

DISTRICT OF SAANICH
MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JULY 9, 2012 AT 7:30 PM

Present: **Chair:** Mayor Leonard
Council: Councillors Brice, Brownoff, Derman, Gerrard, Murdock, Sanders, Wade and Wergeland
Staff: Paul Murray, Administrator; Dwayne Halldorson, Manager of Underground Services; Sharon Hvozdzanski, Director of Planning; Donna Dupas, Legislative Manager; and Andrea Park, Senior Committee Clerk

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Wade and Seconded by Councillor Wergeland:
“That Council adopt the minutes of the June 25, 2012 Special Council, Council, and Committee of the Whole meetings.”

CARRIED

BYLAWS

2870-30
Sinclair Road

2531 SINCLAIR ROAD – REZONING TO RS-6

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2012, No. 9190”. Rezoning from RS-10 to RS-6 for proposed 2 lot residential subdivision.

MOVED by Councillor Derman and Seconded by Councillor Sanders:
“That Bylaw No. 9190 be introduced and read.”

CARRIED

RESOLUTIONS FOR ADOPTION

1050-20
Town of Sidney –
Fire Dispatch
Service Agreement

TOWN OF SIDNEY FIRE DISPATCH SERVICE AGREEMENT RENEWAL

Report of the Fire Chief dated July 5, 2012 recommending Council authorize the renewal of the Fire Dispatch Service Agreement with the Town of Sidney.

MOVED by Councillor Murdock and Seconded by Councillor Gerrard:
“That Council authorize the renewal of the five-year Fire Dispatch and Communications Services Agreement with the Town of Sidney, as outlined in the report of the Fire Chief dated July 5, 2012.”

CARRIED

Adjournment On a motion from Councillor Brownoff, the meeting adjourned at 7:32 pm.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

THE FOLLOWING WAS REPORTED FROM THE "IN CAMERA" COUNCIL MEETING HELD MARCH 19, 2012

2710-40
Admirals Road

3129 ADMIRALS ROAD – PROPOSED ACQUISITION

“That Council approve the acquisition of Lot A, Section 21, Victoria District, Plan 9669 (3129 Admirals Road) for \$550,000, subject to the terms negotiated.”

THE FOLLOWING WAS REPORTED FROM THE "IN CAMERA" COUNCIL MEETING HELD MARCH 26, 2012

2710-40
Wilkinson Road

4162 WILKINSON ROAD (A PORTION) – PROPOSED ACQUISITION

“That Council approve the acquisition a portion of Lot 3, Block A, Section 5, Lake District, Plan 1341A (4162 Wilkinson Road), on the terms negotiated.”

DISTRICT OF SAANICH
 MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
 HELD IN THE COUNCIL CHAMBERS
 SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JULY 9, 2012 AT 7:33 PM

Present: **Chair:** Councillor Gerrard
Council: Mayor Leonard, Councillors Brice, Brownoff, Derman, Murdock, Sanders, Wade and Wergeland
Staff: Paul Murray, Administrator; Dwayne Halldorson, Manager of Underground Services; Sharon Hvozdzanski, Director of Planning; Donna Dupas, Legislative Manager; and Andrea Park, Senior Committee Clerk

2870-30
 Clutesi Street

5096 CLUTESI STREET – REZONING APPLICATION – HB LANARC CONSULTANTS LTD. (MICHELE CLOGHESY)

Report of the Director of Planning dated June 5, 2012 recommending Council approve the rezoning from A-1 to RS-8 and RS-12 for a three-lot residential subdivision, and that proposed Lot C be exempted from the statutory requirement to provide a minimum 10% perimeter road frontage under Section 944(2) of the Local Government Act.

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

- Council could require registration of a covenant to limit the size of any new house on proposed Lot C.
- Alternative driveway locations could be considered by the Approving Officer during the subdivision process.

The Manager of Underground Services stated:

- A stormwater management system will be required for the subdivision in addition to connection to the Saanich system.

The applicant, Mr. S. Lippa, HB Lanarc Consultants Ltd., on behalf of Denis Mamic, made a presentation to Council, highlighting the following:

- The proposed subdivision is consistent with the Saanich Official Community Plan and the Local Area Plan.
- The new homes will be of a scale in keeping with the existing neighbourhood.
- Smaller lot development is encouraged by Saanich policies and is a more efficient use of infrastructure.
- The applicant consulted with residents and the Cordova Bay Association and addressed their concerns.

In response to questions from the Council, Mr. Lippa stated:

- The owner would be willing to consider a covenant requiring construction to a Built Green Gold level.
- A covenant restricting the size of any future home on Lot C is acceptable.
- They have considered other driveway configurations and believe the design submitted is the best option.

PUBLIC INPUT

Mr. E. McLellan, Planning Chair, Cordova Bay Association, stated:

- The Association does not object to the proposed subdivision but would recommend that a covenant be registered which would limit the size of any new house on panhandle Lot C.

MOTION

MOVED by Councillor Brice and Seconded by Councillor Wergeland: “That a Public Hearing be called to further consider the rezoning application on Lot 1, Sections 45 and 46, Lake District, Plan 21435 (5096 Clutesi Street).”

Councillor Brice stated:

- Council has dealt with a number of applications for subdivision close to the Urban Containment Boundary (UCB).
- The proposal is justifiable; the builder has a good track record and there is no objection from the Community Association.

Councillor Derman stated:

- He cannot support this application going to public hearing.
- The proposed subdivision is on the edge of the urban containment boundary (UCB), is not close to services and has limited transit.
- It is a car-oriented development inconsistent with Saanich sustainable goals.
- Climate change impacts should be part of every decision of Council.

Councillor Brownoff stated:

- There is always concern when development is proposed near the UCB; however, this application is worthy of referral to a public hearing.
- The subdivision includes a storm water management system, Built Green Gold level of construction, and the Community Association supports it.
- A covenant limiting house size on proposed Lot C will be necessary.
- The applicant has been asked to reconsider the driveway location.

Councillor Murdock stated:

- The proposed development appears out of context with the neighbourhood; other properties have generous setbacks from the street.
- RS-10 lots without a panhandle would be preferable here.
- Infill at the perimeter of the UCB is always a concern.

Councillor Wergeland stated:

- This is a good proposal; the current requirements of the BC Building Code result in construction close to a Built Green Silver standard; this is sufficient.

Councillor Sanders stated:

- The proposed subdivision appears to “max out” the property.
- At the public hearing it would be useful to see a specific footprint for the proposed new homes.

- The applicant has been requested to look at the driveway location again; two accesses would be preferable to the design submitted.
- A covenant regarding the driveway location could be considered.

Councillor Wade stated:

- She supports referring the application to a public hearing.
- Realignment of the driveways may affect the arborist's evaluation of the impact on trees.

Councillor Gerrard stated:

- It is appropriate to refer this application to a public hearing; the proposed subdivision is consistent with the Official Community Plan and the Local Area Plan, the Community Association is supportive, and the applicant is willing to covenant construction to a Built Green Gold level as well as house size, on proposed Lot C.

**The Motion was then Put and CARRIED
Councillors Derman and Murdock OPPOSED**

2310-40
Parks, Recreation
and Culture Master
Plan

PARKS, RECREATION AND CULTURE MASTER PLAN

Report of the Director of Parks and Recreation dated June 27, 2012 recommending Council adopt the July 2012 Parks, Recreation and Culture Master Plan.

The Director of Parks and Recreation made a presentation to Council highlighting the following:

- The Master Plan is intended to guide the department over the next five to seven years.
- The 29 Key Strategic Objectives and 79 associated initiatives were developed during a lengthy process of interviews, surveys, open houses, and presentations to Saanich advisory committees, since 2010.
- Initiatives outlined in the Plan will be considered for implementation during annual budget and strategic planning processes.
- It reflects, and is aligned with, the Official Community Plan, the Strategic Plan and Financial Plan.

In response to questions from Council, the Director stated:

- Initiatives implemented will be reported out during the annual strategic planning process.
- Community Associations were not consulted separately.
- Goals with respect to community gardens have now been defined and efforts will be made to accommodate this initiative, perhaps by building it into an annual planning process.
- Inconsistencies in reporting methods in the document will be corrected.
- Staff of the Parks & Recreation Department were involved in the development of the Master Plan.
- Any changes proposed for the Life Program regarding seniors are intended to expand its scope.

PUBLIC INPUT

Mr. J. Pudders, 510 Crossandra Crescent, stated:

- He is a member of the Saanich Allotment Garden Advocates Association and gardens at the Agnes Street location. They have a waiting list of over 70 people for garden space; the supply does not meet the need.
- Community gardens become part of the community; children from Pacific Christian School visit their garden site for art classes.

Mr. J. Anderson, member Parks, Trails and Recreation Advisory Committee, stated:

- He compliments the Director on updating the Master Plan.
- Past demands on the Department were for facility-oriented capital projects; cost sharing with other levels of government was available.
- The Plan now is more a program document.
- If Council is committed to the Master Plan initiatives, then the costs must be given a fair hearing.

Mrs. C. Pickup, 977 Lovat Avenue, stated:

- As with the OCP, leadership will be necessary to match the document's vision.
- More community gardens are needed; Saanich should move quickly to prepare an inventory of possible sites, seek outside funding and partnerships, and consider whether private lands could be utilized.
- Panama Flats or Houlihan Park may be appropriate sites.
- Cross Departmental planning and collaboration will be required.

Mr. G. Holloway, 4745 Rosehill Road, stated:

- The language of the Master Plan and the OCP are inspiring.
- It is evident that the municipality of Saanich supports community gardens but impediments exist; there is no mechanism available to residents to enable them to develop a new community garden; a clearer process is necessary.

Mr. C. Herbert, 4535 Viewmont Avenue, stated:

- Community gardens are best situated close to residents' homes where they can grow food and socialize with their neighbours.
- Food costs will rise and we must learn to provide for ourselves.
- Consider using Saanich-owned lands for the public good.

Mr. D. McKenzie, 4163 Clinton Place, stated:

- Panama Flats is in poor condition; Council might consider establishing community gardens there.
- The Master Plan document is confusing and complex; it would be difficult to base decisions on this Plan without making it simpler and including costs.

Mr. I. Crawford, 802 Darwin Avenue, stated:

- He supports community gardens and the many benefits they provide; it is important to implement the Master Plan initiative; there is a two year

wait for allotment garden space now.

- He is aware of lands that could be used for this purpose and would urge Council to take action.

Ms. K. Wilkins, 4745 Rosehill Road, stated:

- She supports community gardens and urges Council to enable their development.

Mrs. D. Thomas, 4509 West Saanich Road, stated:

- She appears on behalf of the Fireside Grill restaurant on West Saanich Road; the owners would object to the establishment of a community garden in front of their property.
- The landscaping and heritage building on the site are attractive for weddings.
- They are concerned about pest control which becomes a health issue when a restaurant is involved and also with parking; gardeners would likely park at their site affecting their business.

Ms. N. Bottles, 622 Agnes Street, stated:

- Community gardens are important to the people of Saanich; they also reflect the history of farming in Saanich.
- It is important to protect the land suitable for growing food in the future.

Mrs. C. Powell, 622 Agnes Street, stated:

- Rodents have not been a problem at the Agnes Street community gardens.
- Additional community gardens are needed.

Mrs. K. Whitworth, 4580 Viewmont Avenue, stated:

- If traffic islands or boulevards are to be considered for community gardening, then consider the safety issues.
- Consider the option of a registered society for the organizational structure recommended for community gardens.
- The suggestion of a private clay tennis court at the Cedar Hill Recreation Centre site must be evaluated considering the environmentally sensitive area and the question of public access.
- The suggestion in Appendix F to provide new seating for 2000 spectators at Layritz Park would negatively impact existing traffic congestion.
- It is not appropriate for community groups to take responsibility for parks.

Mrs. M. Bachmann, 3720 Ascot Drive, stated:

- It is unclear which initiatives will have priority and in what year.
- She values the work of the staff of the Parks and Recreation Department.
- She supports sustainable partnerships and parks acquisitions but opposes the removal of any municipal parkland without full public consultation.
- With respect to the Cedar Hill Golf Course, she would not support selling it or converting it into a municipal corporation.

Mr. P. Whitworth, President, Royal Oak Community Association, stated:

- The Association supports the establishment of community gardens in their community.
- Several sites would be suitable and they would welcome Council action and consultation.
- Community gardens are excellent on many levels but we cannot expect food security through this means.

Mr. J. Bates, 995 Ridgeway Street, stated:

- It is important that Saanich first determine the best community garden sites.
- Residents need support in navigating the bureaucracy; Outerbridge Park for example, presently uses outhouses when sewer service would be welcome.

Mrs. M. Ang, 1515 Louise Place, stated:

- The Master Plan is difficult to read and tries too hard to correspond with the OCP and Strategic Plan.
- A summary or introduction would be helpful.
- Issues such as those of seniors, could be highlighted; there is a huge resource of senior power in Saanich which could be utilized.
- Culture is lacking emphasis in the document, as is the natural environment.

In response to public input, the Director stated:

- The Department must balance their capacity with the wishes of the community.
- They have recognized the importance of community gardens; the key is to have organizations able to take responsibility for the garden when a site is created.
- Public consultation would be necessary before a private partnership was considered.
- The document without the appendices would serve as the corporate version of the Plan.

Councillor Brownoff stated:

- The Master Plan is a confusing document and could be easier to follow; it would benefit from an introduction; details of the consultant are not necessary in the final document.
- It is unclear how actions will be prioritized and how the community will be engaged.
- Our trails system offers healthy activity as does active transportation measures which are not mentioned; cultural initiatives are lacking.
- Marketing plans could include outside agencies.
- The Department could acknowledge annually how we save through the service of our volunteers.

Councillor Sanders stated:

- With respect to achieving economic vibrancy, we must understand what we wish to promote and market about Saanich, beyond just the golf course.

- The Master Plan does not promote heritage initiatives; seniors, youth and cultural initiatives are also lacking.
- Some of the report's terminology is inappropriate.

Councillor Wade stated:

- Staff are to be commended on the preparation of the Parks, Recreation and Culture Master Plan; it is easily navigated electronically, it has come a long way, and will continue to be shaped over the years.
- We should be careful about imposing connections with other planning tools like the OCP and Strategic Plan.

Councillor Brice stated:

- She would like to acknowledge the process of developing this Master Plan; however, with respect to the plan's presentation, it is unclear who the audience for this Master Plan may be.
- If it is intended as a guide for professional staff then it does the job; however, that is not the case if it is intended to help the community understand where the municipality is going with parks, recreation and culture, then it lets us down.

Councillor Murdock stated:

- If you look at the Saanich OCP, which is a compelling public-facing document, you conclude that the narrative is missing from this Master Plan document.
- It reads more like a department strategic plan than a corporate vision document and does not put forward the value and benefits of the parks, recreation and cultural programs that exist in Saanich.

Councillor Derman stated:

- He questions whether the public can understand from this Master Plan what the present and future looks like for parks, recreation and culture in Saanich; the decision to align parks initiatives into one Strategic Plan theme with recreation initiatives in another, creates confusion and inconsistencies.
- He would expand the Environmental Integrity vision to better express the contribution Saanich parks could have in local, regional and global environmental areas.
- It is time to be proactive regarding community gardens, determine the best locations and find partners, such as schools.

Mayor Leonard stated:

- He would like to enable staff to move forward with the policies contained in the Master Plan, as they appear to have support from Council and the community.
- The objectives set out in the first 20 pages of the Plan represent the public face of the document and can be edited to better reflect a corporate vision.
- The Director could be requested to revise this section before final consideration by Council.
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MOTION

MOVED by Mayor Leonard and Seconded by Councillor Wade: “That it be recommended that Council adopt the July 2012 Parks, Recreation and Culture Master Plan following final revisions to reflect a more corporate and public document.”

Mayor Leonard stated:

- The policy aspect of the Plan appears to be satisfactory and a revision is needed to make it more of a corporate document.
- By recommending approval now, Council will enable staff to plan for its implementation.

Councillor Wergeland stated:

- The Plan reflects the many expectations of the community; if it were put into practice significant funding would be necessary to achieve its goals.

**The Motion was then Put and CARRIED
Councillor Sanders OPPOSED**

Adjournment

On a motion from Mayor Leonard, the meeting adjourned at 10:07 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK