

RESOLUTIONS FOR ADOPTION

1410-04
Report - Finance

xref: 5690-30
Loan Agreement

BRAEFoot COMMUNITY ASSOCIATION

Report of the Director of Finance dated December 12, 2016 recommending that Council authorize staff to execute an agreement for an interest-free loan to the Braefoot Community Association for renovations to the facility at 1359 McKenzie Avenue in the amount of \$100,000 incorporating the terms outlined in the report.

MOVED by Councillor Plant and Seconded by Councillor Brice: "That Council authorize staff to execute an agreement for an interest-free loan to the Braefoot Community Association for renovations to the facility at 1359 McKenzie Avenue in the amount of \$100,000 incorporating the following terms:

- 1. Funds to be held "in trust" pending approval of federal funding;**
- 2. \$50,000 repayment upon receipt of federal grant funding; and**
- 3. Four (4) semi-annual installments of \$12,500 over the two years following completion of the project; commencing no later than June 2018."**

Councillor Plant stated:

- The loan is contingent on the Community Association receiving federal grant funding.

Councillor Derman stated:

- The municipality has a history of assisting sporting groups by offering interest-free loans; the Braefoot Community Association contributes to the community.

The Motion was then Put and CARRIED

Adjournment

On a motion from Councillor Brice, the meeting adjourned at 7:35 pm.

The meeting reconvened at 9:12 p.m.

RECOMMENDATIONS

From the Committee of the Whole Meeting held December 19, 2016

2860-20
Tillicum Road

3170 TILlicUM ROAD – DEVELOPMENT PERMIT AMENDMENT

MOVED by Councillor Plant and Seconded by Councillor Brownoff: "That Council approve and issue Development Permit Amendment DPA00890 on Lot 1, Sections 13, 14, 15, 15A, & 80, Victoria District, Plan 32836 (3170 Tillicum Road)."

CARRIED

2160-20
Regional Growth
Strategy

2003 REGIONAL GROWTH STRATEGY – PROPOSED AMENDMENT TO REGIONAL URBAN CONTAINMENT AND SERVICING POLICY AREA

MOVED by Councillor Derman and Seconded by Councillor Brice: “That Bylaw 4124 “Capital Regional District Regional Growth Strategy Bylaw No. 1, 2002, Amendment Bylaw No. 2, 2016” be accepted.”

CARRIED

In Camera Motion

MOVED by Councillor Plant and Seconded by Councillor Derman: “That in accordance with Section 90 (1) (a) of the *Community Charter*, the following meeting be closed to the public as the subject matter being considered relates to personal information about an identifiable individual who is being considered for a position appointed by the District.”

CARRIED

Adjournment

On a motion from Councillor Plant, the meeting adjourned at 9:13 p.m.

.....
MAYOR

I hereby certify these Minutes are accurate.

.....
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, DECEMBER 19, 2016 AT 7:36 P.M.

Present:

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

1410-04
Report -
Planning

3170 TILlicUM ROAD – DEVELOPMENT PERMIT AMENDMENT

Report of the Director of Planning dated November 25, 2016 recommending that Council approve Development Permit Amendment DPA00890 to allow for two enclosed outdoor storage and display areas for Lowe’s Home Improvement Warehouse store at Tillicum Shopping Centre. A Zoning Bylaw variance is requested for a reduction in the number of parking stalls.

xref: 2860-20
Tillicum Road

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

- A comprehensive parking use study was undertaken in 2007 and indicated that, with the exception of the pre-Christmas period, parking is typically under 60% capacity; if the mall wished to develop further, a parking study would be undertaken at that time.

APPLICANT:

S. Rivet, Director of Real Estate Development, Lowe's Canada, presented to Council and highlighted:

- The enclosed outdoor storage and display areas will help improve the offerings of the store and meet the needs of the community.
- He is aware of the concerns of neighbours in relation to on-street parking; Lowe's employees are asked to park on the property, but as far away from the front doors as possible.
- The busy time at Lowe's is in the Spring rather than at Christmas time.

PUBLIC INPUT:

R. Wickson, Gorge Tillicum Community Association, stated:

- There is a need to look at parking strategies for all of Saanich; there is the tendency to penalize residents who bring investment to the community.
- Tillicum Mall has an abundance of parking available.
- Lowe's requires access to larger parking stalls and places to store their merchandise and carts.

COUNCIL DELIBERATIONS:

Motion:

MOVED by Councillor Derman and Seconded by Councillor Brice: "That it be recommended that Council approve and issue Development Permit Amendment DPA00890 on Lot 1, Sections 13, 14, 15, 15A, & 80, Victoria District, Plan 32836 (3170 Tillicum Road)."

The Motion was then Put and CARRIED

1410-04
Report –
Planning

xref: 2870-30
Mann Avenue

814 MANN AVENUE – DEVELOPMENT PERMIT AND REZONING

Report of the Director of Planning dated December 8, 2016 recommending that Council support Option 2 as outlined in the report and postpone further consideration of the application to allow the applicant to reconsider the proposed parking configuration for a proposed conversion of an existing single family dwelling into a duplex. Variances are requested for: non-basement area, the combined side yard setback, allowable projections, and the interior side yard setback for two accessory buildings.

APPLICANT:

D. Snowsell, Mann Avenue, presented to Council and highlighted:

- The driveway has been designed to provide a turn-around so that vehicles can drive off the property, rather than back out onto the street; there is a commitment to removing a line of cedar trees from the rear property line in response to a request from neighbours.
- The proposed design was discussed with neighbours and they are supportive; neighbours are aware of staff's recommendation of an alternate parking configuration.

- Tandem parking would not be considered; the parking has already been redesigned and it was believed the revised configuration was supported by staff.
- Considerable landscaping would be added to the front property line to screen the parking.

PUBLIC INPUT:

Nil

COUNCIL DELIBERATIONS:

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

- The impact of parking would be minimized by the addition of landscaping; onsite parking would be constructed with permeable pavers.

Motion:

MOVED by Councillor Derman and Seconded by Councillor Murdock: "That it be recommended that Council support Option 2 and postpone further consideration of the application to allow the applicant to reconsider the proposed parking configuration."

Councillor Derman stated:

- More work is needed to ensure that the parking is less intrusive; parking in a front yard is not appropriate.

Councillor Brice stated:

- This is a sensitive design which doubles the residential capacity without a significant impact to the streetscape.
- Front yard parking needs to be considered on a case-by-case basis.

Councillor Sanders stated:

- Front yard parking is not appropriate; the parking concerns may be compounded when visitors are parked on the property.
- Duplexes can be assets to neighbourhoods; the variances are concerning.
- It may be more appropriate to have two separate driveways.

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

- Other options for parking could be considered such as single-width tandem parking.

Councillor Plant stated:

- Neighbours are supportive; consideration of the proposed development at a Public Hearing should not be delayed.
- The parking space would be constructed with permeable pavers; the other options may mean more on-street parking.

Councillor Murdock stated:

- The proposed duplex design fits with the character of the neighbourhood.
- The proposed parking appears to be the creation of a parking lot in front of a residence and is not appropriate.

Councillor Wergeland stated:

- Tandem parking may result in more on-street parking; the proposed parking design would make it safer and easier to access the property.
- Landscaping will screen the property.

**The Motion was then Put and DEFEATED due to a Tie Vote
With Mayor Atwell and Councillors Brice, Plant and Wergeland OPPOSED**

MOVED by Councillor Brice and Seconded by Councillor Plant: “That a Public Hearing be called to further consider the rezoning application on Lot 4, Section 8A, Lake District, Plan 9811, Except That Part in Plan 43838 (814 Mann Avenue).”

Councillor Murdock stated:

- It is appropriate to move forward to a Public Hearing; the applicant should consider the comments of Council.

Councillor Derman stated:

- Postponement will allow the applicant time to review the application before it goes to Public Hearing.

Councillor Wergeland stated:

- Sending the application to a Public Hearing is supportable.

Councillor Brownoff stated:

- The applicant should consider the comments of Council; providing parking in the front yard is not desirable.

**The Motion was then Put and CARRIED
With Councillors Derman and Sanders OPPOSED**

1410-04
Report –
Planning

xref: 2160-20
Regional Growth
Strategy

**2003 REGIONAL GROWTH STRATEGY – PROPOSED AMENDMENT TO
REGIONAL URBAN CONTAINMENT AND SERVICING POLICY AREA**

Report of the Director of Planning dated December 9, 2016 recommending that Council not support Bylaw 4124 “Capital Regional District Regional Growth Strategy Bylaw No. 1, 2002, Amendment Bylaw No. 2, 2016”.

The Manager of Community Planning presented to Council and highlighted:

- The report is in response to a referral of the CRD Board to amend the Regional Growth Strategy (RGS) to add 154 hectares within the Regional Urban Containment and Servicing Policy area.
- The proposal is a partnership between the City of Langford, the District of Metchosin and the Beecher Bay First Nation.
- The land proposed to be added to the Regional Urban Containment and Servicing Policy area consists of business park land, residential and an undefined use; accompanying that is protection of greenspace, 101 hectares of land offered as part of the ongoing treaty settlement process, and additional greenspace in Metchosin to buffer the proposed development and protect areas of ecological significance.

- Option 1 in the report is based on the fundamental objectives of the RGS, notably keeping settlement compact, and adherence to those; option 2 is based on the rationale of unique circumstances including the First Nation component and the protection of greenspace.

PUBLIC INPUT:

Mayor J. Ranns, District of Metchosin, stated:

- Discussions have taken place between Metchosin, Langford and Beecher Bay First Nation and the result is the best outcome for all communities; some of the concerns of residents have been addressed.
- A referendum would be held should the Bylaw Amendment be supported regionally; efforts were made to meet the expectations of the initiatives listed in the RGS and all were met except the initiative to “improve housing affordability”.
- Metchosin is the second largest land area in the region with less than 5,000 residents; it is a rural community.
- If the Bylaw Amendment is not approved, density could take place in areas that are not supported by servicing and costs would be borne by residents.

MOVED by Mayor Atwell and Seconded by Councillor Plant: “That in accordance with Section 74 (a) of the Council Procedure Bylaw, Council waive the time limitation to allow the speaker an extra five minutes to address the matter.”

CARRIED

- The agreement would result in Metchosin gaining land that would be protected by covenant as permanent greenspace and which has a high environmental value; riparian lands would also be protected.
- The land that would be given up is sub-dividable and would not have public greenspace if it is developed according to the Land Use Bylaw.
- Support is important for the District of Metchosin and would mean preservation of a significant rural element in the region.

R. Janes, Central Avenue, stated:

- Beecher Bay First Nation wants a fair treaty settlement; there are three pieces of land within Metchosin that are available to Beecher Bay First Nation.
- As part of the treaty settlement, these lands will not be part of the Capital Regional District or Metchosin, not subject to the RGS or Urban Containment Boundary (UCB); the governing authority will be Beecher Bay First Nation and the premise for the treaty process is to use the land for economic development in the short or long term.
- The options for Beecher Bay First Nation is to abandon the treaty process or take the land offered.
- Metchosin, Langford and Beecher Bay First Nation have found a solution on their own that protects values and advances Beecher Bay’s efforts to achieve economic development.

Chief R. Chipps, Beecher Bay First Nation, stated;

- The treaty process is set up to effect change; the agreement has no impact on Saanich; this will save parkland and represents communities coming together.
- First Nations were not asked to participate in the development of the Urban Containment Boundary.

J. Anderson, Saanich, stated;

- It is unclear why there is opposition to focused, compact urban development on an existing road; there is already significant commercial development in that area.
- Metchosin would gain greenspace and the creek would be protected; the creative land use amendments support the objectives of the RGS.

K. Whitcroft, Inverness Road, stated:

- This would result in car-oriented development which is not compact; the RGS does not take into account local food production that is needed to sustain more residents.
- Municipalities cannot continue to keep removing land for human use; there is a need to consider future generations.

COUNCIL DELIBERATIONS:

Motion: MOVED by Councillor Derman and Seconded by Councillor Brice: “That Bylaw 4124 “Capital Regional District Regional Growth Strategy Bylaw No. 1, 2002, Amendment Bylaw No. 2, 2016” be accepted.”

Councillor Derman stated:

- It is important to consider transportation and climate change implications when reviewing locations for development; future development should be done around existing corridors and the downtown core.
- First Nations need opportunities for economic development.
- It is to the credit to those involved that they have come to an agreement; sustainability is still a concern for the region.

Councillor Brice stated:

- The work of staff should be acknowledged; Metchosin has a history of building towards a sustainable region.
- She supports the RGS but there are other issues that are compelling that make the bylaw amendment supportable.

Councillor Murdock stated:

- Staff are to be thanked for making a sound recommendation based on the values and principles of the RGS; under normal circumstances, a bylaw amendment would not be supportable however there are extraordinary circumstances in this case.
- This is a creative solution which is intended to be respectful of the intent of the UCB while allowing a community to achieve development in a way that is thoughtful.

Councillor Wergeland stated:

- There are some concerns but the amendment is supportable.
- The UCB was never meant to be inflexible or to be something that could be changed easily; there are strong, compelling reasons to support the bylaw amendment, such as having control of development in rural areas, creating economic opportunities for First Nations, creating industrial development space for the region, and creating more job opportunities.

Mayor Atwell stated:

- More steps need to be taken to build bridges with First Nations and realize reconciliation.
- It is difficult to rely on the economic drivers for this; planning must encompass land use, transportation, and consider what communities should look like in the future.
- It is important that First Nations participate in decision-making discussions; there has been disparity.
- A lot of effort was made in coming to an agreement and making decisions based on the best use of the land.

Councillor Sanders stated:

- This is a difficult decision as she is a supporter of the RGS and treaty negotiations; there are positive aspects to the agreement.
- There is concern that if this is not ratified, there is the potential that the land could be added to the UCB without associated greenspace protection and that the City of Langford would gain land that would designated as a growth area; there is also concern with the possible amount of density that could be constructed.

Councillor Plant stated:

- Langford, Metchosin and Beecher Bay First Nation are in agreement; he questions why Saanich would not approve the amendment.
- Parkland would be expanded; this will benefit residents of Beecher Bay.

Councillor Brownoff stated:

- She is concerned that Saanich has been asked to approve the amendment before residents have had the chance to vote via a referendum.
- The RGS was designed to manage the growth of infrastructure within the UCB.

The Motion was then Put and CARRIED with Councillor Sanders OPPOSED

Adjournment On a motion from Councillor Plant, the meeting adjourned at 9:11 p.m.

.....
CHAIR

I hereby certify these Minutes are accurate

.....
DEPUTY MUNICIPAL CLERK