of the pipe needed to move raw sewage from the Inner Harbour to this site is a concern.

Councillor Brice stated:

- There are numerous other sites being considered as locations for the treatment plants.
- This site is included in the ALR therefore should not be considered; there is limited land to be included in the ALR in the future.,

Councillor Derman stated:

- The size of pipe needed and energy costs to pump sewage from the Inner Harbour to this site is a concern; more technical information is required in relation to energy costs and what kind of infrastructure would be needed if this site is considered.
- Other sites are close to infrastructure and are technically feasible.

In response to questions from Council, Mr. Parks and Mr. Ferguson stated:

- The elevation of the Watkiss Way site is 20 meters.
- The largest pipe needed would be 18 inches in diameter; the pipe from the Clover Point station to an intermediate station would be the largest.
- The advantage of the site is that it would be a single site treatment facility and is an optimal site due to the location and topography.
- There is a need for a greenhouse facility on Vancouver Island.
- Interception stations would reduce sewage flows to one major pump station.

Councillor Sanders stated:

- It is not supportable to put sewage treatment on ALR land or to extend the Urban Containment Boundary; the CRD has previously considered this site and deemed it not feasible.
- The pipes needed to pump sewage from the Inner Harbour to the proposed location would be massive, expensive and the impacts extensive.
- There is a First Nations archeological site in the area and further consultation would be required.

Councillor Wergeland stated:

- Experts will look at each proposed location and make recommendations if they are technically feasible; using ALR land for sewage treatment is a concern.
- Further public consultation is needed in relation to which sites are being considered.

Councillor Murdock stated:

- Sites that are technically feasible and appropriate should be recommended; the sites already put forward by Saanich are in the core and have access to infrastructure and the potential for resource recovery.
- There is concern that the property is in the ALR.
- The proposed addition of greenhouses on the property and the potential for the use of renewable energy is appreciated.

Councillor Haynes stated:

- Interception of flow reduces the volume to be pumped.
- The technical review of the proposed site should be done by experts.
- Residents should be given the opportunity to decide if this is a viable location.

Mayor Atwell stated:

- The addition of greenhouses is appreciated; the decision to expand the Urban Containment Boundary is a decision that should be made by the public.
- The land is currently unproductive; the ALC decides to remove properties from the ALR on a case-by-case basis.
- The public deserves the opportunity to have CRD experts review the site; all opportunities should be considered.

Councillor Plant stated:

- The property should be considered and the public given the opportunity to voice their opinion.

Councillor Derman stated:

- The property does not meet the criteria used to measure other sites.

In response to questions from Council, Mr. Parks and Mr. Ferguson stated:

- The site lends itself to available technology and could be used for all aspects of the treatment plant.
- The applicant would be willing to work with the CRD to optimize the site.
- Interception means that there would less flow to the property.

Councillor Wergeland stated:

- There is a concern that other property owners were not encouraged to come forward with potential sites.

Mayor Atwell stated:

- The CRD advertised for property owners to come forward with potential sites.

Councillor Derman stated:

- There are technical concerns with this site in terms of flow and pumping to the property.

Mayor Atwell stated:

- The site has potential; the experts should be given the opportunity to review the site and the public given the opportunity to discuss.

**The Motion was DEFEATED
with Councillors Brice, Brownoff, Derman, Murdock and Sanders
OPPOSED**

1970-30
2014 Annual
Report

2014 ANNUAL REPORT

Presentation of the Annual Report to Council

MOVED by Councillor Brice and Seconded by Councillor Derman: "That the 2014 Annual Report be received, as presented."

In response to a question from Council, the Director of Legislative Services stated that a condensed version of the report will be prepared.

Councillor Brownoff stated:

- She appreciates staff thinking outside the box; performance measures should be discussed further.

Councillor Derman stated:

- Some outside agencies do not provide information on an annual basis; this can affect performance measures.
- The effectiveness of transportation and the increase of congestion could be added as performance measures; more progress is needed in the area of climate change.

Councillor Haynes stated:

- New ways of involving the public in budget discussions should be considered; adding metrics and standardized machine readable formats would require assistance from the Information Technology department; this could be discussed as part of the Governance Review.

Councillor Murdock stated:

- The report is accessible and easy to understand; review of performance indicators should take place, and if progress has not been made, a different approach may be necessary.

The Motion was then Put and CARRIED

5550-02
Strategic
Community
Investment Fund

STRATEGIC COMMUNITY INVESTMENT FUND

Report of the Director of Finance dated June 9, 2015 recommending Council accept the 2015 Strategic Community Investment Funding Report as presented.

The Director of Finance stated that as part of the Traffic Fine Revenue Sharing Program, Saanich is obligated to report out how the funds have been used.

MOVED by Councillor Plant and Seconded by Councillor Haynes: “That the 2014 Strategic Community Investment Fund report be accepted as presented in the report of the Director of Finance dated June 9, 2015.”

CARRIED

5370-30
RFP 13/15

REQUEST FOR PROPOSAL 13/15 – CONSULTING ENGINEERING SERVICES – ACTIVE AND SAFE ROUTES TO SCHOOLS

Report of the Director of Engineering dated June 11, 2015 recommending Council award Request for Proposal 13/15 for Active and Safe Routes to Schools to Haste BC Worker’s Cooperative for \$237,000 (excluding taxes).

MOVED by Councillor Haynes and Seconded by Councillor Brownoff: “That Request for Proposal 13/15 for Consulting and Engineering Services for an Active and Safe Routes to Schools report be awarded to Haste BC Worker’s Cooperative in the amount of \$237,000 (excluding taxes).”

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

- School Districts were not asked to be partners in the program.
- This is a one-time fee for three years and includes optional work for 2016 and 2017.
- The minimum requirement of the RFP is to review the program for three schools in 2015; some schools may not be reviewed within these timeframes but that can be re-evaluated.
- Haste BC has been working with schools for over ten years and they are well known in the community.

Councillor Brownoff stated:

- She hopes that the program will address safe pedestrian and cycling to school.

Councillor Derman stated:

- The alignment of the school districts was changed which resulted in students having to walk farther or be driven to school.

The Motion was then Put and CARRIED

RECOMMENDATIONS FROM COMMITTEES

5550-20
Financial
Information Act
Submission

2014 STATEMENT OF FINANCIAL INFORMATION

Recommendation from the June 1, 2015 Finance, Audit and Personnel Standing Committee meeting that Council accept the 2014 Statement of Financial Information as required by the *Financial Information Act*.

MOVED by Councillor Murdock and Seconded by Councillor Haynes “That Council accept the 2014 Statement of Financial Information, as presented.”

CARRIED**REPORTS FROM MEMBERS OF COUNCIL**

1410-04
Report –
Affordable Homes
and Property
Transfer Tax

AFFORDABLE HOMES AND PROPERTY TRANSFER TAX

Report from Councillor Haynes dated June 17, 2015 recommending Council write to the Premier of British Columbia and the BC Ministers responsible for Housing and Finance requesting they take action to reduce the negative impacts on housing affordability in our Province by reducing the Property Transfer Tax (PTT) on both new and existing homes, and that letters to the same effect be sent to our local MLA's.

MOVED by Councillor Haynes and Seconded by Councillor Plant: "That Council write a letter to the Premier of British Columbia and the British Columbia Ministers responsible for Housing and Finance requesting they take action to reduce the negative impacts on housing affordability in our Province by reducing the Property Transfer Tax on both new and existing homes, and that letters to the same effect be sent to local MLA's."

Councillor Haynes stated:

- There is concern that the PTT must be paid, if for a medical or legal issue, the title is transferred to a spouse.

Councillor Derman stated:

- This item has come before Council in the past and the UBCM has been working with the Province to address the issue.

Councillor Brice stated:

- Given the history and acknowledgement by the Province that this is an issue, the letter should be crafted as an encouragement for further consideration by the Province.

Councillor Haynes stated:

- The motion asks the Province and Ministers to reduce the negative impacts on housing affordability.

Councillor Brownoff stated:

- A previous recommendation to the Province was to direct 20% of the revenue from the PTT back into affordable housing.
- The letter should acknowledge that the Province has already made some changes and reinforce that the program impacts housing affordability.

Councillor Murdock stated:

- The increased value of properties drives the cost of the PTT; further discussion should take place on how to leverage revenue to create affordable housing.

Councillor Wergeland stated:

- The PTT raises revenue for the Province; the content of the letter to the Province should be discussed further.

Councillor Sanders stated:

- This is an important issue; the letter should be positive and concise and remind the Provincial government of the issue.

Councillor Haynes stated:

- The letter will show residents that there is concern with home affordability.
- With the 2015 Federal Election coming up, this is the time to send the letter.

Councillor Derman stated:

- Reducing the PTT should be aimed at first time home buyers and explain how to mitigate costs.

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

1410-04
Report –
Affordable
Independent
Housing for
Seniors

AFFORDABLE INDEPENDENT HOUSING FOR SENIORS

Report from Councillor Haynes dated June 17, 2015 recommending Council write to the Premier of British Columbia and the Ministers responsible for Housing, Health and Finance in support of the recent report by Isobel Mackenzie, the Seniors Advocate for BC, regarding actions that would enable seniors to age as independently as possible in their own homes, and that letters to the same effect be sent to our local MLA's.

MOVED by Councillor Haynes and Seconded by Councillor Brice: “That Council write a letter to the Premier of British Columbia and the British Columbia Ministers responsible for Housing, Health and Finance in support of the recent report by Isobel Mackenzie, the Seniors Advocate for British Columbia, regarding actions that would enable seniors to age as independently as possible in their own homes, and that letters to the same effect be sent to local MLA's.”

Councillor Brice stated:

- Reports from the BC Seniors Advocate are being considered by governments; the letter will be helpful.
- The recommendation to allow for deferral of costs for renovations or adjustments will permit seniors to stay in their homes; when the home is re-sold the money is repaid.

Councillor Derman stated:

- Affordability is an issue that affects seniors; providing affordable services can assist seniors in aging-in-place.

Councillor Brownoff stated:

- Independent living is key to an active and healthy life.
- Ms. Mackenzie should be invited to present to Council as a Delegation.

Councillor Sanders stated:

- She supports the motion; having Ms. Mackenzie present to Council would be appreciated.

The Motion was then Put and CARRIED

Adjournment On a motion from Councillor Brice, the meeting adjourned at 10:00 pm.

The meeting reconvened at 11:24 pm.

In response to a question from Council, the Legislative Manager advised that it would be appropriate to consider reconvening the In Camera Meeting which was recessed earlier in the evening.

In Camera Motion **MOVED by Councillor Plant and Seconded by Councillor Brownoff: “That in accordance with Section 90 (1)(c), (i), (j) and (n) 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;
- Receipt of advice that is subject to solicitor-client privilege;
- Information that is prohibited, or information if it were presented in a document would be prohibited from disclosure under Section 21 of the *Freedom of Information and Protection of Privacy Act*; and
- Consideration of whether a Council meeting (portion of) should be closed under a provision of this subsection.”

CARRIED

Adjournment On a motion from Councillor Wergeland, the meeting adjourned at 11:25 pm.

.....
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 22, 2015 AT 10:05 PM

Present: **Chair:** Councillor Derman
 Council: Mayor Atwell and Councillors Brice, Brownoff, Haynes, Murdock, Plant, Sanders and Wergeland
 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 – ALR EXCLUSION, REZONING, DEVELOPMENT VARIANCE PERMIT, SEWER SERVICE AREA

Report of the Director of Planning dated June 8, 2015 recommending Council provide comments and recommendations further to the Agricultural Land Reserve (ALR) application and provide staff with direction on when to submit the application; approve the rezoning from RS-18 (Single Family Dwelling) Zone to RS-10 (Single Family Dwelling) zone to create 14 bare land strata lots and two fee-simple lots for single family dwelling use; approve the Development Variance Permit DVP00357; approve the application to include the property in the Sewer Service Area; and that Final Reading of the Zoning and Sewer Service Areas Bylaws and ratification of the Development Variance Permit be withheld pending Agricultural Land Commission (ALC) exclusion of the site from the ALR and registration of a covenant to secure construction of the buildings to a minimum BUILT GREEN® Gold standard; \$100,000 for trail improvements in Mount Douglas Park; and registration of a building scheme with guidelines pertaining to the size, location and design of the dwellings.

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

- There are restrictions for parking on the cul de sac due to the requirement for access by the Fire Department.
- The developer is responsible for costs for inclusion in the sewer service area.

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

- Flexibility should be provided to accommodate the location of visitor parking to minimize potential tree impacts.
- Two parking stalls per dwelling is required under the Zoning Bylaw; driveways will, for the most part, be single wide.
- The Approving Officer could predetermine, based on discussion with the applicant and the arborist, the optimal location for driveways; proposed restrictions on the width of driveways could be secured by covenant.
- Under the current zoning, secondary suites and rooms for family members could be constructed.
- The Building Scheme is proposed to be secured by covenant.
- The key differences between Bare Land Strata and Fee Simple subdivisions are with the former road and service lines on the site are privately owned, engineering specifications such as road design can be more substantially varied, and lot averaging can be used to meet minimum lot size requirements.
- Trees within the building footprint can be removed.
- The applicant has identified which trees will be retained, which need to be removed, and which trees may be able to be saved through careful siting of driveways and utilities.
- The applicant has been asked to provide an update on tree retention.
- Based on the information provided by the application, a public right-of-way could be registered to allow pedestrian access through the site.

APPLICANT:

The applicant, R. Tinney, Tinney & Associates Land Planning and J. Gye, Gye and Associates, presented to Council and highlighted:

- The property is unique; it is zoned RS-18 single family dwelling and is in the Agricultural Land Reserve (ALR) and within the Urban Containment Boundary; the Agricultural Land Commission (ALC) has identified this property to be removed from the ALR.
- There were two previous proposals for this site which were not approved.
- Cattle were recently introduced to the property to the displeasure of

- neighbours.
- The property is within an Environment Development Permit Area (EDPA); however, a biologist has deemed that the site is not a sensitive ecosystem.
 - An agrologist has tested the soil and determined it is not suitable for soil-based agriculture.
 - The building scheme will be registered to control the size and location of houses; seven areas of Garry oak trees would be protected by a natural state covenant.
 - The applicant is committed to BUILT GREEN® Gold standard of construction, the use of porous paving materials and smaller house sizes.
 - Neighbours are not interested in agricultural use on this property.

In response to questions from Council, the applicant stated:

- The house size will be regulated through the building scheme.
- Trees on the property are generally in good condition; growing space for the trees has been incorporated into the design of the site.
- An attempt will be made to avoid damaging trees during development.
- New Garry oak plantings will range in size between 1.5 and 3 metres.
- The natural state covenant area boundaries will be fenced with split-rail fencing; the Strata will maintain these areas but access and use of the areas is restricted.
- The applicant can provide the guidelines and best practices for management of the natural state areas to the Strata.
- Further discussion could take place in relation to making the dwellings solar ready.
- The applicant is committed to providing a pedestrian right-of-way through the property.
- Primary access to the site is via a 10 metre wide right-of-way which includes a 6 metre drive aisle and 2 metres on each side for parking; the road meanders around the existing Garry oaks; curbs will be mountable for emergency vehicles.
- The applicant has offered a \$100,000 cash contribution to be used for improvements to the trail system in Mount Douglas Park.

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

- Currently there are no incentives for developers to include solar ready in their proposals; a suite of environmental initiatives for single family dwellings will be brought to Council for review.

PUBLIC INPUT:

R. Galey, McCoy Road, stated:

- The property is not farmable; best use of land needs to be considered to ensure affordable housing is available.
- Storm water retention in the area is a concern.

R. Boyd, Lynnfield Crescent, stated:

- A public pathway will allow residents to walk through the community.
- The proposed development is a completion of the neighbourhood; it is a well thought out addition to the neighbourhood.

M. Vukobrat, Mercer Place, stated:

- The majority of neighbours support the proposed development; it fits within the context of the neighbourhood.
- It would be a travesty if the property reverted back to cattle farming; cattle farming caused health concerns including fecal runoff, fecal dust and flies.
- The proposed development is the best thing for the neighbourhood.

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

CARRIED

L. Lea, Cedarglen Road, stated:

- The proposed development encourages retention of the Garry oak trees and planting new trees.

G. Stark, Cedarglen Road, stated:

- The proposed development is reasonable and supportable; it is not practical for the property to be farmed.
- Due to farming on the property, rats have been a concern in the neighbourhood.
- The \$100,000 contribution to Mount Douglas Park is appreciated.

R. Travers, President of the Gordon Head Residents’ Association, stated:

- The Residents’ Association supports the proposed development; Council is urged to move to the next step in the process.

T. Lea, Cedarglen Road, stated:

- The covenant on the property will allow micro ecosystems return to the property; the proposed development is supportable.

In response to questions, the Director of Engineering stated:

- The site drains to two different watersheds; the Type 1 watershed drains to the Blenkinsop Valley and the Colquitz Watershed; two properties are in the Type 2 watershed that drains to Mount Douglas Creek through Lynnfield Crescent.
- Rain water detention has to conform to the Schedule H of the Subdivision Bylaw, Type 1 and Type 2 requirements.

Motion:

MOVED by Councillor Haynes and Seconded by Councillor Wergeland: “That a Public Hearing be called to further consider the rezoning application on Lot 1, Section 54, Victoria District, Plan 5369 (1516 Mount Douglas Cross Road).”

Councillor Haynes stated:

- He appreciates the one-time deviation from normal practice to allow the application to come forward; the proposed development will complete the neighbourhood.
- He appreciates how the community has worked together.

Councillor Plant stated:

- It is integral that Council support local area plans; farming on this property is not viable.

- The community needs to heal; neighbours support the proposed development.
- A policy could be considered so that when property is removed from the ALR, other land is required to be added.

Councillor Brice stated:

- She looks forward to hearing from residents at the Public Hearing.

Councillor Sanders stated:

- There is concern that the road access is too narrow and will cause traffic and parking issues.
- The size of the proposed dwellings needs to be specified and secured by covenant.

Councillor Wergeland stated:

- Not having access to the land secured by the natural state covenant may be a concern to future home owners.

Councillor Brownoff stated:

- The commitment to BUILT GREEN® Gold and the community contribution are appreciated.
- The size of the proposed dwellings needs to be confirmed and secured by covenant; the property owner should consider a way to ensure the Strata maintains the natural areas.
- She wonders if the manure pile currently on the site could be removed.

Councillor Derman stated:

- He appreciates the attempts by the applicant to protect the trees; the proposed smaller size dwellings add to the quality of the development.
- The amenity contribution to the Mount Douglas Park is appreciated.

The Motion was then Put and CARRIED

In response to questions from Council regarding the Agricultural Land Reserve application, the Director of Legislative Services stated:

- The package of recommendations will go forward to the Public Hearing.
- If Council decides to approve the rezoning application, it would be at that point that Council will decide when to send the application to the ALC.

MOVED by Councillor Haynes and Seconded by Councillor Wergeland: "That should the rezoning application for 1516 Mount Douglas Cross Road be recommended for approval by Council at the upcoming Public Hearing, the question of when to forward the Agricultural Land Reserve application to the Agricultural Land Commission, be considered at that time."

Motion:

CARRIED

Adjournment

On a motion from Councillor Brice, the meeting adjourned at 11:23 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK