



1110-30  
Sanitary Sewer  
Bylaw

**SANITARY SEWER BYLAW AMENDMENT – 2014 SEWER UTILITY RATES**  
Three Readings of the “Sanitary Sewer Bylaw, 2006, Amendment Bylaw, 2013, No. 9254”. To establish the 2014 sewer utility rates.

**MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That Bylaw No. 9254 be introduced and read.”**

**CARRIED**

**MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That Bylaw No. 9254 be read a second time.”**

**CARRIED**

**MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That Bylaw No. 9254 be now passed.”**

**CARRIED**

2870-30  
Boleskine  
Road/Whittier  
Avenue

**ZONING BYLAW AMENDMENT – NEW ZONE C-2BW (BOLESKINE WHITTIER COMMERCIAL/APARTMENT)**

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2013, No. 9255”. To create a new zone C-2BW (Boleskine Whittier commercial/apartment).

**MOVED by Councillor Wergeland and Seconded by Councillor Gerrard: “That Bylaw No. 9255 be introduced and read.”**

**CARRIED**

2870-30  
Boleskine  
Road/Whittier  
Avenue

**433 AND 437 BOLESKINE ROAD/3385 AND 3389 WHITTIER AVENUE – REZONING TO C-2BW**

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2013, No. 9256”. Rezoning from RS-6 to C-2BW for proposed residential apartment with commercial space on the ground floor.

**MOVED by Councillor Gerrard and Seconded by Councillor Wade: “That Bylaw No. 9256 be introduced and read.”**

**CARRIED**

## **RESOLUTIONS FOR ADOPTION**

5370-30  
Tender 19/13

**TENDER 19/13 – RITHET RESERVOIR REPLACEMENT**

Report of the Director of Finance dated December 4, 2013 recommending Council award Tender 19/13 for the Rithet Reservoir Replacement, and change orders within approved project budget, to Island West Coast Developments Ltd. in the amount of \$7,638,306 (excluding taxes).

**MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Tender 19/13 for the Rithet Reservoir Replacement, and change orders within approved project budget, be awarded to Island West Coast Development Ltd in the amount of \$7,638,306 (excluding taxes).”**

Councillor Gerrard stated that he is pleased to see the number of responses to this Tender and that the lowest three bids were close in price.

**CARRIED**

5370-30  
Tender 21/13

**TENDER 21/13 – STORM DRAIN AND SANITARY SEWER REPLACEMENT BY CIPP LINING**

Report of the Director of Finance dated December 4, 2013 recommending Council award Tender 21/13 for storm drain and sanitary sewer replacement by CIPP Lining, and change orders within approved project budget, to Insituform Technologies Ltd. in the amount of \$2,459,660 (excluding taxes).

**MOVED by Councillor Gerrard and Seconded by Councillor Brice: “That Tender 21/13 for storm drain and sanitary sewer replacement by CIPP Lining, and change orders within approved project budgets, be awarded to Insituform Technologies Ltd. in the amount of \$2,459,660 (excluding taxes).”**

Councillor Derman stated he hopes that in the future the municipality will explore integrated approaches for storm water management.

Mayor Leonard stated he continues to encourage management to inspire competition for future tenders for this work.

**The Motion was then Put and CARRIED**

5370-30  
Purchase Orders  
Craigflower Bridge  
Project

**ADMIRALS CORRIDOR/CRAIGFLOWER BRIDGE PROJECT UPDATE (AMENDMENTS TO PURCHASE ORDERS)**

Report of the Director of Engineering dated December 5, 2013 recommending Council approve housekeeping amendments as follows: (1) the purchase order to Don Mann Excavating Ltd. be increased by \$1,015,422 (\$507,422 for over-excavation and \$508,000 for extra work) to a total of \$16,916,050; (2) the purchase order to CMS Focus be increased by \$153,000 to a new total of \$650,000; and (3) the purchase order to Golder Associates be increased by \$50,000 to a new total of \$450,000.

**MOVED by Councillor Brice and Seconded by Councillor Gerrard: “That Council approve housekeeping amendments as follows:**

- 1) the purchase order to Don Mann Excavating Ltd. be increased by \$1,015,422 (\$507,422 for over-excavation and \$508,000 for extra work) to a total of \$16,916,050;**
- 2) the purchase order to CMS Focus be increased by \$153,000 to a new total of \$650,000; and**
- 3) the purchase order to Golder Associates be increased by \$50,000 to a new total of \$450,000.”**

**CARRIED**

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**RECOMMENDATIONS FROM COMMITTEES****1110-30**

Heritage  
Properties  
Maintenance  
Standards Bylaw

**HERITAGE PROPERTIES MAINTENANCE STANDARDS BYLAW**

Recommendation from the June 27, 2013 Arts, Culture and Heritage Advisory Committee that Council adopt a Heritage Properties Maintenance Standards Bylaw similar to that of the City of Victoria which should include requirements to address heritage properties that are left to deteriorate for two years with no proper maintenance.

Councillor Sanders stated:

- This discussion was precipitated by a complaint regarding a heritage property which was left to deteriorate; the Unsightly Premises Bylaw does not address maintenance of buildings.
- Heritage designation does not compel the homeowner to maintain the property.
- The Arts, Cultural and Heritage Advisory Committee recommended the two-year timeframe; setting a two-year timeframe may not prevent an owner from letting a building deteriorate.
- The Saanich Heritage Foundation supports not having an established timeframe; this allows the opportunity to be more proactive in ensuring maintenance standards are met.
- The City of Victoria's Heritage Property Maintenance Standards Bylaw has provisions requiring the owner to secure the building when unoccupied for specified periods.
- A Heritage Properties Maintenance Bylaw would give staff the means to approach the homeowner; it would encourage reasonable maintenance of the heritage property.

Councillor Wergeland stated:

- Staff should report on how they could enforce the Bylaw.

**MOVED by Councillor Sanders and Seconded by Councillor Gerrard:  
"That Council consider adopting a Heritage Properties Maintenance Standards Bylaw, subsequent to receiving a report from staff, to address heritage properties that are left to deteriorate without proper maintenance."**

Councillor Derman stated:

- He supports this motion and thanks the Arts, Culture and Heritage Advisory Committee for their work.
- There are properties in the municipality that have gone beyond reasonable possibility of repair; this Bylaw is a necessary step to protect our heritage buildings.

Councillor Brownoff stated:

- There is the need to develop a strategy to protect heritage buildings; heritage designation is a form of legal protection but it does not protect against deterioration.
- After a property has been allowed to deteriorate, the homeowner can ask that the property be removed from the Heritage Register.
- Minimum maintenance standards need to be addressed in the Bylaw.

Councillor Gerrard stated:

- He supports this motion; it is important to protect our heritage buildings.

**The Motion was then Put and CARRIED**

## REPORTS FROM MEMBERS OF COUNCIL

2110-20

Agricultural Land Reserve

### **FUTURE OF THE AGRICULTURAL LAND RESERVE (ALR)**

Report from Councillor Murdock dated December 2, 2013 recommending Council reaffirm its support for the preservation of farmland in the Province's Agricultural Land Reserve (ALR) and continue to work with the Agricultural Land Commission (ALC); that prior to any potential changes being made to the ALR, its mandate or authority, that a full and transparent consultation process be established with the agricultural community and Union of British Columbia Municipalities (UBCM); and that Saanich write letters to the Province and appropriate Ministers, as outlined.

Councillor Murdock stated:

- The municipality has a long track record of protecting farmland and supporting food production and food security; these are also priorities of Saanich residents.
- He is asking Council to reaffirm their support for the Agricultural Land Reserve (ALR); if changes to the ALR and Agricultural Land Commission (ALC) are being considered, Saanich should be consulted through the Union of British Columbia Municipalities (UBCM).
- Consultation with the agricultural community should be undertaken when looking at changes to the ALR.
- Further opportunities to secure and enhance farmland should be explored; the municipality should make it clear to the Province that Saanich values the ALR and ALC and their role in protecting farmland and ensuring that it is preserved.

**MOVED by Councillor Murdock and Seconded by Councillor Wergeland:  
"That:**

- 1) Council reaffirm its support for the preservation of farmland in the Province's Agricultural Land Reserve (ALR) and continue to work with the Agricultural Land Commission (ALC);**
- 2) prior to any potential changes being made to the ALR, its mandate or authority, that a full and transparent consultation process be established with the agricultural community and the Union of British Columbia Municipalities (UBCM);**
- 3) Saanich ask the Province, the Minister Responsible for Core Review and the Minister of Agriculture to work with the agricultural community and the UBCM to identify further opportunities to enhance viability of farming in the Province; and**
- 4) letters be written to the Minister Responsible for Core Review, the Minister of Agriculture and local Members of the Legislative Assembly to advise that Saanich supports the preservation of the integrity of the ALR and its management by an independent and adequately funded ALC."**

Councillor Brownoff stated:

- This is an important issue; she supports the motion.
- Not enough agricultural products are being produced locally to sustain residents; there is a need to work on an ALR strategy with other stakeholders.

Councillor Derman stated:

- He supports the motion; changes to the ALR should be tailored by people whose position it is to support agriculture.
- It is essential that the government is made aware of the importance of the ALR to the municipality and to the Province.

Councillor Gerrard stated:

- He supports the motion; every member of this Council is committed to protecting the ALR.
- The Strategic Plan and Official Community Plan include food security as one of the themes; the local farming community must be supported.
- Young people are being encouraged to take up farming; leasing land may offer further opportunities for farming.

Councillor Sanders stated:

- Council needs to stand firm and support the ALR.

Mayor Leonard stated:

- He is pleased to see the referral to the UBCM; input through the UBCM is important to make sure residents throughout the Province have a voice.
- The ALR and how it affects economic development is different in regions throughout the Province.

**The Motion was then Put and CARRIED**

1410-20  
Reports from  
Committees

**REPORTS FROM SAANICH ADVISORY COMMITTEE CHAIRS**

Council members provided updates on the various Saanich Advisory Committees they Chair.

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 8:25 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 ON NOVEMBER 18, 2013

2710-40  
Westbank Street

**WESTBANK STREET (LOTS 1 AND 2, PLAN 1278A) – PROPOSED ACQUISITION**

**"That:**

- a) Council approve the acquisition of Lots 1 and 2, Block 4, Section 24, Lake District, Plan 1278A (Westbank Street) for \$298,000 as an addition to Mount Douglas Park; and**
- b) subject to the acquisition, Council authorize the preparation of a road closing bylaw for that portion of the Westbank Street road right-of-way that is not required to provide legal access to adjacent properties."**

DISTRICT OF SAANICH  
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, DECEMBER 9, 2013 AT 8:26 PM**

Present:

- Chair:** Councillor Wade
- Council:** Mayor Leonard and Councillors Brice, Brownoff, Derman, Gerrard, Murdock, Sanders and Wergeland
- 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

2870-30  
Temple Avenue

**1124 TEMPLE AVENUE – REZONING APPLICATION – PAUL AND KAREN JOHANSSON**

Report of the Director of Planning dated October 7, 2013 recommending Council approve the rezoning from RS-18 to RS-8 and RS-10 for a proposed two lot residential subdivision; and that prior to final reading a covenant be registered to require that any new dwelling on proposed Lot 1 conform to a minimum BuiltGreen™ Gold or equivalent energy efficient building design and construction standard; and the exterior design, height, size and siting of a dwelling on proposed Lot 1 is consistent with the conceptual housing style presented to Council.

Mr. D. Strongitharm, Cityspaces Consulting, on behalf of applicants P. and K. Johansson, stated:

- The location of the proposed new driveway has been adjusted to protect boulevard trees; residents have expressed a concern regarding installation of standard curb and gutter which will change the character of the neighbourhood.
- The applicants are open to further discussion with staff regarding a contribution in lieu of street improvements.
- The existing house will be retained; there are no variances requested.
- On the issue of precedent, there is one other lot in the neighbourhood that could be subdivided under current policy.
- The application is consistent with the intent of the Official Community Plan and the Cordova Bay Local Area Plan.
- Under the current zoning, a 6,000 square foot house could potentially be built on this lot; the applicants have agreed to a restrictive covenant limiting the size of the new house on the RS-10 lot to that permitted under RS-8 zoning.
- The applicants spoke with neighbours, provided information and held an Open House; the Cordova Bay Association for Community Affairs support the application.
- The applicants are committed to BuiltGreen™ Gold standard or equivalent energy efficient building design and construction standard.
- Staff have not identified traffic concerns in this neighbourhood; the narrowness of the streets act as traffic calming.

In response to questions from Council, D. Strongitharm stated:

- Re-alignment of the driveway will save the boulevard trees; no other trees on the lot will be removed.
- The applicants are committed to a covenant limiting the size of the house on the proposed RS-10 lot to that permitted under RS-8 zoning.

In response to a question from Council, the Director of Planning stated that there are no records available regarding the consolidation of the lots in 1982.

Councillor Derman stated that according to the Arborist Report, there is one further tree on the lot that may have to be removed due to excavation.

**PUBLIC INPUT:**

C. Cross, Major Road, stated:

- The assumption that people who did not attend the meeting in 2012, do not care about this proposed development, is not correct; neighbours were not available to attend the meeting due to illness, death or being out of town.
- The July 4, 2012 Committee of the Whole meeting minutes were referred to; there have been no changes to this application from the previous application that was rejected.
- There is a concern regarding traffic in this neighbourhood; this property was cleared of trees after the rejection of the previous application.

M. Owen, Major Road, stated:

- Council is asked to reject this application; the metrics used by the Community Association to change their mind and support this application are not correct.
- This application sets precedent in the neighbourhood; there are no other RS-8 or RS-10 lots in the vicinity.



- The previous owner consolidated the lots to preserve the natural environment; the proposed housing design is not in keeping with the character of the neighbourhood.
- There is significant opposition to this proposed development which has not changed over the past two years; this process has caused divisiveness between neighbours.

R. Phillips, Temple Avenue, stated:

- This development should not be used as precedent-setting.

D. Strongitharm, stated:

- There are differences between the previous application and this application including improved consultation, the Community Association supports this application and the design of the house.

In response to a question from Council, the Director of Planning stated that based on the current Zoning Bylaw, a dwelling, up to 6,700 square feet, could be built on the existing RS-18 parcel.

In response to a question from Council, the Director of Engineering stated the existing dwelling is currently on septic and would be required to be connected to the sanitary sewer.

**Motion:**

**MOVED by Mayor Leonard and Seconded by Councillor Derman: "That a Public Hearing be called to further consider the rezoning application on Lot B (DD L44319), Block 1, Section 121, Lake District, Plan 1308 (1124 Temple Street)."**

Mayor Leonard stated:

- A Public Hearing would allow for proper notice and give the community a chance to discuss the application; he supports this application moving to Public Hearing.
- Alternatives to curb and gutter improvements need to be explored by Staff; improvements should not change the character of the neighbourhood.

Councillor Murdock stated:

- A Public Hearing is an appropriate opportunity for neighbours to share their concerns and support; he looks forward to the opportunity to hear more information at the Public Hearing.

Councillor Derman stated:

- There are changes to the application in regards to the restriction on house size and the attitude of the Community Association; a Public Hearing gives neighbours a chance to voice their opinions.
- This neighbourhood has a unique feel; curb and gutter is not wanted.
- The applicant is willing to contribute to something other than curb and gutter to preserve the quality of the neighbourhood.

Councillor Gerrard stated:

- He supports the application proceeding to Public Hearing; he would like to hear from the public as to what their thoughts are regarding this application.

Councillor Sanders stated:

- A Public Hearing gives the community an opportunity to voice their opinion.
- She is concerned that if this lot is left intact, there is the possibility of a 6,700 square foot house being built.

Councillor Brice stated:

- A Public Hearing will allow a formalized process to take place and allow neighbours to provide feedback.
- She looks forward to hearing from the Community Association as to how they determined their measure of support.

Councillor Wergeland stated:

- He supports the application proceeding to Public Hearing; the neighbours are not supportive of the addition of curb and gutter.

Councillor Brownoff stated:

- She supports the application moving to Public Hearing; she is concerned about the location of the proposed new driveway and traffic movement.
- The applicant has proposed to restrict the house size by covenant; it is unfortunate the trees were cleared on the property.
- The applicant should provide a site plan showing the building footprint of an RS -18 house compared to the footprints of the proposed two RS-8 houses; a covenant to restrict additions to the two dwellings should be considered.

**The Motion was then Put and CARRIED**

Adjournment

On a motion from Mayor Leonard, the meeting adjourned at 9:12 pm.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK