



Minutes

**ADOPTION OF MINUTES**

**MOVED by Councillor Derman and Seconded by Councillor Brice: “That Council adopt the minutes of the July 20, 2015 Council and Special Council meetings and the July 21, 2015 Special Council meeting.”**

**CARRIED****BYLAWS FOR FINAL READING**2130-40

Carey Road

**3918A AND 3918B CAREY ROAD – HERITAGE DESIGNATION BYLAW**

Final Reading of the “Heritage Designation Bylaw, 2015 (3918A and 3918B Carey Road), No. 9340”. To designate the exterior of the dwellings as municipal heritage property.

**MOVED by Councillor Sanders and Seconded by Councillor Brownoff: “That Bylaw No. 9340 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**2330-25Elk and Beaver  
Lake Park**OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW**

Final Reading of the “Official Community Plan Bylaw, 2008, Amendment Bylaw, 2015, No. 9342”. To amend the Official Community Plan and Rural Saanich Local Area Plan policies in respect to extending the Sewer Service Area for public facilities or parks where there would be significant community benefit.

Xref:

6840-20

**MOVED by Councillor Brice and Seconded by Councillor Sanders: “That Bylaw No. 9342 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED****PUBLIC INPUT ON COUNCIL AGENDA ITEMS**Public Input on  
Council Agenda  
Items

K. Whitcroft, Inverness Road:

Tender 15/15 – 2015 Storm and Sanitary Replacement Pt. 2:

- Council should consider daylighting creeks and streams whenever possible; restoring the health of watersheds will benefit future generations.

5370-30

Tender 15/15

In response to questions, the Director of Engineering stated:

- Daylighting backyard creeks and streams could be intrusive to property owners; currently there is no list of areas that are being considered for daylighting.
- Further opportunities to daylight streams could be examined during development of a Storm Water Master Plan; currently each case is looked at individually.

**BYLAWS**

2330-25  
Elk and Beaver  
Lake Park

**ELK/BEAVER LAKE REGIONAL PARK – SANITARY SEWER BYLAW AMENDMENT**

Three Readings of the “Sanitary Sewer Bylaw, 2006, Amendment Bylaw, 2015, No. 9347”. To extend the Sewer Service Area to include the washroom facilities at Beaver Beach and the Filter Beds.

Xref:  
6840-20

**MOVED by Councillor Plant and Seconded by Councillor Derman: “That Bylaw No. 9347 be introduced and read.”**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Brice: “That Bylaw No. 9347 be read a second time.”**

**CARRIED**

**MOVED by Councillor Plant and Seconded by Councillor Derman: “That Bylaw No. 9347 be now passed.”**

**CARRIED**

6840-20  
Cordova Bay  
Road

**4664 CORDOVA BAY ROAD – SANITARY SEWER BYLAW AMENDMENT**

Three Readings of the “Sanitary Sewer Bylaw, 2006, Amendment Bylaw, 2015, No. 9348”. To extend the Sewer Service Area to contain the building footprint at 4664 Cordova Bay Road.

**MOVED by Councillor Haynes and Seconded by Councillor Brice: “That Bylaw No. 9348 be introduced and read.”**

**CARRIED**

**MOVED by Councillor Haynes and Seconded by Councillor Brice: “That Bylaw No. 9348 be read a second time.”**

**CARRIED**

**MOVED by Councillor Haynes and Seconded by Councillor Brice: “That Bylaw No. 9348 be now passed.”**

**CARRIED**

2870-30  
Cordova Bay  
Road

**4601 CORDOVA BAY ROAD – REZONING TO RS-12**

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9345”. Rezoning from RS-18 (Single Family Dwelling) zone to RS-12 (Single Family Dwelling) zone for proposed subdivision to create one additional lot.

**MOVED by Councillor Derman and Seconded by Councillor Sanders: “That Bylaw No. 9345 be introduced and read.”**

**CARRIED**

2870-30  
Cedar Hill Road

**3999 CEDAR HILL ROAD – REZONING TO RT-4**

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9346”. Rezoning from RS-10 (Single Family Dwelling) zone to RT-4 (Attached Housing) zone for proposed five unit townhouse development.

**MOVED by Councillor Brice and Seconded by Councillor Haynes: “That Bylaw No. 9346 be introduced and read.”**

**CARRIED  
with Councillor Derman OPPOSED**

**RESOLUTIONS FOR ADOPTION**

5370-30  
Tender 15/15

**TENDER 15/15 – 2015 STORM AND SANITARY REPLACEMENT PT. 2**

Report of the Director of Engineering dated July 29, 2015 recommending Council award Tender 15/15 for the 2015 Storm and Sanitary Replacement Pt. 2, and change orders within the project budget, to Don Mann Excavating Ltd., in the amount of \$1,219,943 (excluding GST).

**MOVED by Councillor Brice and Seconded by Councillor Sanders: “That Tender 15/15 for 2015 Storm and Sanitary Replacement Pt. 2, and change orders within the project budget, be awarded to Don Mann Excavating Ltd., in the amount of \$1,219,943 (excluding GST).”**

Councillor Derman stated:

- Creation of a Stormwater Master Plan would be appreciated; natural methods should be used to manage stormwater.

Councillor Brownoff stated:

- There have been improvements to stormwater management in the region including utilization of rain gardens and the creation of a Regional Watershed Management Plan.
- Education will be an important aspect to stormwater management so that residents will recognize the benefits.

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

- Work is being done to protect and improve watersheds; there is a mandate to look at opportunities and the feasibility of daylighting when replacing underground pipes.
- Engineering works collaboratively with Parks and in partnership with other external associations when looking at managing storm water.

Councillor Haynes stated:

- It could be tricky and expensive to daylight; the efforts being made to manage stormwater are commendable.

Councillor Sanders stated:

- On-site stormwater management plans are required for new development; one of the advantages of on-site storm water management is that water can be used for irrigation

**The Motion was then Put and CARRIED**

1050-20  
The Active  
Network Ltd.

**CONTRACT AMENDMENT – THE ACTIVE NETWORK LTD.**

Report of the Director of Parks and Recreation dated August 6, 2015 recommending that Council authorize execution of the proposed amendment to the “Product and Services Agreement” with The Active Network Ltd.

**MOVED by Councillor Brice and Seconded by Councillor Sanders: “That Council authorize execution of the proposed amendment to the “Product and Services Agreement” with The Active Network Ltd as outlined in the report of the Director of Parks and Recreation dated August 6, 2015.”**

**CARRIED**

**REPORTS FROM MEMBERS OF COUNCIL**

1410-04  
Report from  
Council

**HUMAN TRAFFICKING**

Report from Councillor Haynes dated August 6, 2015 recommending that Council support the North Central Local Government Association resolution to the Union of British Columbia Municipalities (UBCM) and encourage municipalities to work collaboratively with local police forces and the RCMP in order to implement the recommendations found within the National Task Force’s recent report on Sex Trafficking of Women and Girls in Canada.

**MOVED by Councillor Haynes and Seconded by Councillor Plant: “That Saanich Council support the resolution by the North Central Local Government Association to the Union of British Columbia Municipalities entitled “Human Trafficking”, and that letters to the same effect be sent to our local MLAs and MPs.”**

Chief Constable Downie presented and highlighted:

- Sex trafficking affects every community in Canada.
- The region’s Mobile Youth Services Team focuses on the protection of victims.
- It is important to raise awareness of the issue and the support available for victims.
- The RCMP has dedicated resources available and have developed a national strategy to combat human trafficking; local municipalities benefit from these resources.
- The Saanich police budget allows for a Youth and Family Counsellor position, and a School Liaison and Youth Officer positions who are mandated to identify and assist youths at risk; patrol officers are trained to look for signs of exploitation and human trafficking and are trained in what resources are available.

- Youth workers at Recreation Centres are trained to identify signs of exploitation.
- Posters can be placed into public spaces to help raise awareness.

In response to questions from Council, the Chief Constable stated:

- Depending on the scope of an investigation, local police forces could request assistance from the RCMP or Vancouver Police Department.
- There is a Saanich officer assigned to the National Child Exploitation Centre.
- A unit has not been established to look at sexual exploitation via the internet.
- Raising awareness and community engagement could steer at-risk people towards the resources available.

Councillor Haynes stated:

- The intent of the motion is to raise awareness and provide assistance to local families.

Councillor Plant stated:

- It is worthwhile to support the resolution of the North Central Local Government Association.

Councillor Murdock stated:

- Raising awareness is important; Saanich can provide a supportive role and lend a voice at the UBCM.

In response to questions from Council, the Legislative Manager stated:

- The intent of the motion is to support the North Central Local Government Association's resolution; the modification to the motion recognizes the collaboration with local police forces.

Councillor Wergeland stated:

- Supporting the resolution is worthwhile.

Councillor Derman stated:

- The resolution is supportable; anything Council can do to raise awareness is appreciated.

Councillor Brice stated:

- Supporting the resolution is worthwhile; raising awareness is commendable.

**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 Brice, the meeting adjourned at 8:35 pm.

The meeting reconvened at 11:12 pm.

In Camera Motion **MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That Council reconvene the In Camera meeting and in accordance with Section 90 (1) (a), (c), (e) and (i) of the *Community Charter*, the following meeting be closed to the public as the subject matters being considered relate to:**

- **Personal information about an identifiable individual who holds a position as an officer, employee or agent of the municipality;**
- **Labour relations or other employee relations;**
- **Acquisition of land or improvements;**
- **Receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.”**

**CARRIED**

On a motion from Councillor Derman, the meeting adjourned at 11:13 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, AUGUST 10, 2015 AT 8:38 PM**

Present: **Chair:** Mayor Atwell  
**Council:** Councillors Brice, Brownoff, Derman, Haynes, Murdock, Plant, Sanders and Wergeland  
**Staff:** Andy Laidlaw, Chief Administrative Officer; Sharon Hvozdzanski, Director of Planning; Harley Machielse, Director of Engineering; Donna Dupas, Legislative Manager; Michael Roth, Environmental Planning Officer; and Lynn Merry, Senior Committee Clerk

2870-30  
Dieppe Road

**4247, 4253, 4255 DIEPPE ROAD – REZONING AND DEVELOPMENT PERMIT APPLICATION – DEHOOG AND KIERULF ARCHITECTS INC.**

Supplemental Report of the Director of Planning dated July 10, 2015 recommending that Council amend the Zoning Bylaw to include a new site specific CD-4DR (Comprehensive Development Dieppe Road) zone; approve rezoning from A-1 (Rural) zone and M-5 (Food Processing) zone to the new CD-4DR (Comprehensive Development Dieppe Road) zone, RS-4 (Single Family Dwelling) zone and RS-6 (Single Family Dwelling) zone; approve Development Permit DPR00543; and that Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant to secure a \$158,000 community contribution; construction of the industrial/commercial building to LEED® Silver (or equivalent); construction of the attached housing to BUILT GREEN® Gold (or equivalent); and registration of a

Building Scheme for bare land strata lots 1-8.

**APPLICANT:**

The owner, I. Fatt; P. deHoog, deHoog & Kierulf Architects; and S. Murdoch of Murdoch de Greeff Inc. presented and highlighted:

- The concerns raised at the last Committee of the Whole meeting have been addressed.
- The community amenity package has been increased to \$158,000 and includes a contribution to Saanich's Affordable Housing Fund in the amount of \$52,500.
- \$12,500 will be held in trust to raise awareness and for enhancements to Gabo Creek.
- Installation of insulated panels and replacement of refrigeration compressors will assist with energy savings.
- All outside operations, which include forklift operations, will be contained indoors; the proposed loading dock will be enclosed within the building and sound will be minimized.
- Truck drivers will be directed to use Douglas Street and to drive no faster than 40 kilometers an hour.
- There is a current pedestrian and cycling safety issue on Caen Road; this will not change as a result of the proposed development.
- Early morning delivery is necessary to meet customer demands; the improvements to the commercial building will assist with reduction of truck noise.
- The proposed development is important to local growers and to agriculture.
  
- Three existing Garry oak trees will be retained and 288 new trees will be planted around the periphery of the site; over 50% will be native plantings.
- Trees will assist with screening and provide a buffer for the neighbouring property.
- Green roofs and walls and rooftop patios will soften the design of the commercial building; rain gardens will assist with removing pollutants in storm water being discharged into Gabo Creek.
- Amenities of the proposed development include a playground that is incorporated into the natural grading of the site and a community garden; the pedestrian circulation system includes 150 meters of trail throughout the property.
- Block Watch members on Kincaid Road do not want a pedestrian connector; a right-of-way will be secured by covenant for future use.
- A sound attenuation wall and the trees will buffer vehicle noise from the commercial building.
- The contribution to Gabo Creek includes removal of invasive species, planting native plants and maintenance for three years.
- The number of proposed dwellings means the site can have larger green spaces.
- The proposed dwellings will be solar-ready and four units will be constructed with elevator shafts and be wheelchair elevator ready.
- The site has been designed to make truck access from the north difficult in order to discourage use of Caen Road and Dieppe Road.

In response to questions from Council, the applicants stated:

- The cost to install elevators in the four dwellings is approximately \$20,000 to \$25,000 per unit; residents may not need elevators now but having the option may allow residents to age-in-place.
- If elevators are not required, elevator shafts can be fitted with false floors and

be used for storage.

- Waste from the commercial plant is recycled and used as feed for cattle farmers.
- The commercial plant will be developed first because there are property lines running through the existing buildings; the plant has to be operational during construction.

**PUBLIC INPUT:**

M. Moore, Dieppe Road, stated:

- There is concern for the safety of cyclists and pedestrians; there are no sidewalks or bike lanes in the neighbourhood.
- The proposed sidewalk along Dieppe Road to Caen Road only fronts five residences and does not alleviate safety concerns; there will be an increase in truck traffic which will increase safety concern and noise.
- The community amenity is not sufficient for the size of the project.

H. Charania, Genevieve Road, stated:

- There is a concern about the number of height and siting variances and that bike lanes are not included in the proposal; the community amenity is not adequate for the value of the project.
- A meeting with the applicant was not constructive.
- Community amenities in the range of 3% to 5% of the value of the total project are expected.

K. Whitcroft, Inverness Road, stated:

- The proposed development is not sustainable; it is car-oriented and proposes too much density.
- Vancouver Island cannot provide enough food for an increase in density.
- Food security needs to be considered when decisions are being made about land use.

In response to questions, the applicants stated:

- The bike routes in this neighbourhood are not continuous; the addition of a bike route fronting this development would not connect the existing bike routes.
- The sidewalk addition would be constructed from the edge of the property on Dieppe Road to Quadra Street; the municipality will be completing the rest of the sidewalk.
- No noise complaints have been received in the past in relation to the food processing plant or trucks; 13 trucks will be on-site regularly plus four tractor trailers per week and two smaller trucks per day.
- Approximately \$5-\$7 million dollars of the project will be used for the commercial development.
- There may be new models of truck back up alarms that could be investigated to assist with noise reduction.
- Truck traffic will be restricted through the residential streets.
- The proposed development will not result in an increase of truck traffic.

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

- There is a 5-year plan to look at the Douglas Local Connector and bike lanes will be constructed through to Broadmead.
- Local connector trails do not have a separated facility for cycling.
- The municipality will augment the proposed sidewalk to Quadra Street.
- It may be beneficial to secure a right-of-way for future use for the Douglas Local Connector.

Councillor Derman stated:

- The proposed improvements to the commercial plant is a positive aspect of the project as the plant contributes to the local community.
- This is not the right place for increased density; it is not near services and there are too many variances.
- The amenity contribution is not appropriate for the value of the project.

Councillor Murdock stated:

- The proposed design is thoughtful and it is reasonable land use.
- Further discussion needs to take place with the Community Association in relation to an appropriate community contribution; the proposed contribution is not adequate.

**Motion:**

**MOVED by Councillor Wergeland and Seconded by Councillor Haynes: "That a Public Hearing be called to further consider the rezoning application on Lot D (DD234442I), Sections 11 and 100, Lake District, Plan 2611 Except Part in Plan 2395 RW (4247 Dieppe Road); That Part of Lot A, Sections 8 and 11, Lake District, Plan 10698 Lying to the South West of a Boundary Parallel to the South West Boundary of Said Lot A and Extending From a Point on the South Easterly Boundary of Said Lot A Distant 160 Feet From the Most Southerly Corner of Said Lot A (4253 Dieppe Road); and That Part of Lot A, Sections 8 and 11, Lake District, Plan 10698, Lying to the North East of a Boundary Parallel to the South West Boundary of Said Lot A, and Extending From a Point on the South Easterly Boundary of Said Lot A, Distant 160' From the Most Southerly Corner of Lot A (4255 Dieppe Road)."**

Councillor Wergeland stated:

- Having a standardized formula for community contributions may be helpful.
- The number of proposed dwellings on the property is appropriate; it is close to services and is an attractive design.

Councillor Haynes stated:

- The proposed improvements to the commercial building are state of the art; the proposed development is close to services and is an attractive design.
- The use of rain gardens and plantings for screening is appreciated; the applicant has addressed the previous concerns of Council.
- Further discussion could take place regarding the value of the community contribution.

Councillor Brice stated:

- The proposed improvements to the food processing plant ensures a long-time, well-established family-operation is sustained; the volume of density is a component of housing affordability.
- The applicant needs to address the concerns in relation to the community contribution.

Councillor Sanders stated:

- This is a long-time commercial building that needs to be upgraded; there are sustainability features included in the design of the commercial building.
- This is a good location for density; it is close to services and amenities.
- The commitment to securing the right-of-way for future use and the design of the commercial building to minimize truck noise are appreciated.

Councillor Brownoff stated:

- The application is ready to proceed to public hearing.

- The positive aspects of the project are appreciated including the sound attenuation, green walls, 50% native trees being planted, securing the right-of-way for future use, the improvements to Gabo Creek, and the solar ready capabilities.
- The applicant is encouraged to consider completing the sidewalk as part of the amenity package.

Councillor Plant stated:

- He is in favour of this application going to public hearing; he has concerns in relation to the value of the amenity package.

Mayor Atwell stated:

- The applicant should consider what makes sense for the community in relation to a community contribution; it is important to give developers the opportunity to build in Saanich rather than have them build in other municipalities.
- The location is in close proximity to services.

**The Motion was then Put and CARRIED  
with Councillor Derman OPPOSED**

2500-20  
Streamside  
Development  
Permit Area  
Atlas

### **PROPOSED AMENDMENTS TO THE STREAMSIDE DEVELOPMENT PERMIT AREA ATLAS**

Report of the Director of Planning dated July 24, 2015 recommending Council approve the amendments to Schedule 2, Streamside Development Permit Area Atlas, and Schedule 3, Environmental Development Permit Area Atlas, to Appendix N of the Official Community Plan Bylaw, 2008, No. 8940, as described in this report.

The Director of Planning stated:

- The Streamside Development Permit Area (SDPA) was adopted by Council in 2006.
- Periodic updates are done to the Atlas to address mapping accuracy or new information received.
- Proposed amendments to the SDPA include the addition of watercourses, changes to watercourse alignment, housekeeping amendments, features to be removed and a housekeeping amendment to be removed.
- Given the check-in process currently underway related to the Environmental Development Permit Area (EDPA), and should Council have any concerns about adding small sections of land to the EDPA Atlas, a restrictive covenant could be used in the interim to ensure the defined environmentally significant areas remain protected or choose not to protect them at all.

The Environmental Planning Officer stated:

- Amendments have come about through requests from land owners, qualified environmental professionals working on behalf of land owners, or staff to determine correct mapping information.

In response to questions from Council, the Environmental Planning Officer stated:

- Land owners were informed of the proposed amendments through a combination of door knocks, discussions with consultants representing land owners and via letters.
- When the SDPA was adopted in 2006, community consultation took place and

home owners were notified at that time that these sensitive areas were located on their properties.

- The Atlas has been updated periodically to keep the maps as current as possible.

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

- Having a process to ensure that home owners receive correspondence in relation to the EDPA could be generated; if it is decided that notification be done by registered mail, there would be financial implications.

**PUBLIC INPUT:**

L. Buursink, Royal Wood Place, stated:

- There is a tree located on the bank of Normandy Creek that is in the SPDA that requires trimming; she questions who is responsible for maintaining trees located in the SDPA.

In response to a question, the Environmental Planning Officer stated:

- The municipality has agreed to monitor the tree and take action if necessary.

In response to a question, the Director of Planning stated:

- The tree is the responsibility of the property owner; Saanich is trying to broker a solution while trying to retain the tree.

P. Harrison, Old West Saanich Road, stated:

- There is no objection to the amendment on their property; they did not initiate the request and wonders how the need for an amendment came to the attention of Saanich.

In response to a question, the Environmental Planning Officer stated:

- He walked the property and created the mapping information using various landmarks on the property; he received the information from the Manager of Environmental Services that this was an area where the map needed to be revised.
- Consideration of more accurate mapping information could take place if received.

In response to a question, the Director of Planning stated:

- Some staff members of the municipality, including Bylaw Officers, have the right to pass over private property but a concerted effort is made to contact land owners prior to doing so.

K. Whitcroft, Inverness Road, stated:

- The SDPA should recognize all the streams within each watershed.

T. Birmingham, Royal Wood Place, stated:

- There is concern in relation to the bank stability, vegetation, water flow and erosion of Normandy Creek.
- The Environmental Planning Officer was supposed to attend the site but did not; instead a letter was sent.

S. MacPherson, Royal Wood Place, stated:

- There is concern about the integrity of Normandy Creek; the map for amendment #3 for Normandy Creek is not correct.
- As a result of the McCall's development, trees were removed along the highway

and vegetation was removed along Normandy Creek; there is a need to replace the trees to provide screening from the highway; there may also be an opportunity to restore ground cover along Normandy Creek.

**MOVED by Councillor Plant and Seconded by Councillor Haynes: "That the meeting extend past 11:00 pm."**

**CARRIED**

**Motion: MOVED by Councillor Derman and Seconded by Councillor Haynes: "That:**

- a) A Public Hearing be called to further consider the proposed amendments to the Streamside Development Permit Area Atlas;**
- b) Item Number 3 (Normandy Creek) be clarified for the Public Hearing; and**
- c) Restrictive Covenants be used in the interim to ensure defined environmentally significant areas, proposed amendment numbers 8 and 9 being added to the Environmental Development Permit Area (EDPA), remain protected."**

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

- A copy of the letter to land owners can be included in the report from Planning in the future.

In response to questions from Council, the Environmental Planning Officer stated:

- The Streamside Protection and Enhancement Area (SPEA) is 10 meters on each side of the stream.
- The SPEA on Normandy Creek, on the McCall's side of the creek, is five meters of riparian land and five meters will be used for storm water management.
- There are some fences within the 10 meter setback because they were there before the stream was identified in the SDPA; the fences can remain and are grandfathered as long as they are not in the stream.
- Fences are the responsibility of the land owner.

Councillor Murdock stated:

- Having details of the McCall's development application may resolve some of the neighbours' concerns.

**The Motion was then Put and CARRIED**

Adjournment On a motion from Councillor Derman, the meeting adjourned at 11:10 pm.

.....  
CHAIR

I hereby certify these Minutes are accurate

.....  
MUNICIPAL CLERK

