

DISTRICT OF SAANICH  
 MINUTES OF THE COUNCIL MEETING  
 HELD IN COMMITTEE ROOM NO. 2  
 SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, NOVEMBER 16, 2015 AT 6:00 PM**

Present: **Chair:** Mayor Atwell  
**Council:** Councillors Brownoff, Derman, Haynes, Plant, and Sanders  
**Staff:** Andy Laidlaw, Chief Administrative Officer (7:00 pm); Sharon Hvozdanski, Director of Planning (7:00 pm); Harley Machielse, Director of Engineering (7:00 pm); Laura Ciarniello, Director of Corporate Services; Donna Dupas, Legislative Manager (7:00 pm); and Lynn Merry, Senior Committee Clerk (7:00 pm)

Mayor Atwell called the regular open Council meeting to order at 6:00 pm in Committee Room No. 2.

In Camera Motion **MOVED by Councillor Derman and Seconded by Councillor Haynes: “That pursuant to Sections 90 (1) (a) and (c) of the *Community Charter*, the following meeting be closed to the public as the subject matters being considered relates to: personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; and labour relations or other employee relations.”**

**CARRIED**

Adjournment On a motion from Councillor Derman, the meeting adjourned to In Camera at 6:01 pm.

**The regular open Council meeting reconvened in Council Chambers at 7:00 pm.**

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 The Director of Corporate Services left the meeting at 7:00 pm.

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**MOVED by Councillor Plant and Seconded by Councillor Haynes: “That an additional Environmental Development Permit Area (EDPA) Town Hall meeting be scheduled.”**

Councillor Plant stated:  
 - Due to time constraints, there may have been residents that did not have the opportunity to speak at the EDPA meeting of November 12, 2015; scheduling a second meeting will give these residents the opportunity to provide input.

**The Motion was then Put and CARRIED**

**DELEGATIONS**

1410-01  
Delegation

**ISLAND HEALTH**

Subject: Master Campus Plan for the Royal Jubilee Hospital

J. Urquhart, Island Health, presented an overview of the Master Campus Plan (MCP) for the Royal Jubilee Hospital. The hospital property is situated in both the City of Victoria and the District of Saanich. The MCP was prepared as a result of a rezoning application for a part of the property located in the City of Victoria. Currently there are no plans to build on the portion of the property located in Saanich.

In response to questions from Council, Ms. Urquhart stated:

- In the future, it is the hope that residents will be able to age-in-place rather than be admitted to the hospital.
- The Traffic Demand Management (TDM) Plan could be provided to Saanich's Engineering Department for information.
- Bowker Creek will be considered if there is development on the portion of the property located in Saanich.

1410-01  
Delegation

**DOROTHY PEARSON**

Subject: Aircraft Noise over Cordova Bay

D. Gerior and D. Pearson presented to Council and advised that approximately 18 months ago, the flight routes for float planes and helicopters changed and they began to fly over the Cordova Bay neighbourhood. This has resulted in an increase of noise and possible safety issues. Council was requested to write to Nav Canada asking them to conduct a proper consultation process on the changes of flight routes.

Mayor Atwell stated:

- This concern was previously addressed by Council in 2006; residents have a right to a healthy environment and the right to peaceful enjoyment of their residences.

**MOVED by Councillor Brownoff and Seconded by Councillor Haynes:  
"That Council re-affirm the motion from the May 29, 2006 Council meeting  
and that a letter be sent to the Minister of Transport:**

- 1. Advising that Council shares the concerns of Saanich residents with respect to noise and possible safety issues from float plane and helicopter traffic and requests that the Minister evaluate alternatives to mitigate these concerns; and**
- 2. Requesting that the Minister establish a public consultation process with Nav Canada where affected residents would be consulted and have an opportunity to provide input on any additions or changes to flight patterns, with exception of medical or public safety emergency flights.**

**And that copies of the letter be sent to local MPs, local MLAs, Nav Canada, the Victoria Airport Authority and the Greater Victoria Harbour Authority.”**

**CARRIED**

Minutes

**ADOPTION OF MINUTES**

**MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That Council adopt the minutes of the November 2, 2015 Special Council, Council and Committee of the Whole meetings.”**

**CARRIED**

**BYLAWS FOR FINAL READING**

1110-30  
Animals Bylaw

**ANIMALS BYLAW**

Final Reading of the “Animals Bylaw, 2004, Amendment Bylaw, 2015, No. 9322”. To align the payment due date and fee increase date for dog licences.

**MOVED by Councillor Plant and Seconded by Councillor Sanders: “That Bylaw No. 9322 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

1110-30  
Water Utility Bylaw

**WATER UTILITY BYLAW**

Final Reading of the “Water Utility Bylaw, 2000, Amendment Bylaw, 2015, No. 9357”. To implement changes to the terms of the District’s utility penalties.

**MOVED by Councillor Plant and Seconded by Councillor Haynes: “That Bylaw No. 9357 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

**PUBLIC INPUT ON COUNCIL AGENDA ITEMS**

Public Input on  
Council Agenda  
Items

R. Wickson, President, Gorge Tillicum Community Association:

Derelict/Grounded Boat in the Gorge:

- The action and efforts of Council and staff are appreciated; a regional process is needed to prevent similar issues in the future.

1220-20  
Bylaw - Zoning

**BYLAWS**

1110-30  
Exempt Staff  
Bylaw

**EXEMPT STAFF BYLAW**

Three Readings of the “Exempt Staff Bylaw, 2015, No. 9362”. With respect to the remuneration, benefits and representation for exempt employees.

**MOVED by Councillor Derman and Seconded by Councillor Plant: “That**

**Bylaw No. 9362 be introduced and read.”**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Plant: “That Bylaw No. 9362 be read a second time.”**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Plant: “That Bylaw No. 9362 be now passed.”**

**CARRIED**

2130-40  
Heritage  
Designation

**HERITAGE DESIGNATION BYLAW**

First Reading of the “Heritage Designation Bylaw, 2015, No. 9361”. To approve the Heritage Designation for the Saanich Municipal Hall by retaining the previous Heritage Designation of the building exterior, and by identifying and protecting interior features and fixtures and specific landscape features.

**MOVED by Councillor Derman and Seconded by Councillor Haynes: “That Bylaw No. 9361 be introduced and read.”**

**CARRIED  
with Councillor Plant OPPOSED**

**RESOLUTIONS FOR ADOPTION**

1410-04  
Report – Finance

**RFP 22/15 – EXTERNAL AUDIT SERVICES**

Report of the Director of Finance dated November 5, 2015 recommending that Council award Request for Proposal 22/15 for extended audit services to KPMG LLP for the estimated value, with all options exercised, of \$195,000 (excluding taxes) and that KPMG LLP be appointed as the District of Saanich’s auditors for the duration of the contract.

Xref: 5370-30  
RFP 22/15

**MOVED by Councillor Derman and Seconded by Councillor Haynes: “That Request for Proposal 22/15 for extended audit services be awarded to KPMG LLP for the estimated value with all options exercised of \$195,000 (excluding taxes) and that KPMG LLP be appointed as the District of Saanich’s auditors for the duration of the contract.”**

In response to a question from Council, the Chief Administrative Officer stated:  
- It is a one-year contract with the option to renew for two one-year terms.

**The Motion was then Put and CARRIED**

1410-04  
Report –  
Legislative  
Services

**RENEWAL OF INSURANCE PORTFOLIO**

Report of the Director of Legislative Services dated November 10, 2015 recommending that Council approve the renewal of the 2015/2016 insurance portfolio in the amount of \$450,930.

Xref: 1950-02  
Insurance portfolio

**MOVED by Councillor Sanders and Seconded by Councillor Haynes:**

**“That Council approve the renewal of the 2015/2016 insurance portfolio in the amount of \$450,930.”**

**CARRIED**

1410-04  
Report –  
Engineering

Xref: 5370-30  
Tender 28/15

**TENDER 28/15 – BOILER REPLACEMENT – PUBLIC SAFETY BUILDING**

Report of the Director of Engineering dated November 10, 2015 recommending that Council award Tender 28/15 for boiler replacement in the Public Safety Building, and change orders within the project budget, to Apex Steel & Gas Ltd., in the amount of \$264,439 (excluding GST).

**MOVED by Councillor Plant and Seconded by Councillor Brownoff: “That Tender 28/15 for boiler replacement in the Public Safety Building, and change orders within the project budget, be awarded to Apex Steel & Gas Ltd., in the amount of \$264,439 (excluding GST).”**

Councillor Derman stated:

- The new design, with a series of smaller boilers, should reduce service disruptions, will result in cost-savings and a reduction in greenhouse gases.

**The Motion was then Put and CARRIED**

1410-04  
Report –  
Administration

Xref: 1220-20  
Bylaw - Zoning

**DERELICT/GROUNDED BOAT IN THE GORGE**

Report of the Chief Administrative Officer dated November 4, 2015 recommending that Council authorize staff to arrange for the removal and disposition of the grounded boat.

**MOVED by Councillor Haynes and Seconded by Councillor Derman: “That Council authorize staff to arrange for the removal and disposition of the grounded boat on the Gorge Waterway.”**

The Chief Administrative Officer stated:

- Staff made contact with the office of the Receiver of Wrecks at Transport Canada; if Saanich were to apply to Transport Canada to remove the boat, they would try to locate the owner, which could be a lengthy process.
- If the owner was not found, the Municipality would then be authorized to remove the boat.
- Municipal staff were successful in locating the owner of the boat who stated he does not have the funds to remove it; he offered to turn the ownership of the boat over to Saanich.
- Removal of the boat would cost Saanich approximately \$8,000.
- There is concern that local governments are being asked to get involved in Federal and Provincial responsibilities; however, in this case, it is in the best interest of the citizens to move forward and remove the boat.

Councillor Haynes stated:

- The best possible outcome was to find the owner; it means that the issue

can be addressed quicker.

In response to a question from Council, the Chief Administrative Officer stated:

- The boat owner does not own any property in Saanich and there is no legislation that would allow the municipality to recover the costs from the owner for removing the boat.

Councillor Derman stated:

- It is important that Federal and Provincial governments create legislation that allows these issues to be dealt within in a more expedited and less-costly manner.

Councillor Brownoff stated:

- This is a Federal and Provincial issue; in this case, having Saanich deal with it was the best outcome.

**The Motion was then Put and CARRIED**

1410-01  
Council  
Proceedings

#### **JANUARY 4, 2016 COUNCIL/COMMITTEE OF THE WHOLE MEETINGS**

Report of the Legislative Manager dated November 5, 2015 requesting that Council, in accordance with the Procedure Bylaw, cancel the Council and Committee of the Whole meetings on January 4, 2016 due to the Christmas and New Year's statutory holidays.

**MOVED by Councillor Plant and Seconded by Councillor Brownoff: "That Council cancel the January 4, 2016 Council and Committee of the Whole meetings due to the Christmas and New Year's statutory holidays."**

**CARRIED**

#### **RECOMMENDATIONS FROM COMMITTEES**

4500-30  
Labour Relations

#### **FOOD AND BEVERAGE OPERATIONS AND 2016-2017 GOLF RATES**

Recommendation from the November 5, 2015 Finance, Audit and Personnel Standing Committee meeting that Council endorse an additional two-year term for the Assistant Manager, Food and Beverage Development and Operations from January 1, 2016 to December 31, 2017; and endorse the recommended 2016-2017 golf rates.

**MOVED by Councillor Brownoff and Seconded by Councillor Plant: "That Council:**

- 1) Approve an additional two-year term for the Assistant Manager, Food and Beverage Development and Operations from January 1, 2016 to December 31, 2017; and**
- 2) Endorse the recommended 2016-2017 golf rates."**

In response to questions from Council, the Director of Parks and Recreation stated:

- Previously there was a recommendation to move towards a green fee focus to increase revenue; the price per round for pass holders is low.

- Incentives include a 10% discount on food at the clubhouse and pass holders not having to use their swipe cards for rounds in mid-January and February.
- More pass holders means more guaranteed revenue; full pass holders have the opportunity for 5-day advance booking and weekday pass holders have the opportunity for 3-day advance booking.
- It is important to consider the value per round.
- There are approximately 300 pass holders; there does not appear to be an issue with pass holders not being able to book their tee off times.

Councillor Derman stated:

- It may be beneficial to consider making tee off times more attractive to pass holders.

**The Motion was then Put and CARRIED**

Adjournment            On a motion from Councillor Derman, the meeting adjourned at 8:05 pm.

The meeting reconvened at 11:33 pm.

**RECOMMENDATIONS**

*From the Committee of the Whole Meeting held November 16, 2015*

1220-20  
Parking Ban on  
Glendenning Road

**GLENDENNING PARKING BAN**

**MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That Council request staff to prepare a report outlining options to address access to Mount Douglas Park while retaining the ambience of the park and its entrances."**

**CARRIED**

2860-20  
Tillicum Road

**3170 TILLICUM ROAD – DEVELOPMENT PERMIT AMENDMENT APPLICATION**

**MOVED by Councillor Derman and Seconded by Councillor Plant: "That Council approve and issue Development Permit Amendment DPA00848 on Lot 1, Sections 13, 14, 15, 15a and 80, Victoria District, Plan 32836 (3170 Tillicum Road)."**

**CARRIED**

Adjournment            On a motion from Councillor Plant, the meeting adjourned at 11:34 pm.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

DISTRICT OF SAANICH  
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, NOVEMBER 16, 2015 AT 8:06 PM**

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

1220-20  
Parking Ban on  
Glendenning  
Road

**GLENDENNING PARKING BAN**

Further to the recommendation from the Council meeting held October 26, 2015, that the matter of parking on Glendenning Road be referred to a future Committee of the Whole meeting to allow the public an opportunity to provide comment.

**PUBLIC INPUT:**

P. Savage, Bridgeport Place, stated:

- He regularly uses the south entrance to Mount Douglas Park; the reason for the parking ban on Glendenning Road is unclear.
- There does not seem to be an issue for emergency access to the park; the entrance to the park from Glendenning Road is a desirable access point.
- The parking ban should be rescinded; additional parking could be created by removing brush at the entrance to the park.

M. Treleaven, Glendenning Road, stated:

- The existing character of Glendenning Road should be retained; it is an integral part of the green space and environmental diversity in Saanich.
- Increasing the number of parking spaces on Glendenning will increase the traffic; using parkland or agricultural land for additional parking is not desirable.
- There is a need for a long-term plan for the neighbourhood and the park; a plan should explore options to decrease vehicle traffic and improve the safety of the neighbourhood while maintaining public access to the park in a variety of convenient locations.

B. Loucks, Glendenning Road, stated:

- There are over 200 trees on the right-of-way on Glendenning Road; it has been suggested that two properties be purchased and used for additional parking.
- The properties identified are in the Agricultural Land Reserve and in the Environmental Development Permit Area (EDPA) and have a combined



assessed value of \$1.7 million dollars; with the standard 150 cars per acre, an additional 675 parking stalls could be realized.

- Parking on Glendenning Road has resulted in damage to the boulevard, pavement and road; additional parking will increase driving and discourages use of alternative modes of transportation.
- The residents of Glendenning Road support preserving the ambiance and unique character of the road; mobility management could include transit stops at park entrances, additional bike racks, pedestrian improvements, advertisement of peak use times and signage to alternative parking lots.

L. Mesner, Glendenning Road, stated:

- Widening Glendenning Road and cutting down trees for additional parking is not supportable; the current parking ban should be maintained for safety and environmental purposes.
- Many Glendenning residential properties have erosion issues due to parking; there are other entrances to the park that are suitable for persons with disabilities.

C. Wright, Hopkins Place, stated:

- The Winchester Road entrance to the park is close to Glendenning and has approximately 87 parking stalls.
- There is a need to improve the communication process to residents when there are changes to amenities.

M. Collins, Vice President, Blenkinsop Valley Community Association, stated:

- Glendenning residents are being unfairly blamed for the parking ban; the ban is appreciated due to safety concerns for pedestrians.
- There are alternative locations for parking available; the Community Association supports maintaining the ambiance of the road, preservation and repair of the bridal trail along Glendenning and preservation of the Garry oak trees.

S. Moore, Winchester Road, stated:

- The parking ban on Glendenning Road has caused people to park on Winchester Road; this has resulted in it being difficult to see properly getting in and out of driveways and is a safety concern.
- People have parked their vehicles in front of the entrance to the park which could impede fire access; Council is asked to review the concerns of residents.

B. Wise, Glendenning Road, stated:

- It is difficult for residents to get in and out of driveways when vehicles are parked on the roadway; it is important that emergency vehicles are able to access the park.
- If Glendenning is widened, it will affect wildlife and will increase traffic at the intersection of Glendenning Road and Mount Doug Cross Road; cutting trees may create drainage issues.
- It is important to consider "wants" versus "needs"; the addition of signage could direct park users to other available parking lots.

D. Gascoyne, May St, Victoria, stated:

- The parking that previously existed on Glendenning Road was ample and convenient; the concerns of Glendenning residents should be addressed

separately.

- Residents from throughout the region use the park and access and parking should be available; there is concern that consultation did not take place in relation to the parking ban.

D. Wise, Glendenning Road, stated:

- The parking that previously existed caused problems for residents of Glendenning Road; the bridal trail and vegetation have been degraded by people parking on the roadway.

- Increasing parking goes against the goals of Saanich which is to encourage alternative modes of transportation; the unique character of the road, natural features and safety of the residents need to be respected.
- Trading trees for asphalt is not desirable.

S. Savage, Bridgeport Place, stated:

- All the other streets around Mount Douglas Park that have park access permit street parking; the parking ban on Glendenning will increase parking on other streets.

I. Gallant, Blenkinsop Road, stated:

- Mount Douglas Park is a popular park which is a testament to the work the municipality has put into it; a strategy is needed to address the parking and use of the park.

D. Wick, on behalf of the Friends of Mount Douglas Park Society, stated:

- The Society supports an urban and natural park setting for all the roads that are entrances to Mount Douglas Park; it does not support vehicle use on the trail system or conversion of parkland for parking.
- A Traffic Demand Management (TDM) plan could include peak park use times, alternative parking locations, and use of alternative modes of transportation; Council is urged to refer this item to Parks staff to explore options including fire safety, a TDM plan and other alternatives for access to the park.

B. Tabata, on behalf of the Gordon Head Residents' Association, stated:

- The Residents' Association Traffic Committee's policy supports residents who have traffic or parking concerns; the parking ban was initiated by the Saanich Fire Department after an evaluation of the access to the park from Glendenning Road.
- There is a need for more parking at this entrance to the park; signage should be installed and a turnaround created at the north end of Glendenning to allow a drop off location for persons with disabilities.

M. Durham, Glendenning Road, stated:

- Repairing the damage to the bridal trail, walking trail, vegetation and trees would be appreciated; the parking ban is supportable.
- Emergency access to the park is important; this is a shared road but the safety and enjoyment of all needs to be considered.
- Designation of specific parking stalls for persons with disabilities should be considered; increasing community awareness of all park accesses and improvements to some of the smaller park accesses would be appreciated.

R. Brisbane, Winchester Road, stated:

- There has been an increase of parking on Winchester Road since the parking ban on Glendenning came into effect; consideration should be given to identifying peak park use hours, the installation of parking meters, a turnaround that would allow a drop off location for persons with disabilities.
- Opening the trail for vehicle use is not supportable.

E. Polinsky, Glendenning Road, stated:

- The bridal path on the west side of the road has become a location for overflow parking for the park; the bridal path needs to be restored with a separation from the roadway.

J. McLellan, Glendenning Road, stated:

- 203 of the trees on Glendenning Road are on the Tree Inventory; cutting trees to increase parking is not supportable.
- There is a lack of parking near the entrance to the park.

S. Nowle, Allison Road, stated:

- Parking could be allowed on other roads surrounding the park or at the entrance of the park on Glendenning Road.

D. Poje, Bracken Avenue, stated:

- The lack of consultation in relation to the parking ban is a concern; he thanks the people who worked to bring this issue to Council's attention.

M. Najari, Leeds Place, stated:

- It is important to preserve the character of Glendenning Road; an increase in parking is not needed although additional spots for persons with disabilities should be considered.

J. Finlayson, Winton Street, stated:

- Currently, it is difficult to secure a parking spot to access Mount Douglas Park; the additional parking lots by the water are not convenient.
- There are no maps available that display the locations of the other parking lots.

F. Davis, stated:

- Parking is needed at the entrance to the park on Glendenning Road; this is the best place to enter the park.

M. Turner, stated:

- Mobility issues should be considered; it is important to have parking that is close to the entrance of the park but trees should not be cut or the character of Glendenning Road affected; a compromise should be explored.
- The lack of consultation in relation to the parking ban is a concern.

#### **COUNCIL DELIBERATIONS:**

**Motion:**            **MOVED by Mayor Atwell and Seconded by Councillor Plant: “That Council request staff to prepare a report outlining options to address access to Mount Douglas Park while retaining the ambience of the park and its entrances.”**

Mayor Atwell stated:

- The staff report should consider providing increased access to the park, restoration of the bridal path, options for increased traffic mitigation on all access roads to the park, increased trail access for persons with disabilities, and also to consider the needs and concerns of neighbours.

Councillor Derman stated:

- There has been a degradation of Glendenning Road due to on-street parking; Glendenning is an extension of the park experience and is an important part of the trail system.
- It is important to recognize and maintain the balance on the roadway which includes vehicles, pedestrians, horseback riders and cyclists.

Councillor Brownoff stated:

- All accesses to the park should be considered in the report; the report could be part of a Parks Master Plan in relation to accessibility and the various entrances to Mount Douglas Park.
- Signage showing entrances, difficulty level of trails and accessible parking would be helpful.

Councillor Sanders stated:

- All access points to the park should be considered as part of the report; over time, there has been damage to the park and Glendenning Road.
- A staff report will help to address concerns.

Councillor Plant stated:

- Staff could have been asked to provide a report at the previous meeting; further discussion will still be needed.

Councillor Derman stated:

- After listening to residents, Council has a better idea on how residents feel and how to direct staff.

Mayor Atwell stated:

- The staff report will include options for further discussion; there may be substantial changes recommended in the report and, in that case, extensive public consultation would be needed.

Councillor Brownoff stated:

- The Parks, Trails and Recreation Advisory Committee should be given the opportunity to provide input; a Town Hall meeting may need to be held for public input.

**The Motion was then Put and CARRIED**

1410-04  
Report -  
Planning

### **3170 TILLICUM ROAD – DEVELOPMENT PERMIT AMENDMENT APPLICATION**

Report of the Director of Planning dated October 23, 2015 recommending that Council approve Development Permit Amendment DPA00848 for the proposed conversion of retail space at Tillicum Shopping Centre to a Lowe's Home Improvement Warehouse Store.

Xref: 2860-20  
Tillicum Road

#### **APPLICANT:**

A. Peterson, Lowe's Companies Canada was in attendance to answer questions from Council.

#### **PUBLIC INPUT:**

Nil

#### **COUNCIL DELIBERATIONS:**

**Motion:**

**MOVED by Councillor Plant and Seconded by Mayor Atwell: "That it be recommended that Council approve and issue Development Permit Amendment DPA00848 on Lot 1, Sections 13, 14, 15, 15a and 80, Victoria District, Plan 32836 (3170 Tillicum Road)."**

Councillor Brownoff stated:

- The addition of Lowe's will make the Tillicum Shopping Centre a major shopping destination; the additional bike parking is appreciated.
- The applicant should consider a delivery service for those who bike to the mall.

Councillor Derman stated:

- This is an appropriate addition and will assist with the viability of the mall.
- This location provides options for residents so they don't have to drive further.

Councillor Haynes stated:

- The consultation with the Gorge Tillicum Community Association is appreciated; Lowe's will revitalize the mall and brings jobs to the community.

Mayor Atwell stated:

- He encourages the applicant to continue to engage with the Community Association and address the comments outlined in the report.

**The Motion was then Put and CARRIED**

1410-04  
Report –  
Planning

### **3934 QUADRA STREET – DEVELOPMENT PERMIT AMENDMENT APPLICATION**

Report of the Director of Planning dated September 29, 2015 recommending that Council approve Development Permit Amendment DPA00822 for the proposed exterior changes to construct a new building entrance and to construct exterior storage structures for use as a self-storage facility.

Xref: 2860-20  
Quadra Street

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

- An increase in traffic at the Hulford Street gate is not anticipated.
- Customers could be encouraged to use the Quadra Street access.

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

- The proposed outdoor storage will be located in the northwest corner of the property.
- The front entrance will be constructed using stacked shipping containers.
- Ten surface mounted, false overhead doors will be included on the north elevation as an architectural feature.

**APPLICANT:**

J. Milne, Prostorage Services, and J. Aalders, CEI Architecture presented to Council and highlighted:

- As part of the application, improvements will be made to the pedestrian streetscape on Quadra Street.
- Sustainability features include the re-use of shipping containers for the front entrance and the addition of a green roof and rain gardens.
- Self-storage has the lowest amount of parking requirements of any commercial use; there is ample parking available.
- The gate on Hulford Street is not needed for the self-storage business and customers will be encouraged to use the Quadra Street access.
- A solid, wood fence will be installed along the fence line adjacent to the single family homes located at the northwest of the property and two trees will be planted between the property line and the location of the proposed exterior storage structures.
- Changing the “no parking” signs on Hulford Street to “tow away” signs may alleviate parking concerns.
- The existing green wall on the Quadra Street frontage will be maintained; invasive species on the property will be removed.

In response to questions from Council, the applicants stated:

- The green roof will be located on the new entrance to the building and is approximately 8 feet by 40 feet.
- The rain garden will assist with stormwater management and mitigate potential damage to the Blenkinsop Creek.
- There are a proposed 540 total storage spaces.
- Consultation took place with neighbours and the Quadra Cedar Hill Community Association. He will continue to work with staff and neighbours to address concerns.
- There will be two access points to the interior storage structures with entrances off of Quadra Street and through an existing access from Hulford Street.
- The exterior drive up units are located in the northwest corner of the property.

**PUBLIC INPUT:**

K. Kess, Hulford Street, stated:

- There has been a history of bylaw infractions by the owners and tenants of the property including waste containers which have not been screened, landscaping which has been cleared and graded, and unenclosed storage on the property.

- The bylaw infractions should be addressed; the variances are not supportable.

R. Harmston, Hulford Street, stated:

- Safety and tranquility of the street has been lost; a petition has been signed by residents of Swan Lake Estates and Elsey Lane objecting to any changes that will increase traffic on Hulford Street.
- The addition of a “no parking - tow away” zone on the street would be appreciated.

M. Goodwin, Elsey Lane, stated:

- Residents of Elsey Lane object to the proposed variance for the rear yard setback; a 12 metre setback is standard to mitigate noise and odours.
- The rear yard setback is not critical to the operation of the business; residents are concerned about the quiet enjoyment of their homes.
- Removing three storage structures from the proposed facility would alleviate the need for the variance.

J. Gallagher, Hulford Street, stated:

- The variance for the rear yard setback is not supportable; reducing the setback may mean gradual creep of the proposed building into residential space.
- A tow away zone on Hulford Street would be appreciated.

A. Beck, on behalf of the Quadra Cedar Hill Community Association, stated:

- The Community Association does not support the false overhead doors proposed for the north elevation; they interpret the false doors as signage and in contravention of the Sign Bylaw.

S. Dainard, Hulford Street, stated:

- Residents are concerned with the truck traffic on Hulford Street; noise from this property starts at 6 a.m. and continues until 9 p.m.

J. Barton, Hulford Street, stated:

- The tenants on the property are not considerate of residents’ concerns; the application should be denied.

D. Juniper, Hulford, stated:

- The residents of Hulford Street have a right to a healthy environment; the amount of truck traffic is a safety concern.
- Access from Quadra Street should be used.

**Motion:**

**MOVED by Councillor Derman and Seconded by Councillor Plant: “That the meeting extend past 11:00 p.m.”**

**CARRIED**

D. Milne, Cook Street, stated:

- He will be managing the property and assures the residents that he will maintain the property.

L. Hutchings, Hulford Street, stated: .

- Neighbours are frustrated with the noise; neighbours should have had an

opportunity to provide input.

J. McCallum, Quadra Street, stated:

- He sympathizes with the neighbours in relation to the noise and the truck traffic; he is confident the applicant will address their concerns.

S. Dunand, Hulford Street, stated:

- New business is good but there needs to be a clear boundary between commercial and residential.

### **APPLICANT'S RESPONSE**

J. Milne, stated:

- The exterior storage buildings are temporary structures.
- He has met with residents numerous times to discuss concerns.
- There is a desire to work with Saanich Bylaw in relation to the alleged bylaw infractions; in 2017, at the end of the lease agreement, the gate on Hulford Street could be closed.
- Move ins and outs are not allowed outside operating hours.

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

- There are legal issues to granting access to a property or removing it; review of the lease agreement would be necessary to confirm whether or not this could be done.

In response to questions from Council, the applicant stated:

- The Hulford Street entrance is pre-existing; the self-storage building does not require a secondary access point from Hulford Street.
- On average, between 5-11 people would visit the site per day.
- The majority of the lockers are located near the main access on Quadra Street.
- The lease agreement provides for access from Hulford Street; should a tenant be declared a nuisance business or if there are bylaw infractions, the owner would have the legal ability to close the gate.
- The second entrance from Hulford Street is ramp access down into a two-stall parking area where there is an overhead door and is part of the self-storage business.
- Reducing the number of storage lockers would change the unit mix and the amount of storage area that can be provided.
- The false overhead doors are real doors that are applied to the building as an architectural feature.

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

- Business hours are governed by a bylaw and are meant to apply to all businesses in Saanich; changing the bylaw would impact other businesses.

### **COUNCIL DELIBERATIONS:**

**Motion:                    MOVED by Councillor Derman and Seconded by Councillor Plant: “That**



**Council postpone further consideration of the Development Permit Amendment Application on 3934 Quadra Street to allow staff to research the type of commitment to close the gate on Hulford Street that the applicant could make that would be legally enforceable.”**

Councillor Derman stated:

- The improvements to the Quadra Street frontage, the landscape screening along the property line and addition of the rain garden are appreciated.
- Self-storage generates a low amount of traffic; when an industrial use is next to a residential area there is a need to manage the transition.
- If the applicant is willing to close the gate at the end of the lease agreement, staff should explore options on how this could be legally enforced.

Councillor Plant stated:

- He encourages the applicant to have further discussion with neighbours; a conversation with the tenant might be appropriate to discuss the neighbours' concerns.

Councillor Sanders stated:

- She sympathizes with residents; the applicant controls the secondary access from Hulford Street to the storage lockers; it may be possible that access could be eliminated.
- The applicant should reconsider the design of the front entrance and the addition of the false overhead doors on the building.
- Further public consultation should take place with the neighbours and the Community Association.

Councillor Brownoff stated:

- The addition of the green roof and the improvements to the Quadra Street frontage are appreciated; further discussion with residents and the Community Association should take place.

Councillor Haynes stated:

- A self-storage business will have a low impact on the neighbourhood; it would be appreciated if a conversation could take place with the tenant in relation to them addressing the concerns of residents.

The applicant stated:

- Efforts have been made in relation to the residents' concerns; some of the problems identified are as a result of the sub-trades and customers.

**The Motion was then Put and CARRIED**

**MOVED by Mayor Atwell and Seconded by Councillor Derman: “That Council direct staff to review the alleged set back issues and bylaw infractions that have been identified in the letter to Council (date stamped November 16, 2015) from B. Silvester.”**

**CARRIED**

Adjournment      On a motion from Councillor Plant, the meeting adjourned at 11:15 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK