

DISTRICT OF SAANICH  
MINUTES OF THE COUNCIL MEETING  
HELD AT THE SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, FEBRUARY 27, 2017**

Present:           **Chair:**       Mayor Atwell  
                  **Council:**   Councillors Brice, Brownoff, Haynes, Murdock, Plant, Sanders and Wergeland.  
                  **Staff:**       Paul Thorkelsson, Chief Administrative Officer (7:32 pm); Sharon Hvozdzanski, Director of Planning; Laura Ciarniello, Director of Corporate Services; Suzanne Samborski, Director of Parks and Recreation (8:40 pm); Sharon Froud, Deputy Legislative Manager; and MaryAnn Greco, Senior Committee Clerk (7:32 pm)

Mayor Atwell called the regular Council meeting to order at 6:07 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) (a) 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 a position as an officer appointed by the municipality.”**

**CARRIED**

Adjournment       On a motion from Councillor Haynes, the meeting adjourned to In Camera at 6:08 p.m.

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The Director of Corporate Services left the meeting at 6:45 p.m.  
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**The regular Council meeting reconvened in Council Chambers at 7:32 p.m.**

Minutes           **ADOPTION OF MINUTES**

**MOVED by Councillor Wergeland and Seconded by Councillor Brownoff:**  
**“That Council adopt the minutes of the February 20, 2017 Council and Committee of the Whole meetings and the February 22, 2017 Special Council meeting.”**

**CARRIED**

2870-30  
Arrow Road

**BYLAW FOR FINAL READING**

**1550 ARROW ROAD – HOUSING AGREEMENT**

Final reading of “Housing Agreement Authorization Bylaw (1550 Arrow Road), 2017, No. 9417”. To restrict the development of the lands and rental of dwelling units to Affordable Seniors Independent Rental Housing.

**MOVED by Councillor Haynes and Seconded by Councillor Brownoff: "That Bylaw No. 9417 be adopted and the Seal of the Corporation be attached thereto."**

**CARRIED  
With Councillor Sanders OPPOSED**

Public Input on  
Council Agenda  
Items

**PUBLIC INPUT ON COUNCIL AGENDA ITEMS**

1420-30  
Lambrick Park  
Baseball Diamond

- M. Winstanley, Chair, Greater Victoria Baseball Association, stated:
- The park is highly regarded and has amenities including lights, professional dugouts and scoreboard; the features create an ambiance of a minor-league ballpark.
  - The accomplishments happened under the presidency of Joe Stephenson; he had the vision, leadership, commitment and initiative.
  - The true legacy of Joe Stephenson is the young people working hard to maintain the standards at the park.

1410-30  
Affordable  
Housing

- R. Wickson, Inez Drive, Gorge Tillicum Community Association, stated
- Affordable housing needs to be a priority and adequately funded; the return on the investment is unimaginable.
  - Affordable housing is not only workforce housing or single parent housing, it is also housing for specific needs such as seniors.
  - Partnerships with the development community are possible and can be built upon to make them stronger.
  - In order to provide affordable housing, there needs to be a change in the way housing and land use is considered so there is an economic benefit to the developer to provide it.

1420-30  
Lambrick Park  
Baseball Diamond

- K. Roberts, Earlston Avenue, stated:
- He has been involved at Lambrick Park for many years. It was a privilege to serve and work with Joe Stephenson.
  - He is very deserving of the recognition given all his work and volunteer hours.

- S. Caskin, Melody Place, stated:
- He is a current member of the Gordon Head Baseball Association.
  - The quality of the lights and field has rejuvenated baseball in Victoria.
  - He learned a lot from Joe Stephenson particularly how to get things done.

1410-30  
Affordable  
Housing

- L. Layne, San Lorenzo Avenue, stated:
- He agrees with a previous speaker in terms of creating collaborations to create more affordable housing units.
  - He would like to know if the UBCM membership dues are based on population or census and what is the benefit of being a member of the UBCM.

- J. Kalina stated:
- Parking spaces are a waste of space and can be better used by being converted to affordable housing accommodation.

- If the upper level parking lot of Uptown was more appropriately allocated for affordable housing units, it would provide an economic boost to the stores within the premises.

## RESOLUTIONS FOR ADOPTION

1300-20

UBCM

Membership Dues

### **UNION OF BC MUNICIPALITIES 2017 MEMBERSHIP DUES**

Invoice from the Union of BC Municipalities requesting payment of annual membership dues in the amount of \$19,292.44 (including GST).

**MOVED by Councillor Brice and Seconded by Councillor Wergeland: "That Council authorize payment to the Union of British Columbia Municipalities for the 2017 membership dues in the amount of \$19,292.44 (including GST)."**

In response to a question from the public, Councillor Brice, stated:

- The UBCM is a valuable tool for the community to get their issues to the elected representatives in the legislature.
- The UBCM have an annual meeting for elected officials to discuss and determine priorities on various issues of common interest to all municipalities; the UBCM then becomes the municipalities' voice to the province on these issues.

Councillor Haynes stated:

- The collected voice of the UBCM allows Council to discuss issues with colleagues; the UBCM can then champion that issue on our behalf.
- Some local issues of common interest were the derelict boats and student housing.

Councillor Brownoff stated:

- Training is provided at their annual conference when there is new provincial legislation that impacts local government.
- Their website has all resolutions that have been brought forward to date.

**The Motion was then Put and CARRIED**

1410-04

Farm Worker  
Housing

### **FARM WORKER HOUSING**

Further to the Notice of Motion from the February 20, 2017 Council meeting, Councillor Brice recommends that Council reconfirm its support for the work of the Agriculture and Food Security Task Force currently underway, on a broad range of issues, and specifically ask the Task Force to put its attention to exploring the issue of Farm Worker Housing and providing Saanich solutions.

**MOVED by Councillor Brice and Seconded by Councillor Wergeland: "That Council reconfirm its support for the work of the Agriculture and Food Security Task Force currently underway, on a broad range of issues, and specifically ask the Task Force to put its attention to exploring the issue of Farm Worker Housing and providing Saanich solutions."**

Councillor Brice state:

- Ray Galey, a respected and long-time farmer in Saanich, raised the need for farm worker housing. He indicated that if the community wants farming to be viable and sustainable, policies must be in place to assist farmers. The local farm community is seeking Council's support to have the task force explore the issue further.
- At harvesting time, farmers need additional workers; this creates a need to house them on the property.
- The need for farm worker housing was identified by both Saanich and Central Saanich Councils at a joint Council meeting.
- The Agricultural Land Commission has also taken a positive position on this need as well.

Councillor Haynes, stated:

- This is unique housing which is similar to bunk-type housing; it is not intended as a mechanism to have other types of housing on farmland.
- The hours worked can be long; the workers do not have transportation and the work day starts very early.
- The housing allows workers to maximum their work hours in support of their families and increases food production from the land for the farmers.

Councillor Wergeland stated:

- The task force will examine all the options and criteria to address the need of providing farm worker housing.

Councillor Murdock stated:

- He is pleased that Councillor Brice has brought this concise motion forward.
- It is important to convey to the task force that this was brought forward by farmers to Council as an issue and not the other way around.
- The task force understands that needs of the farming community and can explore and move the issue forward.

Councillor Brownoff stated:

- Farm worker housing was not identified in the CRD Regional Food and Agriculture Strategy.
- The recommendations of the task force could be presented to the CRD Regional Food and Agriculture Strategy for consideration.

Councillor Plant stated:

- Temporary farm worker housing is necessary given the current shortage of affordable housing units.

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

- There would be additional guidelines needed on maximum size and regulations to ensure the health and safety needs of the farm worker are met.
- The zoning bylaw would need to be amended on a site specific basis rather than the use being permitting on all farms.

**The Motion was then Put and CARRIED**

**RECOMMENDATIONS FROM COMMITTEES**

1420-30  
Affordable  
Housing

**AFFORDABLE HOUSING**

Recommendation from the January 25, 2017 Healthy Saanich Advisory Committee meeting that Council consider at the next strategic planning session the development of an affordable housing strategy and inclusionary zoning as per Official Community Plan 5.1.2 Policy 14.

Councillor Plant stated:

- The Gorge Tillicum Community Association had provided recommendations to address issues in their neighbourhood including affordable housing.
- In response, the Healthy Saanich Advisory Committee invited CRD staff to attend a meeting together with Saanich planning staff to provide a report on affordable housing.
- The intent of the recommendation is for consideration at the next strategic planning session to the development of an affordable housing strategy and inclusionary zoning.

**MOVED by Councillor Plant and Seconded Councillor Haynes: “That Council consider at the next strategic planning session the development of an affordable housing strategy and inclusionary zoning as per Official Community Plan 5.1.2 Policy 14.”**

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

- In terms of inclusionary zoning, it has not been fully examined however, Planning Department staff will continue to speak to developers about the possibility of including affordable housing units as part of their proposal.

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

- The steps for the recommendation to become policy is not an insignificant amount of work and would require Council to identify it as a priority and provide resources.

Councillor Haynes stated:

- There is complexity around density bonusing agreements but given the current housing crisis it is an important issue to consider.
- There are other options including assigning 10% of units as affordable housing or providing additional density for a development in exchange for affordable housing units.
- There are other initiatives currently being examined that will help address the affordable housing need such as detached suites.

Councillor Murdock stated:

- The proposed recommendation allows Council to liaise with staff in terms of prioritizing and balancing with other competing priorities.

Councillor Wergeland stated:

- There are many worthy items in the strategic plan that need prioritizing.
- Density bonusing has been raised in the past and is a method of providing more affordable housing units.

Councillor Brice stated:

- The Healthy Saanich Advisory Committee had brought forward previously a recommendation related to homelessness and affordable housing; Council wanted to ensure it was considered with other CRD initiatives.
- This recommendation is to ensure affordable housing language is linked in with other supporting documents and initiatives.

Councillor Brownoff stated:

- Affordable housing units create a healthier mixed use development; addressing affordable housing will take time and public consultation.
- Planning Department staff discuss the possibility of providing affordable housing with developers; examples include affordable housing units within the Mt. View site and housing at the Olympic Vista site.
- This item will need to be prioritized at the strategic planning sessions.

Councillor Sanders stated:

- In principal, she supports having the subject of affordable housing at the CRD.
- She is a board member with the Coalition to End Homelessness and understands the issue however it should not take precedence over the other items being brought forward.

Councillor Plant stated:

- Council should not be hesitant in sending items to the strategic planning process because of the volume already there; Council will need to examine all items and make decisions.

Mayor Atwell stated:

- Affordable housing issues are pressing given the current housing crisis.
- Developers have expressed difficulty in making proposal changes during the late stages of the approval process.
- He is looking for an understanding of what resources and staffing would be needed.

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

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The Director of Planning left the meeting at 8:40 p.m.  
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1420-30  
Lambrick Park  
Baseball Diamond

**REQUEST TO NAME LAMBRICK PARK BASEBALL DIAMOND**  
Recommendation from the January 26, 2017 Parks, Trails and Recreation Advisory Committee that Council support the naming of the full-sized baseball diamond at Lambrick Park as Joe Stephenson Field.

**MOVED by Councillor Murdock and Seconded by Councillor Brice: "That Council support the naming of the full-sized baseball diamond at Lambrick Park as Joe Stephenson Field."**

Councillor Murdock stated:

- The Parks, Trails and Recreation Advisory Committee had representation from the Greater Victoria Baseball Association Victoria Eagles at a recent meeting regarding this item.
- The Committee supported the Association's request to name the full sized baseball diamond at Lambrick Park after Joe Stephenson.
- Joe Stephenson's work was instrumental in developing that facility and he is worthy of the naming designation.

Councillor Brice stated:

- This items speaks to promoting physical activity in our youth and community.
- Hundreds of kids have gone through Lambrick Park and have learned a lot about life on that field because of people like Joe Stephenson.
- When involved in an activity like baseball, there needs to be quality facilities to play at and excellent coaches and volunteers to make it successful.
- By naming this baseball diamond after Joe Stephenson, it is supporting many of the other people in our community; it is bigger than just one person; this is what makes a community.

Councillor Sanders stated:

- It is volunteers like Joe Stephenson that give a huge portion of their life to make the sport of baseball valuable.
- Similarly, the ball diamond at Majestic Park is named after a resident who volunteered to start girls baseball in the community.

Councillor Wergeland stated:

- As a father and grandfather, he appreciates and compliments all the volunteers, old and young, who give their time to support baseball in the community.

Councillor Haynes stated:

- This item is not only about baseball but about the community at large and the contributions that make Saanich special.

Councillor Plant stated:

- The players are able to say they are carrying on the legacy of Joe Stephenson's work in future years.

Mayor Atwell stated:

- This deepens the history in Saanich and he's enjoyed his time at that field in the past and in recent years.

**The Motion was then Put and CARRIED.**

On a motion from Councillor Wergeland the meeting adjourned at 8:51 p.m.

The meeting reconvened at 9:28 p.m.

**RECOMMENDATIONS**

*From the Committee of the Whole meeting held February 27, 2017*

6320-20  
Mt. Douglas Park  
Disability Parking

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: “That Council endorse staff’s recommendation to utilize the existing Parking Permit Program administered by the Victoria Disability Resource Centre and to provide disability-parking stalls in Mount Douglas Park based on the formula outlined in the report.”**

**CARRIED**

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 9:29 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, FEBRUARY 27, 2017 AT 8:52 P.M.**

Present: **Chair:** Mayor Atwell  
**Council:** Councillors Brice, Brownoff, Haynes, Murdock, Plant, Sanders and Wergeland.  
**Staff:** Paul Thorkelsson, Chief Administrative Officer; Sharon Hvozdzanski, Director of Planning; Suzanne Samborski, Director of Parks and Recreation; Sharon Froud, Deputy Legislative Manager; and MaryAnn Greco, Senior Committee Clerk

6320-20  
 Mt. Douglas  
 Park Disability  
 Parking

**MOUNT DOUGLAS PARK DISABILITY PARKING**

Report of the Director of Parks and Recreation dated January 19, 2017 recommending that Council endorse staff's recommendation to utilize the existing Parking Permit Program administered by the Victoria Disability Resource Centre and to provide disability-parking stalls in Mount Douglas Park based on the formula outlined in the report.

Eva Riccius, Senior Manager of Parks, stated:

- This report is in response to Council's request for the provision of disability parking stalls within Mount Douglas Park and to advise on parking permits.
- In total there would be four additional disability parking spaces for a total of six total. The additional parking spaces are planned for the Churchill lot (one spot); Beach lot (two spots) and Glendenning lot (one spot). There are already two spaces available at the Summit lot.
- At the Blenkinsop lot, a parking space is not being recommended as the steep incline is likely undesirable for people with mobility challenges.
- In terms of parking permits, there is an established program that is administered by the Victoria Disability Resource Centre which utilizes the recognized blue and white tags with the wheelchair logo.

**PUBLIC INPUT:**

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

- The Association supports the provision of additional disability parking spaces.
- The Parks Department should reconsider some of their surfaces in the park; in particular during the wetter months it is difficult for people with mobility challenges.

E. Polinsky, Glendenning Road, stated:

- He likes the idea of the disabled parking space at the Glendenning lot; he has a friend who would appreciate the parking space.
- Consideration should be given for all spots at the Glendenning lot to be special needs parking.
- There is ample parking throughout the park for people without mobility issues.
- There is an increase of cyclists, horse-back riders and joggers that use the bridle path; the path is getting ruined from use.

G. Shorthill, Cordova Bay Road, Friends of Mt. Douglas Park Society, stated:

- He supports the recommendation.
- In terms of other places to park, there is usually parking spaces available at the Beach lot.

L. Layne, San Lorenzo Avenue, stated:

- When parking spaces are not available, drivers are parking along the road side.
- The recommendations are an improvement but do not resolve the issues on Glendenning Road.
- There should be appropriate signage indicating parking is for people with mobility issues and disability-parking permit stickers must be displayed.

In response to a question from Council, the Parks Department staff stated:

- The Mount Douglas Access Strategy included 25 recommendations that are currently under consideration. A priority list is being developed.
- The issue of the bridle path would be considered by the Engineering Department through the Active Transportation Plan.

**Motion:                    MOVED by Councillor Plant and Seconded by Councillor Wergeland: “That Council endorse staff’s recommendation to utilize the existing Parking Permit Program administered by the Victoria Disability Resource Centre and to provide disability-parking stalls in Mount Douglas Park based on the formula outlined in the report.”**

Councillor Plant, stated:

- He is supportive of the recommendation moving forward.

Councillor Murdock stated:

- The recommendations are a cost affordable solution that can be supported.

Councillor Brownoff stated:

- It is an infraction for people to park on the boulevard, residents can report this to Saanich Bylaw or Police. They can also write to the Administrative Traffic Committee.
- She is thankful that staff was able to identify these new parking spaces.
- The Glendenning Lot issue is unique and perhaps people need to be made aware that there is only five spaces whereas the Beach lot has more.

**The Motion was then Put and CARRIED**

Councillor Haynes stated:

- Staff could provide a summary report on options to address parking along Glendenning Road utilizing the previous recommendation from the Director of Engineering for split rail fencing to be a barrier for illegal parking.

Adjournment      On a motion from Councillor Brownoff, the meeting adjourned at 9:28 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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DEPUTY MUNICIPAL CLERK