

MOVED by Councillor Derman and Seconded by Councillor Brownoff:
“That Council approve and issue Development Permit DPR00593 on Lot 9, Block 1, Section 81, Victoria District, Plan 1006 (40 Lurline Avenue).”

CARRIED

2870-30
Enterprise
Crescent

ZONING BYLAW AMENDMENT – NEW ZONE M-3 B/D

First Reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2016, No. 9387”. To create a new M-3 B/D (Industrial Park Brewery/Distillery Retail Sales) zone.

MOVED by Councillor Haynes and Seconded by Councillor Derman:
“That Bylaw No. 9387 be introduced and read.”

CARRIED

2870-30
Enterprise
Crescent

761 ENTERPRISE CRESCENT – REZONING TO M-3 B/D

First Reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2016, No. 9388”. To rezone from M-3 (Industrial Park) zone to a new M-3 B/D (Industrial Park Brewery/Distillery Retail Sales) zone for a proposed brewery/distillery.

MOVED by Councillor Haynes and Seconded by Councillor Wergeland:
“That Bylaw No. 9388 be introduced and read.”

CARRIED

2860-25
Removal EDPA
(Rainbow Street)

4007 AND 4011 RAINBOW STREET – REMOVAL FROM THE ENVIRONMENTAL DEVELOPMENT PERMIT AREA (EDPA)

First Reading of the “Official Community Plan Bylaw, 2008, Amendment Bylaw, 2016, No. 9389”. To amend Plate 18 of Schedule 3 of Appendix “N” (Development Permit Areas Justification and Guidelines) of the Environmental Development Permit Area Atlas for the removal of the subject properties from the EDPA Atlas.

xref: 1110-30
Official
Community Plan
Bylaw

MOVED by Councillor Brice and Seconded by Councillor Haynes: “That Bylaw No. 9389 be introduced and read.”

CARRIED

with Councillors Derman and Sanders OPPOSED

2860-25
Removal EDPA
(Gordon Head
Road)

4351 GORDON HEAD ROAD – REMOVAL FROM THE ENVIRONMENTAL DEVELOPMENT PERMIT AREA (EDPA)

First Reading of the “Official Community Plan, 2008, Amendment Bylaw, 2016, No. 9390”. To amend Plate 29 of Schedule 3 of Appendix “N” (Development Permit Areas Justification and Guidelines) of the Environmental Development Permit Area Atlas for the removal of the Coastal Bluff at the subject property from the EDPA Atlas.

xref: 1110-30
Official
Community Plan
Bylaw

MOVED by Councillor Brice and Seconded by Councillor Haynes: “That Bylaw No. 9390 be introduced and read.”

CARRIED

with Councillors Derman and Sanders OPPOSED

PUBLIC INPUT ON COUNCIL AGENDA ITEMS

Public Input on
Council Agenda
Items

2560-50
Labels for Gas
Pumps

R. Shirkey, Toronto, former University of Victoria student:

Labels for Gas Pumps:

- Gas pump labels are a low-cost tool to accelerate the transition away from use of fossil fuels; as long as the costs remain hidden, there remains a gap between the use of the product and the impacts on the environment.
- Communicating to the end user may de-normalize the status quo; other municipalities are considering labelling gas pumps and North Vancouver was the first municipality in the world to pass this into law.
- There may be a need to refresh the labels every 1-2 years to maintain the public's interest.
- This will be a catalyst for change.

RESOLUTIONS FOR ADOPTION

1410-04
Report –
Engineering

xref: 5370-30
RFP 13/16

REQUEST FOR PROPOSAL 13/16 – HIRED TRUCKS AND EQUIPMENT

Report of the Director of Engineering dated May 2, 2016 recommending that Council split the awarding of Request for Proposal 13/16 – Hire Trucks and Equipment to three vendors for sections as outlined in the report and with estimated annual values as follows: Weebee Hauling & Services for \$265,785; Arbutus Excavating Ltd. for \$230,000; and Don Mann Excavating for \$355,310.

MOVED by Councillor Derman and Seconded by Councillor Brice: “That Request for Proposal 13/16 for hire trucks and equipment be awarded to three vendors for sections as outlined in the report of the Director of Engineering dated May 2, 2016, and with estimated annual values as follows: WeeBee Hauling & Services for \$265,785; Arbutus Excavating Ltd. for \$230,000; and Don Mann Excavating Ltd. for \$335,310.”

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

- The vendors are not notified of the results of their bids until after the award process is completed.

The Motion was then Put and CARRIED

1410-04
Report –
Corporate
Services

xref: 5370-30
RFP 16/16

REQUEST FOR PROPOSAL 16/16 – HYPER CONVERGED INFRASTRUCTURE DESIGN AND INSTALL

Report of the Director of Corporate Services dated April 6, 2016 recommending that Council award Request for Proposal 16/16 – Hyper Converged Infrastructure Design and Install to Myra Systems Corporation with an estimated cost of \$1,101,418 for systems implementation costs including travel and related expenses (excluding applicable taxes, subject to change orders within approved budget); and \$97,364 annually (\$486,820 paid lump sum excluding applicable taxes) for ongoing managed services.

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

- This is a virtual computer infrastructure solution that combines data services and improved services related to backup recovery, disaster recovery and business continuity capabilities; it will improve operational efficiencies by looking at productivity, reduction of resources, and with increased stability of the infrastructure.

MOVED by Councillor Brice and Seconded by Councillor Derman: “That Request for Proposal 16/16 for hyper converged infrastructure design and install be awarded to Myra Systems Corporation, with an estimated cost of \$1,101,418 for systems implementation costs including travel and related expenses (excluding applicable taxes, subject to change orders within approved budget); and \$97,364 annually (\$486,820 paid lump sum excluding applicable taxes) for ongoing managed services.”

CARRIED

1410-04
Report –
Engineering

xref: 5370-30
Tender 02/16

TENDER 02/16 – G.R. PEARKES RECREATION CENTRE GOLD ARENA ROOF REPLACEMENT

Report of the Director of Engineering dated May 6, 2016 recommending that Council award Tender 02/16 – G. R. Pearkes Recreation Centre Gold Arena Roof Replacement, and change orders within project budget, to Parker Johnston Industries Ltd., in the amount of \$435,000 (excluding GST).

MOVED by Councillor Derman and Seconded by Councillor Haynes: “That Tender 02/16 for G. R. Pearkes Recreation Centre Gold Arena Roof Replacement, and change orders within project budget, be awarded to Parker Johnston Industries Ltd. in the amount of \$435,000 (excluding GST).”

CARRIED

1410-04
Report –
Engineering

xref: 5370-30
Tender 03/16

TENDER 03/16 – GORDON HEAD RECREATION CENTRE BUILDING ENVELOPE REPLACEMENT

Report of the Director of Engineering dated May 6, 2016 recommending that Council award Tender 03/16 – Gordon Head Recreation Centre Building Envelope Replacement, and change orders within project budget, to Integrity Exteriors Ltd., in the amount of \$531,290 (excluding GST).

MOVED by Councillor Derman and Seconded by Councillor Brice: “That Tender 03/16 for the Gordon Head Recreation Centre building envelope replacement, and change orders within project budget, be awarded to Integrity Exteriors Ltd., in the amount of \$531,290 (excluding GST).”

CARRIED

1410-04
Report –
Engineering

xref: 5370-30
Tender 07/16

TENDER 07/16 – SUPPLY OF DUCTILE IRON PIPE AND PLASTIC PIPE

Report of the Director of Engineering dated May 6, 2016 recommending that Council award Tender 07/16 – Ductile Iron Pipe and Plastic Pipe to Emco Corporation Ltd. “Waterworks Div” in the amount of \$603,242 (based on estimated quantities and excluding taxes).

MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: “That Tender 07/16 for the supply of ductile iron pipe and plastic pipe, be awarded to Emco Corporation Ltd. “Waterworks Div.”, in the amount of \$603,242 (based on estimated quantities and excluding taxes).”

CARRIED

1410-04
Report –
Engineering

xref: 5370-30
Tender 09/16

TENDER 09/16 – COLQUITZ RIVER TRAIL

Report of the Director of Engineering dated May 6, 2016 recommending that Council award Tender 09/16 – Colquitz River Trail, and change orders within project budget, to Jacob Bros. Construction Inc. in the amount of \$696,000 (excluding GST).

MOVED by Councillor Wergeland and Seconded by Councillor Brownoff: “That Tender 09/16 for the Colquitz River Trail, and change orders within project budget, be awarded to Jacob Bros. Construction Inc. in the amount of \$696,000 (excluding GST).”

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

- The difference in the bids may be a result of the current market conditions and the amount of construction work being undertaken throughout the region; the impact of the US dollar also affects the goods and materials.
- Generally, the amount of contingency ranges between 10% and 15% depending on the confidence in the project; staff are confident that 9% contingency is appropriate for this project.

The Motion was then Put and CARRIED

1410-04
Report –
Engineering

xref: 5370-30
Tender 13/16

TENDER 13/16 – GRANGE ROAD WATER MAIN UPDATE

Report of the Director of Engineering dated May 6, 2016 recommending that Council award Tender 13/16 – Grange Road Water Main Update, and change orders within project budget, to Don Mann Excavating Ltd. in the amount of \$1,146,377 (excluding GST).

MOVED by Councillor Brice and Seconded by Councillor Wergeland: “That Tender 13/16 for Grange Road water main update, and change orders within project budget, be awarded to Don Mann Excavating Ltd., in the amount of \$1,146,377 (excluding GST).”

CARRIED

1410-04
Report –
Engineering

xref: 5370-30
Tender 15/16

TENDER 15/16 – WILKINSON ROAD, BRIDGE AND COLQUITZ RIVER TRAIL

Report of the Director of Engineering dated May 6, 2016 recommending that Council:

- 1) Award Tender 15/16 – Wilkinson Road, Bridge and Colquitz River Trail, and change orders within project budget, to Don Mann Excavating Ltd. in the amount of \$3,974,661 (excluding GST); and
- 2) Increase the project budget by reallocating \$608,000 from the Community Works Fund to the Wilkinson Road, Bridge and Colquitz River Trail project.

**MOVED by Councillor Haynes and Seconded by Councillor Wergeland:
“That:**

- 1) **Tender 15/16 for Wilkinson Road, Bridge and Colquitz River Trail, and change orders within project budget, be awarded to Don Mann Excavating Ltd. in the amount of \$3,974,661 (excluding GST); and**
- 2) **The project budget be increased by reallocating \$608,800 from the Community Works Fund to the Wilkinson Road, Bridge and Colquitz River Trail project.”**

CARRIED

1410-04
Report –
Corporate
Services &
Finance

xref: 5370-30
Sole Source
Purchase

SOLE SOURCE PURCHASE OF ORACLE LICENSES FOR THE JD EDWARDS UPGRADE AND HR/PAYROLL SOFTWARE PROJECTS

Report of the Directors of Corporate Services and Finance dated May 10, 2016 recommending that Council approve the purchase of an additional JD Edwards Bundle providing pre-developed training, reporting, additional human resources and other functionality in the amount of \$188,280 excluding applicable taxes.

**MOVED by Councillor Derman and Seconded by Councillor Wergeland:
“That Council approve the sole source purchase of an additional JD Edwards Bundle providing pre-developed training, reporting and additional human resources and other functionality in the amount of \$188,280 excluding applicable taxes.”**

Councillor Murdock stated:

- The report includes a statement on how the purchase supports strategic initiatives; the reference is a valuable tool for Council and residents to show how the expenditure contributes to a broader strategic effort. This should be included in all reports.

Mayor Atwell stated:

- It may be appropriate to change the format of reports to show how expenditures align with strategic priorities.

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

- The annual licensing cost of \$44,000 is incorporated within budget guidelines; throughout the course of the year, Council approves items that have contractual increases associated with them and they are included in subsequent Financial Plans.

**The Motion was then Put and CARRIED
with Mayor Atwell OPPOSED**

RECOMMENDATIONS FROM COMMITTEES5520-20

Audit Findings
Report & Audited
Financial
Statements

2015 AUDIT FINDINGS REPORT AND AUDITED FINANCIAL STATEMENTS
Recommendation from the May 12, 2016 Finance, Audit and Personnel Standing Committee meeting that Council accept the 2015 Audit Findings Report and 2015 Audited Financial Statements.

MOVED by Councillor Sanders and Seconded by Councillor Plant: "That Council accept the 2015 Audit Findings Report and the 2015 Audited Financial Statements."

CARRIED

5550-20

Financial
Information Act
Submission

2015 FINANCIAL INFORMATION ACT SUBMISSION

Recommendation from the May 12, 2016 Finance, Audit and Personnel Standing Committee meeting that Council accept the 2015 Financial Information Act Report.

MOVED by Councillor Sanders and Seconded by Councillor Plant: "That Council accept the 2015 Financial Information Act Report."

CARRIED

2560-50

Labels for Gas
Pumps

LABELS FOR GAS PUMPS

Recommendation from the April 26, 2016 Environment and Natural Areas (ENA) Advisory Committee that Council request staff explore the financial feasibility and legal implications with regard to the labelling of gas pump handles. The materials distributed at the April 26, 2016 ENA meeting will be provided to staff as supporting documentation.

MOVED by Councillor Murdock and Seconded by Councillor Haynes: "That Council request staff explore the financial feasibility and the legal implications with regard to the labelling of gas pump handles."

Councillor Murdock stated:

- Labelling gas pumps is being assessed in a number of municipalities in Canada; labels may affect the decisions that individuals make.
- ENA will provide documentation, including a legal opinion that was provided by Our Horizon, for staff for review.

Councillor Haynes stated:

- The work of ENA is commendable; it is important to provide education to consumers.

Councillor Derman stated:

- This is a small step towards addressing climate change; action needs to be taken.

Councillor Brownoff stated:

- It may be helpful for staff to review the provincial response to the Union of BC Municipalities' (UBCM) resolution.

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

- There would be no additional costs for staff to explore the feasibility in labelling gas pumps; a timeframe to complete the work cannot be given as staff would have to consider how it would fit within work priorities.
- There may be legal costs incurred as part of the review.
- Council could provide direction to staff as to the priority of this work.

Councillor Plant stated:

- This is a valuable and important issue but may not be a priority at the moment.

Councillor Wergeland stated:

- He is not convinced that labelling will make a difference but is willing to have staff explore feasibility.

Councillor Brice stated:

- The provincial response to the UBCM resolution should be reviewed; it could provide valuable information to assist staff.

Councillor Sanders stated:

- She is pleased to see the issue of climate change being kept at the forefront; reviewing feasibility would be appropriate.

Mayor Atwell stated:

- Gas pumps may have the ability to print the cost of the carbon tax on customers' receipts; the carbon tax was supposed to be a mechanism to change the behaviour that impacts the environment.
- The initiative would have little costs therefore the motion is supportable.

The Motion was then Put and CARRIED

REPORTS FROM MEMBERS OF COUNCIL

1410-04
Report - Council

JOINT COUNCIL MEETING – DISTRICTS OF SAANICH AND CENTRAL SAANICH

Report from Councillor Brice recommending that Council direct staff to facilitate a Council to Council meeting with the District of Central Saanich with meeting invitations sent to the Peninsula and Area Agricultural Commission (PAAC) to discuss common agricultural issues and interests.

MOVED by Councillor Brice and Seconded by Councillor Brownoff: "That staff be directed to facilitate a Council to Council meeting with the District of Central Saanich, with meeting invitations sent to the Peninsula and Area Agricultural Commission (PAAC), to discuss common agricultural issues and interests."

Councillor Brice stated:

- Agriculture is a major component of both municipalities; it would be worthwhile to have a discussion that may or may not include making recommendations.

- Other topics that could be discussed include: storm water management, deposit of fill, soil conservation, and wildlife management.
- Staff could be asked to determine a mutually agreed upon date for the meeting.

Councillor Brownoff stated:

- Agricultural land is a key component of Saanich; the increasing cost of farmland is a concern.
- Tree removal in the Agricultural Land Reserve (ALR) could also be discussed.

Councillor Haynes stated:

- Economic security and support are needed to ensure that young farmers get and remain involved in farming; watersheds do not stop at municipal borders, they flow through municipalities.

Councillor Sanders stated:

- This is a good step forward in discussing common issues.

The Motion was then Put and CARRIED

1410-04
Report - Council

REGIONAL FUNDRAISING INITIATIVES TO SUPPORT THOSE IN NEED IN NORTHERN ALBERTA

Further to the Notice of Motion from the May 9, 2016 Council meeting from Councillor Plant, Council is requested to endorse a resolution to support regional fundraising initiatives or activities to support those in need as a result of the loss caused by wildfires in Northern Alberta.

MOVED by Councillor Plant and Seconded by Councillor Haynes: "That:

WHEREAS the devastation and loss of property experienced by those in the Fort McMurray region has been unprecedented in recent Canadian history;

AND, WHEREAS the time and costs for residents and businesses to return to normal will be significant and immense;

AND, WHEREAS Canadians from across our nation will want to help those who have experienced significant loss and experienced trauma as a result of the wildfires;

AND, WHEREAS the residents of Saanich will want to show their support to those affected by the wildfires in the Fort McMurray region;

BE IT RESOLVED that Saanich will support regional fundraising initiatives or activities to support those in need as a result of the loss caused by wildfires in Northern Alberta."

Councillor Plant stated:

- Discussion has taken place in the region to hold a fundraising concert to support those in need in Northern Alberta; the tentative date for the event is June 17th and it will be held at Centennial Square.
- Saanich would participate in discussions in relation to fundraising initiatives; providing “in kind” services in support of the initiative could be considered.

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

- The motion indicates Council’s support for whatever event may be organized.

Councillor Haynes stated:

- It is important to have a centralized resource that would coordinate initiatives within the region.

Councillor Plant stated:

- The intent is that Saanich would be part of a team discussing initiatives.

MOVED by Councillor Derman and Seconded by Councillor Plant: “That the motion be amended by adding “in principle” to the last paragraph of the motion: be it resolved that Saanich will support, in principle, regional fundraising initiatives or activities to support those in need as a result of the loss caused by wildfires in Northern Alberta.”

Councillor Derman stated:

- This would give Council the ability to evaluate each initiative and choose those that may be appropriate to support.

The Amendment to the Motion was CARRIED

Councillor Wergeland stated:

- Specific opportunities could be considered.

The Main Motion, as Amended, was then Put and CARRIED

REPORTS FROM THE ADMINISTRATOR OR DIRECTORS

1410-04
Report –
Engineering

ACTIVE TRANSPORTATION PLAN TERMS OF REFERENCE

Report of the Director of Engineering dated May 6, 2016 recommending that Council endorse the Terms of Reference for the Active Transportation Plan.

xref: 2190-45
Active
Transportation
Plan

The Director of Engineering stated:

- The plan provides a vision for active transportation in Saanich that updates policies, design standards, networks, sets priorities, and tracks progress in a single document.

C. Monoruk, Manager of Transportation and Development stated:

- The purpose of the plan is to address policy, pedestrian and cycling networks, access to transit, environmental considerations, and regional connectivity in order to deliver a successful Active Transportation Plan for Saanich; development of the plan will require significant staff resources and the hiring of a consultant.
- Staff will work in close consultation with other departments in order to consider other district priorities and objectives.
- Funding for the Active Transportation Plan is included in the 2016-2020 Financial Plan.
- It will be important to measure and track progress.
- Plan development would take place over a 24 month period and the public would be actively involved; Council and Advisory Committees would be given the opportunity to provide input between Phases 3 and 4.
- Advisory Committees would be given another opportunity to review at Phase 6; Council would do the final review at Phase 7 when the Plan comes forward for adoption.
- Flexibility is an integral part of the public consultation process; a Project Advisory Committee would be formed and include stakeholders within the community.

Councillor Derman stated:

- The objective of the Plan is to get citizens more involved in active transportation; it identifies the need to have quality primary and supporting infrastructure to ensure the public feels safe, comfortable and well serviced.
- The Plan recognizes the importance of connectivity; “directness” of the trip should also be considered in the Plan.
- Compact land use is an important element in getting people more involved in using active transportation; topography and grade control should be considered to ensure that reasonable routes are provided for all age groups.

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

- Council could endorse the Terms of Reference in principle; feedback received from Council could be noted and incorporated into the Plan.

Councillor Derman stated:

- Having members with technical expertise on the Project Advisory Committee would be helpful.

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

- It is the intent that the Advisory Committee have broad representation from different sectors including citizens with technical expertise and experience in relation to active transportation.

Councillor Murdock stated:

- Having a comprehensive vision with tangible outcomes and timelines would be beneficial.

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

- A consultant would augment current staffing; there will be considerable stakeholder engagement which takes a considerable amount of staff time and resources.

- The Project Advisory Committee will be a working committee advising on overall process.
- A 4-year prioritized list of projects will be re-evaluated annually.

Councillor Murdock stated:

- It is important to ensure that we are progressing towards a longer-term vision.

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

- Design standards continue to evolve; feedback on accessibility will be sought and incorporated into the Plan.

Councillor Brice stated:

- The public may need to be educated as to what “active transportation” means.
- Saanich is one facet of a bigger matrix of trails, cycling lanes and transit within the region.

Councillor Brownoff stated:

- Connecting to other policies and plans within Saanich will help to focus efforts; the BC Paraplegic Association should be included in the list of stakeholders that will be included in the process.

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

- Staff have advised that review of the Plan would be done in collaboration with other Saanich plans and policies.
- Objective 5 talks about providing continuous and complementary on and off road networks; this includes the trails network.

Councillor Brownoff stated:

- The built environment affects health; as part of the design, it would be appreciated if benches and washrooms be included.
- University of Victoria and Camosun College Campus plans should be included as part of the technical review; receiving feedback from citizens from different age groups would be appreciated.

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

- The plan is meant to include and expand on the commuter cycling network and include recreational use.

Councillor Haynes stated:

- Having gathering and resting places are important; equestrian travel takes place in rural parts of Saanich and could be considered in discussions regarding the trail network.
- The availability of food trucks may encourage use of trails; trails do not stop at borders; connectivity should be a priority.
- Apps, signage or maps could help with connectivity and directivity.
- As we become a cycling destination, the economic base for tourism will grow.

In response to questions from Council, the Manager of Transportation and Development stated:

- Best practices and good policy direction will be examined.

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

- It was not intended that the Advisory Committee establish priorities; priorities would be set by Council through the budget process and through review of metrics.

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

- The Terms of Reference will set priorities for the construction of active transportation infrastructure; the priorities for project funding will be set by Council during Financial Plan discussions.

MOVED by Councillor Plant and Seconded by Councillor Haynes: “That Council endorse the Terms of Reference for the Active Transportation Plan, as presented.”

MOVED by Councillor Derman and Seconded by Councillor Plant: “That the motion be amended by adding the words “in principle”: That Council endorse, in principle, the Terms of Reference for the Active Transportation Plan, as presented.”

The Amendment to the Motion was CARRIED

The Main Motion, as Amended, was CARRIED

1410-04
Report – Planning

xref: 2160-20
2016 Regional
Growth Strategy

INFORMAL REFERRAL – DRAFT 2016 REGIONAL GROWTH STRATEGY (RGS)

Report of the Director of Planning dated May 3, 2016 recommending that Council provide feedback to the Capital Regional District (CRD) on the potential inclusion of a food and agricultural section; support for the retention of piped water servicing as a growth management tool; enhanced content with respect to economic development; and suggested changes to the Saanich Community Profile that would bring the profile in better alignment with the current Saanich Official Community Plan.

S. Bagh, Senior Manager of Regional and Strategic Planning, CRD, and E. Sinclair, Planner, CRD, were in attendance to answer questions from Council.

The Director of Planning stated:

- The CRD is undertaking an informal review process with all local governments within the region; this is an opportunity to provide early input.
- The feedback provided will be forwarded to the CRD and ultimately provided to the CRD Board for consideration before the formal referral process occurs.
- The formal referral process has strict timelines that do not easily facilitate lengthy discussion.

**MOVED by Councillor Derman and Seconded by Councillor Murdock:
“That Council:**

- 1. Support the integration of a regional food and agricultural systems section into the 2016 Regional Growth Strategy.**
- 2. Request that the CRD retain piped water servicing as a growth management tool, or at a minimum, incorporate more stringent criteria to guide any further water service extensions.**
- 3. Request that the CRD add policies to Section 5 of the 2016 Regional Growth Strategy to address:**
 - The protection of industrial land; and**
 - Collaboration on issues of regional economic development, including through shared research and analysis, and work with regional economic development entities.**
- 4. Request that the CRD integrate the following points into an updated community profile for Saanich:**
 - Mention that Saanich’s framework for growth is based on sustainability and livability;**
 - Recognition of environmental integrity as paramount for ensuring social wellbeing and economic vibrancy; and**
 - Acknowledgement of the role “Centres” and “Villages” play in managing growth and building complete communities.**
- 5. Request that the CRD include language to establish climate change mitigation and adaptation as an overarching lens through which all decision making and subsequent actions must pass.”**

Councillor Derman stated:

- This is meant to be a 25 year planning document; it needs to recognize the effects of climate change.

Councillor Murdock stated:

- Capturing the intent to mitigate climate change is supportable.

In response to questions from Council, the Senior Manager of Regional and Strategic Planning, CRD, stated:

- Legislation for the RGS requires setting targets for greenhouse gas reductions and the specified actions to be taken to meet the targets.
- Direction from the CRD Board was to fulfil legislative requirements and stay at a higher level of policy direction, rather than a more detailed level of content that speaks to actions.
- Currently, the CRD is preparing a Housing Strategy and once that has been completed, detailed targets will be set; the Housing Strategy, the Climate Action Blueprint and the Community Health and Wellbeing Plan are separate reports which support the RGS but the subject matters in relation to these plans are not included in the RGS.

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

- The 2003 RGS had the provision in place that if there are concerns regarding safety of water, services can be extended beyond the containment boundaries; service extensions are also permitted for fire safety.
- Proposed changes are about the extension of piped water beyond current service/growth boundaries; safety of water is not an issue.

- If the draft 2016 RGS is adopted as is, water service will no longer be a means to control growth, nor is there clarity around who would pay for such new infrastructure.
- Having significant controls in place to maintain regional growth is appropriate; water service, sewer service, and OCP policies are tools to manage regional growth, that are best used when in tandem.

Councillor Plant stated:

- Water should not be used as a growth management tool; there are other management tools that could be used.
- Point #2 is not supportable; residents should have access to water.

Mayor Atwell stated:

- Residents in the western community are frustrated that they cannot access water from the reservoir that is located in their own neighbourhood.

Councillor Derman stated:

- Spending a large amount of money to expand water service to a small number of residents is not supportable; a unanimous vote is required to make changes to the RGS.

Councillor Wergeland stated:

- To get unanimous approval for the original RGS, there was a commitment to being flexible to the smaller communities that had not been developed; there are other means to control regional growth.

Councillor Brownoff stated:

- All municipalities would be required to pay to extend piped water to an area with a small population; rural areas have access to wells.
- It could be a great expense for Saanich taxpayers to extend services to the western community.

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

- If the 2016 RGS is adopted, Saanich would be obliged, within two years, to bring its' policies into conformance; Saanich's OCP would likely need to be amended to remove piped water provision as a growth control measure; this would need to be double checked with legal advice.
- Whatever Council decides, it needs to be clear if, when and under what conditions piped water service can be extended beyond growth boundaries.
- The policy needs to be clear for today's Council and for future Councils.

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

- There is latent development potential in rural areas that do not require zoning or OCP amendments and could be triggered by the availability of water; it is important to guide development in a managed way.
- Changes to the RGS could impact the way that Saanich is managing growth and remove the control from the hands of Council and policy framework.

In response to questions from Council, the Senior Manager of Regional and Strategic Planning, CRD, stated:

- Municipal Councils must be in unanimous support of the RGS; there would then need to be a majority vote of the CRD Board.

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

- Residents can apply for an extension of the sewer service system or water system for health reasons or failure of a well or a septic system.

Councillor Sanders stated:

- Saanich, at the regional level, provides 48% of funding; providing piped water to small communities is not economically viable and does not support growth management.

In response to questions from Council, the Senior Manager of Regional and Strategic Planning, CRD, stated:

- The document does not specify who pays for extending services.

Councillor Derman stated:

- If infrastructure was added within Saanich, it would be funded by Saanich taxpayers.

Councillor Brownoff stated:

- The onus will be on CRD staff to determine the stringent criteria to guide future piped water service extensions.

MOVED by Councillor Plant and Seconded by Councillor Brownoff: “That the motion be amended that point #2 read as follows: Request that the CRD incorporate more stringent criteria to guide any future piped water service extensions.”

**The Amendment to the Motion was CARRIED
with Mayor Atwell OPPOSED**

In response to questions from Council, the Senior Manager of Regional and Strategic Planning, CRD, stated:

- Sea level rise would be dealt with at a municipal level via land use policies; the RGS includes climate change as one of the many criteria to be considered in the context of the RGS at a higher level; detailed actions come through other supporting documents and policies.

Councillor Derman stated:

- The CRD Board has agreed that climate change should be an overarching lens.

Mayor Atwell stated:

- It is unjust that a small population within our region does not have access to fresh water; a small watermain could provide water to this community and the region could subsidize the project.
- Decisions should be made with a regional mindset.

**The Main Motion, as Amended, was then Put and CARRIED
with Mayor Atwell OPPOSED**

MOVED by Councillor Brownoff and Seconded by Councillor Plant: “That Saanich Council support that the CRD developing stand-alone Strategies for Social Wellbeing, Housing and Energy, and these documents be developed through the normal process at the CRD.”

Councillor Brownoff stated:

- These are key issues that have to be addressed in the region.

The Motion was then Put and CARRIED

Adjournment On a motion from Councillor Derman, the meeting adjourned at 10:26 p.m.

The meeting reconvened at 11:46 p.m.

RECOMMENDATIONS

From the Committee of the Whole Meeting held May 16, 2016

6840-20
Holland Avenue

APPLICATION FOR INCLUSION IN THE SEWER SERVICE AREA – 4134 AND 4138 HOLLAND AVENUE

MOVED by Councillor Wergeland and Seconded by Councillor Plant: “That the application to include the properties on Lot 2, Block 1, Section 13, Lake District, Plan 1719 (4134 Holland Avenue) and Lot 3, Block 1, Section 13, Lake District, Plan 1719 (4138 Holland Avenue) in the Sewer Service Area be approved.”

CARRIED

Adjournment On a motion from Councillor Plant, the meeting adjourned at 11:47 p.m.

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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, MAY 16, 2016 AT 10:27 P.M.

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

1410-04
 Report -
 Engineering

APPLICATION FOR INCLUSION IN THE SEWER SERVICE AREA – 4134 AND 4138 HOLLAND AVENUE

Report of the Director of Engineering dated May 6, 2016 recommending that Council approve the inclusion of 4134 and 4138 Holland Avenue in the Sewer Service Area.

xref: 6840-20
 Holland Avenue

APPLICANT:

The applicant was in attendance to answer questions of Council.

PUBLIC INPUT:

Nil

COUNCIL DELIBERATIONS:

Motion: **MOVED by Councillor Plant and Seconded by Councillor Sanders: “That it be recommended that the application to include the properties on Lot 2, Block 1, Section 13, Lake District, Plan 1719 (4134 Holland Avenue) and Lot 3, Block 1, Section 13, Lake District, Plan 1719 (4138 Holland Avenue) in the Sewer Service Area be approved.”**

Councillor Plant stated:

- Including the properties in the sewer service area to resolve a current health problem is appropriate.

The Motion was then Put and CARRIED

1410-04
 Report -
 Planning

5117 DEL MONTE AVENUE – SUBDIVISION AND REZONING

Report of the Director of Planning dated April 22, 2016 recommending that Council approve the rezoning of the property from A-1 (Rural) zone to RS-10 (Single Family Dwelling) zone for the proposed subdivision to create four additional lots; and that Final Reading of the Zoning Amendment Bylaw be withheld pending registration of a covenant to secure the requirements as outlined in the report.

xref: 2870-30
 Del Monte
 Avenue

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

- Sidewalks, driveways, servicing and the expansion of the roadway all contribute to potential tree loss.
- Sidewalks on Del Monte Avenue are not included in the five-year plan and this section of sidewalk would be in isolation from the pedestrian network at this time.
- In an effort to preserve as many trees as possible, funds could be provided in lieu of a sidewalk to be used for a community contribution.

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

- One significant tree that is to be removed is within the building envelope; a geotechnical report would be registered on title and the site developed according to its recommendations.
- A footpath could be considered for the parkland; bylaw enforcement would follow up on any bylaw infractions.

APPLICANT:

D. Smith, McElhanney Consulting Services Ltd., presented to Council and highlighted:

- The proposed subdivision is to create 4 additional lots; 51% of the site will be dedicated to Saanich to allow for expansion of Doumac Ravine Park.
- This would be a low density infill development; the existing dwelling is in poor condition and the property is declining.
- The proposed lot sizes are consistent with the size of lots in the neighbourhood; the applicant will commit, by covenant, to limit the house size consistent with RS-8 zoning.
- No variances are requested; the proposed dwellings would fit within the character of the neighbourhood.
- Road and pedestrian safety is a concern of neighbours; the proposed development includes a separated sidewalk, road widening and boulevard improvements in order to mitigate concerns.
- All trees being removed would be replaced and a cash contribution for boulevard trees would be provided.
- Legal suites are permitted in the area.

PUBLIC INPUT:

S. Ball, Helvetia Crescent, stated:

- The property has been problematic for years; this is not an appropriate location for infill.
- There are concerns with increased traffic and the removal of trees; the urban forest must be retained and protected if climate change is to be addressed.
- Three lots may be supportable; five dwellings do not fit within the character of the neighbourhood.

K. Krane, Helvetia Crescent, stated:

- Increased density in this area is not appropriate; public transit is not convenient for residents of this community, therefore there would be an increase in vehicular traffic.
- The increased traffic would be a safety concern for bicycles and pedestrians.
- The proposed dwellings do not fit within the rural character of the neighbourhood.

K. Darcel, Clutesi Street, stated:

- There is concern for the safety of pedestrians and the removal of tree canopy; it is not appropriate infill.
- The proposed development does not fit within the character of the neighbourhood.
- The addition of a sidewalk is commendable but will not alleviate concerns.

A. Heron, Piedmont Gardens, stated:

- There will be an impact on privacy as a result of the siting of the proposed dwellings.
- It may be appropriate to have a covenant on the property to prohibit secondary suites; five dwellings with secondary suites would not be supportable; three dwellings may be appropriate.
- There is concern that the proposed development may affect the slope and create more erosion.

MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That the meeting extend past 11:00 p.m."

CARRIED

J. Lydon, Del Monte Avenue, stated:

- Five dwellings with secondary suites would negatively affect the neighbourhood in terms of loss of privacy, reduction of urban forest, increased traffic, pollution and noise, and character of the neighbourhood; the massing and building styles are not supportable.
- The property needs to be developed but development should be respectful of the character of the neighbourhood; three dwellings may be appropriate.

G. Klassen, Del Monte Avenue, stated:

- The proposed development changes the character of the neighbourhood; there is a concern with increased traffic, on-street parking and the number of driveways onto Del Monte Avenue.
- The property used to be used as a shake mill; if development is to occur, soil studies should be undertaken to ensure that it is suitable for residential use.

B. Pollick, Piedmont Gardens, stated:

- There is concern with the instability of the slope; construction on the property may affect other properties.
- The potential increased number of vehicles is a concern; pedestrian safety is paramount.

L. Bainbridge, Del Monte Avenue, stated:

- The property currently is an eyesore; invasive species have taken over the property and is affecting neighbouring properties.
- Improvements are needed.

J. Klassen, Del Monte Avenue, stated:

- Rezoning is a privilege; it is important to preserve the character of the neighbourhood.
- There is concern with the number of trees that would be removed; there may be creative ways to improve the pedestrian environment.
- On-street parking in the area is a safety concern.

- The number of lots is not supportable; the proposed dwellings are too large.
- T. Hyde, Lakeridge Place, stated:
- There are concerns with increased traffic volumes and safety of pedestrians; the speed limit should be enforced.
- M. Buck, Del Monte Avenue, on behalf of H. Lewis, Rutli Meadows Place, stated:
- This is a special neighbourhood with old growth trees and wildlife; development must be done in a manner that preserves greenspace and trees.
 - The number of proposed dwellings and the size of the dwellings should be decreased; the character of the neighbourhood should be maintained.
- C. Salter, Clutesi Street, stated:
- There is concern in relation to the number of trees to be removed and the increased traffic; the neighbour character should be preserved.

COUNCIL DELIBERATIONS:

Motion: **MOVED by Councillor Plant and Seconded by Councillor Brice: “That consideration of the application to subdivide and rezone the property at 5117 Del Monte Avenue be postponed to allow the applicant to reconsider the proposal and make modifications to the application that address concerns.”**

Councillor Plant stated:

- The dedication of parkland is appreciated.
- Neighbours are not opposed to development of the property but fewer lots should be considered.

Mayor Atwell stated:

- Postponement allows further discussion and gives the applicant a chance to be creative.

Councillor Murdock stated:

- This may be too much density for the neighbourhood; further consideration could be given to the kind of pedestrian infrastructure that may be appropriate to respect the character of the neighbourhood.

Councillor Haynes stated:

- The number of dwellings and secondary suites are a concern; the applicant should reconsider the proposal and sensitively and creatively address the neighbours' concerns.
- Further discussions with neighbours would be appropriate.

Councillor Brownoff stated:

- The applicant might consider a proposal which would complement the character of the neighbourhood; the number of trees to be removed is a concern.
- The addition of secondary suites would impact the neighbourhood; further consultation with neighbours is needed.

Councillor Wergeland stated:

- This is a unique area; the applicant should look at ways to preserve the trees.
- The design of the proposed dwellings will fit within the character of the neighbourhood.

Councillor Sanders stated:

- Neighbours may support fewer homes on the property; the development should fit within the character of the neighbourhood and reflect the community.
- A meandering sidewalk could be considered.

Councillor Brice stated:

- The applicant should explore creative ways to address concerns, including the potential of shared driveways.

Councillor Derman stated:

- The proposed development is not consistent with the Urban Forest Strategy and will not protect the character of the neighbourhood.
- If roadway site lines are improved, it may result in increased speed; traffic calming may be appropriate.
- It is not suitable density for the area; the property is topographically-challenged and will be vehicle-oriented.

The Motion was then Put and CARRIED

Adjournment On a motion from Councillor Brownoff, 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