



Co-Operative  
Housing

P. Shaw, President, Co-op Housing Federation of BC:  
Support for Co-Operative Housing:

- Expiring Federal Operating Agreements will mean that co-operative housing units will lose their funding; the Federal Government should redirect the savings from federal subsidies to the Provincial Government to administer for co-operative housing.
- Housing co-ops are mandated by Canada Mortgage and Housing Corporation to operate with a zero balanced budget.
- Because of the mandate to keep rents low, co-ops are unable to accumulate funds to do renovations on existing developments; many of the co-op housing developments are now in need of renovations and will have to take second mortgages to maintain their assets.

## BYLAWS

2870-30  
Mount Douglas  
Cross Road

**ZONING BYLAW AMENDMENT - 1516 MOUNT DOUGLAS CROSS ROAD**  
First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9343". Rezoning from RS-18 (Single Family Dwelling) zone to RS-10 (Single Family Dwelling) zone for proposed subdivision to create 14 bare land strata lots and two fee simple lots for single family dwelling use.

**MOVED by Councillor Haynes and Seconded by Councillor Wergeland:  
"That Bylaw No. 9343 be introduced and read."**

**CARRIED**

## REPORTS FROM MEMBERS OF COUNCIL

1410-04  
Report – Support  
for Co-Operative  
Housing

### **SUPPORT FOR CO-OPERATIVE HOUSING**

Report from Councillor Haynes dated July 9, 2015 recommending Council endorse a resolution and write to the Government of Canada, local Members of Parliament, the Premier of BC, the Ministers responsible for Housing, Health and Finance and to our local MLA's requesting the governments of British Columbia and Canada work both jointly and separately on mechanisms to maintain a rent supplement program. As well, to call on the Federal Government to commit to reinvest the savings from expiring federal housing agreements to share the costs of funding this program.

Xref:  
2140-30  
Co-operative  
Housing

**MOVED by Councillor Haynes and Seconded by Councillor Plant: "That Council support the following resolution and send letters to the Government of Canada, local MP's, the Premier of BC and to the Ministers responsible for Housing, Health and Finance and to our local MLA's, outlining these same concerns.**

**WHEREAS a significant challenge to the supply of affordable housing exists in the expiry of the federal co-op operating agreements that provide rent support for thousands of low-income households across BC and Canada, including some 1,172 here in the Capital Region;**

**AND WHEREAS maintaining support for co-op housing is a key component of providing affordable housing for our residents, as well as our municipal economic vibrancy and sustainability;**

**THEREFORE BE IT RESOLVED that Saanich urges the Governments of British Columbia and of Canada to work both jointly and separately on mechanisms to maintain a rent supplement program for more than 20,000 low-income members in housing co-ops and that we call on the Federal Government to commit now to reinvest the savings from expiring federal housing agreements to share the costs of funding this program.”**

Councillor Haynes stated:

- The Federal and Provincial governments need to ensure that there are mechanisms to support rent supplements.

Councillor Brownoff stated:

- The CRD will be reviewing several initiatives in the fall in relation to affordable housing including the Capital Region Housing Data Book and Gap Analysis which includes the expiring operating agreements.
- The Regional Housing Service Plan 2016-2018 includes developing a sustainability strategy for expiring operating agreements; the upcoming Capital Regional Housing Corporation strategic planning sessions will focus on service delivery in the face of expiring operating agreements.
- This report should be referred to the CRD as part of the regional housing affordability review.

Councillor Haynes stated:

- Although it is important to bring the concern to the federal government before the upcoming election, he supports referring the report to the CRD as well.

Councillor Wergeland stated:

- Working cooperatively with the CRD is supportable.
- Residents could be asked how Saanich can contribute to the affordable housing issue.

Councillor Derman stated:

- All levels of government should be involved in the provision of affordable housing.
- There may be other approaches identified in the regional review that are more advantageous.

**MOVED by Councillor Derman, and Seconded by Councillor Haynes: “That the motion be amended to include that the report be referred to the Capital Regional District (CRD) to be included in discussions in relation to Affordable Housing.**

**The Amendment CARRIED  
The Motion as Amended was then Put and CARRIED**

Adjournment

On a motion from Councillor Derman, the meeting adjourned at 7:30 pm.

The meeting reconvened at 10:04 pm.

**RECOMMENDATIONS**

*From the Committee of the Whole Meeting held July 13, 2015*

2830-40  
South Valley  
Drive

**3957 SOUTH VALLEY DRIVE – COVENANT AMENDMENT**

**MOVED by Councillor Brice and Seconded by Councillor Plant: “That Council deny the request for an amendment to the existing covenant to eliminate the public pedestrian access through the strata roadway at 3957 South Valley Drive.”**

**CARRIED**  
**with Mayor Atwell and Councillor Wergeland OPPOSED**

1300-50  
Elk Lake Drive

**4670 ELK LAKE DRIVE – LIQUOR PRIMARY LICENCE AMENDMENT FOR THE LAKES GRILLHOUSE AND BAR AT THE HOWARD JOHNSON HOTEL AND SUITES**

**MOVED by Councillor Plant and Seconded by Councillor Haynes: “That Council support the request to the Liquor Control and Licensing Branch to amend the Liquor Primary Licence #215754 (4670 Elk Lake Road) to increase the occupant load from 54 to 85 persons.”**

**CARRIED**

In Camera Motion

**MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That Council reconvene the In Camera meeting and in accordance with Section 90 (1)(a), (c), (e) and (i) of the *Community Charter*, the following meeting be closed to the public as the subject matters being considered relate to:**

- **Personal information about an identifiable individual who holds a position as an officer, employee or agent of the municipality;**
- **Labour relations or other employee relations;**
- **Acquisition of land or improvements;**
- **Receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.”**

**CARRIED**

Adjournment            On a motion from Councillor Haynes, the meeting adjourned at 10:05 pm.

.....  
MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

Rise and Report        **RISE AND REPORT FROM THE JULY 13, 2015 IN CAMERA MEETING:**

**CONSIDERATION OF A PUBLIC ANNOUNCEMENT IN SUPPORT OF THE CAO, OFFICERS, AND STAFF**

**“That Council rise and report that the media release was approved and supported by all Councillors with the Mayor opposed, and that Council appointed Acting Mayor, Susan Brice as the Council spokesperson for the July 14, 2015 media release.”**

**CAO RECRUITMENT**

**“That Council rise and report that following interviews of two of the three firms considered, Council selected Boyden as the successful firm to assist Council in recruiting the new CAO.”**

DISTRICT OF SAANICH  
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, JULY 13, 2015 AT 7:32 PM**

Present:            **Chair:**            Councillor Wergeland  
                         **Council:**        Mayor Atwell and Councillors Brice, Brownoff, Derman, Haynes, Murdock, Plant, and Sanders  
                         **Staff:**            Doug Henderson, Acting 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

6840-20  
Cordova Bay  
Road

**4664 CORDOVA BAY ROAD – APPLICATION FOR INCLUSION IN THE SEWER SERVICE AREA**

Report of the Director of Engineering dated May 19, 2015 recommending Council deny the request for extension of the Sewer Service Area to contain the building footprint of the proposed home on the property as the request does not meet Official Community Plan (OCP) policy requirements.

**APPLICANT:**

C. and L. Bryden, Cordova Bay Road, presented to Council and highlighted:

- The property is unique in that part of the parcel is contained inside the SSA and the Urban Containment Boundary (UCB) and part is located outside of the SSA and UCB.
- The dwelling is being constructed on the portion of the property that is outside the SSA and UCB; a letter from Island Health Authority states the soils in the area make onsite sewage treatment difficult to maintain.

**PUBLIC INPUT:**

Nil

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

- In the early 2000's, there was a different policy in place regarding inclusion of property in the SSA.
- In 2003, in combination with the Regional Growth Strategy, the policy was refined; the policy currently does not allow extension of the SSA outside the UCB unless it is to resolve a current health problem.
- There is no evidence that there is a current a health problem on this property.
- The Building Permit application identified that an on-site disposal system was designed for the property and is possible.
- The original house was sited in approximately the same location as the new proposed dwelling and was on a septic system; there is no indication that there was a health problem or septic failure on this property in the past.
- This property is outside the UCB, therefore the recommendation of staff based on the wording of the OCP policy is to deny the request for inclusion in the SSA.

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

- Some properties are partially in and partially outside the UCB and SSA; more recent inclusions in the SSA captured just the footprint of proposed dwellings.
- In some cases, only a portion of property is included in the SSA; this is a result of only a portion of the site being able to be serviced by gravity.
- The OCP uses the UCB as a growth management strategy.
- If major adjustments are required to the UCB, it must be referred back to the Capital Regional District (CRD).
- If the proposed dwelling fell inside the UCB, it would typically be included in the SSA.

**Motion:**

**MOVED by Councillor Brice and Seconded by Councillor Haynes: "That the application to include the building footprint on Lot B, Section 24, Lake District, Plan 815 (4664 Cordova Bay Road) in the Sewer Service Area be approved and that a covenant be required on the property to prohibit future subdivision."**

Councillor Brice stated:

- This is a unique situation; the staff recommendation to deny the application was based on Official Community Plan (OCP) policy requirements.

Councillor Haynes stated:

- A covenant would ensure that no further development would take place on the property; connection to the SSA will ensure that there are no health concerns due to failure in the future.

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

- Although the Building Permit was issued based on sewage disposal using an on-site system, the Building Permit can be accommodated depending on the decision of Council.

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

- The proposed dwelling could be connected to the SSA via gravity feed.
- There is no issue with capacity within the SSA.
- Only the building footprint would be included in the SSA.

Councillor Plant stated:

- When portions of properties are both in and outside the UCB, these properties will have to be reviewed individually.

**The Motion was then Put and CARRIED**

2870-30  
Blackberry Road

**779 BLACKBERRY ROAD – REZONING AND DEVELOPMENT PERMIT AMENDMENT APPLICATION**

Report of the Director of Planning dated June 9, 2015 recommending Council approve the application to amend the MFC-CH (Multi-Family Commercial Christmas Hill) Zone to increase the permitted gross floor area devoted to all commercial uses from 372 m<sup>2</sup> to 585 m<sup>2</sup>; that Development Permit Amendment DPA00821 be approved; that prior to Final Reading of the Zoning Bylaw Amendment and ratification of the Development Permit, the existing registered covenant EN00696 be modified to: amend an existing clause to increase the maximum gross floor area for all buildings designed for an office or retail use from 372 m<sup>2</sup> to 585 m<sup>2</sup>; and to include a new restriction that on-site storage be limited to files, documents and office equipment, accessory to an office use only; and that Final Reading of the Zoning Bylaw Amendment and ratification of the Development Permit Amendment be withheld pending registration of a covenant securing construction to a BUILT GREEN® Gold or EnerGuide 82 or equivalent standard and installation of air-sourced heat pumps. Variances are requested for the allowable projections into the front yard setback, for the number of parking stalls and the parking configuration.

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

- Signage must adhere to the Sign Bylaw.
- The restriction in relation to on-site storage is a new covenant for this property.

**APPLICANT:**

K. Baker, KB Design, presented to Council and highlighted:

- One of the variances is to allow on-site storage in the basement of the proposed building; the storage area will not be used to store construction material or tools.
- Cycling will be encouraged and shower facilities and bike storage will be provided; minimal client vehicular traffic to the building is expected.
- An air-sourced heat pump will be installed.

In response to questions from Council, the applicant stated:

- Future solar capabilities will be included in the proposed development.
- It is unclear what type of community contribution is preferable for the neighbourhood.

**PUBLIC INPUT:**

H. Charania, on behalf of the North Quadra Land Use Protection Association, stated:

- The Community Association has no objections to the proposed development although a smaller commercial building with offices is preferable; there is concern about future use of the proposed development.
- It should be specified in the covenant that no construction activity occur on the subject property and that the on site storage and parking of construction vehicles not be permitted.
- Consideration of a community amenity would be appreciated.

**Motion:**

**MOVED by Councillor Derman and Seconded by Councillor Haynes: "That a Public Hearing be called to further consider the rezoning application on Lot C, Section 49, Victoria District, Plan VIP68393 (779 Blackberry Road)."**

Councillor Derman stated:

- This is an appropriate development for the site; the applicant should meet with the Community Association to discuss an appropriate community amenity.
- The building design is attractive and the environmental features are appreciated.

Councillor Murdock stated:

- The applicant should address the concerns of the Community Association in relation to the storage of construction equipment on site and parking of construction vehicles.
- A community amenity would be appreciated; the proposed development is in a good location and will have limited impact on the neighbourhood.
- The environmental features and the commitment to BUILT GREEN® Gold is appreciated.

Councillor Haynes stated:

- The use and design of the building is appropriate for the location; the addition of solar panels may affect the attractiveness of the roof line.

Councillor Plant stated:

- There is concern about accessibility to the second floor; a stair lift may be considered.

Councillor Brownoff stated:

- Less signage should be considered; this is a residential area therefore non-lit signage should be used.

Councillor Wergeland stated:

- This is a good development in an appropriate location.

Councillor Sanders stated:

- Less signage and consideration of a community amenity would be appreciated.
- The covenant should prohibit storage of construction equipment on site.

**The Motion was then Put and CARRIED**



2870-30  
Cedar Hill Road

**3999 CEDAR HILL ROAD – REZONING AND DEVELOPMENT PERMIT APPLICATION**

Report of the Director of Planning dated June 10, 2015 recommending Council approve the rezoning from RS-10 (Single Family Dwelling) Zone to RT-4 (Attached Housing) Zone for a proposed five unit townhouse development; that Development Permit DPR00582 be approved; that Final Reading of the Zoning Bylaw Amendment be withheld pending bonding for the planting of one Schedule 1 Boulevard tree; and that Final Reading of the Zoning Bylaw Amendment and ratification of the Development Permit be withheld pending registration of a covenant ensuring construction to a BUILT GREEN® Gold or EnerGuide 82 or equivalent standard; installation of air-sourced heat pumps and the necessary conduit for solar ready capabilities; a \$7,500 contribution to the Saanich Affordable Housing Fund; and the provision of a free one-year bus pass for each unit. Variances are requested for siting, height, extent of allowable projections and the required fence height.

**APPLICANT:**

J. Gill, SEBA Construction Ltd., P. Misra, Misra Architect Ltd., and J. Lommerse, LADR Landscape Architect, presented to Council and highlighted:

- Consultation took place with the Gordon Head Residents' Association and neighbours and no objections to the proposed development were noted; trees on the site will be retained to ensure privacy.
- There is a commitment to BUILT GREEN® Gold or equivalent, the addition of conduits for solar ready capabilities, use of permeable pavers and bike racks on the property; the addition of a lower picket fence along the pathway will be less imposing to pedestrians and residents.

In response to questions from Council, the applicant stated:

- The setback on the rear and east sides of the proposed dwelling is 4.5 meters.
- Bicycle parking will be located near the front of one of the proposed dwellings.
- The neighbours' have no issue with the proposed wooden fence bordering their property.

**PUBLIC INPUT:**

K. Whitcroft, Inverness Road, stated:

- Food security aspects need to be included in proposed developments; a moratorium on development should take place until food security is achieved.

**Motion:**

**MOVED by Councillor Brice and Seconded by Councillor Haynes: "That a Public Hearing be called to further consider the rezoning application on Lot A, Section 56, Victoria District, Plan 17356 (3999 Cedar Hill Road)."**

Councillor Brice stated:

- The proposed development fits within the character of the neighbourhood and is respectful of the walking environment.
- Provision of bus passes is appreciated but more detail is needed in relation to how many passes will be available and how the applicant plans to promote public transit; the location is well-served by public transit.

Councillor Derman stated:

- The sustainability features are appreciated; the number of variances and the density on the site is a concern; it is a small site, this is an intense use of the property.
- The property is located in close proximity to a major centre; an amenity package should be considered.

Councillor Brownoff stated:

- A significant number of trees will be retained; the patios face the pathway which creates a community feeling.
- More information on the bus pass program is needed; the contribution to the Saanich Affordable Housing Fund is appreciated.
- Edible landscaping could be considered.

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

- A continuous greenway in this corridor has always been the objective; this proposed development does not affect that objective.

Councillor Murdock stated:

- The design is sensitive to the neighbourhood; increasing density in village centres is conducive to keeping agricultural land for farming.
- Urban food production could be considered as part of a development.

Councillor Sanders stated:

- Having the patios facing the pathway is appreciated; the applicant should consider community amenities.
- The landscape plan could include a place to grow edible plantings.

Councillor Haynes stated:

- The height variance ensures that excavation is not required on the site; an opportunity for residents to grow their own food could be explored.
- Rather than have one bus pass available per unit, passes could be offered to any resident that wishes to have one.

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

2830-40  
South Valley  
Drive

### **3957 SOUTH VALLEY DRIVE – COVENANT AMENDMENT**

Report of the Director of Planning dated June 10, 2015 recommending Council support the requested amendment to an existing covenant to eliminate public pedestrian access on the strata roadway.

#### **APPLICANT:**

K. Klear, Strata President, and B. Weaver, Strata Vice-President, presented to Council and highlighted:

- The escarpment area is inaccessible and unusable.
- The strata corporation has concerns in relation to safety of pedestrians, and privacy and security issues; the slope on the site is used by youths on skateboards, scooters and bicycles and can be dangerous when residents are backing their vehicles out of their driveways.
- Some of the units are situated one metre from the strata roadway which allows pedestrians to look into residents' windows; the property is secluded which is a security concern.

**PUBLIC INPUT:**

A. Ross, on behalf of the Residents Association of Strawberry Vale, Marigold and Glanford, stated:

- The Community Association does not support the amendment to the covenant; removing access could be perceived as limiting access to the park and giving a benefit to private property owners.
- There is a lack of documentation and information supporting the concerns of the strata corporation; the strata corporation did not consult with the Community Association in relation to this application.

T. Greaves, South Valley Drive, stated:

- Public access on the strata roadway does not provide connectivity to the park and there are security and safety concerns to residents.

E. Greaves, South Valley Drive, stated:

- There are no designated visitor parking stalls on the property; five of the eleven driveways on the property cannot accommodate a vehicle.
- Children in the community play on the strata roadway which is a safety concern; there is a safe public pathway along the riparian land.
- Removing public access on the strata roadway will help keep the community safe.

K. Whitcroft, Inverness Road, stated:

- The vision for the neighbourhood was to create a long continuing green way, not a concrete roadway.

**COUNCIL DELIBERATIONS:**

Councillor Derman stated:

- The intent of the South Wilkinson Valley Action Plan (SWVAP) was to identify areas to be preserved; it is in the greater public's best interest to preserve the public pathway.
- The covenant was secured as a trade-off to develop this property.

Councillor Murdock stated:

- It was the intent of previous Councils to preserve public access to the park.

Councillor Sanders stated:

- The vision of the SWVAP was to have a continuous green way providing connectivity through the community and to maintain green space; the strata corporation should consult with the Community Association to address issues.

Councillor Brice stated:

- Covenants are entered into at the request of developers and are a commitment to the community; a case has to be made to modify a covenant which both parties went into willingly and knowingly.

Councillor Brownoff stated:

- Parking vehicles on the strata road will increase safety concerns; the strata corporation should meet with the Community Association to discuss issues.

Councillor Haynes stated:

- The strata corporation and the Community Association may be able to create other opportunities to access the park; visitor parking on the strata roadway is a concern.

Councillor Plant stated:

- Safety concerns could be mitigated by adding speed bumps; the design of the site resulted in the walkway being close to the dwellings.
- Discussion with the Community Association could include safety concerns and access to the park.

Councillor Wergeland stated:

- Covenants are secured through the development process; visitor parking should have been addressed at that time.

**Motion:**

**MOVED by Councillor Derman and Seconded by Councillor Brice: "That it be recommended that Council deny the request for an amendment to the existing covenant to eliminate the public pedestrian access through the strata roadway at 3957 South Valley Drive."**

**CARRIED**

**with Mayor Atwell and Councillor Wergeland OPPOSED**

1300-50  
Elk Lake Drive

**4670 ELK LAKE DRIVE – AMENDMENT TO THE LIQUOR PRIMARY LICENCE FOR THE LAKES GRILLHOUSE AND BAR AT THE HOWARD JOHNSON HOTEL AND SUITES**

Report of the Director of Planning dated June 12, 2015 recommending Council support an application to the Liquor Control and Licensing Branch to amend the existing liquor primary licence to increase the occupant load from 54 to 85 persons.

**APPLICANT:**

D. Brady, General Manager, Lakes Grillhouse and Bar, presented to Council and highlighted:

- The applicant proposes to enclose the outdoor patio area; since the building was constructed, the Building Code has changed in the way that occupant load is calculated.
- Due to these changes, it is calculated that the occupant load is 85; however, the existing seating capacity will not increase.

**PUBLIC INPUT:**

D. Hogg, Elk Lake Road, stated:

- The Royal Oak Estates strata corporation was not consulted in relation to this application.
- There are 15 visitor parking stalls that are shared between Royal Oak Estates, Berwick Retirement and Howard Johnson Hotel; there is concern that the additional occupancy load will mean that there will be no available visitor parking for the strata and retirement home.

M. Henderson, President of Royal Oak Community Association (ROCA), stated:

- ROCA does not have any objections to the application.

In response to questions, the applicant stated:

- Consultation took place with ROCA, Cannon Nursery and the churches in the area; the police were also notified and no concerns were identified.
- Amending the liquor licence will have minimal impact to the shared visitor parking stalls.

In response to questions, the Director of Planning stated:

- For an application to amend an existing liquor licence, Council Policy is to provide notice to Community Associations, schools, businesses and social facilities within a 90 meter radius of the subject property; further notice was given to owners and residents within a 90 meter radius that the application would be considered at this Committee of the Whole meeting.

**Motion:**                    **MOVED by Councillor Brice and Seconded by Councillor Haynes: “That it be recommended that Council support the request to the Liquor Control and Licensing Branch to amend the Liquor Primary Licence #215754 (4670 Elk Lake Road) to increase the occupant load from 54 to 85 persons.”**

**CARRIED**

Adjournment            On a motion from Councillor Plant, the meeting adjourned at 10:03 pm.

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 CHAIR

I hereby certify these Minutes are accurate

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 MUNICIPAL CLERK