

DISTRICT OF SAANICH  
MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, JANUARY 13, 2014 AT 7:30 PM**

Present:               **Chair:**       Mayor Leonard  
                          **Council:**   Councillors Brice, Brownoff, Derman, Gerrard, Murdock, Sanders, Wade 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

Minutes               **ADOPTION OF MINUTES**

**MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: “That Council adopt the minutes of the December 16, 2013 Council and Committee of the Whole meetings and the December 17, 2013 Special Council meeting.”**

**CARRIED**

**BYLAWS**

2870-30  
Kremlin Street

**3839 KREMLIN STREET – REZONING TO RS-4**

Final Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2013, No. 9244”. 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. 9244 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

1110-30  
Loan Authorization  
Bylaw

**SEWER CONSTRUCTION AND IMPROVEMENT LOAN AUTHORIZATION BYLAW**

Final Reading 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 adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

1110-30  
Loan Authorization  
Bylaw

**SEWER MAIN REPLACEMENT LOAN AUTHORIZATION BYLAW**

Final Reading 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 Sanders: “That Bylaw No. 9247 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

1110-30Loan Authorization  
Bylaw**AUTOMATED REFUSE TRUCKS AND PACKERS REPLACEMENT LOAN AUTHORIZATION BYLAW**

Final Reading 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 Brownoff: "That Bylaw No. 9248 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**1110-30Loan Authorization  
Bylaw**GARBAGE AND GARDEN WASTE BINS PURCHASE AND ASSEMBLY LOAN AUTHORIZATION BYLAW**

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

**MOVED by Councillor Brice and Seconded by Councillor Sanders: "That Bylaw No. 9249 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**6840-20Sewer Service  
Area**SANITARY SEWER BYLAW AMENDMENT – INCLUSION OF 2361 QUEENSWOOD DRIVE IN THE SEWER SERVICE AREA**

Three Readings of the "Sanitary Sewer Bylaw, 2006, Amendment Bylaw, 2014, No. 9257". To include 2361 Queenswood Drive in the Sewer Service Area.

**MOVED by Councillor Wergeland and Seconded by Councillor Derman: "That Bylaw No. 9257 be introduced and read."**

**CARRIED**

**MOVED by Councillor Wergeland and Seconded by Councillor Derman: "That Bylaw No. 9257 be read a second time."**

**CARRIED**

**MOVED by Councillor Wergeland and Seconded by Councillor Derman: "That Bylaw No. 9257 be now passed."**

**CARRIED**2870-30

Gorge Road West

**ZONING BYLAW AMENDMENT – NEW ZONE CD-3GA (COMPREHENSIVE DEVELOPMENT GORGE ADMIRALS)**

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2014, No. 9258". To create a new zone CD-3GA (Comprehensive Development Gorge Admirals).

**MOVED by Councillor Gerrard and Seconded by Councillor Wergeland: "That Bylaw No. 9258 be introduced and read."**

**CARRIED**

2870-30

Gorge Road West

**994 AND 998 GORGE ROAD WEST – REZONING TO CD-3GA**

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2014, No. 9259”. Rezoning from C-3 and C-10 to CD-3GA for proposed independent supportive living senior’s residence and community care facility.

**MOVED by Councillor Wade and Seconded by Councillor Gerrard: “That Bylaw No. 9259 be introduced and read.”**

**CARRIED**2870-30

Gorge Road West

**HERITAGE REVITALIZATION AGREEMENT AUTHORIZATION BYLAW – CRAIGFLOWER BRIDGE STORE (BROOKMANS GROCERY) ON GORGE ROAD WEST**

First Reading of the “Heritage Revitalization Agreement Authorization Bylaw, 2014, No. 9260”. To authorize an agreement with the owners of the property at 994 and 998 Gorge Road West for the rehabilitation of the Craigflower Bridge Store and its relocation on the 998 Gorge Road West site.

**MOVED by Councillor Wade and Seconded by Councillor Sanders: “That Bylaw No. 9260 be introduced and read.”**

**CARRIED****RESOLUTIONS FOR ADOPTION**5370-30

RFP 32/13

**REQUEST FOR PROPOSAL 32/13 – COMPUTER REPLACEMENT EQUIPMENT**

Report of the Director of Finance dated January 6, 2014 recommending Council award Request for Proposal 32/13 for computer replacement equipment to Island Key Computers with the estimated initial cost for replacement of \$640,000 (excluding taxes).

**MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That Request for Proposal 32/13 for computer replacement equipment be awarded to Island Key Computers with the estimated initial cost for replacement of \$640,000 (excluding taxes).”**

Councillor Derman stated as the cost per unit replacement appears high, he would appreciate if staff would follow up and could advise on the further specifications of this tender.

**CARRIED**5370-30

Tender 26/13

**TENDER 26/13 – RENTAL OF TRUCKS AND EQUIPMENT**

Report of the Director of Finance dated January 6, 2014 recommending Council award Tender 26/13 for the rental of trucks and equipment with the yearly approximate cost excluding taxes as follows: (1) WeeBee Hauling and Services for single axle, tandem axle dump trucks and trailer (pup) in the amount of \$455,000; (2) Don Mann Excavating Ltd. for rubber tired backhoes and accessories and slinger rental in the amount of \$188,000; and (3) Arbutus Excavating Ltd. for hydraulic excavators and excavator in the amount of \$230,000.

**MOVED by Councillor Brice and Seconded by Councillor Gerrard: “That Tender 26/13 - Rental of Trucks and Equipment, be awarded in three sections each with the yearly approximate cost excluding taxes, as follows:**

- 1. WeeBee Hauling and Services, Section 1, for single axle, tandem axle dump trucks and trailer (pup) in the amount of \$455,000;**
- 2. Don Mann Excavating Ltd., Section 2, for rubber tired backhoes and accessories and slinger rental in the amount of \$188,000; and**
- 3. Arbutus Excavating Ltd., Section 3, for hydraulic excavators and excavator in the amount of \$230,000.”**

Councillor Wergeland requested that, in future, competitive bids be included in the report from the Director of Finance. He also stated that it may be cost-efficient if one supplier could provide multiple services.

**CARRIED**

5370-30  
Tender 20/13

**TENDER 20/13 – YARD AND GARDEN WASTE PROCESSING**

Report of the Director of Finance dated January 8, 2014 recommending Council award Tender 20/13 for yard and garden waste processing to MacNutt Enterprises Ltd. for a three year approximate amount of \$483,000 (excluding taxes and assuming an average of 8,000 tonnes processed per year).

**MOVED by Councillor Brice and Seconded by Councillor Gerrard: “That Tender 20/13 for yard and garden waste processing be awarded to MacNutt Enterprises Ltd. for a three year approximate amount of \$483,000 (excluding taxes and assuming an average of 8,000 tonnes processed per year).”**

In response to a question from Council, the Chief Administrative Officer stated that this tender does not take away from the benefit that the Parks Department receives for recycling organics.

**CARRIED**

1300-20  
FCM Membership  
Dues

**FEDERATION OF CANADIAN MUNICIPALITIES MEMBERSHIP DUES**

Invoice from the Federal of Canadian Municipalities requesting payment of 2014 membership dues in the amount of \$15,339.07 and travel funds in the amount of \$1,920.66.

**MOVED by Councillor Derman and Seconded by Councillor Gerrard: “That Council authorize the payment of the 2014 membership dues in the amount of \$15,339.07 and travel funds in the amount of \$1,920.66 to the Federation of Canadian Municipalities.”**

**CARRIED**

**RECOMMENDATIONS FROM COMMITTEES**

2510-25  
Durrell Creek

**DURRELL CREEK MANAGEMENT PLAN – DRAINAGE/FLOODING ISSUES IN THE INTERURBAN/COURTLAND/HASTINGS AREA**

Recommendation from the November 14, 2013 Peninsula Agricultural Commission (PAC) that Council direct staff to take the necessary action to resolve the drainage issues at Durrell Creek; and memorandum from the Director of Engineering dated January 8, 2014 providing further information about recent flooding and responsibilities with respect to management of stormwater in the area and, should Council agree to PAC's request, proposing further actions to reduce the risk of flooding in the future.

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

- Stop logs are placed in Durrell Creek upstream from the culvert and are intended to keep water on the Panama Flats during the winter; there is a protocol in place as to when the stop logs are placed and removed.
- Colquitz Creek is at the same elevation of Panama Flats.
- Tide flaps require a difference in elevation of three to four feet to be effective therefore they would not function at this location.
- Information suggests that unique weather patterns will increase in frequency due to Climate Change.
- The measures that can be taken to alleviate flooding will vary in their level of certainty; suggestions in the Durrell Creek Integrated Watershed Management Plan (Durrell Creek IWMP) to alleviate flooding include installation of a drainage utility or a pump in the upstream side of the culvert.
- Berming around agricultural fields is common on the Mainland and could be an appropriate technique in this area.

Councillor Derman stated:

- The original Durrell Creek IWMP is considered to be a phased plan; Phase II involves installation of a pump station and a back gate to prevent flooding in the flats.
- Berming might not be a viable option because of the elevation of the agricultural land.
- Cost-sharing between property owners and the municipality should be considered.
- Installation of a pump station would require pre-approval from Fisheries and Oceans Canada and the Ministry of Environment.

**MOVED by Councillor Derman and Seconded by Gerrard: "That:**

- 1. Council authorize staff to**
  - a. investigate what the process would be to move to Phase II of the original Flood Plain Management Plan; and**
  - b. investigate the opportunity to establish pre-approvals should there be a need to do manual pumping in 2014;**
- 2. Saanich explore with the landowners, the creation of a Local Service Area to construct and operate an irrigation pumping station at Interurban Road;**
- 3. Saanich reinstate negotiations with the Federal Correctional Institution (Wilkinson Road prison) for access to the portion of the creek on Federal property; and**
- 4. Staff continue to maintain Durrell Creek between Interurban Road and Wilkinson Road in a manner consistent with other natural water courses in Saanich, subject to approval of access as noted above."**

Councillor Gerrard stated:

- Farming will be impacted if nothing is done; the ditch is not being cleared which compounds flooding.
- He is in favour of a permanent solution.

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

- Pumping was done this year at a cost of approximately \$10,000 to \$15,000.
- Durrell Creek has been identified as a natural flood plain; if pumping was to take place, it would be done in cooperation with the cost shared between the municipality and the property owners.
- A Local Service Area Bylaw allows the municipality to recover costs for different classes of work provided; the bylaw would stipulate the percentage that property owners must pay.
- Consultation must take place with property owners and leasees before this item can come back to Council; this process should take approximately six weeks.
- Temporary pumping can be done in the interim.

**The Motion was then Put and CARRIED**

## **REPORTS FROM MEMBERS OF COUNCIL**

1300-60

Canada Post

### **ELMINATING HOME DELIVERY OF MAIL FROM CANADA POST**

Report from Councillor Brownoff dated January 6, 2014 making recommendations further to the announcement by Canada Post Corporation of its intention to eliminate home delivery of mail.

Councillor Brownoff stated:

- With the recent announcement by Canada Post eliminating home delivery of mail, there is concern how community mailboxes will be accommodated within established neighbourhoods.
- Saanich has a Super Mailbox Location Policy; in visiting some of the sites of community mailboxes it is apparent that the policy is not being adhered to.
- Canada Post recently released a new Delivery Planning Standards Manual for builders and developers which states that community mailboxes should be in a convenient, central location close to individual residences on sites chosen for easy access and a pleasing appearance; easy access is not defined and, in Saanich, that seems to mean easy vehicle access.
- The manual also states that a one-time set up fee of \$200 per lot will be charged to developers where Canada Post determines that community mailboxes will be utilized; the decision to charge this fee has been deferred for two years.
- She questions whether this would mean that residents will have to pay this fee if Canada Post deems that community mailboxes will be utilized.
- No guidelines around safety or security are included in the manual; the manual states that boxes must be accessible to disabled people but no standards are defined.
- The standards in the Canada Post manual are not appropriate for historic neighbourhoods to be retrofitted.
- Saanich should work with colleagues across Canada through the Federation of Canadian Municipalities (FCM) to establish a committee to work on this issue.
- Ensuring costs are not downloaded to municipalities should be a key goal.

**MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That:**

- 1. Saanich Council write the Prime Minister of Canada, Premier of BC and the Ombudsman for Canada Post, to request they re-evaluate the financial and social impacts that Canada Post's premature announcement can have on municipalities and taxpayers, and consideration be given to:
  - a. the "grandfathering" of current home delivery service and reviewing the number of days per week for delivery;**
  - b. the need to review this change in service with an "Age Friendly" lens, Crime Prevention Through Environmental Design, safe walking distance and walking area, maintenance of infrastructure (including graffiti) and maintaining site locations (i.e. overgrown vegetation, etc.), litter and security of contents; and****
- 2. the Federation of Canadian Municipalities be asked to establish a working group to address this issue with all levels of government prior to cancellation of home delivery of mail across Canada."**

Councillor Gerrard stated:

- Every municipality and region will be discussing this issue; he supports asking the FCM to establish a working group to address the issue.

Councillor Derman stated:

- He thanks Councillor Brownoff for bringing this issue to Council; the motion is supportable.
- The Solicitor should be asked to find out what the municipality can control via bylaw; an increase in vehicle travel to a community mailbox is unacceptable.
- Possible changes to mail delivery should not be detrimental to residents.

Councillor Wade stated:

- Consolidation of service makes sense in some areas of Canada; there is a responsibility to spend taxpayers' money wisely.
- The assumption that "one solution fits all" is incorrect; dialogue needs to take place with the FCM, Canada Post and communities to discuss how savings can be achieved and what areas should not be affected by change because of such things as demographics or geography.
- She supports asking the FCM to establish a working group.

Councillor Murdock stated:

- All recommendations are supportable; there is considerable value in forming a working group at the national level for discussion on the impacts of this announcement.
- All municipalities will be enduring hardships as a result of this change; Saanich needs to be prepared for changes to its pedestrian and natural environments, safety and accessibility.
- He supports working collaboratively with municipalities across the country to find solutions to this issue.

Councillor Sanders stated:

- She thanks Councillor Brownoff for the work on this issue; graffiti, accessibility and parking near community mailboxes are concerns.
- There was no public process; other options as an alternative to elimination could be explored.

- Other countries have reduced mail delivery to three days a week; she looks forward to having the discussion.

Councillor Brice stated:

- She compliments Councillor Brownoff for the thoroughness of this report; there is concern on the impact of this announcement for the elderly and frail.
- Working with colleagues across the country is an excellent idea; we are at the point of significant change in the way service is provided.
- Location, safety and security of super mailboxes should be discussed.

Councillor Wergeland stated:

- Cost and economics are the reality of our time; seniors are creative and adaptable to change.
- Community mailboxes may help residents connect with neighbours; he supports the FCM creating a working group to discuss.

**The Motion was then Put and CARRIED**

Adjournment            On a motion from Councillor Brownoff, the meeting adjourned at 8:07 pm.

The meeting reconvened at 9:46 pm.

#### **RECOMMENDATIONS**

*From the Committee of the Whole Meeting held January 13, 2014*

2860-40  
Interurban Road

**4481 INTERURBAN ROAD – DEVELOPMENT VARIANCE PERMIT – CITYSPACES CONSULTING LTD.**

**MOVED by Councillor Derman and Seconded by Councillor Wade: “That Council approve and issue Development Variance Permit DVP00342 on Lot 2, Section 96, Lake District, Plan VIP68477 (4481 Interurban Road).”**

**CARRIED**

In Camera Motion    **MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That pursuant to Section 18(b), (c), (e), and (m) of the Council Procedure Bylaw, 2008, No. 8840, the following meeting be closed to the public as the subject matters being considered relate to an identifiable individual or body being considered for an award or honour, the acquisition of land and improvements, and labour relations and Intergovernmental relations under Section 16 of the Freedom of Information and Protection of Privacy Act.**

**CARRIED**



Adjournment On a motion from Councillor Derman, the meeting adjourned at 9:48 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, JANUARY 13, 2014 AT 8:09 PM**

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

6840-20  
Sewer Service  
Area

**4559 CORDOVA BAY ROAD (A PORTION) – REQUEST FOR INCLUSION IN SEWER SERVICE AREA**

Report of the Director of Engineering dated December 11, 2013 recommending Council include the front 25 m of 4559 Cordova Bay Road in the Sewer Service Area and the necessary bylaw amendment be prepared.

Mr. M. Johnston, M.H. Johnston & Associates Inc., on behalf of the owner, Mr. Loken, stated:

- The updated plan does not have variances; the dwelling on the property is smaller than in the original plan.
- The owner wishes to be connected to the municipal sewer and is willing to pay the costs for the connection.

**PUBLIC INPUT:**  
Nil

**Motion:** **MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That the application to include the front 25 m of Lot 4, Block 6, Section 24, Plan 1278A (4559 Cordova Bay Road) in the Sewer Service Area be approved.”**

In response to a question from Council, the Director of Engineering stated:  
- This is a small site with sandy soil; it would be problematic to try to serve it by septic.

- The Cordova Bay Local Area Plan and the Official Community Plan support inclusion in the Sewer Service Area.

**CARRIED**

2860-40

Interurban Road

**4481 INTERURBAN ROAD – DEVELOPMENT VARIANCE PERMIT – CITYSPACES CONSULTING LTD.**

Report of the Director of Planning dated December 16, 2013 recommending Council approve Development Variance Permit DVP00342 for proposed new Centre for Trades Education and Innovation with an ancillary trades yard, access driveways and parking facilities on the site of the former Tillicum Lodge.

The applicant, Mr. G. Symmons, Principal, CitySpaces Consulting with Mr. P. Lockie, Vice President, Administration and CFO of Camosun College presented:

- The applicant is seeking approval of a variance for a reduction of the number of parking stalls.
- The existing Trades Centre is approximately 40 years old; the proposed building will be LEED® Gold and will be built on the footprint of the Tillicum Lodge site to minimize the impact on greenspace.
- Disabled access has been integrated within the main staircase at the front of the building.
- Amenities include the potential for public art, bicycle parking and a bus stop directly in front of the proposed building.
- It is necessary to remove 78 bylaw-protected trees from the site; 78 replacement trees and 1,200 reforestation saplings will be planted.
- The applicant is requesting a 66% reduction in required parking stalls; this is consistent with the approved parking variance for the Pacific Institute for Sports Excellence (PISE).
- The parking variance is supported by Saanich staff and Camosun College's Traffic Demand Management (TDM) initiatives.
- Camosun College has reduced the amount of available parking; this has resulted in a decrease in single-occupancy vehicular traffic and an increase in public transit use.
- Camosun College is the second largest trades college in BC; approximately 1/3 of Camosun staff and students live in Saanich.
- The "Camosun Express", a shuttle from the West Shore to the two Camosun campuses, was introduced two weeks ago.
- The Glendale Trail System will be extended as part of the proposed development.
- A detailed Environmental Plan was undertaken and a Tree Preservation Plan has been developed.
- This proposed development is consistent with the Glendale Lands Plans and MOU.
- Sustainability features include reuse of the Tillicum Lodge site, LEED® Gold construction, recycling a number of facilities, storm management, bicycle parking, and a vehicle recharging centre.
- This is a fully serviced site; contributions are being made for offsite road improvements as part of the MOU.

In response to questions from Council, the applicant stated:

- The applicant is willing to comply with requirements of directing lights and light pollution and to consult with the Royal Astronomical Society.

- Camosun College is aligning their parking fees with the University of Victoria.
- The new parking lot will have 165 stalls.
- The development of this proposed building will not increase the number of students to the campus.
- PISE was granted the same parking variance; this assisted in reducing vehicular traffic.
- Reconfiguration of the parking is not viable because of the grade of the site; the proposed configuration minimizes the removal of trees and blasting and maximizes efficiency.
- Free staff parking is embedded in the Collective Agreement; options to free staff parking will be explored in the future.
- This proposed design attempts to minimize tree removal; the reforestation saplings will repair the edge between the parking lot and the wooded area.
- There is a commitment to continued planting and maintaining greenspaces.
- The applicant is reluctant to advise Camosun College to commit to restricting development in the long term.
- Saanich Planning provided a list of community organizations and these community members were invited to an Open House to discuss the key aspects of the proposed development.
- Goward Springs Watershed Stewards were not included in the list provided; the applicant did meet with Goward Springs in December, 2013.
- Some of the Trades programs in the existing buildings will be relocated to the proposed building; a significant change in enrolment is not expected.
- The "Camosun Express" is a pilot project which runs until March, 2014; continuation of the Express will be contingent on the success of the program.
- An additional payment of just over \$100,000 will be contributed through the MOU for off-site road improvements.
- The Camosun College Student Association runs an evening shuttle vehicle program for students who are concerned about their safety; security guards patrol the campus on a regular basis.
- The parking lots are fully lit.

**PUBLIC INPUT:**

P. Whitworth, President of the Royal Oak Community Association, stated:

- This is a worthy project; with a few changes to the design, it could be a more efficient building overall.
- A high profile public consultation process may have generated ideas to make this proposed development more desirable and efficient.
- Trade Unions were not consulted on design and lay out.

R. Fisher, Chair of Mechanical and Metal Trades, Camosun College, stated:

- Public consultation included local industry and Union leaders; this proposed facility will allow the option of offering ship building training.
- The current facilities are over 40 years old; this new facility will be a welcome addition and fulfil the needs of students and staff.
- The proposed parking variance and tree removal was not taken lightly.
- Technology has changed; this proposed facility will allow for new technology and the space needed for the programs.

K. Whitworth, Secretary of the Royal Oak Community Association, stated:

- The Royal Oak Community Association (ROCA) was not informed of this project until December, 2013; there was no meaningful public consultation.

- Designing a two-storey facility would result in a smaller footprint and would allow for more space for parking.
- ROCA's concerns include the parking lot encroaching on the wooded area, the proposed parking variance, the lack of progress on the TDM, the uncertainty of the continuation of the Express shuttle and lack of amenities.
- There is also concern that development variance permits do not require signage; Council is asked to review this policy to ensure that the public is aware when an amendment is requested.
- There is a demand for education in areas that are traditionally overlooked.

G. Baynton, Chief Executive Officer, Vancouver Island Construction Association, stated:

- A skills gap is coming to British Columbia in the near future; Camosun College has been vital in training trades people for the Greater Victoria region.
- The current facilities are out-of-date; a state of the art facility is necessary to meet demands.
- Industry stakeholders, Unions, students and educators were invited to attend design charettes; the proposed design and utilization of space was discussed in length.
- Camosun College is a key partner in British Columbia in meeting the skills demand and building and maintaining infrastructure.

S. Wilson, Fourth Street, stated:

- The proposed development is exciting; students will benefit from access to new technology.
- The new facilities will assist in meeting future skills demands.

P. Jones, Automotive Instructor, Camosun College, stated:

- The proposed new state-of-the-art facilities will allow instructors to provide first-rate educational opportunities; the wide variety of programs Camosun will offer from this facility will provide both upgrade skills and foundation and apprenticeship programs that prepare students for successful entry into careers in Trades.

L. Husted, on behalf of the Goward Springs Watershed Stewards, stated:

- More community consultation would have been appreciated.
- Goward Springs questions why, when enrolment will not increase, is there a need for more parking; no additional parking is supportable.
- Adhering to the Climate Action Plan is important to future generations.

In response to questions from the public, the applicant stated:

- The yard area will encroach on the wooded area but encroachment has been minimized by having the parking area on the east side.
- The applicant was not aware of the existence of the Goward Springs Watershed Stewards; Camosun is committed to the continuation of the trail system.
- A two-storey building would not be viable due to noise transference from the workshops.

**Motion:**

**MOVED by Councillor Gerrard and Seconded by Councillor Brice: "That it be recommended that Council approve and issue Development Variance Permit DVP00342 on Lot 2, Section 96, Lake District, Plan VIP68477 (4481 Interurban Road)."**

Councillor Gerrard stated:

- This is an important building and addition to Camosun College; the parking variance is similar to the approved parking variance for PISE.
- Camosun's commitment to the TDM strategy includes less vehicular traffic, improving bicycle infrastructure, working with BC Transit to improve routes and hours, the addition of the new Camosun Express, and offering ride-share, car and van pooling.
- A large front lot is required to work on heavy machinery; 14,000 trades people will be required on Vancouver Island and the Lower Mainland within 7 years.
- Saanich has to address long term congestion issues at Wilkinson Road and Interurban Road.
- He supports the motion; this is a great initiative.

Mayor Leonard stated:

- This is a development variance permit application; it is important to note that the amenities were achieved when Camosun College was expanded.
- Development at Camosun College was expected; he supports the motion.

Councillor Derman stated:

- There will be a shortage of skilled trades people in the near future; this proposed facility is critical.
- The applicant should review the parking variance; without an increase in enrolment, the number of parking stalls proposed may not be required.
- Camosun needs to renew its efforts on the TDM strategy; it is critical that the applicant discuss light choices with the Royal Astronomical Society.
- Climate change implications should be discussed during the development permit process and be included in reports to Council.

Councillor Brice stated:

- She supports the motion; the Trades program at Camosun College is excellent.
- Camosun College students and staff have been forceful in discussions with BC Transit and the role it plays in providing public transit to the campus.
- The proposed building is attractive and will be a wonderful addition to the campus; the link to the trails and accessibility to the public is a benefit to the community.

Councillor Sanders stated:

- The proposed building is attractive and long overdue; she supports the motion.
- She is concerned that a key component of public involvement wasn't done early; process did not include the community; the Urban Forest Strategy and the Climate Action Plan needs to be considered and part of the process.

Councillor Murdock stated:

- Growth in the educational sector is important; Trades are major engines in the local economy.
- The tree loss is a significant set back to the urban forest; the design makes every effort to maximize the footprint and limit intrusion on the natural area.
- Traffic in this area is a concern; this proposed development may add to the congestion.
- A more aggressive and innovated approach to mode shift is required.

Councillor Brownoff stated:

- She is pleased with the proposed development; two-thirds of the population of Camosun College do not live in Saanich.
- Continued investment in the TDM strategy is key; Camosun needs to be community leaders in managing traffic and reducing congestion in the area.
- Opportunities must be created to showcase the “Camosun Express” and ensure its success.

**The Motion was then Put and CARRIED**

Adjournment

On a motion from Councillor Murdock, the meeting adjourned at 9:45 pm.

.....  
CHAIR

I hereby certify these Minutes are accurate

.....  
MUNICIPAL CLERK