

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, FEBRUARY 6, 2012, AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brice, Brownoff, Gerrard, Murdock, Sanders, and Wergeland
Staff: Tim Wood, Administrator; Colin Doyle, Director of Engineering; Sharon Hvozdanski, Director of Planning; Carrie MacPhee, Director of Legislative Services; Donna Dupas, Legislative Manager; and Maura Jones, Senior Committee Clerk

Minutes **ADOPTION OF MINUTES**

MOVED by Councillor Wergeland and Seconded by Councillor Brownoff:
“That Council adopt the minutes of the January 23, 2012 Council Meeting.”

CARRIED

BYLAWS

1110-30
Streets and Traffic
Regulation

STREETS AND TRAFFIC REGULATION BYLAW – HOUSEKEEPING AMENDMENT TO SECTION 8.07 (MATERIAL UPON STREETS)

Final Reading of the “Streets and Traffic Regulation Bylaw, 2002, Amendment Bylaw, 2012, No. 9166”. Housekeeping amendment to provide that no person being the occupier or owner/ lessee of land abutting on any sidewalk shall permit any accumulation of snow or ice to be or remain upon such sidewalk after 10:00 am of each day.

MOVED by Councillor Brownoff and Seconded by Councillor Sanders:
“That Bylaw No. 9166 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

2860-02
Development Permit
Area Guidelines

OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT – ENVIRONMENTAL DEVELOPMENT PERMIT AREA AND ATLAS

First Reading of the “Official Community Plan Bylaw, 2008, Amendment Bylaw, 2012, No. 9164”. To amend Appendix “N” to include the Environmental Development Permit Area and Atlas.

MOVED by Councillor Wergeland and Seconded by Councillor Sanders:
“That Bylaw No. 9164 be introduced and read.”

CARRIED

RESOLUTIONS FOR ADOPTION

1300-20
Urban Development
Institute

URBAN DEVELOPMENT INSTITUTE (UDI) VICTORIA – PORTLAND TOUR
Memorandum from the Legislative Manager dated January 25, 2012 further to a request from Councillor Brice for approval to attend the Urban Development Institute Portland Tour on April 25 – 27, 2012 and payment of expenses.

MOVED by Councillor Gerrard and Seconded by Councillor Wergeland: “That Council authorize Councillor Brice’s attendance of the Urban Development Institute Portland Tour on April 25 – 27, 2012 and that expenses be paid in accordance with Council policy.”

Councillor Brownoff stated that she hopes if Council members are not attending one or all of the conferences listed in the policy, they will be able to attend a different conference with an equivalent cost.

Mayor Leonard stated that the current resolution is required in order for a member of Council to attend a different conference that those listed in the policy.

Councillor Sanders stated that consideration could be given to reviewing the current policy to allow for each member of Council to attend certain conferences related to their portfolios without requiring a resolution.

Councillor Murdock stated that, as the chair of the Planning, Transportation and Economic Development Advisory Committee, it is appropriate for Councillor Brice to attend this conference.

The Motion was then Put and CARRIED

6128-20
Craigflower Bridge

CRAIGFLOWER BRIDGE REPLACEMENT PROJECT – PUBLIC CONSULTATION AND FINAL DESIGN

Report of the Director of Engineering dated February 1, 2012 recommending Council approve the final concept for the Craigflower Bridge replacement project to proceed to final design and construction with the understanding that the crossing will be closed for a period of up to six months.

The Legislative Manager stated that the excerpt of the minutes of the Planning, Transportation and Economic Development Advisory Committee (PTED) meeting dated January 19, 2012 should be corrected to note that Mr. Rob Wickson indicated that he would like the bridge to be 2 lanes, not 4 lanes.

The Director of Engineering stated:

- The project was reviewed and endorsed by PTED.
- Admirals Road is a truck route and an important road for Saanich. It has been identified as a regionally significant route in studies undertaken by the Capital Regional District (CRD), as a frequent bus service route by BC Transit and is a part of Saanich’s bicycle commuter network.
- Consideration was given to adding sidewalks and bike lanes to the existing bridge, but the substructure was found to be insufficient.
- The bridge is located in a historically significant area and is near 2 schools.

The Engineering Technician stated:

- There were 3 concepts presented to the community at the open house: 4 Span Steel Arch; 3 Span Box Beam; and Bowstring.
- Ensuring that the overhead lighting does not spill into the water is an important environmental consideration. Extra lighting is proposed in the crash barrier for pedestrians and cyclists.

- There were over 300 attendees at the open house.
- Community feedback from the open house includes: the importance of aesthetics; support for the extra space provided by the Bowstring concept; desire for generous bicycle lanes and sidewalks; and requests for traffic calming in the school zones.
- The feedback in regards to the width of the bridge and the number of lanes was variable.
- The final concept has a symmetrical shape with a steel arch structure, which provides some cost savings. This shape also performs better under earthquake testing.
- The vast majority of respondents would support having the bridge closed and construction completed over a 6 month period, in opposition to an 18 month construction period with the bridge open for alternating lanes of traffic.
- The final concept includes: the retention of the nearby heritage trees; 2 metre bicycle lanes and 2 metre sidewalks on both sides of the bridge; 3 travel lanes; and 2 metres of space at the mid-point of the bridge for extra public space.
- Utility servicing can be accommodated underneath the deck of the bridge.
- The road will need to be widened to accommodate the width of the bridge proposed in the final concept.
- An extra south bound lane will be needed on the View Royal bank to facilitate the right-hand turn on to the Island Highway.
- Rain gardens are proposed to filter the stormwater from the bridge, instead of allowing the run-off to enter the Gorge waterway without treatment.
- A speed study indicates poor compliance with the existing school zone on the Saanich bank. Proposed traffic calming measures include installing a median to narrow the road and additional signage.
- A crosswalk is proposed to assist school children and other pedestrians in crossing the bridge.
- The bridge drainage design needed to accommodate several driveway accesses.
- The cost estimate for the final concept of the bridge is approximately \$8 million, with an additional \$2 million estimated for the associated road work. This makes for a budget of \$10.77 million.
- The proposed project schedule includes another open house in mid-February, the tender process complete in early May and construction beginning in early June. The 6 month construction timeline would have the bridge re-opening in early December.

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

- If approved, the final concept with some initial details will be presented at a public open house.
- There is a balance needed in providing enough detail so that the public can provide meaningful feedback, while still allowing for some flexibility to modify the design. Feedback is especially needed with regards to the traffic calming in front of the schools, as well as the design of the Admirals Road corridor and the sidewalks.
- Staff members have contacted the local First Nations and the effected schools to discuss how best to transport students across the Gorge Waterway while the bridge is closed.

- Consideration is being given to using a bus to transport the students, providing a water taxi, or constructing a temporary pedestrian bridge.

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

- The regional context is critically important to the project. The gas tax funding is being received because the proposed bridge is a regional facility and the design must accommodate that regional demand.
- Staff members share the community's desire that traffic travels through this area in a respectful fashion.
- There is the potential that space will be needed on the bridge for rail-based transit in the long-term.

In response to questions from Council, the Engineering Technician stated:

- The proposed project would move traffic 4 metres away from the heritage Craigflower Schoolhouse.
- A pre and post construction inspection of the heritage building will be undertaken.
- When the proposed project is complete there will be new sidewalks and bicycle lanes on Admirals Road from the Island Highway to Cowper Street.
- The on-street parking at the corner of Gorge Road could be made into a transit facility for the potential development on that site.
- The wood piles will be broken at the water line in keeping with best practices.

MOVED by Councillor Brice and Seconded by Councillor Wergeland: "That Council approve the final concept for the Craigflower Bridge replacement project to proceed to final design and construction, as presented in the report of the Director of Engineering dated February 1, 2012, with the understanding that the crossing will be closed for a period of up to six months."

Councillor Brice stated:

- She is pleased that Saanich staff members were able to make the case that the bridge was of regional significance and were able to acquire substantial funding as a result.
- It is her understanding that the Gorge Tillicum Community Association remains particularly concerned with ongoing traffic issues in the Admirals Road area and the potential for the proposed bridge to exacerbate those issues.
- When endorsing the proposed bridge project, PTED also recommended that the committee regularly discuss traffic issues in this area and consider potential solutions that arise.

Councillor Brownoff stated:

- This community has been impacted by increasing traffic speeds as a result of new construction. This is especially problematic near the school and staff should continue to address this issue.
- The Bicycle and Pedestrian Advisory Committee wants to continue discussion with regards to defining cycling and pedestrian lanes, perhaps through coloured pavement.

- It is great to see rain gardens incorporated into the proposed bridge and to have the support of other municipalities for this regionally-significant project; however, meaningful public engagement remains an important and necessary part of this process.

Councillor Sanders stated:

- The design process was sensitive to the history of the area and several options were reviewed.
- The reasoning regarding the 3 lanes for the proposed bridge is supportable, considering the long-term potential for rail transit, and she is pleased to hear that the Admirals Road streetscape will be enhanced to Cowper Street.
- Traffic calming near the school will need to be an ongoing consideration.

Councillor Murdock stated:

- It can be challenging to attain regional support for funding a project of this scope.
- Another larger bridge was recently constructed and traffic speeds in this community increased as a result. The community has expressed understandable concerns that the proposed bridge will result in similar issues and will impact the residential nature of this area.
- The public engagement process for this project has been wanting, as the options presented to the community all included 3 lanes. Though he is sensitive to the regional context of this project, he is unable to support it proceeding due to the insufficient public engagement process.

Councillor Gerrard stated:

- Though the community association has concerns with the project, there are restrictions due to timing and funding issues.
- Public consultation included the First Nations, local schools, CFB Esquimalt, BC Transit, The Township of Esquimalt, Heritage BC, local businesses, the Land Conservancy, the Gorge Waterway Initiative, Emergency Services, various associations of fishers and regulatory agencies. Another public open house will follow in mid-February and the Council at View Royal also needs to support the project.
- Admirals Road is a truck route and major road. Hopefully, rail transit will be able to use the proposed bridge in the future.

Councillor Wergeland stated:

- There is always a question of when public consultation is sufficient. He believes that it is time to make a decision with regards to the proposed bridge.
- It is important to consult with the residents located closest to any project and incorporate their feedback.
- He is in support of the proposed bridge and feels it is an appropriate size for the long-term use in this area.

**The Motion was then Put and CARRIED
Councillor Murdock opposed**

RECOMMENDATIONS FROM COMMITTEES

5370-20
HSBC

2012 SAANICH BANKING PROPOSAL

Recommendation from the January 24, 2012 Finance, Audit and Personnel Standing Committee recommending Council reappoint HSBC as the Municipality's banking service provider effective January 1, 2012.

MOVED by Councillor Sanders and Seconded by Councillor Brownoff: "That Council reappoint HSBC as the Municipality's banking service provider effective January 1, 2012."

CARRIED

REPORTS FROM MEMBERS OF COUNCIL

3040-65
Golf

CEDAR HILL GOLF COURSE PUBLIC ENGAGEMENT

Joint report from Councillors Brownoff, Derman, Murdock and Sanders dated February 1, 2012 recommending Saanich host a facilitated public engagement process that includes all stakeholders to look at the Cedar Hill Golf Course facility and develop a long-term strategy for its operation.

MOVED by Councillor Brownoff and Seconded by Councillor Murdock: "That Saanich host a facilitated public engagement process that includes all stakeholders to look at the Cedar Hill Golf Course facility and develop a long-term strategy for its operation."

Councillor Brownoff stated:

- As an elected official, she needs to be mindful of how Saanich's facilities are impacted by the sluggish economy.
- She would never support selling the golf course.
- Rather than a town hall meeting, a meaningful process that allows for engagement with various stakeholders is needed. Many people may be uncomfortable speaking in front of a crowd, but still have useful input to offer.
- Beyond golfers, there are other users of the golf course and residents that needed to be involved in any engagement process.
- The golf course functions as part of a recreational precinct, including Cedar Hill Recreation Centre and McRae House.
- The golf course provides for senior-friendly recreation; it is accessible without a cart, affordable and connected to the community.
- Encouraging more juniors at the golf course is important. The community has also expressed a need for meeting space.
- A 3 to 5 year business plan is needed for the golf course to determine how it relates to the other recreation facilities. There also needs to be a focus on how to generate more revenue.
- The goal should be to achieve a model that uses both the natural and built facilities of the golf course to their greatest potential for the good of the community.
- The intent of the recommendation is to have a facilitated engagement process.

Councillor Murdock stated:

- He agrees with Councillor Brownoff's comments.
- At the recent town hall meeting, the public expressed a strong desire to be part of the discussion with regards to the operations of the golf course.
- He is concerned that the time provided for public engagement has been insufficient, given the scope of the golf course's budget and the number of users. The brief public engagement period is not in keeping with Saanich's traditional approach, such as was used for the Official Community Plan.

Councillor Sanders stated:

- The golf course has served over the years as a community gathering space.
- Support is needed for the junior's program and it is important that they be able to access the facility without restrictions resulting from liquor licenses.
- There is a mutually beneficial relationship between the community, the park space and the golf course.
- Both the community and the municipality have great ideas on how to move forward and address the economic challenges facing the golf course.
- She hopes Council will support a facilitated engagement process to develop a vision for the golf course that includes all stakeholders.

Mayor Leonard stated:

- At the Financial Plan meeting on February 7, 2012, Council will consider staff's report on golf course green fees.
- As this meeting is held in a school gym that will have time constraints, a second meeting is scheduled for February 21, 2012 at the Garth Homer facility to continue discussion of the report.

Councillor Brice stated:

- She too would like to underscore that the golf course is important to the community.
- Council wants to ensure that the golf course thrives over the long term and she cannot conceive of Saanich ever electing officials that would support the sale of the golf course.

In response to questions from Council, Councillor Brownoff stated:

- The current motion does not mention rescinding Council's decision to restructure food and beverage services at the golf course.
- The intent of the current motion is to provide direction on how to proceed given Council's decision and the concerns expressed at the town hall meeting, including the need for community gathering space and the issue that junior players are unable to access the "Grab & Run".

Councillor Brice stated that it may be more appropriate to consider the proposed public engagement process as part of a larger discussion on golf course operations, including but not limited to the associated fees.

Mayor Leonard stated:

- The current motion could be discussed by Council following the Financial Plan meeting on February 21, 2012. This would allow for 2 meetings of public input in regards to golf course fees and operations.

- In addition to the short-term issue of the fees and charges for 2012, there are the following long-term issues to be addressed: food services on the main floor of the golf clubhouse; use of the space on the upper floor of the golf clubhouse; how to make the clubhouse inviting to the community; and how to invigorate the entire golf course in the next 2 to 3 years.

Councillor Murdock stated that there is some logic to discussing the proposed public engagement process in addition to the golf course fees; however, he would not want Council to commit to a decision with regards to the fees that would preclude suggestions arising during the public engagement.

MOVED by Councillor Brice and Seconded by Councillor Gerrard: “That further consideration of the previous motion be referred to the Council meeting on February 21, 2012.”

Councillor Gerrard stated:

- Referring the motion to the Council meeting on February 21, 2012 will allow for public input on this confusing issue.
- The immediate financial issues with the golf course need to be addressed, as well as the long-term concerns with the facility’s operations.
- He agrees that the sale of the golf course should not be considered. The golf course is a public space that is enjoyed by the community.

Councillor Wergeland stated:

- All members of Council want to see the golf course succeed. The golf course also needs to become financially viable.
- The golf course operations cannot continue as they have previously, so consideration must be given to input from the public and staff on how to address the outstanding issues.
- It becomes difficult to address this kind of issue when considering a report from members of Council prior to a report from staff.

Councillor Brownoff stated:

- She supports the referral motion.
- The golf course operations have been facing financial challenges for several years. Many recreation facilities in this area are subsidized to invest in the community.
- The report is in response to the issue of public engagement and is meant to address the significant volume of correspondence she has received regarding the golf course.

Councillor Sanders stated:

- The report responds to concerns raised at the town hall meeting.
- She is prepared to support the referral motion with the intention that the issues raised by the report be addressed at the Council meeting on February 21, 2012.

Councillor Murdock stated:

- He will support the referral motion, somewhat reluctantly.

- It is problematic that Council made the original decision to restructure food and beverage services at the golf course so quickly, while the recommendation regarding the public engagement process requires a referral. He acknowledges that he participated in the original decision.

Mayor Leonard stated:

- He has heard from members of the public expressing considerable concern regarding a potential increase in property taxes.
- He will take into account all public input prior to making a decision regarding the recommendations to be considered by Council on February 21, 2012.

The Motion was then Put and CARRIED

Adjournment On a motion from Councillor Gerrard, the meeting adjourned at 8:49 pm.

The Meeting reconvened at 9:06 pm.

In Camera Motion **MOVED by Councillor Brice and Seconded by Councillor Gerrard: "That the following meeting be closed to the public as the subject matters being considered relate to personal information about an identifiable individual being considered for an appointment; and the proposed acquisition or disposition of land and/or improvements."**

CARRIED

Adjournment On a motion from Councillor Gerrard, the meeting adjourned at 9:07 pm.

.....
MAYOR

I hereby certify these Minutes are accurate.

.....
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 6, 2012 AT 8:50 PM.

Present: **Chair:** Councillor Brice
 Council: Mayor Leonard and Councillors Brownoff, Gerrard, Murdock, Sanders, and Wergeland
 Staff: Tim Wood, Administrator; Colin Doyle, Director of Engineering; Sharon Hvozdzanski, Director of Planning; Carrie MacPhee, Director of Legislative Services; Donna Dupas, Legislative Manager; and Maura Jones, Senior Committee Clerk

2870-30
 Cadillac Avenue

278 CADILLAC AVENUE – REZONING APPLICATION – AVTAR GILL
 Report of the Director of Planning dated January 23, 2012 recommending Council approve the rezoning from RS-6 to RD-1 and Development Permit DPR00474 for a proposed new two-family dwelling.

In response to questions from Council, the Director of the Planning stated that if the subject property is sold the requirements of the development permit will still be in effect.

On behalf of the applicant, Mr. R. McNeil of McNeil Design made a presentation to Council highlighting the following:

- proposed design for a side-by-side duplex
- consultation process with the community association
- driveway access and garages for off-street parking
- floor space
- context of existing streetscape
- landscape design, including back yards and substantial elements on frontage
- contemporary external finishing for the duplex
- limiting windows on the east side of the duplex to prevent impact to the privacy of the neighbouring property.

In response to questions from Council, Mr. McNeil stated:

- The fence on the east of the property will be 6 feet in height.
- The windows on the east of the duplex are from the staircase on the interior of the dwelling.
- The existing dwelling will be demolished in an orderly fashion, with the materials separated for appropriate recycling and disposal.
- The proposed duplex will be constructed to comply with an energy standard nearing “Built Green” Silver, in keeping with building code standards. Increased insulation will be sufficient to meet this standard.
- The floor plan will be fairly standard with bedrooms on the top floor and kitchen and living spaces on the main floor.

On behalf of the Mount View Colquitz Community Association, Ms. C. Hamill, 180 Homer Road stated:

- The Mount View Colquitz Community Association does not object to the application.
- The proponent engaged with the community association and made some amendments to the project in response to feedback, including permeable pavers on the driveways.

MOTION

MOVED by Councillor Gerrard and Seconded by Councillor Wergeland: “That a Public Hearing be called to further consider the rezoning application on Lot B (DD 243885I) Block 4, Section 14, Victoria District, Plan 877 (278 Cadillac Avenue).”

Councillor Murdock stated:

- This is appropriate infill development, located close to public transit and many services.
- He was somewhat concerned with the applicant’s response regarding deconstruction; there is likely to be some material that could be reused.

Councillor Gerrard stated:

- He supports the proposal.
- The proposed design, especially with the varying accesses, is commendable.

Councillor Sanders stated:

- She supports the proposal.
- Deconstruction of existing dwellings is important, not only to allow for reuse of appropriate materials but also to prevent contamination of the landfill.

The Motion was then Put and CARRIED

1110-30
Sanitary Sewer

4540 BLENKINSOP ROAD (A PORTION) – REQUEST TO AMEND EXISTING SEWER SERVICE AREA FOR PROPOSED NEW SINGLE FAMILY DWELLING

Report of the Director of Engineering dated January 12, 2012 recommending Council amend the Sewer Service Area to include the portion of 4540 Blenkinsop Road shown and dimensioned on the plans from Cumming Design dated November 18, 2011, and direct staff to prepare the required bylaw.

On behalf of the applicant, Ms. T. Cumings of Coming Design stated that the sewer service area needs to be amended to take into account changes to the building design.

MOTION

MOVED by Councillor Brownoff and Seconded by Councillor Gerrard: “That Council approve an amendment to the Sewer Service Area on the East Pt. of Lot 1, Section 7, Lake District, Plan 11724 (4540 Blenkinsop Road) as shown and dimensioned on the plans from Cuming Design, dated November 18, 2011.”

CARRIED

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 9:04 pm.

.....
CHAIR

I hereby certify these Minutes are accurate

.....
MUNICIPAL CLERK