

DISTRICT OF SAANICH  
MINUTES OF THE COUNCIL MEETING  
HELD AT THE SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, MAY 8, 2017**

Present:           **Chair:**       Mayor Atwell  
                      **Council:**   Councillors Brice, Brownoff, Haynes, Murdock, Plant, Sanders and Wergeland  
                      **Staff:**       Paul Thorkelsson, Chief Administrative Officer; Ken Watson, Director of Legislative Services; Harley Machielse, Director of Engineering (7:00 p.m.); Jarret Matanowitsch, Acting Director of Planning (7:00 p.m.); Donna Dupas, Legislative Manager; and Lynn Merry, Senior Committee Clerk (7:00 p.m.)

Mayor Atwell called the regular Council meeting to order at 6:02 p.m. in Committee Room No. 2.

In Camera Motion   **MOVED by Councillor Brice and Seconded by Councillor Wergeland: "That pursuant to Sections 90 (1) (a) and (e) of the *Community Charter*, the following meeting be closed to the public as the subject matters being considered relate to personal information about an identifiable individual who holds or is being considered for a position appointed by the municipality and the acquisition or disposition of land or improvements."**

**CARRIED**

Adjournment       On a motion from Councillor Haynes, the meeting adjourned to In Camera at 6:04 p.m.

**The regular Council meeting reconvened in Council Chambers at 7:01 p.m.**

**DELEGATIONS**

1410-02  
Delegation -  
Victoria Airport  
Authority

**VICTORIA AIRPORT AUTHORITY**  
Subject: Report to Nominators presentation

G. Dickson, President, Victoria Airport Authority (VAA) and S. Smith, District of Saanich's Board of Directors Nominee, presented the VAA's Report to Nominees and highlighted the goal to keep costs low while providing high quality service. They also highlighted the future plans for expansion of the Victoria Airport.

In response to questions from Council, the delegation stated:

- The VAA is not being considered for privatization.
- Non-aviation revenue includes land rent, parking revenue and concessions (car rentals, restaurants).
- The target capacity for 2017/2018 is 2 million passengers; it is the expectation that by 2030, 3 million passengers will travel through Victoria Airport.

1410-02  
Delegation –  
CR-FAIR

**CAPITAL REGIONAL FOOD AND AGRICULTURAL INITIATIVES  
ROUNDTABLE (CR-FAIR) – YOUTH FOOD ACTION TEAM**

Subject: Youth engagement in regional food security projects and information on the upcoming Youth and Food Conference.

E. Murray, Youth Food Action Team presented to Council and outlined the work the team is doing to engage youths in Saanich in food security projects. She gave an overview on the Youth and Food Conference being held in early October and stated that she expects that approximately 200 youths will attend the conference. The various fundraising opportunities that the team is undertaking were also discussed.

Mayor Atwell asked that the delegation provide an update to Council after the Youth and Food Conference in October.

Minutes

**ADOPTION OF MINUTES**

**MOVED by Councillor Wergeland and Seconded by Councillor Plant: “That Council adopt the minutes of the April 24, 2017 Special Council, April 26, 2017 Special Committee of the Whole, May 1, 2017 Special Council, Council and Committee of the Whole meetings.”**

**CARRIED**

**MOVED by Councillor Plant and Seconded by Councillor Brice: “That the minutes of the Special Council meeting held April 26, 2017, be adopted with amendments to correct a transcription error by changing the figures in the 2017 Council Remuneration item on page 1 of the minutes to \$40,617.55 for Councillors and \$101,105.66 for the Mayor.”**

The Legislative Manager stated that the incorrect amounts were captured in the minutes as a result of an error during transcription.

**The Motion was then Put and CARRIED**

**BYLAWS FOR FINAL READING**

2860-30  
Viewmont Avenue

**4355 VIEWMONT AVENUE – HOUSING AGREEMENT**

Final Reading of “Housing Agreement Authorization Bylaw (4355 Viewmont Avenue), 2017, No. 9426”. To prohibit a Strata Bylaw or Strata Council from restricting rental of a dwelling for residential purposes.

**MOVED by Councillor Haynes and Seconded by Councillor Brice: “That Bylaw No. 9426 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

## PUBLIC INPUT ON COUNCIL AGENDA ITEMS

Public Input on  
Council Agenda  
Items

2860-25  
EDPA Report

H. Charania, Genevieve Road, stated:

- In relation to the proposed additional work for the EDPA report, option 1 is not supportable; the request of Aqua-Tex causes interference and may damage the neutrality and independence of the report from Diamond Head Consulting (DHC); field trips with pro or anti EDPA groups should not be supported.
- He is disappointed that the consultants from DHC have no experience with dealing with Garry oak ecosystems.
- Additional costs for consultant services are not supportable; those services should have been or ought to have been included in the RFP proposal.
- The consultant should be responsible for hiring an expert in Garry oak ecosystems as part of the original fee for service; DHC should undertake an independent self-guided field trip at no extra cost to Saanich in order to get the information needed to provide recommendations on how to improve the EDPA bylaw.

K. Harper, Bonair Place, stated:

- The Garry Oak Ecosystems Recovery Team (GOERT) is not a neutral party; if a field trip is required, it should be done independently.
- DHC should be responsible for hiring an expert on Garry oak ecosystems if that is required.

L. Husted, Cyril Owen Place, stated:

- Option 4 is supportable; it is important that there is no scope creep and no additional costs.
- The report must be independent and done in a timely manner.

P. Haddon, James Heights, stated:

- There are individuals in the community that are concerned with the impact of the EDPA on their properties.
- Having an independent review done was well supported by the community; having the report completed in a timely manner will help assign consensus within Council and the community.

1410-04  
Report –  
Legislative  
Services

## ELECTION BYLAW UPDATES

Report of the Director of Legislative Services dated May 1, 2017 recommending that Council endorse and give Three Readings to:

- Election Procedures Bylaw, 2017, No. 9425
- Automated Vote Counting System Authorization and Procedures Bylaw, 2017, No. 9435

1110-30  
Election  
Procedures Bylaw

## ELECTION PROCEDURES BYLAW, 2017, NO. 9425

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

- Once a Chief Election Officer is appointed, there are statutory requirements required in terms of timelines for the election process; it would not be appropriate to have a by-election mid-summer.
- Although a specific date has not been set for the by-election, tentatively it would be held in September.

**MOVED by Councillor Plant and Seconded by Councillor Haynes: "That Bylaw No. 9425 be introduced and read."**

**CARRIED**

**MOVED by Councillor Plant and Seconded by Councillor Haynes: "That Bylaw No. 9425 be read a second time."**

**CARRIED**

**MOVED by Councillor Plant and Seconded by Councillor Haynes: "That Bylaw No. 9425 be now passed."**

**CARRIED**

1110-30

Automated Vote  
Counting System  
Authorization and  
Procedures Bylaw

**AUTOMATED VOTE COUNTING SYSTEM AUTHORIZATION AND PROCEDURES BYLAW, 2017, NO. 9435**

**MOVED by Councillor Haynes and Seconded by Councillor Wergeland: "That Bylaw No. 9435 be introduced and read."**

**CARRIED**

**MOVED by Councillor Brice and Seconded by Councillor Haynes: "That Bylaw No. 9435 be read a second time."**

**CARRIED**

**MOVED by Councillor Brice and Seconded by Councillor Haynes: "That Bylaw No. 9435 be now passed."**

**CARRIED**

1410-04

Report – Finance

xref: 5280-20

**2017 FINANCIAL PLAN, TAX RATES, BORROWING AND PARCEL TAX BYLAWS**

Report of the Director of Finance dated May 3, 2017 recommending that Council give approval and Three Readings to Bylaws 9428, 9429, 9430, 9431, 9432, 9433 and 9434, and that Council pass a resolution to approve short term borrowing of five years from the Municipal Finance Authority of British Columbia, in accordance with Section 175 of the *Community Charter*, a sum not exceeding \$126,000 for Cedar Hill Golf Course equipment with no right of renewal as outlined in the report.

1110-30

Financial Plan  
Bylaw

**FINANCIAL PLAN BYLAW, 2017, NO. 9428**

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

- Short term borrowing rates are currently favourable; reserve funds for the Cedar Hill Golf Course equipment purchase are not available at this time.
- Equipment replacement is generally done through reserve funds or through borrowing.
- It may be precedent setting to use annual surplus funding to purchase replacement equipment; the equipment funded through the one-time

resource requests were not funded from surplus, they were funded through reserve funds.

- A revision to the Financial Plan Bylaw would be needed if Council wished to assign existing funds to purchase this equipment.

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9428 be introduced and read."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9428 be read a second time."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9428 be now passed."**

**CARRIED**

1110-30  
Tax Bylaw

**TAX BYLAW, 2017, NO. 9429**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9429 be introduced and read."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9429 be read a second time."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9429 be now passed."**

**CARRIED**

1110-30  
CRD Onsite  
Sewage Systems  
Service Parcel  
Tax Bylaw

**CRD ONSITE SEWAGE SYSTEMS SERVICE PARCEL TAX BYLAW, 2008, AMENDMENT BYLAW, 2017, NO. 9430**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9430 be introduced and read."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9430 be read a second time."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9430 be now passed."**

**CARRIED**

1110-30  
Sewer Capital  
Program Loan  
Authorization  
Bylaw

**SEWER CAPITAL PROGRAM LOAN AUTHORIZATION BYLAW, 2017, NO. 9431**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9431 be introduced and read."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9431 be read a second time."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9431 be now passed."**

**CARRIED**

1110-30  
Storm Drainage  
Capital Program  
Loan Authorization  
Bylaw

**STORM DRAINAGE CAPITAL PROGRAM LOAN AUTHORIZATION BYLAW, 2017, NO. 9432**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9432 be introduced and read."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9432 be read a second time."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9432 be now passed."**

**CARRIED**

1110-30  
Transportation  
Capital Program  
Loan Authorization  
Bylaw

**TRANSPORTATION CAPITAL PROGRAM LOAN AUTHORIZATION BYLAW, 2017, NO. 9433**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9433 be introduced and read."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9433 be read a second time."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9433 be now passed."**

**CARRIED**

1110-30  
Parks Capital  
Program Loan  
Authorization  
Bylaw

**PARKS CAPITAL PROGRAM LOAN AUTHORIZATION BYLAW, 2017, NO. 9434**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9434 be introduced and read."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9434 be read a second time."**

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 9434 be now passed."**

**CARRIED**

5280-20  
2017 Borrowing

**SHORT TERM BORROWING – CEDAR HILL GOLF COURSE EQUIPMENT**

**MOVED by Councillor Haynes and Seconded by Councillor Brownoff: "That Council, in accordance with Section 175 of the *Community Charter*, approve short term borrowing of five years from the Municipal Finance Authority of British Columbia for a sum not exceeding \$126,000 for Cedar Hill Golf Course equipment with no right of renewal."**

**CARRIED**

**REPORTS FROM DIRECTORS**

1410-04  
Report – Planning

**INDEPENDENT REVIEW OF ENVIRONMENTAL DEVELOPMENT PERMIT AREA (EDPA) – CONSIDERATION OF ADDITIONAL WORK BY DIAMOND HEAD CONSULTING**

xref: 2860-25  
EDPA

Report of the Director of Planning dated May 3, 2017 recommending that Council provide direction to staff on the options for additional work by Diamond Head Consulting as outlined in the report.

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

- The proposal received from Aqua-Tex was unsolicited; it suggests, as part of the independent review of the EDPA bylaw, that a daylong field trip take place.
- The proposal was sent to Diamond Head Consulting (DHC) for feedback on how it would fit within the framework of the review as approved by Council and in terms of financial impacts and how it may impact the timing of completion of the report.
- DHC has provided a response outlining their view.

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

- Council approved the scope of work for the consultant which included engagement with a number of stakeholders.
- This is not work that was requested as part of the contract; it is a scope change; Council can direct staff to ask the consultant to include it as part of the contract.

- The intent of the review was to look at best practices, what is being done in other municipalities, with a focus on the policy framework and providing recommendations.
- The scope of work does not include a review of individual properties or the designation of sensitive areas.
- DHC does not state that they do not have the expertise in looking at Garry oak ecosystems and acknowledges the value of understanding local ecosystems.
- Stakeholder engagement was outlined in the consultant's timeframe and stakeholders were expected to bring whatever information forward that they thought was necessary; that could have included images or photographs.

Mayor Atwell stated:

- He understands that stakeholders were contacted via telephone and given 20 minutes to provide feedback.

**MOVED by Councillor Wergeland and Seconded by Councillor Sanders; "That Council not request Diamond Head Consulting Ltd. to undertake any additional work as part of their contract."**

Councillor Wergeland stated:

- The consultant was hired to make recommendations on policies and processes for developing an EDPA bylaw; they were not hired to visit individual properties; each property is different.

Councillor Sanders stated:

- The consultant was engaged to look at best practices and look at the bylaw in relation to other jurisdictions' bylaws.
- Additional work is not supportable; it is important to keep on track and within timelines.
- Field trips would delay the completion of the report.

Councillor Plant stated:

- Option 4 is supportable; field trips could potentially disrupt or delay the process.
- There is concern about bias; there is also concern that stakeholders may not have had sufficient time to provide feedback.
- Accepting the request of Aqua-Tex may mean open the door for other groups wanting to provide information; the consultant is aware of the issues surrounding the EDPA.

Councillor Brice stated:

- Option 4 is supportable; the consultant responded to the RFP which outlined the scope of work and estimated the time needed to put the work together; it is inappropriate at this stage to ask the consultant to do additional work.
- Asking the consultant to do additional work would result in added cost and may delay the final report.

Councillor Haynes stated:

- Option 4 is supportable; there is sensitivity of the time that this has taken; it may have been interesting in having different perspectives.
- It is important not to delay the process.



Mayor Atwell stated:

- The motion is not supportable; a field trip may be helpful for the outcome of the report.
- The contentions of the EDPA have been between the theory and the practice of it; one of the common concerns heard was in relation to the need for ground truthing.
- A Saanich specific solution is needed; it may not be relevant to compare Saanich's bylaw to other municipality's bylaws if the other municipalities do not have sensitive areas.
- There is a need to understand why there is a difference of opinion between biologists and staff.

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

Adjournment                      On a motion from Councillor Plant, the meeting adjourned at 8:16 p.m.

.....  
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 8, 2017 AT 8:17 P.M.**

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

1410-04  
Report -  
Planning

**4024, 4028, 4030, 4032 AND 4036 SHELBOURNE STREET – DEVELOPMENT PERMIT AND REZONING**

xref: 2870-30  
Shelbourne  
Street

Report of the Director of Planning dated April 4, 2017 recommending that Council approve the application to rezone to RA-8 (Apartment) zone; approve Development Permit DPR00591 for a proposed 68 unit apartment building with underground parking; withhold Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit pending registration of a covenant and a Housing Agreement to secure the items outlined in the report, and payment for

planting two Garry oak trees in Glencraig Park; and approve the application to discharge covenants EE135919 and EB75227. A Development Permit for Form and Character is required and variances are requested for building setback, building height, parking and fence height.

**APPLICANT:**

I. Kalabric and C. Abrahams, Kang and Gill Construction, and R. Lussier, LADR Landscape Architects presented to Council and highlighted:

- The application is for a five storey, 68 unit apartment building with a mixture of 1 to 3 bedroom units; 82 parking stalls would be located in an underground parkade; 73 bike parking spots would be available.
- Each unit would be allocated one parking stall with an additional 14 visitor parking stalls; two electric vehicle chargers would be available.
- The proposed building was designed so that it would have the least impact on the neighbours to the north and west; a large amount of green space would provide a buffer to the neighbours and the building face has been stepped back from 5 to 3 storeys to soften the impact.
- The proposed five storey building is lower than the adjacent four storey building because of the topography of the site.
- A smaller building footprint means more useable green space and creates a better overall design.
- A shadow study was prepared and showed minimal impact to neighbouring properties whether it was a four or five storey building.
- All units would be provided lifetime car share memberships; the proposed development is located in close proximity to services, public transit and a village centre.
- The community contributions focus on interconnectivity through a land dedication and creates an extension to Glencraig Park; in addition, road frontage improvements include new sidewalk and cycle track.
- Other amenities include upgraded sewer main, the provision of 10 units for rental purposes for a minimum of twenty years, entering into a Housing Agreement prohibiting future Strata Councils from restricting rental units, and the planting of 45 new trees.
- The goal of landscaping is to provide beautiful, healthy and accessible spaces for residents; the landscape features include terraced planting beds, a central patio area, a green space in the northwest corner, seating, trellises, and a vegetable garden.
- A three metre wide pedestrian pathway will connect the boulevard to the north corner of the property and a one metre wide illuminated pathway to connect to Shelbourne Street.
- A solid wooden fence will be constructed along the pathway to ensure privacy of neighbours; a shorter metal picket fence will delineate the pathway from the garden space.
- Sustainability features includes a commitment to BUILT GREEN® Gold standard of construction, lifetime car share memberships, and installation of conduits to be solar ready for future photovoltaic; the location of the proposed development encourages the use of alternative modes of transportation.

In response to questions from Council, the applicants stated:

- BC Transit does not have a program in place that allows for transit passes to be provided as a community contributions; car share memberships have been used as a community contribution on other developments and were well received.
- Bollard lighting would be installed along pathways.
- Modelling would be done to ensure that the requirements of BUILT GREEN®

Gold are met.

- They are exploring options through the Capital Regional District housing program to provide affordable housing units.
- Waste pickup in the area is between 7 a.m. and 8 a.m.; the waste removal provider has assured them that truck noise will not be a problem.
- Attempts will be made to have the existing dwellings reused or recycled; if that is not possible, the dwellings would be deconstructed.
- Irrigation would be automatic spray or drip.
- The fences along the pathway are continuous; every attempt has been made to not have the pathways looking like a tunnel; they will be open and illuminated.
- Car share members would have access to all vehicles in the car share program, and the car located at this development would be available to all members.
- 68 bike lockers would be provided to residents and additional bike parking would be located at the front of the building for a total of 73 spots.

**PUBLIC INPUT:**

N. Philadelphia, Cabana Place, stated:

- The angle and height of the proposed building and the addition of the footpath and a driveway will result in the loss of privacy for the neighbours to the north; shadowing will result in neighbours' backyards having little or no sunlight in the winter months.
- The addition of privacy fencing and hedges for the north side of the property may alleviate the privacy concerns for the neighbours; reducing the proposed building to three storeys would lessen shadowing and the impact on privacy.
- He has not met with the developer.

A. Wade, Edgemont Place, stated:

- This is an attractive development and meets the criteria to increase density and the variety of housing options on a major transportation route; he questions the safety and usefulness of the perimeter pathways when there are brightly lit, wide sidewalks 30 meters away on Shelbourne Street.
- There is concern with the request for a height variance to construct a five storey building; the Shelbourne Valley Action Plan (SVAP) supports four storey development at this location.
- The mid-block location is not in a village centre where greater height is encouraged.
- Council is urged to approve the project but reject the height variance; if the height variance is approved, there would be a need to change all reference to four storey development in the SVAP.

L. Layne, San Lorenzo Avenue, stated:

- Shadowing may have more impact on neighbours depending on the time of day and year; he questions the purchase and rental prices of the proposed units.
- He also questions who will be paying for the improvements to sewer, cycling track and sidewalks.
- The addition of a place for residents to grow vegetables is appreciated; the applicant may want to consider solar panels and wind energy.

N. Chambers, Blenkinsop Road, stated

- The immediate neighbours were not consulted; the applicant should provide more information on affordability opportunities.

J. Yao, Cabana Place, stated:

- A five storey building will impact neighbours' privacy and will lessen the amount of sunlight in backyards.

#### **APPLICANTS RESPONSE:**

- The 1.8 metre wooden privacy fencing will be extended along the west and north property lines.
- Community consultation took place in April 2015 and packages were mailed out to individuals in January 2016; all correspondence received have been addressed by the applicant in writing and in person.
- Further consultation with neighbours may be needed.
- The applicant has been sensitive to neighbours by stepping down the proposed building face to 3 storeys along the north side and providing a green space as a buffer.
- Market conditions will drive the sale and rental prices; the applicant will be pursuing the provision of affordable rental housing.
- Because of the grade of the lot, the height of the proposed five storey building is lower than the adjacent building which is four storeys; the SVAP speaks to storeys and not height while the impact to the neighbours in terms of shadowing is height.
- There was a shadow study done that compared a larger footprint four storey building to this proposed five storey building and there were minimal differences in the amount of shadowing; the four storey wider footprint created a larger shadowing to the neighbours on the north during the winter months when the sun is lower.

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

- The SVAP identifies the site for four storey development; there is a policy in the SVAP that Council could consider increases to height or changes to land use should the proposal advance policies of the SVAP or provide a substantial community contribution; the contribution for this application is approximately \$4,500 per unit; generally community contributions are between \$1,500 and \$2,500 per unit.
- There are many policies in the SVAP that are being advanced through this application including increased connectivity and providing bike lanes along Shelbourne Street.
- The pathways were designed for pedestrian connections mid-block and would eventually connect to University Heights Shopping Centre.
- The commitment to BUILT GREEN® Gold would be secured through a restrictive covenant.
- The community contribution is greater than has generally been seen in other developments and advances SVAP policies; the pathway would be dedicated to Saanich and would be a public right of way.

#### **COUNCIL DELIBERATIONS:**

**Motion:**

**MOVED by Councillor Plant and Seconded by Councillor Haynes: "That a Public Hearing be called to further consider the rezoning application on Lot B, Section 55, Victoria District, Plan VIP53405 (4024 Shelbourne Street); Lot A, Section 55, Victoria District, Plan VIP53405 (4028 Shelbourne Street); Strata Lot A, Section 55, Victoria District, Strata Plan VIS2957 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot shown on Form 1 (4030 Shelbourne Street); Strata Lot B,**

**Section 55, Victoria District, Strata Plan VIS2957 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot shown on Form 1 (4032 Shelbourne Street); and Lot 1, Section 55, Victoria District, Plan 46684 (4036 Shelbourne Street)."**

Councillor Plant stated:

- The proposal is ready to go to Public Hearing; he is interested in hearing more about the rental opportunities that exist in terms of subsidized or below market rentals.
- He appreciates that the applicant has reached out to the Capital Region Housing Corporation.
- Further consultation is needed with the neighbours to the north; the sustainability features and the pathways are appreciated.
- It will be important that the building is the same height or lower than the adjacent building.

Councillor Brownoff stated:

- Further discussion with neighbours is needed; the applicant should consider the request for privacy fencing along the pathway.
- The rental units need to be affordable or below market.
- The commitment to BUILT GREEN® Gold is appreciated; more information in relation to the pathway and safety is required.

Councillor Murdock stated:

- The proposal advances the goals of the SVAP; he is pleased with the design of the proposed building and the community contributions.
- The addition of garden and vegetable beds for residents and the sustainability features are appreciated.
- He looks forward to hearing more about possible affordable rental options.
- Staff should undertake further discussion with BC Transit in relation to the possibility of using transit passes as a community contribution; providing transit passes is an opportunity to convert residents to use public transit; the provisions of car share memberships is appreciated.

Councillor Haynes stated:

- The applicant should consult further with the neighbours to the north; the proposed development is in a location that is close to public transit and the opportunity to promote the use of transit should be explored.
- He appreciates the innovation used to create more green space and the connectivity of pedestrian pathways.

Mayor Atwell stated:

- There is concern that it may be redundant to create a path network behind the main streets; there are street improvements that could be undertaken instead.
- A dedicated right of way means that Saanich will take over responsibility for the pathway and the need to maintain it.
- Revisions to the design may limit the impact on the neighbours to the north.

Councillor Sanders stated:

- More consultation with the residents to the north should be undertaken; there is concern with the pathway and safety.
- She looks forward to hearing more about the affordable housing component.

Councillor Wergeland stated:

- The proposed development is a good use of land and the addition of green space is appreciated.
- The proposed building will not be as high as the adjacent building; more density is appropriate on Shelbourne Street.
- The applicant has committed to exploring opportunities for rental units below market price.

**The Motion was then Put and CARRIED**

Adjournment      On a motion from Councillor Plant, the meeting adjourned at 9:44 p.m.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK