

DISTRICT OF SAANICH
MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, NOVEMBER 18, 2013 AT 7:30 PM

Present:

Chair: Mayor Leonard
Council: Councillors Brice, Derman, Gerrard, Murdock, Sanders, and Wade
Staff: Paul Murray, Chief Administrative Officer; Colin Doyle, Director of Engineering; Sharon Hvozdzanski, Director of Planning; Donna Dupas, Legislative Manager; and Lynn Merry, Senior Committee Clerk

PUBLIC HEARING

2870-30
Kremlin Street

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2013, NO. 9244”.

PROPOSED REZONING FOR TWO LOT RESIDENTIAL SUBDIVISION ON KREMLIN STREET

To rezone Lot 2, Section 40, Victoria District, Plan 14933 (3839 Kremlin Street) from Zone RS-6 (Single Family Dwelling - minimum lot size 560 m²) to Zone RS-4 (Single Family Dwelling – minimum lot size 460 m²) for the purpose of subdivision to create one additional lot for single family dwelling use. A **COVENANT** will be considered to further regulate the use of the lands and buildings.

The Clerk introduced the following:

- Notice of Public Hearing;
- Report from the Director of Planning dated September 10, 2013 recommending that the application to rezone the subject property from RS-6 to RS-4 be approved and that a covenant be registered prior to Final Reading of the amending bylaw to require that the design and construction of both new dwellings on proposed Lots 1 and 2 conform to a minimum EnerGuide 80, or equivalent energy efficiency standard; and, that the property owners shall not use any part of the proposed lots as a sidewalk or patio unless the surface of such sidewalk or patio is constructed of a permeable paving material;
- One letter from the Mount Tolmie Community Association; and
- Ten letters from residents.

APPLICANT:

The applicants, A. Gossal and A. Gossal, presented and stated:

- This application is to create one additional lot; the proposed two single family dwellings will be owner occupied.
- The applicants wish to live closer to work and family.
- The applicants engaged in open dialogue with neighbours and the Mount Tolmie Community Association; there have been no objections to the proposed application.
- The existing dwelling will be deconstructed; the property will be well screened to ensure the privacy of neighbours.
- No variances are requested and no secondary suites are planned; there will be no significant impact to the neighbourhood regarding traffic or street parking.

- The applicant is committed to a minimum EnerGuide 80 or equivalent energy efficiency building design and use of permeable pavers for patios, sidewalks and driveways.

PUBLIC INPUT:

M. Bergstrom, on behalf of the Mount Tolmie Community Association, stated:

- The applicants consulted with the Community Association and neighbours in regards to safety, sidewalks and transportation concerns; the Community Association does not object to this application.
- The thought and effort that went into this application is appreciated.

COUNCIL DELIBERATIONS:

MOVED by Councillor Derman and Seconded by Councillor Gerrard:

“That:

- a) **the application to rezone from RS-6 to RS-4 be approved; and**
- b) **prior to Final Reading of the Zoning Bylaw Amendment, a covenant be registered to require:**
 - i) **that the design and construction of both new dwellings on proposed Lots 1 and 2 conform to a minimum EnerGuide 80, or equivalent energy efficiency standard; and**
 - ii) **that the property owners shall not use any part of the proposed lots as a sidewalk or patio unless the surface of such sidewalk or patio is constructed of a permeable paving material.”**

Councillor Derman stated:

- This is a good example of well-designed infill in an appropriate location; the energy features are admirable.

Councillor Brice stated:

- She supports the application; consultation with neighbours and the Community Association was excellent.

The Motion was then Put and CARRIED

2870-30
Kremlin Street

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2013, NO. 9244”.
Second and Third Readings

MOVED by Councillor Derman and Seconded by Councillor Murdock:

“That Bylaw No. 9244 be read a second time.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Murdock:

“That Bylaw No. 9244 be now passed.”

CARRIED

2870-30
Midgard Avenue

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2013, NO. 9245”.

PROPOSED REZONING FOR TWO LOT RESIDENTIAL SUBDIVISION ON MIDGARD AVENUE

To rezone Lot C, Section 40, Victoria District, Plan 20545 (1764 Midgard Avenue) from Zone RS-6 (Single Family Dwelling – minimum lot size 560 m²) to Zone RS-4 (Single Family Dwelling – minimum lot size 460 m²) for the purpose of subdivision to create one additional lot for single family dwelling use. A **COVENANT** will be considered to further regulate the use of the lands and buildings.

The Clerk introduced the following:

- Notice of Public Hearing;
- Report from the Director of Planning dated September 10, 2013 recommending the application to rezone the subject property from RS-6 to RS-4 be approved; that suitable bonding for planting three additional boulevard street trees be provided prior to Final Reading of the amending bylaw; and that a covenant be registered prior to Final Reading of the amending bylaw to require that the design and construction of both new dwellings on proposed Lots 1 and 2 conform to a minimum BuiltGreen™ Gold, or equivalent energy efficiency standard; and that the property owners shall not use any part of the proposed lots as a sidewalk or patio unless the surface of such sidewalk or patio is constructed of a permeable paving material; and
- One letter from the Mount Tolmie Community Association.

APPLICANT:

The applicant, A. Bate, presented and stated:

- The siting and style of the proposed dwellings are in keeping with the character of the neighbourhood; the increase of one additional dwelling would have a negligible impact on traffic or street parking.
- The applicant is committed to planting three additional boulevard trees, to BuiltGreen™ Gold or equivalent energy efficiency standard of construction, and deconstruction of the existing dwelling.
- Positive feedback was received from neighbours.

PUBLIC INPUT:

M. Bergstrom, on behalf of the Mount Tolmie Community Association, stated:

- The Community Association welcomes this addition to the community; this proposed development will be a benefit to the neighbourhood.

In response to a question from Council, the applicant stated that permeable paving material will be used for sidewalks and patios.

COUNCIL DELIBERATIONS:

MOVED by Councillor Wade and Seconded by Councillor Gerrard: “That:

- a) the application to rezone from RS-6 to RS-4 be approved; and**
- b) prior to Final Reading of the Zoning Amendment Bylaw:**
 - (i) suitable bonding for planting three additional boulevard street trees be provided; and**
 - (ii) a covenant be registered to require:**

- the design and construction of both new dwellings on proposed Lots 1 and 2 conform to a minimum BuiltGreen™ Gold, or equivalent energy efficiency standard; and
- the property owners shall not use any part of the proposed lots as a sidewalk or patio unless the surface of such sidewalk or patio is constructed of a permeable paving material.”

CARRIED

2870-30
Midgard Avenue

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2013, NO. 9245”.
Second and Third Readings

MOVED by Councillor Wade and Seconded by Councillor Gerrard: “That Bylaw No. 9245 be read a second time.”

CARRIED

MOVED by Councillor Wade and Seconded by Councillor Gerrard: “That Bylaw No. 9245 be now passed.”

CARRIED

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Gerrard and Seconded by Councillor Brice: “That Council adopt the minutes of the November 4, 2013 Council and Committee of the Whole meetings.”

CARRIED

BYLAWS

2870-30
Snowdrop Avenue

920 SNOWDROP AVENUE – REZONING TO RS-4
Final Reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2013, No. 9235” and approval of Development Variance Permit DVP00336. Rezoning from RS-6 to RS-4 for proposed two lot residential subdivision.

MOVED by Councillor Derman and Seconded by Councillor Gerrard: “That Bylaw No. 9235 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Gerrard: “That Council approve and issue Development Variance Permit DVP00336 on Amended Parcel A (DD 153664-I), Lots 1 and 2, Section 79, Victoria District, Plan 1318 (920 Snowdrop Avenue).”

CARRIED

1110-30Loan Authorization
Bylaw**SEWER CONSTRUCTION AND IMPROVEMENT LOAN AUTHORIZATION
BYLAW**

Three Readings of the "Sewer Construction and Improvement Loan Authorization Bylaw, 2013, No. 9246". To authorize borrowing of \$700,000 for Colquitz/Gorge View Lift Station and Main Replacement.

MOVED by Councillor Brice and Seconded by Councillor Gerrard: "That Bylaw No. 9246 be introduced and read."

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Gerrard: "That Bylaw No. 9246 be read a second time."

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Gerrard: "That Bylaw No. 9246 be now passed."

CARRIED1110-30Loan Authorization
Bylaw**SEWER MAIN REPLACEMENT LOAN AUTHORIZATION BYLAW**

Three Readings of the "Sewer Main Replacement Loan Authorization Bylaw, 2013, No. 9247". To authorize borrowing of \$1,425,000 for Sewer Area Relining (Murray/Nigel/Reynolds/Arbutus/Shelbourne/Brett/Vanalman).

MOVED by Councillor Brice and Seconded by Councillor Gerrard: "That Bylaw No. 9247 be introduced and read."

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Gerrard: "That Bylaw No. 9247 be read a second time."

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Gerrard: "That Bylaw No. 9247 be now passed."

CARRIED1110-30Loan Authorization
Bylaw**AUTOMATED REFUSE TRUCKS AND PACKERS REPLACEMENT LOAN
AUTHORIZATION BYLAW**

Three Readings of the "Automated Refuse Trucks and Packers Replacement Loan Authorization Bylaw, 2013, No. 9248". To authorize borrowing of \$2,400,000 for automated refuse trucks and packers replacement.

MOVED by Councillor Brice and Seconded by Councillor Wade: "That Bylaw No. 9248 be introduced and read."

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Wade: "That Bylaw No. 9248 be read a second time."

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Wade: "That Bylaw No. 9248 be now passed."

CARRIED

1110-30

Loan Authorization
Bylaw

**GARBAGE AND GARDEN WASTE BINS PURCHASE AND ASSEMBLY
LOAN AUTHORIZATION BYLAW**

Three Readings of the "Garbage and Garden Waste Bins Purchase and Assembly Loan Authorization Bylaw, 2013, No 9249". To authorize borrowing \$2,600,000 for garbage and garden waste bins purchase and assembly.

**MOVED by Councillor Derman and Seconded by Councillor Gerrard:
"That Bylaw No. 9249 be introduced and read."**

CARRIED

**MOVED by Councillor Derman and Seconded by Councillor Gerrard:
"That Bylaw No. 9249 be read a second time."**

CARRIED

**MOVED by Councillor Derman and Seconded by Councillor Gerrard:
"That Bylaw No. 9249 be now passed."**

CARRIED

RESOLUTIONS FOR ADOPTION

5370-30

RFP 09/13

REQUEST FOR PROPOSAL 09/13 – ORGANICS PROCESSING SERVICES

Report of the Director of Finance dated November 14, 2013 recommending Council award Request for Proposal 09/13 for Organics Processing Services to D.L. Bins Ltd. for an estimated cost over five years of \$4,850,000 (excluding taxes).

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

- The licence capacity for D.L. Bins Ltd. for receiving organics is 10,000 tonnes annually at the present time.
- Our contract calls for receipt of between 8,000 and 11,000 tonnes annually; if additional capacity is required for other customers, there is an option to subcontract.
- Our contract offers long term certainty to the proponent.

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

- The Cowichan Valley Regional District (CVRD) completed a process which resulted in the reduction of the contractors' original licensed capacity to the current capacity of just less than 10,000 tonnes; there are ongoing discussions between the CVRD and the contractor to negotiate the capacity back to the original amount.
- The 10,000 tonne limit provides for the capacity needed for our contract.
- The Request for Proposal process specified a five-year contract with three additional one-year terms at the sole discretion of the municipality; the contract was felt appropriate to give tenure and stability to the proponent while other local options are being investigated.

Councillor Murdock stated:

- Numerous concerns have been received in regards to sending local waste to another community.
- He has a concern that this contract might jeopardize relationships with neighbouring municipalities.

MOVED by Councillor Wade and Seconded by Councillor Brice: “That Request for Proposal 09/13 for Organics Processing Services be awarded to D.L. Bins Ltd. for an estimated cost over five years of \$4,850,000 (excluding taxes).”

Councillor Wade stated:

- Although she feels that the municipality needs to be good neighbours, it is important to be good stewards to Saanich taxpayers.
- The result of this service will be quality material that will be used for farming opportunities.

Councillor Brice stated:

- It would have been ideal if a local operation was the successful applicant; this is a process for producing a viable, much-needed product which can be used throughout Vancouver Island.

Councillor Derman stated:

- He supports the motion; there is no local processing capability available.
- Ideally, a five-year period is needed to make a good business case and invest in technology to operate.
- There is a need to look at innovative solutions to deal with this product; the compost market locally is saturated.

Councillor Sanders stated:

- She is pleased that organics will be processed although she would have preferred a local processor.
- Her concern is greenhouse gas emissions in moving the organics; she hopes the proponent will be able to accommodate all customers.

Councillor Gerrard stated:

- He supports the motion; it is unfortunate that the local processor withdrew.
- He hopes that the proponent can increase the capacity.

The Motion was then Put and CARRIED

CAPTIAL REGIONAL DISTRICT ACTIVITIES UPDATE

Council members provided updates on a variety of Capital Regional District initiatives.

Adjournment On a motion from Councillor Derman, the meeting adjourned at 8:36 pm.
 The meeting reconvened at 12:46 am.

RECOMMENDATIONS

From the Committee of the Whole Meeting held November 18, 2013

2110-35
Community
Gardens

MOVED by Councillor Wade and Seconded by Councillor Murdock: “That Council endorse the establishment of the community allotment garden in Gorge Park, that staff be directed to complete a detailed design of the garden, and that the District of Saanich initiate an operating agreement with the Gorge Tillicum Community Association who will oversee management of the garden.”

CARRIED

In Camera Motion **MOVED by Councillor Gerrard and Seconded by Councillor Brice: “That pursuant to Section 18(e) of Council Procedure Bylaw, 2007, No. 8840, the following meeting be closed to the public as the subject matters being considered relate to the proposed acquisition of land or improvements.”**

CARRIED

Adjournment On a motion from Councillor Gerrard, the meeting adjourned at 12:47 am.

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 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, NOVEMBER 18, 2013 AT 8:38 PM

Present: **Chair:** Councillor Sanders
 Council: Mayor Leonard and Councillors Brice, Derman, Gerrard, Murdock, and Wade
 Staff: Paul Murray, Chief Administrative Officer; Colin Doyle, Director of Engineering; Sharon Hvozdanski, Director of Planning; Donna Dupas,

Legislative Manager; and Lynn Merry, Senior Committee Clerk

2870-30
Boleskine
Road/Whittier
Avenue

433 AND 437 BOLESKINE ROAD / 3385 AND 3389 WHITTIER AVENUE – REZONING APPLICATION – ABSTRACT DEVELOPMENTS INC.

Report of the Director of Planning dated October 22, 2013 recommending approval of the rezoning from RS-6 to a new zone C-2BW (Boleskine Whittier commercial/apartment) and Development Permit DPR00542 for a proposed five-storey building containing 60 residential apartment units and commercial space with two levels of under-building parking; and that final reading and ratification of the Development Permit be withheld pending registration of a covenant to secure a \$60,000 contribution to an attainable housing trust fund to be managed by a new “attainable housing foundation”, or alternatively to secure a \$60,000 contribution to the Saanich Affordable Housing Trust Fund; and construction of the mixed-use building to a minimum BuiltGreen™ Silver, or equivalent energy and environmental performance standard. Report of the Advisory Design Panel dated July 11, 2013 recommending approval of the design.

The applicant, M. Miller, Abstract Developments Inc., introduced the development team; A. James, Architect, Warner James Architect; S. Murdoch, Landscape Architect, Murdoch de Greeff Inc.; L. King, Housing Consultant; and S. Pope, Lawyer, Reed Pope, and highlighted the following:

- Throughout the process, the applicant has responded to feedback from various stakeholders; the applicant is committed to a BuiltGreen™ Gold energy efficiency standard of construction.
- The Official Community Plan (OCP) supports this application; the proposed development is in close proximity to a village centre, Douglas Street corridor and the Galloping Goose trail.
- Consultation took place with neighbours, the Mount View Colquitz Community Association and the Gorge Tillicum Community Association; responses to this proposal have been positive and the applicant has addressed concerns identified.
- This proposed development will include two levels of under building parking; there will be a total of 71 parking stalls including 11 assigned to commercial use and 60 to residential.
- Conduits will be installed to charge electric vehicles and scooters from possible future rooftop solar panel retrofits.
- Seven parking stalls will be available at the front of the building for commercial use; four additional public parking stalls will be located on Whittier Avenue.
- There will be three green walls included in this development to break up the expanse of concrete; a cabled system will be used for the green walls.
- The sidewalk fronting the proposed development will be separated from the street by boulevard trees; a public seating area will be located at the corner of Boleskine Road and Whittier Avenue.
- Permeable pavers will be used in all exposed areas; water from the roof will be routed through concrete planters located around the periphery of the building.

In response to questions from Council, A. James stated:

- The applicant is committed to BuiltGreen™ Gold standard of energy

efficiency.

- The new trees to be planted will be 20 feet high.
- One parking stall will be available per residence.
- Eleven commercial parking stalls will be provided; seven stalls will be at grade at the front of the building and four stalls would be provided on Whittier Avenue.
- There is no option to move the parking from the front of the building because of the slope of the property.
- The commercial space could accommodate three small businesses.

In response to questions from Council, M. Miller, stated:

- The asphalt parking lot is to be reconfigured to soften the view from Boleskine Road; the steep incline on Whittier Avenue could affect accessibility.
- Any parking stalls that are not required by residents could be used for commercial parking.
- The new zone allows for commercial tenants but there is flexibility in that the commercial space can be divided into three separate spaces.

In response to a question from Council, the Director of Planning stated that it is common to have both retail and office as permitted uses. Depending on the variance granted, the business licence process will determine whether there is sufficient parking for that use and will grant a business licence accordingly.

In response to a question from Council, M. Miller stated that 1:1 parking has been successful in previous developments.

M. Miller, further stated:

- In conjunction with the rezoning proposal, the applicant would voluntarily donate \$60,000 to the Attainable Housing Foundation; if for any reason the Attainable Housing Foundation does not come to fruition, the contribution would be directed to the Saanich Affordable Housing Trust Fund.
- The Attainable Housing concept emerged from industry professionals aware of the challenges in converting the Saanich Affordable Housing Trust Fund into tangible, affordable housing options.
- This foundation will help to meet an increasing demand for affordable housing in the region.

In response to a question from Council, the Director of Planning stated that based on the concept used in other examples, if the Attainable Housing Foundation does not come to fruition six months of the Building Permit being issued, the contribution would be directed to the Saanich Affordable Housing Trust Fund.

L. King, stated:

- The Attainable Housing Foundation targets the lower-end of market housing; developers will fund the initiative.
- Developers must create modest-sized units which are affordable; the Foundation will provide limited funding to provide the down payment, allowing first time buyers to qualify for a mortgage.
- The mortgage down payment flexibility will be recognized by the mortgage insurer, such as Canada Mortgage and Housing Corporation (CMHC).
- Upon resale, the home buyer would be responsible for repayment of the funds provided for the down payment.

- The Foundation would be established as a registered non-profit society with a third-party volunteer Board; this initiative would flourish with development activity.

In response to questions from Council, L. King stated:

- The down payment would be secured as a second mortgage on the property.
- Six contributions of \$10,000 each would be available if this proposal is approved.

In response to a question from Council, S. Pope, stated that if the Foundation does not last in perpetuity, other local societies could be approached to be assigned the mortgage.

In response to a question from Council, the Director of Planning stated that if Council feels that the development warrants a Public Hearing, the Attainable Housing Foundation could be further discussed at that time.

PUBLIC INPUT:

M. Ikonen, Whittier Avenue, stated:

- The resident supports the application; this is a great development and will be an asset to the community.
- There is a concern about the insufficient number of commercial parking stalls for this development; residential parking permits for on-street parking may assist with this concern.
- There is also a concern about speeding on Boleskine Road.

M. Kalsbeek, Rogers Way, stated:

- The resident supports the application; the addition of Uptown Shopping Mall has increased foot traffic and business in the area.

J. Merrick, Boleskine Road, stated:

- There is a concern with the height of the building; a gentle transition to density is preferred.
- The insufficient number of commercial parking stalls is a concern; the 1:1 residential parking ratio is not realistic.

S. Phillips, Lorne Terrace, stated:

- There are concerns with the height of the building; the applicant has addressed the concerns of shading.
- The green wall proposed for the southeast corner will soften the concrete wall; this development is consistent with the Official Community Plan.

K. Carlsen, Whittier Avenue, stated:

- There are concerns with the height of the southeast corner of the building and the lack of visitor parking; issues with on-street parking due to the commercial units in the area will be compounded by the lack of visitor parking for this development.
- There were issues of flooding on the street in the past; this proposed development should address stormwater management to alleviate any potential flooding on the street and on the resident's property.

- S. Karpes, Vice President, Gorge Tillicum Community Association, stated:
- It is appreciated that the developer heard the concern from the Community Association regarding the sidewalk and separated it from the road.
- R. Wickson, President, Gorge Tillicum Community Association, stated:
- The Association encourages the developer to create a Traffic Demand Management plan and include a bus pass and a car share arrangement.
 - It is appreciated that the project will be constructed to a BuiltGreen™ Gold standard of energy efficiency and the applicant could strive for BuiltGreen™ Platinum.
- R. Nelson, Culduthel Road, stated:
- The height and size of the building are a concern; traffic will increase with the addition of this development.
 - The resident hopes that Council will not allow the parking variance; the application does not include disabled parking or a loading zone.
 - This proposed development does not fit with the character of the neighbourhood.
- In response to questions from the public, M. Miller stated:
- The height of the southwest corner will be approximately 70 feet.
 - Stormwater will be contained within the property line.

Motion:

MOVED by Mayor Leonard and Seconded by Councillor Brice : “That a Public Hearing be called to further consider the rezoning application on Lots 1, 2, 3, 4, Section 7, Victoria District, Plan 2340 (433 and 437 Boleskine Road/3385 and 3389 Whittier Avenue).”

Mayor Leonard stated:

- The applicant has consulted with neighbours and the Community Association; the proposed development meets the goals of the Official Community Plan.
- Density in this location is appropriate; he supports this application moving to Public Hearing.

Councillor Gerrard stated:

- He supports the motion; the proposed development is consistent with the Official Community Plan.
- A Traffic Demand Management Plan and on-street parking permits for residents should be considered.
- This proposed development is close to amenities and is an attractive and contemporary design.
- He is interested in receiving further information on the Attainable Housing Foundation.

Councillor Derman stated:

- He does not support the motion to proceed to Public Hearing although he appreciates the developer moving to BuiltGreen™ Gold and the attractive design.
- This development does not fit within this village centre; it is not an appropriate transition to the single family dwellings and over time will make single family dwellings less viable.

- The proposed development will create parking issues in this community; the quality of the pedestrian environment is not good.

Councillor Brice stated:

- She supports the motion; this is an attractive design and is consistent with the Official Community Plan and supported by municipal staff.
- The developer has addressed the residents' concerns.

Councillor Murdock stated:

- He supports the motion to proceed to Public Hearing; there is a vision for density in this area.
- The proposed development is close to transit, the Galloping Goose, a village centre and parks; parking concerns can be dealt with creatively.
- The applicant might consider ways to encourage residents to use alternative means of transportation; bus passes and additional bicycle parking could be considered.
- He is not convinced about the parking flexibility between residential and commercial; further information regarding the Attainable Housing Foundation is required.
- The concern about speeding on Whittier Avenue could be referred to the Engineering Department or the Administrative Traffic Committee.

Councillor Wade stated:

- She supports the motion; the lack of visitor parking is a significant concern.
- Residential parking permits and a Traffic Demand Management Plan should be considered.

Councillor Sanders stated:

- She supports the motion; she is concerned about parking and the impact on the neighbourhood.
- A Traffic Demand Management Plan and a car share agreement could be considered; this proposed development is a good mix for the community.

CARRIED
with Councillor Derman OPPOSED

2110-35
Gorge Park
Community
Gardens

GORGE PARK COMMUNITY ALLOTMENT GARDEN

Report of the Director of Parks and Recreation dated October 16, 2013 recommending Council endorse the establishment of the community allotment garden in Gorge Park and direct staff to complete detailed design of the garden; and that the District of Saanich initiate an operating agreement with the Gorge Tillicum Community Association who will oversee management of the garden.

D. Henderson, Director of Parks and Recreation, stated:

- The long range goals of the Strategic Plan include development of a community garden in each of the local areas.
- Staff are working with various community groups to identify appropriate locations for community gardens.

G. Darrah, Parks Planning and Design Manager, stated:

- Benefits of community gardens include food production, community building, creating environmental awareness, education and added vitality to the community.
- The Official Community Plan, the Strategic Plan, the Parks, Recreation and Culture Master Plan and the Community Gardens policy support the creation of community gardens.
- The Gorge Park Community Garden proposal came forward from the Gorge Tillicum Community Association and is community driven.
- There is an existing parking lot and water source near the site; trees in the area will not be impacted.
- The proposed location for the garden is not heavily utilized.
- Split rail fencing will surround the garden; raised, at grade and boxed garden beds will be available.
- The garden will be open for the public to visit; raingardens will mitigate stormwater.
- The intent of the garden is to create a stronger sense of community.

G. Epstein, Transitional Garden Committee, stated:

- Community consultation established that the community wants a multi-faceted garden which is accessible; growing food for donation will be considered.
- Gardens would be allotted to residents; a diverse membership would be selected and partnerships developed.
- The vision for the garden is to create a vibrant community hub and a garden rich in diversity.

PUBLIC INPUT:

S. Avery, Coordinator for Food Security, Saanich Neighbourhood Place, stated:

- They strongly support this initiative; its important to educate families at Saanich Neighbourhood Place as to where food comes from.
- Community gardens give residents the opportunity to try new things, to eat nutritious food, and to learn how to cut food costs.

L. Burns, Camrose Crescent, stated:

- There was minimal public process; only one Open House was organized.
- Public consultation engages the community and lets residents become part of the conversation; Parks staff should create a Management Plan for parks and consider what is important to park users.

C. Greenwood, Gorge Road West, stated:

- There have been changes to the demographics in the area; there are more young families and retirees in the community.
- Gardening allows for social interaction; it is important to the aging population.
- There are more families moving into apartment buildings with no yards; community gardens are good for the neighbourhood.

D. Stott, Coordinator of Feeding Ourselves and Others Community Garden, stated:

- Community gardens are an asset to the community and are a great way to develop a sense of community.
- There are many functions of a community garden including education.

**MOVED by Councillor Derman and Seconded by Councillor Murdock:
“That the meeting continue past 11:00 pm”.**

CARRIED

A. Ruszel, Ascot Drive, stated:

- The resident asks Council to oppose this community garden; specific plans for specific parks need to be developed in cooperation with residents.
- The municipality is inadvertently causing a great deal of stress in centres that don't have Parks Management Plans; this proposal is creating hostility between neighbours.
- There is no clear vision for this park; Parks Management Plans should be developed.

Resident, Gorge Road West, stated:

- The gardens will be accessible to the public; the community aspect is impressive.
- Reaching out to young people with education on food security is important.
- Council should support this initiative and move forward quickly.

L. Farwell, Colquitz Avenue, stated:

- The resident strongly supports this initiative; food security is important.
- Vancouver Island does not have enough farmland to grow food to feed its residents; carbon emissions in the food distribution network will be reduced due to the creation of community gardens.
- There is a need for gathering places in the neighbourhood; if this initiative does not work out, the garden can be removed.

P. Gill, Millgrove Street, stated:

- The resident does not support the proposal; there was a lack of consultation with the community and a concept plan has not been available to review.
- The process has failed to provide for open and inclusive community discussion regarding the appropriateness of the site.
- Residents should be given the opportunity to determine the current use and plans for the future.

P. Haddon, James Heights, stated:

- Community gardens have a socially-valuable purpose.
- There is a lack of plans for parks in the municipality; plans for parks can be created in a participatory manner that creates consensus.
- The resident is not objecting to this initiative; the municipality should consider the broader aspects of parks and the inclusion of the public in the planning process.

D. Hart, Albina Street, stated:

- The resident appreciates community gardens and their benefits; however, this is the wrong location for a community garden.
- There may be issues with run off and accessibility from the parking lot; there are other under-utilized locations in Saanich that could be used for community gardens.

W. Nesbitt, Millgrove Street, stated:

- The resident does not object to community gardens but this location is not appropriate.

- Instead of community gardens, the municipality could work with developers to ensure that green space is included in development plans.
- No alternative locations were considered.

D. Neve, Millgrove Street, stated:

- The Gorge Tillicum Community Association's initiatives have revitalized this park; however, serious consideration needs to be given to Gorge Park's heritage.
- This is a rare, urban forest with two open areas; the addition of a community garden will have a profound effect on current users.

D. Vogler, Maddock Avenue West, stated:

- The resident does not support a community garden being located in Gorge Park; urban farmers should not use public property.

C. Fedoruk, Earl Grey Street, stated:

- The resident supports the initiative; being an active participant in this park makes the resident feel a part of the community.
- There will still be areas of the park for other uses.

S. Karpes, Vice President, Gorge Tillicum Community Association, stated:

- Park clean ups have revitalized this park; a community garden will add to the community.

B. McPherson, Gorge Road West, stated:

- Community gardens create community and allow residents to become involved.

S. Relkey, Gorge Road West, stated:

- The resident does not feel comfortable when walking in the park because there are not a lot of users; gardens will give residents the opportunity to get to know neighbours and feel safer.
- Public spaces reflect communities.

P. Morin, Gorge Road West, stated:

- The resident supports this initiative and looks forward to gardening in the park.

F. Haynes, Chair of SCAN, stated:

- There is a strong interest in community gardens by residents of the municipality; the design of this garden is marvellous.
- Community gardens are consistent with the Official Community Plan and are assets to a neighbourhood.
- Safe play areas for children should be considered in the plan.

K. Wilkins, Rosehill Road, stated:

- Policy suggests twelve community gardens by 2036; the resident supports moving forward with this proposal.

I. Wiedeman, Gorge Road West, stated:

- The resident supports this proposal; gardening has assisted the resident in meeting neighbours.

Resident, Millgrove Street, stated:

- This is the wrong location for a community garden; gardens serve a small group of residents.

M. Fedoruk, Earl Grey Street, stated:

- The resident supports the initiative and sees it as a tremendous opportunity for the community; there is space in the park for other uses.
- Participating in events in the park allows residents to meet their neighbours; gardens will bring people together and educate them on food security and teach them how to grow their own food.

P. Parkhouse, Volunteer Coordinator of Victoria West Food Security Collective, stated:

- Community gardens gives residents access to healthy, local food; communities are cultivated when growing and sharing food.
- High density housing residents are becoming more isolated; this park is next to high density housing.
- The garden will become a gathering and learning place.

O. Anderson, Regina Avenue, stated:

- The resident supports this proposal; the park is not well-used.
- Meeting neighbours makes residents feel part of the community.

P. Ray, Gorge Road West, stated:

- People do not use this park; this is a perfect spot for a community garden.
- The garden is one small portion of the park; the resident is looking forward to gardening with neighbours.

R. Wickson, President, Gorge Tillicum Community Association, stated:

- The Gorge Tillicum Community Association has been considering community gardens in the neighbourhood for five years; consultation and information regarding this proposed community garden was made available.
- Community gardens build communities; Gorge Park needs increased activity.
- The Community Association is serious about this project and will enter into a formal agreement with the municipality to maintain the gardens.

Motion:

MOVED by Mayor Leonard and Seconded by Councillor Wade: "That it be recommended that Council endorse the establishment of the community allotment garden in Gorge Park; that staff be directed to complete a detailed design of the garden; and that the District of Saanich initiate an operating agreement with the Gorge Tillicum Community Association who will oversee management of the garden."

Mayor Leonard stated:

- He is dismayed to see residents divided about this issue; the Official Community Plan, Strategic Plan and the Local Area Plans speak about the addition of community gardens in neighbourhoods.
- There is significant policy base supporting community gardens; the Community Association embraced our goals and their efforts are appreciated.

Councillor Gerrard stated:

- Gorge Tillicum Urban Farmers are willing partners in this endeavour; this specific proposal has been fermenting for years.
- The Community Association will enter into a legal agreement to manage the garden; community gardens have been identified as contributing to green space, parks, food security and assists with feelings of social well-being.

Councillor Wade stated:

- She supports this project; this is a very creative partnership between the municipality, the Community Association and residents.
- There is openness in the process; the safe play area for children should be considered.

Councillor Derman stated:

- He is a strong believer in increasing local food production in urban agriculture; he is impressed by the efforts and energy of the volunteers involved in this initiative.
- The concept design by staff is impressive; there have been gaps in the process.
- The Community Garden policy has been in effect for ten years; going forward, best possible sites for community gardens need to be identified and public consultation needs to be included.

Councillor Brice stated:

- This is a good project; some residents do not feel that they were part of the process.
- The overriding benefit to the community makes this initiative worthy of support.

Councillor Murdock stated:

- He appreciates the efforts of the working groups and the community in helping Saanich realize its goal; residents have been heard.
- Council has to ensure there is an appropriate approach to engagement; he looks forward to seeing this initiative come to fruition.

Councillor Sanders stated:

- The work of the Gorge Tillicum Community Association and Gorge Tillicum Urban Farmers is appreciated; the heritage value of Gorge Park needs to be discussed.
- Community consultation is important; a smaller garden with fewer plots is preferable.
- Deer fencing should be considered; the location of the compost and sheds should be reconsidered.

The Motion was then Put and CARRIED

Adjournment

On a motion from Mayor Leonard, the meeting adjourned at 12:45 am.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK