

DISTRICT OF SAANICH
MINUTES OF THE COUNCIL MEETING
HELD AT THE SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, AUGUST 22, 2016

Present:

Chair: Mayor Atwell
Council: Councillors Brice, Brownoff, Derman, Haynes, Murdock, Plant, Sanders and Wergeland
Staff: Paul Thorkelsson, Chief Administrative Officer; Carrie MacPhee, Director of Legislative Services; Sharon Hvozdanski, Director of Planning; Harley Machielse, Director of Engineering; Suzanne Samborski, Director of Parks and Recreation; Eva Riccius, Senior Manager Parks; Sharon Froud, Deputy Legislative Manager; and Lynn Merry, Senior Committee Clerk (7:30 p.m.)

Mayor Atwell called the regular Council meeting to order at 6:04 p.m. in Committee Room No. 2.

In Camera Motion **MOVED by Councillor Haynes and Seconded by Councillor Wergeland:** “That pursuant to Sections 90(1)(e), 90(1)(i) and 90(2)(b) of the *Community Charter*, the following meeting be closed to the public as the subject matter being considered relates to the acquisition and/or disposition of land and/or improvements, the disclosure of which could reasonably be expected to harm the interests of the municipality; receipt of advice that is subject to solicitor-client privilege; and consideration of information received and held in confidence relating to negotiations between the municipal and the provincial or federal government

CARRIED

Adjournment On a motion from Councillor Brice, the meeting adjourned to In Camera at 6:05 p.m.

The regular Council meeting reconvened in Council Chambers at 7:30 p.m.

The Directors of Legislative Services and Parks and Recreation and the Senior Manager Parks left the meeting at 7:30 p.m.

Minutes **ADOPTION OF MINUTES**

MOVED by Councillor Brice and Seconded by Councillor Wergeland: “That Council adopt the minutes of the August 15, 2016 Council meeting.”

CARRIED

PUBLIC INPUT ON COUNCIL AGENDA ITEMS

Public Input on Council Agenda Items L. Layne, San Lorenzo Avenue:
McKenzie Interchange:
- The request for a 3-D model of the McKenzie Interchange and an environmental impact study on Cuthbert Holmes Park is appreciated.

- 1420-30
HSAC Housing Affordability and Homelessness and Social Planner Position:
- Establishing a Task Force on housing affordability and homelessness and creating a Social Planner position is supportable; including the vulnerable sector in discussions in relation to housing affordability and homelessness would be appropriate.
- 1110-30
Secondary Suites
T. Hancock, Ker Avenue:
Housing Affordability and Homelessness and Social Planner Position:
- Members of the Gorge Tillicum Community Association (GTCA) created the Discussion Paper on Homelessness in Saanich in response to the presence of campers in Cuthbert Holmes and Gorge parks; it is an issue that Saanich must deal with itself without relying on agencies and facilities in Greater Victoria.
- Homelessness extends beyond the visible homeless and includes those living in tents, cars or couch surfing.
- It is requested that discussion on creating a Social Planner position be postponed until the GTCA is able to have further consultation with agencies, faith communities and community associations across Saanich.
- R. Wickson, President, Gorge Tillicum Community Association:
Housing Affordability and Homelessness and Social Planner Position:
- The GTCA would like to postpone consideration on the items to allow further consultation; he requests that the GTCA schedule a date to present to Council in relation to the Discussion Paper on Homelessness in Saanich.
- McKenzie Interchange:
- The McKenzie Interchange may increase vehicular traffic on Douglas Street and if so, the multi-modal outlined in the Active Transportation Plan would not work.
- Detached Secondary Suites:
- Consideration of detached secondary suites is supportable.
- H. Charania, Genevieve Road:
McKenzie Interchange:
- Council is urged to support the recommendation to send a new letter to the Ministry of Transportation and Infrastructure (MOTI); a 3-D digital model would be useful.
- K. Whitcroft, Inverness Road:
Housing Affordability and Homelessness, Detached Secondary Suites, McKenzie Interchange:
- It is a long time failure of provincial and federal governments that have allowed homelessness to get to this point.
- Enforcement of bylaw infractions in relation to secondary suites is needed in particular for noise and boulevard parking.
- He does not understand why the Trans Canada Highway has to be dug deeper to accommodate the McKenzie Interchange.
- A. Ross, South Valley Drive:
Detached Secondary Suites:
- Saanich needs to proceed cautiously in increasing the number of secondary suites and increasing density; detached secondary suites have been successfully integrated into other communities.

- Detached suites provide a range of housing options without adding to urban sprawl; the days of large lots are over; they are no longer affordable.
- Detached secondary suites allow residents to age-in-place.

McKenzie Interchange:

- MOTI has said they are agreeable to mitigating noise pollution that will result from the interchange; they should also be asked to mitigate light pollution.

J. Jawanda, Healthy Saanich Advisory Committee:

Housing Affordability and Homelessness and Social Planner Position:

- Creating a Task Force is supportable; it is important to have support services in place in affordable housing complexes.
- There should be stronger language and leverage in the Official Community Plan to ensure that housing and affordability are considered during development.

B. Williamson, Eldon Place:

McKenzie Interchange:

- The design of the McKenzie Interchange is not appropriate; it is important to insist that MOTI mitigate any damage to Cuthbert Holmes Park.
- A 3-D model may be helpful in giving residents a visual of what the interchange would look like.

P. He, Healthy Saanich Advisory Committee:

Housing Affordability and Homelessness

- There is a lack of affordability housing in Saanich; establishing a Task Force is supportable.

R. Bouchard, Parkview Drive:

McKenzie Interchange:

- There is a lack of clarity from MOTI about the McKenzie Interchange, in particular the projected versus the actual footprint of the cloverleaf design and the effect on Cuthbert Holmes Park.
- It is difficult to imagine how high the interchange will be in relation to the park; a 3-D model would help to clarify.

D. Rosenberg, Healthy Saanich Advisory Committee:

Housing Affordability and Homelessness and Social Planner Position:

- Social Planning should look at the overall health of the community; there is a need to assist the vulnerable sector.

M. Henderson, Goyette Road:

Housing Affordability and Homelessness:

- It may be appropriate to establish a Task Force now even though the GTCA continues to do consultation.

Detached Secondary Suites:

- The ability to have a secondary suite that is not in your home is appealing.

D. Chambers, Obed Avenue:

McKenzie Interchange:

- The impacts on Cuthbert Holmes Park, the wildlife and the Garry oaks should be mitigated; she is opposed to the construction of an interchange in this location.

RECOMMENDATIONS FROM COMMITTEES

1420-30
HSAC

COMMUNITY TASK FORCE ON HOUSING AFFORDABILITY AND HOMELESSNESS

Recommendation from the June 22, 2016 Healthy Saanich Advisory Committee meeting that Council establish a Community Task Force on homelessness and affordable housing by November, 2016, with a mandate to develop and oversee a strategy to address these issues.

MOVED by Councillor Plant and Seconded by Councillor Derman: "That Council establish a Community Task Force on homelessness and affordable housing by November, 2016, with a mandate to develop and oversee a strategy to address these issues."

Councillor Plant stated:

- He respects the GTCA's recommendation to postpone the items but Council could proceed with establishing a Task Force; a Task Force would engage members of the community, service providers and members of Council and explore means of addressing affordable housing and homelessness.
- A staff report could identify gaps in services within the region.
- HSAC did not make a recommendation on how members of the Task Force would be chosen; the motion gives Council until November 2016 to develop a strategy.
- It is preferable to have a public process to solicit members; Terms of Reference could emulate what has been done in other municipalities.

Councillor Sanders stated:

- Affordable housing and homelessness is being addressed at the national and regional levels; at the regional level, the Greater Victoria Coalition to End Homelessness is addressing the issues through partnerships with organizations such as BC Housing, Island Health, United Way and the Victoria Foundation.
- It may be helpful to have the Executive Director of the Coalition to End Homelessness present to Council and highlight what is being done in the region.

Councillor Murdock stated:

- There is a lack of affordable housing options in the region; receiving feedback from members of the community who have expertise would be helpful.
- It is important to consider what the mandate of the Task Force would be; the GTCA recommended development of a Saanich-specific strategy which would form part of a work plan.
- There is work already being done at the regional level.

Councillor Haynes stated:

- Affordable housing and homelessness are broad topics; provincial and Capital Regional District (CRD) funding is available.
- There is a need to have an inventory of the organizations and services that address these issues; having a focused mandate for the Task Force would increase the opportunity for success.

Councillor Brownoff stated:

- Affordable housing and homelessness have been issues in the region for many years; the Official Community Plan addresses having policies and regulations across the region regarding affordable housing and homelessness.
- Planning staff considers affordability during new development; the Regional Outcomes Monitoring Collaborative has a staff person who will be tasked with data capturing of a number of health and well-being initiatives.
- There are a number of other initiatives currently being undertaken within the region; it may be appropriate to have CRD staff attend to present to Council.

Councillor Wergeland stated:

- There are many organizations already undertaking some of this work; it is appropriate to get an inventory of what is already being done in the region.
- It is important to include staff in discussions.

Councillor Brice stated:

- Homelessness and affordability are regional issues but there may be Saanich specific work that could be done; there may be more strength to get funding at a regional level.
- It would be valuable to identify the gaps in services; specific goals should be set to ensure the success of a Task Force.

Councillor Derman stated:

- There are a variety of initiatives taking place throughout the region; there is a need to identify any gaps in services.

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That consideration of establishing a Community Task Force on homelessness and affordable housing be postponed to allow for further discussion to take place."

Councillor Brownoff stated:

- Further information is needed to provide a Task Force with a more specific focus.

Mayor Atwell stated:

- Saanich has representation on regional committees that are looking at homelessness and affordable housing; a Task Force could look at Saanich specific initiatives.
- Further consultation at the Community Association level may identify what initiatives are already being undertaken.
- There are a number of items addressing the issues in the Strategic Plan but there is no specific plan on how to achieve these goals; this may be the work that the Task Force could undertake.

Councillor Haynes stated:

- There is a great deal of work being done at the regional level; it is important to have a specific focus to ensure the Task Force is successful.

Councillor Derman stated:

- A presentation by CRD may identify how these issues are being addressed within the region; a Task Force could address any gaps.

Councillor Plant stated:

- A Task Force could undertake the work of identifying the gaps and present to Council.

Councillor Murdock stated:

- The Community Association has requested more time to consult with experts and gather further information; in the meantime, there is a need to confirm what the focus of the Task Force would be and how it would be supported.
- The Task Force needs to be set up for success.

Councillor Sanders stated:

- This may be an opportunity to educate Council and residents on what programs and services are already available.

Councillor Haynes stated:

- It may be premature to establish a Task Force before it is clear what initiatives are currently being undertaken.

Councillor Wergeland stated:

- A Task Force could determine the gaps in services.

In response to questions, the Chief Administrative Officer stated:

- There are resources available at the regional level, in terms of staffing to support programs, and financial resources; without understanding the regional context fully, duplication of work may occur.
- The postponement will allow Council the time to bring in representatives from the CRD and other service providers and agencies to present to Council; if the priority is to establish a Task Force, it should be done in a way that is supportive of a regional approach.
- A Task Force could look at Saanich specific targets.

Councillor Brownoff stated:

- More clarification is needed so that work is not duplicated; a gap analysis has already been completed by the CRD for each municipality.

Councillor Derman stated:

- Work should not be duplicated; a Task Force should be given a mandate that assists and adds to the regional context.

Councillor Murdock stated:

- There are a number of regional activities being undertaken that Council needs to be aware of; postponement gives Council the opportunity to get more information.

**The Motion to Postpone was then Put and CARRIED
with Councillor Plant OPPOSED**

1420-30
HSAC

SOCIAL PLANNER POSITION

Recommendation from the June 22, 2016 Healthy Saanich Advisory Committee meeting that Council fund the creation of a Social Planner position to work with the issues of homelessness and housing affordability in the 2017 fiscal year.

MOVED by Councillor Plant and Seconded by Councillor Haynes: “That consideration of creating a Social Planner position to work with the issues of homelessness and housing affordability in the 2017 fiscal year be postponed to allow further discussion to take place.”

CARRIED

REPORTS FROM MEMBERS OF COUNCIL

1410-04
Report –
Council

xref: 1110-30
Secondary
Suites

OPTIONS FOR DETACHED SECONDARY SUITES IN SAANICH

Report from Councillors Haynes and Wergeland dated August 17, 2016 recommending that Council request staff to build upon the existing survey from 2014 and move forward on developing strategies for Council to consider on options for detached secondary suites in Saanich.

MOVED by Councillor Haynes and Seconded by Councillor Wergeland: “That Council request staff to build upon the existing survey from 2014 and move forward on developing strategies for Council to consider on options for detached secondary suites in Saanich.”

Councillor Haynes stated:

- The availability of housing stock affects affordability; there is currently a crisis in housing supply and affordable housing.
- Saanich data suggests there is support from residents to allow detached secondary suites; it may be appropriate not to limit the optimal size of units.

Councillor Wergeland stated:

- The Strategic Plan and Official Community Plan mentions affordable housing and a variety of housing needs; there is a need for more creative types of housing to address the demand.

Councillor Derman stated:

- The lack of affordable housing in the region is an issue; it is necessary to understand the consequences of land use decisions that are made.
- Increased density may result in increased traffic and quality of life concerns of existing residents; creating urban sprawl means more cars which affects climate change.
- Land use decisions should be looked at within the context of the consequences; it is important to consider where infill would be located and the consequences of that infill.

In response to a question from Council, the Director of Planning stated that the BC Building Code defines a secondary suite as not more than 90 square metres, occupying not more than 40% of the habitable floor space of the building.

Councillor Sanders stated:

- It is important that a detached suite be the same size allowable as a secondary suite and that it is deemed safe; having the residence owner on the property may mean that the property is kept in good repair.

- Location of infill should be appropriate and in close proximity of services and transit; increased density may mean increased parking concerns.

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

- Staff currently have a number of items on their work plan; during the Strategic Planning process, priorities could be re-visited.
- A range of types of housing options could be explored.

Councillor Brownoff stated:

- Location of infill and proximity to transit should be considered; all types of housing options should be considered including houses on wheels.

Councillor Murdock stated:

- The item should be considered a priority given the real estate market and discussions in relation to homelessness and affordability.
- Staff have a number of projects underway therefore it may be necessary to re-prioritize.

The Motion was then Put and CARRIED

1410-04
Report- Council

xref: 2190-45
McKenzie
Interchange

IMPACT OF THE “MCKENZIE” INTERCHANGE ON CUTHBERT HOLMES PARK

Report from Councillor Derman dated August 17, 2016 recommending that Council send a new letter to the Ministry of Transportation and Infrastructure incorporating the points outlined in the report.

Councillor Derman stated:

- Every efforts needs to be made to mitigate the effect of the interchange on Cuthbert Holmes Park; an environmental assessment has been done but the final construction footprint and potential impacts on environmental resources will not be fully known.
- There is concern that the height of the proposed cloverleaf will, in places, be 7-8 metres above existing grade.
- There is also concern in relation to noise, light pollution, and possibly hydrology; more information is needed from the Ministry of Transportation and Infrastructure.
- A letter to MOTI could outline that there are concerns with the final design and ask them to consider noise and light pollution.

MOVED by Councillor Derman and Seconded by Councillor Plant: “That the Ministry of Transportation and Infrastructure be requested to develop a 3-D model of the project and its potential impacts and/or a digital rendering so that the public at large can be better informed.”

Councillor Derman stated:

- A 3-D model may help the public visualize the cloverleaf.

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

- 3-D or digital options could be possible; but MOTI would determine and are not obligated to provide either.

Councillor Murdock stated:

- This is a MOTI project; Council can reiterate the concern around the environmental impact but it is not appropriate to request more detailed items.

Councillor Haynes stated:

- An extensive list of environmental concerns was already sent to MOTI.

Councillor Derman stated:

- Saanich has a stake in the project as it impacts the neighbours; MOTI could be asked to consider neighbours' concerns of noise and light pollution.

Councillor Wergeland stated:

- He has confidence that staff have communicated the concerns to MOTI.

Councillor Plant stated:

- A 3-D model may alleviate concerns of residents.

**The Motion was DEFEATED
with Mayor Atwell and Councillors Brice, Brownoff, Haynes, Murdock,
Sanders and Wergeland OPPOSED**

Adjournment On a motion from Councillor Haynes, the meeting adjourned at 9:53 p.m.

The meeting reconvened at 10:18 p.m.

RECOMMENDATIONS

From the Committee of the Whole Meeting held August 22, 2016

2860-40
Mount Douglas
Cross Road

1516 MOUNT DOUGLAS CROSS ROAD – DEVELOPMENT VARIANCE PERMIT

MOVED by Councillor Brice and Seconded by Councillor Derman: “That Council approve and issue Development Variance Permit DVP00372 on Lot 1, Section 54, Victoria District, Plan 5369 (1516 Mount Douglas Cross Road).”

CARRIED

2860-20
Interurban
Road

4481 INTERURBAN ROAD – DEVELOPMENT PERMIT AMENDMENT

MOVED by Councillor Haynes and Seconded by Councillor Derman: “That Council approve and issue Development Permit Amendment DPA00864 on Lot 2, Section 96, Lake District, Plan VIP68477 (4481 Interurban Road).”

CARRIED

Adjournment On a motion from Councillor Haynes, the meeting adjourned at 10:20 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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DEPUTY 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, AUGUST 22, 2016 AT 9:55 P.M.

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

1410-04
Report -
Planning

xref: 2860-40
Mount Douglas
Cross Road

1516 MOUNT DOUGLAS CROSS ROAD – DEVELOPMENT VARIANCE PERMIT
Report of the Director of Planning dated August 5, 2016 recommending that Council approve Development Variance Permit DVP00372 for a 16 lot subdivision. Variances are requested for the front setback for proposed Strata Lots 5 and 9 and the rear setback for proposed Strata Lot 5 and proposed Lot B.

APPLICANT:

P. Jawl, Jawl Residential presented to Council and highlighted:

- Variances are requested to setbacks for three of the proposed 16 lots in order to retain as many Garry oak trees as possible.

PUBLIC INPUT:

Nil

Motion: **MOVED by Councillor Derman and Seconded by Councillor Brice: “That it be recommended that Council approve and issue Development Variance Permit DVP00372 on Lot 1, Section 54, Victoria District, Plan 5369 (1516 Mount Douglas Cross Road).”**

CARRIED

1410-04

Report -
Planning

xref: 2860-20
Interurban Road

4481 INTERURBAN ROAD – DEVELOPMENT PERMIT AMENDMENT

Report of the Director of Planning dated August 8, 2016 recommending that Council approve Development Permit Amendment DPA00864 for the Centre for Trades Education and Innovation (CTEI) building to vary the allowable building height by 0.23 metres.

APPLICANT:

B. Knapp, B+H Architects presented to Council and highlighted:

- A variance is requested to vary the allowable building height by .23 metres due to a change in the way the parapet roof was insulated.

PUBLIC INPUT:

R. Smith, Densmore Avenue stated:

- There is concern with the amount of light pollution from the building during overnight hours.

S. Smith, Densmore Avenue, stated:

- Although the building is a wonderful addition to the community, there is concern that lights are left on when the building is not in use.

APPLICANT'S RESPONSE:

- As a condition of occupancy, there is a need for lighting in case of an emergency situation; they will work to try to alleviate the concerns of neighbours.

Motion:

MOVED by Councillor Derman and Seconded by Councillor Brice: “That it be recommended that Council approve and issue Development Permit Amendment DPA00864 on Lot 2, Section 96, Lake District, Plan VIP68477 (4481 Interurban Road).”

CARRIED

Adjournment

On a motion from Councillor Derman, the meeting adjourned at 10:17 p.m.

CHAIR

I hereby certify these Minutes are accurate

DEPUTY MUNICIPAL CLERK