



# AGENDA

For the Council Meeting to be Held  
In the Council Chambers,  
Saanich Municipal Hall, 770 Vernon Avenue  
**MONDAY, FEBRUARY 15, 2016 AT 7:00 P.M.**

## A. ADOPTION OF MINUTES

1. Council Meeting held January 25, 2016
2. Committee of the Whole Meeting held January 25, 2016
3. Special Council Meeting held January 26, 2016
4. Special Committee of the Whole Meeting held January 26, 2016
5. Special Council Meeting held February 2, 2016
6. Special Committee of the Whole Meeting held February 2, 2016

## B. PUBLIC INPUT (ON BUSINESS ITEMS C, D & E)

## C. BYLAWS FOR FIRST READING

1. **728 MILLER AVENUE – REZONING TO RS-6 AND RS-10**  
**P. 3** First reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2016, No. 9373”. To rezone from Zone A-1 (Rural Zone) to Zone RS-6 (Single Family Dwelling) and Zone RS-10 (Single Family Dwelling) for a proposed subdivision to create one additional lot.

## D. RESOLUTIONS FOR ADOPTION

1. **SUMMARY OF SAANICH PROGRAMS TO SUPPORT REFUGEES**  
**P. 5** Report of the Chief Administrative Officer dated February 3, 2016 recommending that Council receive the report for information.
2. **GLENDENNING ROAD PARKING REPORT – SCOPE CLARIFICATION**  
**P. 7** Report of the Director of Parks and Recreation dated February 5, 2016 recommending that Council endorse the methodology outlined in the report to develop access to Mount Douglas Park.

## E. REPORTS FROM MEMBERS OF COUNCIL

1. **DERELICT OR ABANDONED VESSELS**  
**P. 15** Report from Councillor Brownhoff dated February 5, 2016 recommending that Council endorse the resolution as outlined in the report for consideration at the 2016 Convention of the Association of Vancouver Island Coastal Communities.
2. **HOME RENOVATION TAX CREDITS**  
**P. 17** Report from Councillor Haynes dated February 9, 2016 recommending that Council endorse the resolution as outlined in the report for consideration at the 2016 Convention of the Association of Vancouver Island Coastal Communities, and that letters be sent to the Federal Ministers responsible for Housing outlining these same concerns.
3. **REVIEW OF “DOWN-LOADED” BUILDING CODES**  
**P. 19** Report from Councillor Haynes dated February 10, 2016 recommending that Council endorse the resolution contained in the report for consideration at the 2016 Convention of the Association of Vancouver Island Coastal Communities, and that letters be sent to the Federal Ministers responsible for Housing outlining these same concerns.

\*\*\* Adjournment \*\*\*

# AGENDA

For the Committee of the Whole Meeting  
\*\* IMMEDIATELY FOLLOWING\*\*  
The Council Meeting

- P. 21** 1. **805 CLOVERDALE AVENUE – DEVELOPMENT PERMIT AMENDMENT**  
Report of the Director of Planning dated January 27, 2016 recommending that Council approve Development Permit Amendment DPA00849 for proposed tenant improvements to the existing Red Robin restaurant.
- P. 36** 2. **574 WALTER AVENUE**  
Report of the Director of Parks and Recreation dated January 29, 2016 recommending that Council support the removal of the subject property from the heritage registry; direct staff to advertise the dwelling for sale as outlined in the report; direct staff to periodically maintain the property; rezone the property from RS-6 (Single Family Dwelling) to P-4N (Natural Park); and direct staff to establish and operate the land as a natural park.
- P. 75** 3. **PARK MANAGEMENT PLANS PROCESS**  
Report of the Director of Parks and Recreation dated February 1, 2016 recommending that Council endorse the park management plan schedule outlined in the report and endorse the criteria that would assist staff in determining the needs and priorities for future park management plans.
- P. 80** 4. **SUSTAINABLE MUNICIPAL GROUNDS**  
Report of the Director of Parks and Recreation dated February 1, 2016 recommending that Council receive the report for information and direct staff to report on progress as part of the overall reporting on sustainability.

\* \* \* Adjournment \* \* \*

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9373

TO AMEND BYLAW NO. 8200,  
BEING THE "ZONING BYLAW, 2003"

---

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
  - a) By deleting from Zone A-1 and adding to Zone RS-10 the following lands:

Lot 1, Section A, Lake District, Plan 19206, shown as "Proposed Lot 1" on the Zoning Plan prepared by Powell & Associates, BC Land Surveyors, dated February 5, 2016 and attached hereto as Schedule "A".
  - b) By deleting from Zone A-1 and adding to Zone RS-6 the following lands:

Lot 2, Section A, Lake District, Plan 19206 shown as "Proposed Lot 2" on the Zoning Plan prepared by Powell & Associates, BC Land Surveyors, dated February 5, 2016 and attached hereto as Schedule "A".

(728 Miller Avenue)
- 2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2016, NO. 9373**".

Read a first time this

Public Hearing held at the Municipal Hall on the

Read a second time this

Read a third time this

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the

---

Municipal Clerk

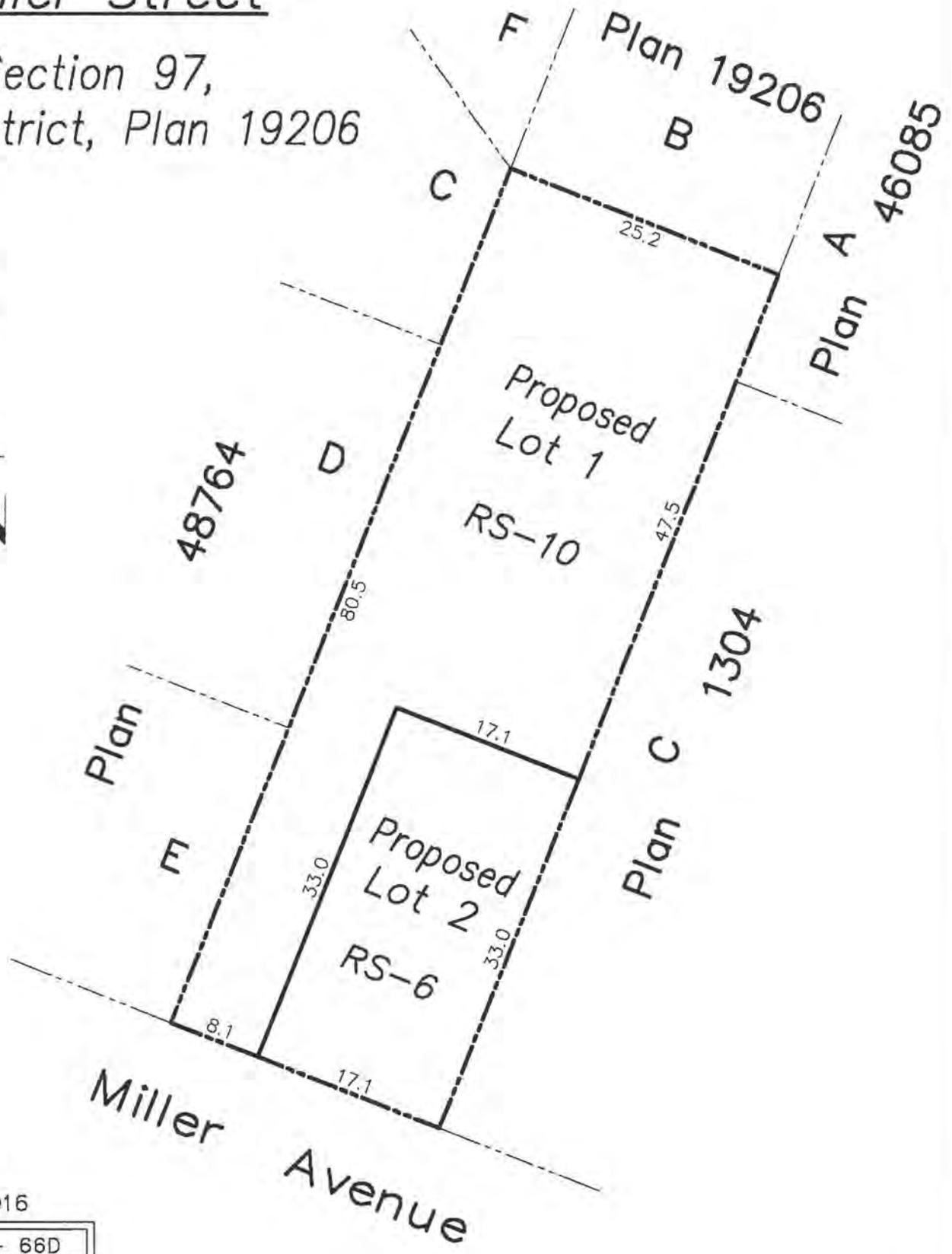
---

Mayor

**CM**  
**C.1**

Zoning Plan for  
728 Miller Street

Lot A, Section 97,  
Lake District, Plan 19206



February 5, 2016

File : 12,050 - 66D  
POWELL & ASSOCIATES  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

Schedule 'A'  
Bylaw No. 9373



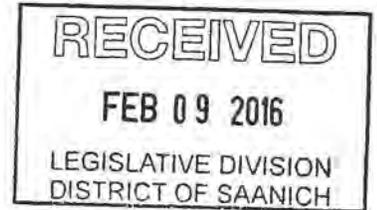
The Corporation of the District of Saanich

Mayor  
Councillors  
Administrator

Council  
Administrator  
Media  
Feb 11/16 *MA*

## Report

**To:** Mayor and Council  
**From:** Paul Thorkelsson, CAO  
**Date:** February 10, 2016  
**Subject:** Summary of Saanich Programs to Support Refugees



### PURPOSE

The purpose of this report is to provide further information on Saanich programs and services that may be of assistance in supporting refugees coming to the region.

### BACKGROUND

Following a report from Councillor Wergeland on December 14, 2015, Council passed a motion asking that the CAO provide a report outlining Saanich's municipal services or programs that would further assist refugee families as they re-settle in the community.

### DISCUSSION

The primary support of re-settling refugee and immigrant families in the District of Saanich is through the programs and activities of the Department of Parks and Recreation.

Through the Community Services Section, on-going partnerships with the Inter-Cultural Association (ICA), the ICA's Community Partnership Network and the Victoria Immigrant and Refugee Centre Society (VIRCS) have led to the development of the following programs focused on immigrant support:

- Focus on Fitness (free program introduces new immigrant adults to community recreation)
- Youth Enable Program (social program for immigrant youth at the Pearkes Teen Centre)
- Staff training and education around immigrant needs and services (through ICA's Community Partners Network).

The Parks and Recreation Department supports the right of all Saanich residents to be included, with equal opportunity and participation, in all departmental programs and services. In addition, the Department acknowledges cultural diversity and ethno-cultural community groups as sources of strength and enrichment. It is committed to responding to the changing demographics of our community and to strengthening neighbourhoods by:

- Fostering increased understanding of diverse cultures

**CM  
D.1**

- Working with and through Saanich's ethno-cultural groups
- Forging partnerships to provide the best lifestyle programs and services possible

In addition, the Community Services Section offers "SpeakWell", which is an English as a Second Language program.

More broadly through the Recreation Division, a number of low or no cost opportunities are offered through the Active Living Guide which is available to residents through the District of Saanich main website and at <http://viewer.zmags.com/publication/0602aaac#/0602aaac/1>. These programs include free swims and skates (sponsored regionally by Coast Capital Savings Credit Union), free gym drop-ins for parents and tots, and a multi-generational drop-in.

In addition to opportunities through Parks and Recreation, the Saanich Police Department is directly involved in the local community in support of immigrant families. Saanich Police is an active participant in the ICA's Community Partnership Network (CPN). This partnership continually works on ways to develop capacity to attract, welcome and integrate newcomers into the region, local workplaces, organizations and institutions. The CPN is planning a seminar for members in 2016 on the topic of employing skilled immigrants in the Greater Victoria area.

Saanich Police are also a designated partner agency in the ICA Safe Harbour Program which is designed for local businesses and organizations who wish to take a leadership role in creating an environment where all members of the community feel safe and welcomed.

Saanich Police presentations have been made to the local Muslim community, the Police website provides a feature to allow the site to be read in Arabic and translation services are available for calls coming into the Communications Centre.

## RECOMMENDATION

That Council receive this report for information.

Prepared by



Paul Thorkelsson, CAO



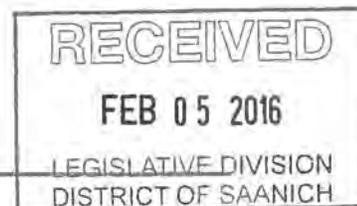
The Corporation of the District of Saanich

Report

Mayor  
Councillors  
Administrator

Council  
Administrator  
Media  
Feb 9/16

To: Mayor and Council  
From: Doug Henderson, Director, Parks and Recreation  
Date: 2/5/2016  
Subject: Glendenning Road Parking Report – Scope Clarification



PURPOSE

This report relates to Council's motion from November 16, 2015 stating:

*"That Council requests staff to prepare a report outlining options to address access to Mount Douglas Park while retaining the ambience of the park and its entrances."*

Given the various points of view expressed by residents and Council during the November 16/15 meeting, staff are seeking clarification on the scope of the requested report.

BACKGROUND

Parking restrictions along Glendenning Road leading into Mount Douglas Park were phased in through 2015. These restrictions followed discussions with the Blenkinsop Valley Community Association regarding concerns about damage to the adjacent Glendenning trail and tree roots along the west side of the road. Further investigation led to concerns regarding public safety vehicle access, resulting in the restrictions that are currently in place.

Council heard from a number of park users that the restrictions now impact negatively on their access to and experience in the park.

DISCUSSION

In order to ensure that the report back to Council provides the desired information, confirmation on staff's interpretation of Council's expectations is requested. Staff are proposing to follow the methodology outlined below:

- Provide a written and schematic inventory of the existing parking locations and capacities for parking in and around the park;
- Provide a written and schematic inventory of the various access points into the park including trail ratings as they relate to these access points;
- Develop options to address parking and other forms of access (eg. public transit, cycling and pedestrian) both inside and in the immediate vicinity outside the park. Options that minimize impacts to the natural character of the park are preferred;
- Includes a detailed traffic study in the peak season conducted by qualified consultant. Approximate cost up to \$10,000 funded through the 2016 Parks operating budget;

CM  
D.2

- Community engagement at the INVOLVE level with key stakeholders such as, local Community Associations, Friends of Mount Douglas Park and the Parks, Trails and Recreation and Environment and Natural Areas Advisory Committees. An advisory working group composed of representatives from these groups would assist staff with planning and implementing the public consultation process;
- Study timeframe approximately 8 to 9 months (data collection required during summer peak use);
- Provide a recommended option to Council in the form of a staff report in November.

## SUMMARY

Using the proposed methodology, options will be developed based on traffic data in peak season and community input. Generating, analyzing and interpreting traffic data will require the expertise of transportation planning consultants which adds some cost and length of time to the project. In addition, the INVOLVE level of public engagement will also add to the timeframe of the project. However, both will be valuable in creating realistic and supported solutions.

## RECOMMENDATION

That Council endorse the methodology outlined above to develop options to address access to Mount Douglas Park.

Prepared by



Eva Riccius

Senior Manager, Parks

Approved by



Doug Henderson

Director, Parks and Recreation

GD/GD

cc: Harley Machielse, Director of Engineering

## CAO'S COMMENTS:

I endorse the recommendation from the Director of Parks and Recreation.



Paul Thorkelsson, CAO

1220-20  
Parking Ban on  
Glendenning Road

**GLENDENNING PARKING BAN**

**MOVED by Councillor Derman and Seconded by Councillor Brownoff:  
“That Council request staff to prepare a report outlining options to  
address access to Mount Douglas Park while retaining the ambience of  
the park and its entrances.”**

**CARRIED**

1220-20  
Parking Ban on  
Glendenning  
Road

### **GLENDENNING PARKING BAN**

Further to the recommendation from the Council meeting held October 26, 2015, that the matter of parking on Glendenning Road be referred to a future Committee of the Whole meeting to allow the public an opportunity to provide comment.

#### **PUBLIC INPUT:**

P. Savage, Bridgeport Place, stated:

- He regularly uses the south entrance to Mount Douglas Park; the reason for the parking ban on Glendenning Road is unclear.
- There does not seem to be an issue for emergency access to the park; the entrance to the park from Glendenning Road is a desirable access point.
- The parking ban should be rescinded; additional parking could be created by removing brush at the entrance to the park.

M. Treleaven, Glendenning Road, stated:

- The existing character of Glendenning Road should be retained; it is an integral part of the green space and environmental diversity in Saanich.
- Increasing the number of parking spaces on Glendenning will increase the traffic; using parkland or agricultural land for additional parking is not desirable.
- There is a need for a long-term plan for the neighbourhood and the park; a plan should explore options to decrease vehicle traffic and improve the safety of the neighbourhood while maintaining public access to the park in a variety of convenient locations.

B. Loucks, Glendenning Road, stated:

- There are over 200 trees on the right-of-way on Glendenning Road; it has been suggested that two properties be purchased and used for additional parking.
- The properties identified are in the Agricultural Land Reserve and in the Environmental Development Permit Area (EDPA) and have a combined assessed value of \$1.7 million dollars; with the standard 150 cars per acre, an additional 675 parking stalls could be realized.
- Parking on Glendenning Road has resulted in damage to the boulevard, pavement and road; additional parking will increase driving and discourages use of alternative modes of transportation.
- The residents of Glendenning Road support preserving the ambiance and unique character of the road; mobility management could include transit stops at park entrances, additional bike racks, pedestrian improvements, advertisement of peak use times and signage to alternative parking lots.

L. Mesner, Glendenning Road, stated:

- Widening Glendenning Road and cutting down trees for additional parking is not supportable; the current parking ban should be maintained for safety and environmental purposes.
- Many Glendenning residential properties have erosion issues due to parking; there are other entrances to the park that are suitable for persons with disabilities.

C. Wright, Hopkins Place, stated:

- The Winchester Road entrance to the park is close to Glendenning and has approximately 87 parking stalls.

- There is a need to improve the communication process to residents when there are changes to amenities.

M. Collins, Vice President, Blenkinsop Valley Community Association, stated:

- Glendenning residents are being unfairly blamed for the parking ban; the ban is appreciated due to safety concerns for pedestrians.
- There are alternative locations for parking available; the Community Association supports maintaining the ambiance of the road, preservation and repair of the bridal trail along Glendenning and preservation of the Garry oak trees.

S. Moore, Winchester Road, stated:

- The parking ban on Glendenning Road has caused people to park on Winchester Road; this has resulted in it being difficult to see properly getting in and out of driveways and is a safety concern.
- People have parked their vehicles in front of the entrance to the park which could impede fire access; Council is asked to review the concerns of residents.

B. Wise, Glendenning Road, stated:

- It is difficult for residents to get in and out of driveways when vehicles are parked on the roadway; it is important that emergency vehicles are able to access the park.
- If Glendenning is widened, it will affect wildlife and will increase traffic at the intersection of Glendenning Road and Mount Doug Cross Road; cutting trees may create drainage issues.
- It is important to consider "wants" versus "needs"; the addition of signage could direct park users to other available parking lots.

D. Gascoyne, May St, Victoria, stated:

- The parking that previously existed on Glendenning Road was ample and convenient; the concerns of Glendenning residents should be addressed separately.
- Residents from throughout the region use the park and access and parking should be available; there is concern that consultation did not take place in relation to the parking ban.

D. Wise, Glendenning Road, stated:

- The parking that previously existed caused problems for residents of Glendenning Road; the bridal trail and vegetation have been degraded by people parking on the roadway.
- Increasing parking goes against the goals of Saanich which is to encourage alternative modes of transportation; the unique character of the road, natural features and safety of the residents need to be respected.
- Trading trees for asphalt is not desirable.

S. Savage, Bridgeport Place, stated:

- All the other streets around Mount Douglas Park that have park access permit street parking; the parking ban on Glendenning will increase parking on other streets.

I. Gallant, Blenkinsop Road, stated:

- Mount Douglas Park is a popular park which is a testament to the work the municipality has put into it; a strategy is needed to address the parking and use of the park.

D. Wick, on behalf of the Friends of Mount Douglas Park Society, stated:

- The Society supports an urban and natural park setting for all the roads that are entrances to Mount Douglas Park; it does not support vehicle use on the trail system or conversion of parkland for parking.
- A Traffic Demand Management (TDM) plan could include peak park use times, alternative parking locations, and use of alternative modes of transportation; Council is urged to refer this item to Parks staff to explore options including fire safety, a TDM plan and other alternatives for access to the park.

B. Tabata, on behalf of the Gordon Head Residents' Association, stated:

- The Residents' Association Traffic Committee's policy supports residents who have traffic or parking concerns; the parking ban was initiated by the Saanich Fire Department after an evaluation of the access to the park from Glendenning Road.
- There is a need for more parking at this entrance to the park; signage should be installed and a turnaround created at the north end of Glendenning to allow a drop off location for persons with disabilities.

M. Durham, Glendenning Road, stated:

- Repairing the damage to the bridal trail, walking trail, vegetation and trees would be appreciated; the parking ban is supportable.
- Emergency access to the park is important; this is a shared road but the safety and enjoyment of all needs to be considered.
- Designation of specific parking stalls for persons with disabilities should be considered; increasing community awareness of all park accesses and improvements to some of the smaller park accesses would be appreciated.

R. Brisbane, Winchester Road, stated:

- There has been an increase of parking on Winchester Road since the parking ban on Glendenning came into effect; consideration should be given to identifying peak park use hours, the installation of parking meters, a turnaround that would allow a drop off location for persons with disabilities.
- Opening the trail for vehicle use is not supportable.

E. Polinsky, Glendenning Road, stated:

- The bridal path on the west side of the road has become a location for overflow parking for the park; the bridal path needs to be restored with a separation from the roadway.

J. McLellan, Glendenning Road, stated:

- 203 of the trees on Glendenning Road are on the Tree Inventory; cutting trees to increase parking is not supportable.
- There is a lack of parking near the entrance to the park.

S. Nowle, Allison Road, stated:

- Parking could be allowed on other roads surrounding the park or at the entrance of the park on Glendenning Road.

D. Poje, Bracken Avenue, stated:

- The lack of consultation in relation to the parking ban is a concern; he thanks the people who worked to bring this issue to Council's attention.

M. Najari, Leeds Place, stated:

- It is important to preserve the character of Glendenning Road; an increase in parking is not needed although additional spots for persons with disabilities should be considered.

J. Finlayson, Winton Street, stated:

- Currently, it is difficult to secure a parking spot to access Mount Douglas Park; the additional parking lots by the water are not convenient.
- There are no maps available that display the locations of the other parking lots.

F. Davis, stated:

- Parking is needed at the entrance to the park on Glendenning Road; this is the best place to enter the park.

M. Turner, stated:

- Mobility issues should be considered; it is important to have parking that is close to the entrance of the park but trees should not be cut or the character of Glendenning Road affected; a compromise should be explored.
- The lack of consultation in relation to the parking ban is a concern.

#### **COUNCIL DELIBERATIONS:**

**Motion:**

**MOVED by Mayor Atwell and Seconded by Councillor Plant: "That Council request staff to prepare a report outlining options to address access to Mount Douglas Park while retaining the ambience of the park and its entrances."**

Mayor Atwell stated:

- The staff report should consider providing increased access to the park, restoration of the bridal path, options for increased traffic mitigation on all access roads to the park, increased trail access for persons with disabilities, and also to consider the needs and concerns of neighbours.

Councillor Derman stated:

- There has been a degradation of Glendenning Road due to on-street parking; Glendenning is an extension of the park experience and is an important part of the trail system.
- It is important to recognize and maintain the balance on the roadway which includes vehicles, pedestrians, horseback riders and cyclists.

Councillor Brownoff stated:

- All accesses to the park should be considered in the report; the report could be part of a Parks Master Plan in relation to accessibility and the various entrances to Mount Douglas Park.

- Signage showing entrances, difficulty level of trails and accessible parking would be helpful.

Councillor Sanders stated:

- All access points to the park should be considered as part of the report; over time, there has been damage to the park and Glendenning Road.
- A staff report will help to address concerns.

Councillor Plant stated:

- Staff could have been asked to provide a report at the previous meeting; further discussion will still be needed.

Councillor Derman stated:

- After listening to residents, Council has a better idea on how residents feel and how to direct staff.

Mayor Atwell stated:

- The staff report will include options for further discussion; there may be substantial changes recommended in the report and, in that case, extensive public consultation would be needed.

Councillor Brownoff stated:

- The Parks, Trails and Recreation Advisory Committee should be given the opportunity to provide input; a Town Hall meeting may need to be held for public input.

**The Motion was then Put and CARRIED**

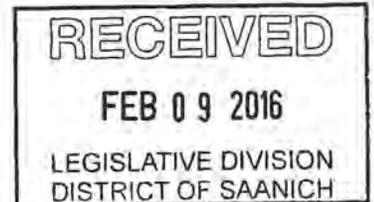


Mayor  
Councillors  
Administrator

Council  
Administrator  
Media  
Feb 9 16 BA

# Report

**To:** Mayor and Councillors  
**From:** Councillor Judy Brownoff  
**Date:** February 5, 2016  
**Subject:** **Derelict or Abandoned Vessels – Resolution to AVICC  
(Notice of Motion Presented January 25, 2016)**



There are various federal, provincial and municipal government departments and agencies dealing with some aspect of the issue of abandoned and derelict vessels. For example, the Canadian Coast Guard (CCG) responds to incidents where pollution can be a threat to the marine environment and they recover their expenses to deal with that pollution from the Ship Source Oil Pollution Fund. The CCG does not have the authority to deal with the abandoned or derelict vessel itself.

Transport Canada's Navigable Waters Protection Program deals with wrecks that obstruct, impede or render more difficult or dangerous navigation. In addition, the Minister may authorize, under the *Navigable Waters Protection Act*, any person to take possession and remove a vessel if the vessel has been abandoned for two years. Finally, a Navigable Waters Protection Officer designated as a receiver of a wreck may dispose of or destroy a wreck, or authorize its disposition or destruction if requirements under the Act are met.

Recently a Private Member's Bill C-219 was introduced and given first reading in the House of Commons this bill designates the Canadian Coast Guard be designated as a receiver of wrecks which is placing "assumed onus" on the Coast Guard. Together with some wording changes which were raised during the previous introduction of a similar bill by then Honourable Jean Crowder, MP.

The cost of removal of a single vessel can be significant and variable. Saanich incurred additional costs of \$25,000 from two boats requiring removal from the Gorge Waterway and from Gyro Park, including the cleanup of needles that landed on the shores of Gyro Park Beach. Another boat has a 55 foot cement hull which will be expensive to dispose of due to the hull material. These vessels are broken up and disposed at Hartland Landfill. Further costs include over 200 hours of staff time costs for environmental assessments, contacting the Federal and Provincial authorities, trying to locate the owner, legal issues, salvage contract and much more. So far this season a total of \$50,000 has been expended, not including staff time.

In November 2012 Transport Canada released a study of the extent of abandoned and derelict vessels in Canada<sup>1</sup>. The study found that "the analysis of the Large Vessel Register and the Small Vessel Register indicated that the age of a large portion of the fleet of the various registered vessels is 30 years or more. This fact could result in an increase in the number of vessels that will be abandoned, as well as the need to have access to an infrastructure that will be able to dispose of this increasing number of older vessels". One of the key recommendations was to look at "potential sources of funding to remove abandoned and derelict vessels, including short-term and long-term options".

The Province of BC has a good Product Stewardship Program that collects eco charges at time of purchase for a number of products. It is timely to establish an Abandoned and Derelict Vessels Program with potential funding sources that could include reasonable fees at time of vessel purchase, registration, insurance and moorage. The Program could be established so that local municipalities or waterfront

CM  
E.1

property owners could apply for assistance in disposal or removal of abandoned vessels by a reputable and recognized contractor. Such programs exist in Washington and Oregon, to name a few.

With the magnitude of the age of the majority of vessels in Canadian waters being 30 years or older, there also needs to be a program established to ensure sustainable and environmental disposal of vessels. This should be coordinated with the local landfill operators and private sector. Several of these vessels end up sinking which could cause a number of environmental issues.

Finally it is important to recognize that with climate change we are seeing more severe storms with longer and more significant wind events. It is also important to recognize that a shortage of affordable housing in our region is leading to these older derelict vessels being used for housing for some members of our society. The environmental risks are very real and entirely predictable, and all levels of government should be involved.

### **RECOMMENDATION**

That Council endorse the following resolution for consideration at the 2016 Convention of the Association of Vancouver Island and Coastal Communities:

### **ABANDONED AND DERELICT VESSELS PROGRAMS**

**District of Saanich**

WHEREAS the November 2012 Transport Canada Study recommends the establishment of an inter-jurisdictional working group that would address and provide recommendations on issues related to abandoned and derelict vessels, including potential sources of funding to remove abandoned and derelict vessels;

AND WHEREAS the incidents of vessels left abandoned or derelict by owners through neglect or lack of financial resources to dispose of the vessel cause municipalities serious concerns for public safety and the potential harm to the environment and have a significant financial impact to taxpayers for removal and cleanup;

THEREFORE BE IT RESOLVED that the Association of Vancouver Island and Coastal Communities, Union of British Columbia Municipalities, and Federation of Canadian Municipalities urge the Federal and Provincial governments to proceed with recommendations of the 2012 Transport Canada Study to establish an "Abandoned and Derelict Vessel Program" funded through reasonable fees sourced from vessel purchases, registration, insurance and moorage, and that such funds be available for disposition costs;

AND BE IT FURTHER RESOLVED that the Federal and Provincial governments further establish an "End of Life" Vessel Disposal Program that is sustainable and protects the environment, including appropriate facilities and coordination with local landfills and private sector for proper disposal methods.

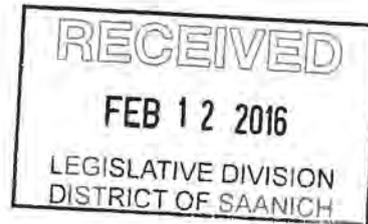


Councillor Judy Brownoff



## Report

**To:** Mayor and Councillors  
**From:** Councillor Fred Haynes  
**Date:** February 9, 2016  
**Subject:** Home Renovation Tax Credits



In 2015 Council approved a resolution to UBCM on home renovation tax credits that was forwarded to UBCM where it arrived as resolution B119. Unfortunately the clock for discussion timed out. It was noted that B119 had not passed through AVICC. It is appropriate therefore to renew our consideration of this resolution for consideration at AVICC. I provide the 2015 report with updates here.

On behalf of concerns expressed by its residents, Saanich Council has a track record of raising its voice to other levels of government. Examples since 2012 include action on climate change, labeling of genetically modified organisms (GMOs), and rights to a healthy environment, and this year the responsibilities for salvaging of boats. The issue of affordable housing and climate change are of critical growing concern to our residents, the region, and across the province and nation. I am pleased to ask my colleagues to again raise our voice on the benefits and need for Home Renovation Tax credits to improve housing affordability, adaptation to climate change and work safety in the construction industry.

The Saanich OCP states the provision of a range of housing types that can accommodate people of different ages, incomes, family structures, and physical needs is one of the fundamental elements of creating and maintaining a healthy, inclusive, and sustainable community. As recognized in these statements, housing affordability will continue to play an important role, not only in our communities' quality of life, but also in its economy, health, and sustainability.

As the governments of BC and Canada are conducting reviews of issues impacting housing affordability, this resolution would be timely. In 2014, by example, the Quebec government announced a new tax credit to encourage home renovations, which will boost housing adaptability and their economy. The tax credit applies to renovating a kitchen, bathroom, basement, floorings, siding, drainage, and energy efficiency improvements, *plus*, unlike the Ontario Tax Credit, includes plumbing, electrical, windows and roofing. Refundable tax credits are implemented to encourage individuals to renovate their principal residence, improve its energy efficiency, expand it, adapt it to the special needs of a family member or convert it to an intergenerational home.

WorkSafe BC has implemented stringent regulations for the removal of asbestos in homes. A recent report recognizes that asbestos is one of leading cause of death in the construction industry. A tax credit would offer an incentive for homeowners to deal with asbestos abatement using professionals.

Saanich currently implements incentives for heat source conversion. Renovation tax credits can be utilized to address the significant greenhouse gas (GHG) emissions of 20 air changes per hour from our older housing stock to 5-7 per hour and will have more impact than minor advances available in new homes. They also discourage illegal renovations by requiring receipts, generating more tax revenue for government. Homeowners can claim up to 15-20% on renovations worth \$3,000 - \$10,000. To be eligible, a qualified contractor must complete the work.

The Victoria Residential Builders Association, the Vancouver Island Construction Association, and others

## Home Renovation Tax Credits

have advocated for renovation tax credits. CMHC and BC Senior Advocacy reports describe the need for senior housing including new builds and renovations for adaptable housing and co-housing that can help seniors stay in their homes.

Young adults in Saanich, BC and Canada need jobs. Renovations create employment for skilled trades and downstream to retail. The new Trades Education and Innovation Complex at Camosun College will provide artisans with skilled trades. In Quebec by example, the tax credit is predicted to create jobs in every Quebec community by generating up to \$3 billion in renovations. In summary, federal and provincial renovation tax credits will:

- help reduce the GHG emission of older stock housing;
- help improve worker safety through asbestos removal;
- help improve the range of housing types, affordability and housing adaptability;
- help create jobs in communities across British Columbia and Canada; and
- help reduce off-permit renovations and the underground economy.

### RECOMMENDATION:

1. That Council endorse the following resolution for consideration at the 2016 Convention of the Association of Vancouver Island Coastal Communities (AVICC):

#### HOME RENOVATION TAX CREDITS

District of Saanich

**WHEREAS** the Official Community Plan of Saanich and of municipalities across British Columbia and Canada recognize the importance of home renovations on housing variety, affordability and the reduction of greenhouse gas emissions, and thereby improve their communities' sustainability;

**AND WHEREAS** housing renovations are recognized to help seniors stay at home, to address the special needs of a family member, to convert it to an intergenerational home, to remove asbestos, to create skilled employment for young people, and the use of refundable tax credits for renovations are known to boost energy efficiency, local economies and reduce off-permit renovations;

**THEREFORE BE IT RESOLVED** that the Union of British Columbia Municipalities and the Federation of Canadian Municipalities continue their advocacy to the Province of British Columbia and the Government of Canada to create new tax credit programs for consumers to help encourage home renovations.

2. That letters be sent to the Federal Ministers responsible for Housing outlining these same concerns.

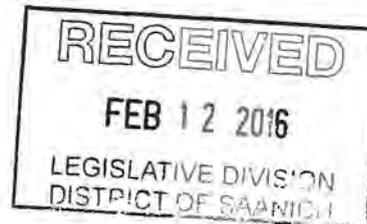


Councillor Fred Haynes



## Report

**To:** Mayor and Councillors  
**From:** Councillor Fred Haynes  
**Date:** February 9, 2016  
**Subject:** Review of "Down-loaded" Building Codes



In 2015 council approved a resolution to the Union of British Columbia Municipalities (UBCM) on a review of building codes on larger homes being applied (down-loaded) to smaller homes. That resolution was forwarded to UBCM where it arrived as resolution B121. Unfortunately the clock for discussion timed out. It was noted that B121 had not passed through the Association of Vancouver Island Coastal Communities (AVICC). It is appropriate therefore to renew our consideration of this previously approved resolution for consideration at AVICC. I provide the 2015 report with some updates here.

On behalf of concerns expressed by our residents, Saanich Council has a track record of raising its voice to other levels of government. Examples since 2012 include action on climate change, labeling of genetically modified organisms (GMOs), rights to a healthy environment and this year, the responsibilities for salvaging of boats.

Affordable work force housing is a key component of municipal sustainability. Our OCP states that housing supply and price affects Saanich's ability to attract and retain young families and the necessary work force. It recognizes that an insufficient amount and range of housing throughout the municipality forces people to commute long distances to suitable and/or affordable housing, increasing travel costs and our carbon footprint.

Statistics Canada reports the average income in 2011, after tax, for an average Canadian family (2 or more people) is \$79,600. In today's market, this limits a family with a 5% down payment and 25 year amortization to a home priced at \$346,808 or less. The average home in Victoria is about \$562,000.

Recognizing the concern for affordable housing, the provincial and federal governments are examining the issues impacting affordable housing. It is a good time to speak up. This resolution does not suggest the repeal of any existing regulation, nor does it suggest lesser regulation. Instead, it requests reviews by independent third parties on the cost-benefits of applying new national building codes to smaller family homes under 2,000 square feet from larger dwellings, including evaluating the impacts on affordability as well as safety and energy efficiency. Why is this appropriate?

It is notable that the accuracy of the work done by independent consultants engaged during the code development process is oft debated during the process. Members of the home construction industry in Saanich inform us that recent changes to the BC Building Code add costs to new family homes under 2,000 square feet through "down-loading" the code regulations that are appropriately applied to larger dwellings, where they have a very strong scientific basis, yet are considered by the construction industry to have very limited benefits in new small family homes. The Victoria Residential Builders Association is concerned these are contributing to the extinction of affordable

## Review of "Down-loaded" Building Codes

housing for the average BC family.

Homebuyers need to be given the choice between well-built, safe, energy efficient, and affordable homes versus over engineered homes that are increasingly unaffordable. For instance a home under 2,000 square feet could be classified as "affordable." This classification could experience less tax and be exempt from the application of new code regulations which may yield negligible improvements in energy efficiency, or in safety for a home this size.

### **RECOMMENDATION:**

1. That Council endorse the following resolution for consideration at the 2016 Convention of the Association of Vancouver Island Coastal Communities (AVICC):

#### **REVIEW OF "DOWN-LOADED" BUILDING CODES**

**District of Saanich**

**WHEREAS** recent changes to the BC Building Code apply national regulations from the applicable larger building to smaller two-story homes under 2,000 square feet, and the Victoria Residential Builders Association has expressed concern to Mayor and Council that continuing to layer other new regulations on such homes is contributing to the extinction of affordable housing for the average BC family;

**AND WHEREAS** affordable new housing, and in particular affordable new work force housing, is a key component to our municipal economic vibrancy and sustainability, and given that the accuracy of the work done by independent consultants engaged during the code development process is oft debated during the process;

**THEREFORE BE IT RESOLVED** that AVICC urge the Governments of British Columbia and of Canada to undertake a cost-benefit review by appropriate independent third parties of the impacts on affordability, as well as on safety and energy efficiency of "down-loading" future new national building codes to two story homes under 2,000 square feet.

2. That letters be sent to the Federal Ministers responsible for Housing outlining these same concerns.



Councillor Fred Haynes



The Corporation of the District of Saanich

Report

**To:** Mayor and Council  
**From:** Sharon Hvozanski, Director of Planning  
**Date:** January 27, 2016  
**Subject:** Development Permit Amendment Application  
 File: DPA00849 • 805 Cloverdale Avenue

Mayor  
 Councillors  
 Administrator  
 Com. Assoc.  
 Applicant

Council  
 Administrator  
 Media  
 Feb 5/16

PROJECT DETAILS

**Project Proposal:** The applicant proposes to amend Development Permit DPR87-0061 to allow for exterior changes to an existing building. The proposed changes are for tenant improvements to the 585 m<sup>2</sup> stand-alone Red Robin restaurant. No variances are requested.

**Address:** 805 Cloverdale Avenue (a.k.a. 800 Tolmie Avenue)

**Legal Description:** Lot 1 (DD EH109213), Section 7, Victoria District, Plan 46337

**Owner:** Island Home Centre Holdings Ltd., Inc. No. 322,281

**Applicant:** Moore Architecture, Inc. (Tom Moore)

**Parcel Size:** 2.92 ha

**Existing Use of Parcel:** Commercial

**Existing Use of Adjacent Parcels:**  
 North: C-6DE (Douglas East Highway Commercial) Zone  
 South: C1-RC Regional Shopping Centre District (Victoria)  
 East: M-2 (Douglas Street West) Zone,  
 C-11 (Tourist Accommodation-High Density) Zone, and  
 RA-3 (Apartment) Zone  
 West: C-6DE (Douglas East Highway Commercial) Zone

**Current Zoning:** C-6DE (Douglas East Highway Commercial) Zone

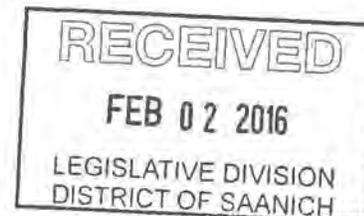
**Minimum Lot Size:** n/a

**Proposed Zoning:** n/a

**Local Area Plan:** Saanich Core

**LAP Designation:** Commercial/Industrial

**Community Assn Referral:** Mt. View Colquitz Community Association • Referral sent December 2, 2015. No response received to date.



CW  
 1

## PROPOSAL

The applicant proposes to amend Development Permit DPR87-0061 to allow for exterior changes to an existing building. The proposed changes are for tenant improvements to the 585 m<sup>2</sup> stand-alone Red Robin restaurant. No variances are requested.

Given the prominence of the site, and its role as a gateway to Saanich, the subject application has been forwarded to Council for review and consideration.



**Figure 1: Site Plan**

## PLANNING POLICY

### Official Community Plan (2008)

- 4.2.1.1 “Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact, Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainably; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.”
- 4.2.1.2 “Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.”

- 4.2.3.1 “Focus new multiple family residential, commercial, institutional and civic development in Major and Neighbourhood ‘Centres’, as indicated on Map 4.”
- 6.2.4 “Support a balanced economy by encouraging a broad range of commercial, service, research, high tech and industrial uses.”
- 6.2.5 “Focus new commercial development primarily to ‘Centres’ and ‘Villages’ (Map 4).”

**Saanich Core Local Area Plan (1999)**

The LAP refers to the area the subject property is located in as “Douglas Street East” and acknowledges Commercial/Industrial as the primary use in the area.

**Saanich Core Development Permit Area Guidelines**

The site is within the Saanich Core Development Permit Area. Relevant guidelines include designing buildings for commercial use for a human scale, the provision of public spaces adjoining a street with both sunny and shaded spaces, and contemporary and authentic architecture that incorporates durable and high-quality materials.

---

**DISCUSSION****Neighbourhood Context**

The existing Red Robin restaurant is located in a stand-alone building at the southern edge of the Island Home Centre shopping centre located at 805 Cloverdale Avenue (the restaurant uses the address 800 Tolmie Avenue). The site is within the Saanich Core Major “Centre”.

Nearby businesses include Staples to the west on the same property, and the Mayfair shopping centre south of Tolmie Avenue in the City of Victoria. The property is bounded by Cloverdale Avenue to the north, Tolmie Avenue to the south, Oak Street to the west, and Blanshard Street to the east.

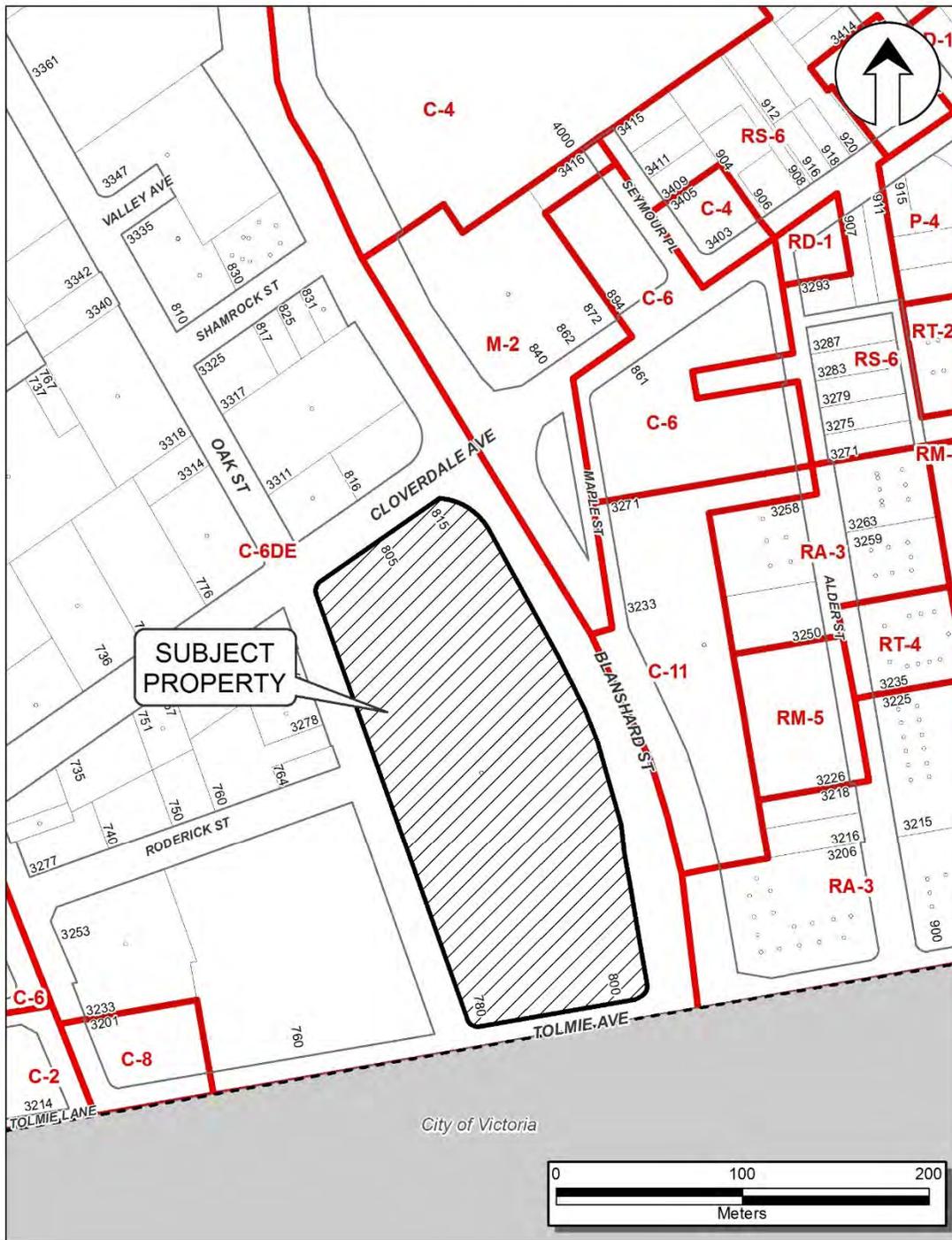


Figure 2: Context Map

**Land Use and Density**

The subject property is currently zoned C-6DE (Douglas East Highway Commercial) Zone and restaurant is a permitted use under the existing zoning. The Island Home Centre shopping centre site is 2.92 ha (29,262 m<sup>2</sup>). The building housing the Red Robin restaurant is 585 m<sup>2</sup> in floor area. The proposed Development Permit Amendment includes exterior building changes only. There is no change to the land use or density through this application.

**Site and Building Design**

The existing building is sited on the southern portion of the property with parking immediately adjacent to the north and west. The parking is shared with other retail units. The nearest entry into the site is to the west between the restaurant and Staples, off of Tolmie Avenue.

The original Development Permit drawings from 1987 called for a combination of a grey colour called "Stormy Night" and a peach colour called "Coral Reef" (see Figures 3A, 4A and 5A). The proposed exterior changes would occur on all sides of the building. The applicant has stated that the existing wood siding is rotting and in need of replacement. A metal siding product, "tru-cedar", is proposed which will have the same appearance as the previous wood siding, but be much more durable. Proposed colours would be a warm grey called "Rocky Tundra" and a burgundy colour called "Cottage Red" (see Figures 3B, 4B and 5B).

The sloped, glazed roofing over the "greenhouse" portions of the façade have also proven problematic, and would be replaced by standing seam metal roofing in red. The mullions and trim around windows would be changed from red to black.

Proposed signage would be considered under a separate sign permit, but would include the "Red Robin" logo as an illuminated individual channel letter sign in red, as well as the words "Gourmet Burgers" in white with "and Brews" in yellow. As the signage complies with the Sign Bylaw, staff would be able to approve the changes.

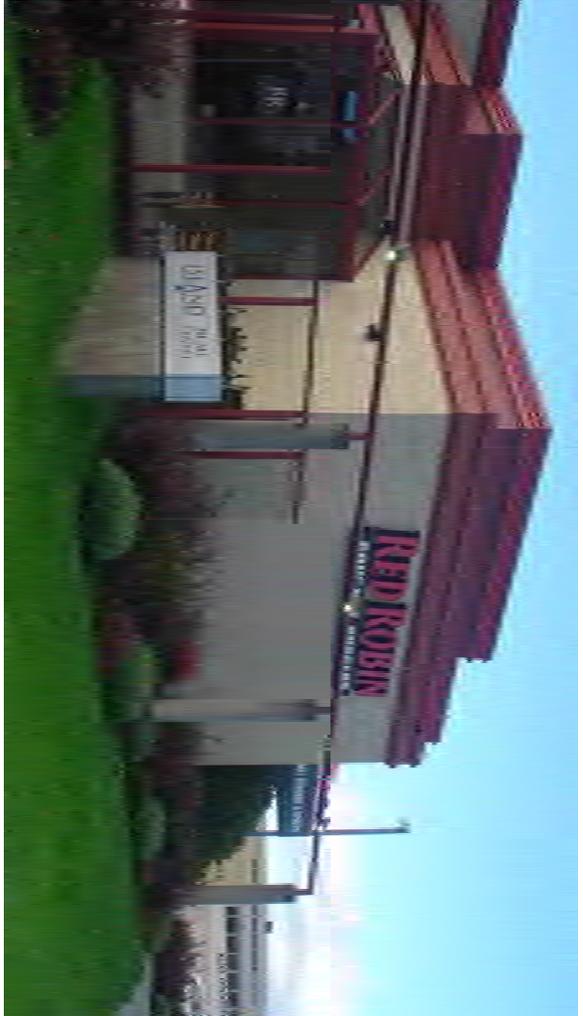


Figure 3A: Existing East (Blanshard Street) Elevation



Figure 3B: Proposed East (Blanshard Street) Elevation (from plans by Chipman Design Architecture Inc.)

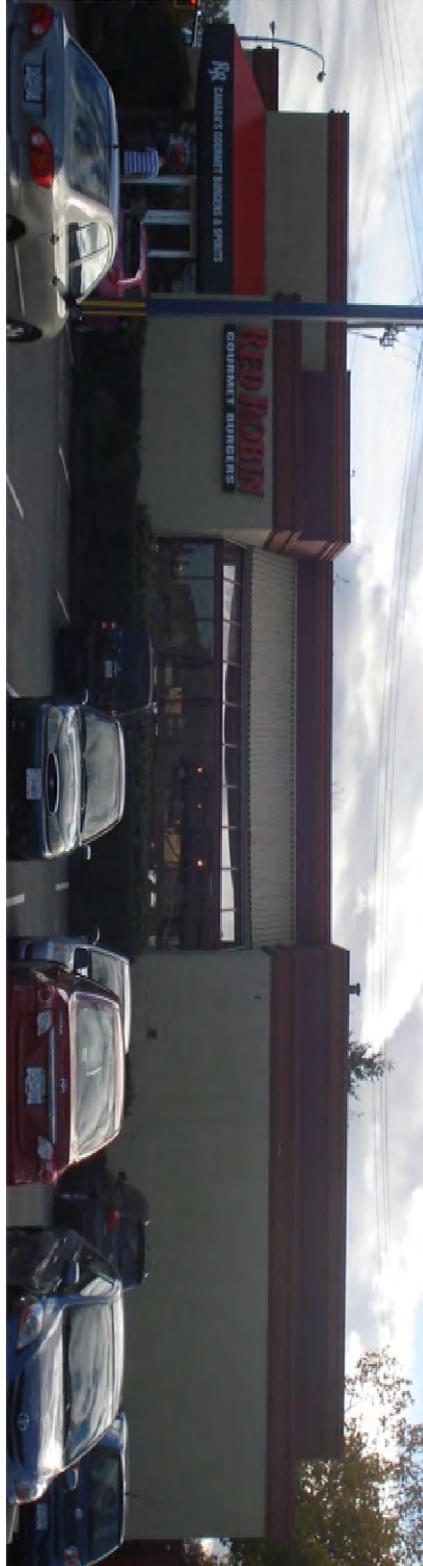


Figure 4A: Existing Front (North) Elevation

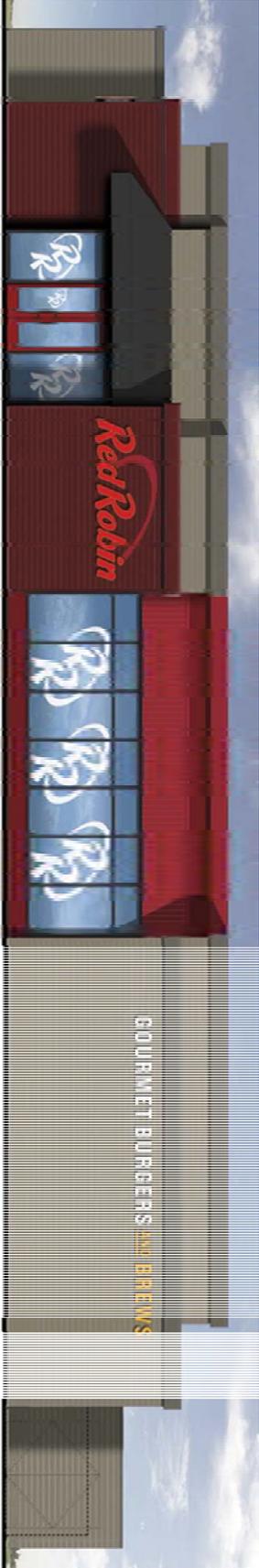
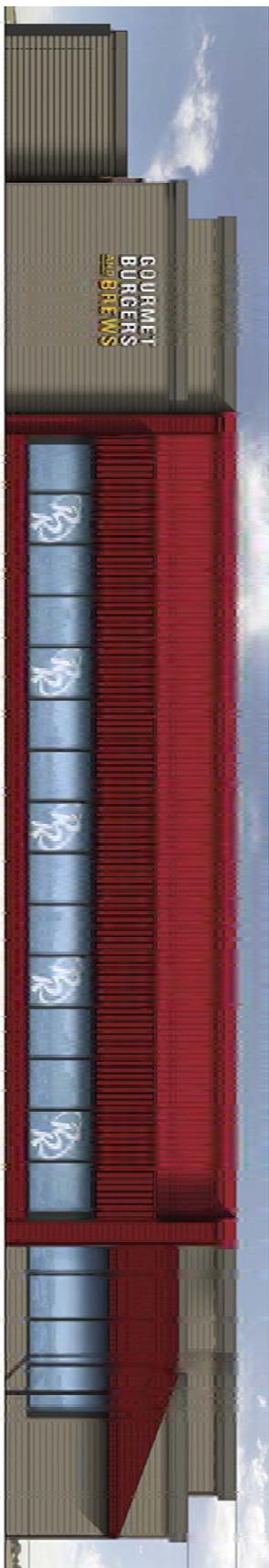


Figure 4B: Proposed Front (North) Elevation (from plans by Chipman Design Architecture Inc.)



**Figure 5A: Existing South (Tolmie Avenue) Elevation**



**Figure 5B: Proposed South (Tolmie Avenue) Elevation** *(from plans by Chipman Design Architecture Inc.)*

**Environment**

Currently, the property is largely impervious due to the building footprint and extent of parking area with permeable landscaped areas limited to the property perimeter. There are no changes to the landscaping or existing stormwater management resulting from the proposed renovations.

**CONSULTATION****Community Association**

A referral was sent to the Mt. View Colquitz Community Association on December 2, 2015. No response has been received to date.

**Advisory Design Panel**

The Advisory Design Panel considered the application as Case #2015/012 on October 7, 2015. The panel moved "that it be recommended that the design of the tenant improvements to the Red Robin Restaurant located at 800 Tolmie Road be approved as presented."

**SUMMARY**

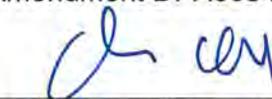
The applicant proposes to amend Development Permit DPR87-0061 to allow for exterior changes to an existing Red Robin restaurant. No variances are requested.

The subject property, the Island Home Centre shopping centre, is currently zoned C-6DE (Douglas East Highway Commercial) Zone and restaurant is a permitted use under the existing zoning. The proposed renovations only impact one building on the site, and are supportable.

**RECOMMENDATION**

That Development Permit Amendment DPA00849, amending DPR87-0061, be approved.

Report prepared by:



\_\_\_\_\_  
Chuck Bell, Planner

Report reviewed by:



\_\_\_\_\_  
Sharon Hvozdzanski, Director of Planning

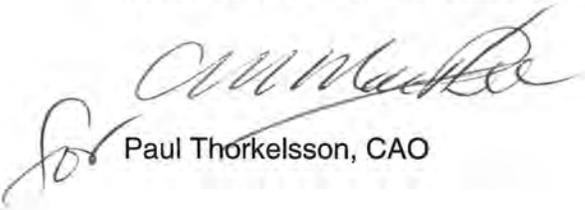
CWB/jsp

H:\TEMPEST\PROSPERO\ATTACHMENTS\DPA\DPA00849\CWB\_RPT\_805 CLOVERDALE AVE.DOCX

cc: Paul Thorkelsson, CAO  
Graham Barbour, Manager of Inspection Services

**CAO'S COMMENTS:**

I endorse the recommendation of the Director of Planning



for Paul Thorkelsson, CAO

## DISTRICT OF SAANICH

DPA00849  
AMENDS DPR87-0061

### AMENDMENT TO DEVELOPMENT PERMIT

**TO: Island Home Centre Holdings Ltd., Inc. No. 322,281  
2800 – 666 Burrard Street  
Vancouver, BC V6C 2Z7**

*(herein called "the Owner")*

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to the lands known and described as:

**Lot 1 (DD EH109213), Section 7, Victoria District, Plan 46337**

**805 Cloverdale Avenue**

*(herein called "the lands")*

3. This Development Permit further regulates the development of the lands as follows:
  - (a) By requiring the buildings and lands to be constructed and developed in accordance with the plans prepared by Chipman Design Architecture Inc. received February 12, 2016 copies of which are attached to and form part of this permit.
4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.
6. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in their absence, the Manager of Current Planning.
7. Notwithstanding the provisions of Section 6 of this Permit the following changes will be permitted and not require an amendment to this Permit:
  - (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.

- (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with the Director of Planning, or Manager of Current Planning in their absence.
  - (c) Where items noted under Section 8(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.
  - (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the landscape plans forming part of this Permit.
8. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.
9. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_  
ISSUED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
Municipal Clerk

# Memo

**To:** Planning Department  
**From:** Jagtar Bains – Development Coordinator  
**Date:** December 8, 2015  
**Subject:** Servicing Requirements for the Proposed Development

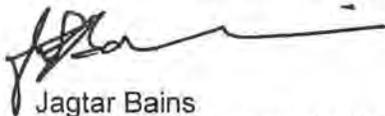
---

**PROJECT: TO AMEND DPR87-0061 FOR RENOVATIONS TO RED ROBIN RESTAURANT**

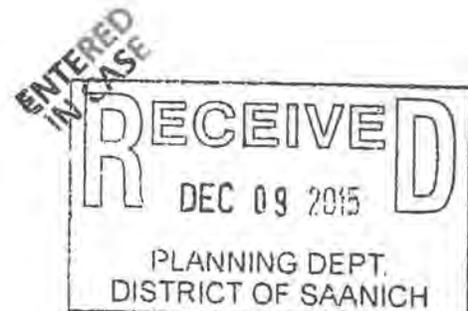
**SITE ADDRESS: 805 CLOVERDALE AVE**  
**PID: 018-902-715**  
**LEGAL: LOT 1 SECTION 7 VICTORIA LAND DISTRICT PLAN**  
**DEV. SERVICING FILE: SVS01980**  
**PROJECT NO: PRJ2015-00523**

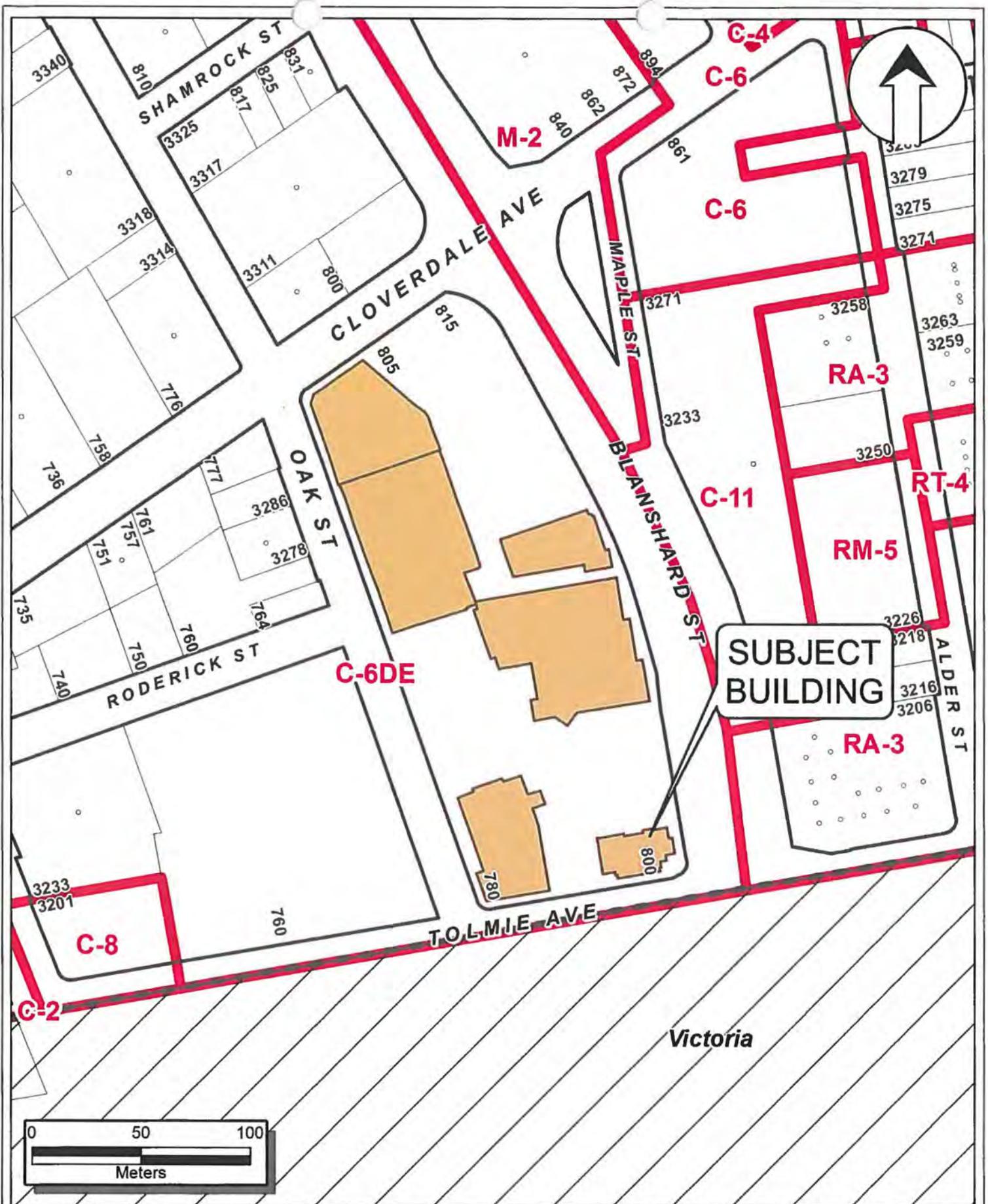
The above noted application for Development Permit Amendment has been reviewed.

There are no servicing requirements.



Jagtar Bains  
DEVELOPMENT COORDINATOR





THE CORPORATION OF THE DISTRICT OF SAANICH

TO: MAYOR AND MEMBERS OF COUNCIL

DATE: OCTOBER 21, 2015

FROM: ADVISORY DESIGN PANEL

SUBJECT: APPLICATION BY MOORE ARCHITECT INC. FOR TENANT IMPROVEMENTS TO THE RED ROBIN RESTAURANT AT 800 TOLMIE ROAD.  
PLANNING FILES: DPA00849  
CASE #2015/012

---

**BACKGROUND AND PRESENTATION**

The above referenced application was considered by the Advisory Design Panel at its meeting of October 7, 2015.

Tom Moore, Tom Moore Architecture Inc., and Brian Miller, Chipman Design Architecture, attended to present design plans and answer questions from the Panel.

C. Bell briefly outlined the application.

T. Moore stated:

- He is the original architect of the existing building; although the exterior colours are not radically changing, the siding needs to be completely replaced and a three-season patio and canopy are being added to the restaurant.

B. Miller stated:

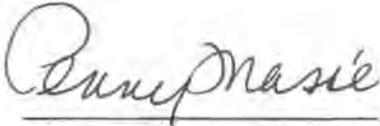
- This Red Robin is the flagship store in BC and is the most profitable in the region. Upgrades and extensive interior renovations are planned to improve aesthetics and the body of service provided.
- Existing wood siding is beyond repair; TruCedar Steel siding is proposed in order to increase the longevity and create a more robust finish.
- 24-gauge top caps will be installed the entire perimeter of the building.
- The fabric awning is being removed in order to install the new canopy patio. Mechanized screens will be installed on the patio which will drop and rise dependent upon the weather.
- All pylons and red neon trim are being removed; the lit trim will be replaced with more noticeable white LED lighting.
- Parking will be upgraded and handicap spaces will be included.
- The existing roof is leaking and needs to be replaced with metal seam panel roofing.
- Signage will be governed by the signage package, which will form a part of the separate sign application.

Comments from Panel members:

- Removing the red neon piping and pylons is not supportable.

**RECOMMENDATION**

That it be recommended that the design of the proposed tenant improvements to the Red Robin Restaurant at 800 Tolmie Road be approved as presented.

A handwritten signature in cursive script that reads "Penny Masse". The signature is written in black ink and is positioned above a horizontal line.

Penny Masse, Secretary  
Advisory Design Panel

cc: *Director of Planning*  
*Manager of Inspections*  
*Number Ten Architectural Group*



Mayor  
Councillors  
Administrator  
Feb 6/16

Council  
Administrator  
Media  
Feb 9/16

The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Doug Henderson, Director of Parks and Recreation
Date: 1/29/2016
Subject: 574 Walter Avenue

PURPOSE

The purpose of this report is to provide information to Council on a donated property for natural park purposes at 574 Walter Avenue and to request the removal of the property from the Saanich Heritage Register as per the October 13, 2015 motion of the Saanich Heritage Foundation.

BACKGROUND

In 1996, the owner of 574 Walter Avenue approached the District to discuss making a gift of the property to the Municipality as a future natural-state park. The offer was subsequently accepted.

The Walter Street property is 7,480 sqft and contains a small house and garage (see Attachment A). The property is located on the corner of Walter Avenue and Dysart Street in the Tillicum area currently zoned RS-6. Nearby parks include Meadow Park, Cuthbert Holmes Park and Gorge Waterway Park. The house is on the heritage registry, added in 2005, and is in a dilapidated state (see photos in Attachment B).

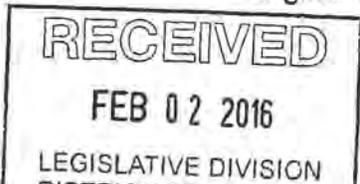
The property was gifted to the District of Saanich with a life estate and the stipulation that if the land is not used as a park in its natural state, that the property would revert to the United Church of Canada. In November 2014, the Municipality became owners of the subject property.

Heritage Significance

This single family dwelling was constructed in 1914 for John and Margaret Lloyd. The following is an excerpt from Saanich Heritage Structures: An Inventory:

"John Richard Lloyd (1867-1924), a carpenter from Wales, and his wife, Margaret Elizabeth, were the original owners of this cottage. Margaret died in Quebec in 1953 aged 81. Eliza Anne Bridger (née Andrew, 1863-1950), a homemaker and Frederic John Bridger (1863-1943) a farmer, both from England, bought the house in 1921 and it was in their family until 1947. This charming cottage is a remnant of the tail end of the western boom that preceded the First World War. While this dwelling's original verandah has been enclosed, the original bargeboards, complete

CW 2



with saw tooth detailing and finials at the gable peaks, survive. The house features cedar shingle siding, a picturesque roofline and a variety of windows including multi-paned double hung and casement sash."

## **DISCUSSION**

The intention of the owner was for Saanich to convert the property into public open space. The presence of the house and garage are inconsistent with the function of a park in its natural state. Staff believe it was the owner's intention that the house be removed from the property. Beyond the removal of the house, the owner also wished the District to preserve the rock corner piece and larger trees on the property. There is no indication that the owner wished the District to develop playgrounds or other park improvements on the land.

In June 2015, McElhanney Consulting Services was retained by the District to conduct a condition inspection on the house and detached garage (Attachment B). The subsequent report found the structures to be in poor condition and would require a significant amount of work to bring them up to current day standards. They concluded that based on the poor condition of the buildings, that demolition may be the best course of action.

Planning staff have reviewed the removal of the house from the heritage register in consultation with the Saanich Heritage Foundation. It is noted that the house is vacant and all interior wall plaster has been removed. The electrical and plumbing work has also been removed or dismantled. The exterior appears neglected, but wood siding and roofing material appear to be in fair to good shape.

The poor condition of the interior and the lack of foundation for the building would require a significant amount of restoration. Nickel Brothers House Moving Ltd. advises that the cost of moving the structure to their storage area in Sidney would cost approximately \$35,000.00 plus the expense of hydro line removal which may cost \$15,000.00.

The Saanich Heritage Foundation regrets the loss of any heritage structure through demolition, unsympathetic alterations, or neglect. The Foundation also recognizes that the presence of the house on the property is inconsistent with the intent of the previous owner's desire for the land to be kept as a natural state park. Not all structures are able to have permanent protection. In this case, the heritage value is not significant enough to justify imposing protection against the will of the owner.

The Heritage Foundation also suggested that it is possible that someone may wish to purchase the house, move it from its current location and complete a heritage restoration and adaptive re-use project.

At their October 13, 2015 meeting, the Heritage Foundation passed the following motion with regards to 547 Walter Ave.:

"That the Saanich Heritage Foundation regretfully supports the removal of 547 Walter Avenue from the Saanich Heritage Register, and recommends that the dwelling be relocated and considered for future use. It is also suggested that the Municipality advertise that the dwelling is available for purchase with moving costs to be incurred by the purchaser."

Should Council resolve to issue a Building Permit to demolish the dwelling and garage, the following Heritage Management Plan policy is applicable:

"Where a Building Permit is issued to demolish a heritage building or structure, the owner should be encouraged to:

- a) Provide the Municipal Archives with a photographic record of the building or structure including interior details, prior to demolition; and
- b) Salvage materials, windows, and features of architectural or historical significance".

As the owner wished the property to be managed as a 'natural park', staff are recommending that the house be removed from the site through a sale or demolition. The site would then be roughly graded to ensure safety and in the short term staff will maintain it through periodic rough mowing.

In the longer term, staff support maintaining the park in a more natural state by limiting park development such as play structures and providing some general maintenance to allow the natural vegetation to grow. Staff also suggest running a scoped neighbourhood park planning process that would reach out to the Gorge-Tillicum Community Association and local neighbours to develop a site plan that would meet the wishes of the owner.

## **SUMMARY**

In summary, staff recommend that the District remove the house from the Heritage Registry and de-construct the improvements from the lands. Once that is accomplished the District will establish and operate the land as a natural park with only modest and discrete improvements found in other natural parks.

## **RECOMMENDATION**

That Council:

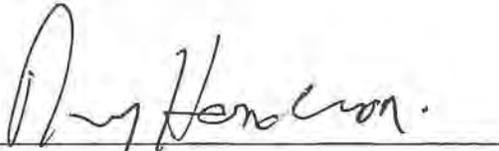
- a) support the removal of 574 Walter Avenue from the Saanich Heritage Registry;
- b) direct staff to advertise the dwelling for sale with moving costs to be incurred by the purchaser. In the event that no purchaser comes forward within 30 days of the advertisement, staff shall remove the house and any other improvements from the property;
- c) direct staff to make the site safe and undertake periodic maintenance as needed;
- d) undertake the necessary steps to rezone the property from RS6 to P4N, natural park zone;
- e) direct staff to establish and operate the land as a natural park with only modest and discrete improvements based on a tightly scoped park planning process

Prepared by



Eva Riccius  
Senior Manager, Parks

Approved by



Doug Henderson  
Director, Parks and Recreation

ER

Attachments

cc: Carrie MacPhee, Director of Legal Services

Sharon Hvozdzanski, Director of Planning

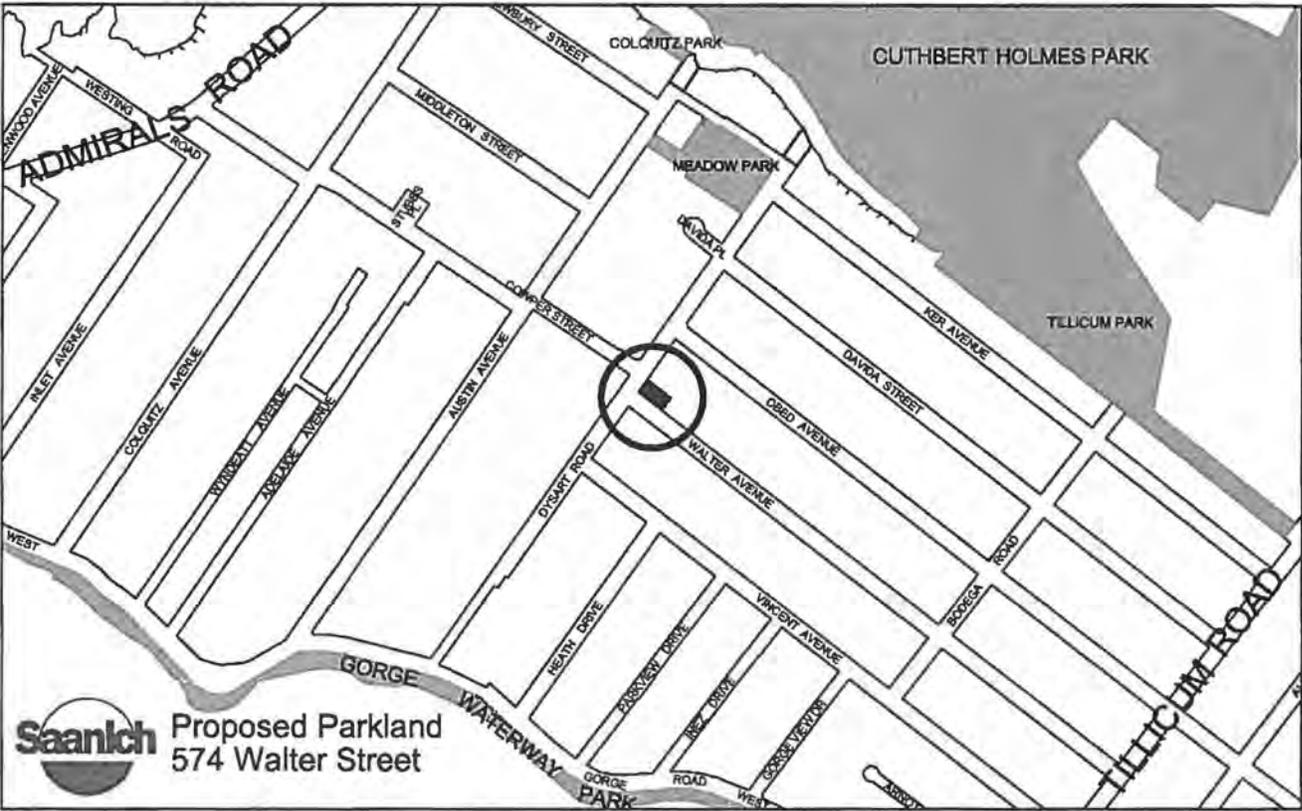
**CAO'S COMMENTS:**

I endorse the recommendation from the Director, Parks and Recreation.



Paul Thorkelsson  
CAO

Attachment A



**THE DISTRICT OF SAANICH**  
**HOUSE AT 574 WALTER AVENUE**  
**VICTORIA, BC**  
**CONDITION INSPECTION REPORT**



**Prepared by:**

McElhanney Consulting Services Ltd.  
Suite 500 – 3960 Quadra Street  
Victoria, BC V8X 4A3

August 5, 2015

**Submitted to:**

Richard Butler, Property Officer – Lands Division  
District of Saanich  
770 Vernon Avenue  
Victoria, BC V8X 2W7

**Condition Inspection Report**  
**House at 574 Walter Avenue**  
**The District of Saanich**



---

Prepared by: Derek Newton, P.Eng.



---

Reviewed by: C.P.(Ken) Rebel, P.Eng.

August 5, 2015

Document Ref: 2241-92457-02

# Table of Contents

SECTION	PAGE NO.
Table of Contents .....	1
1 Project Background .....	3
1.1 Project Background .....	3
1.2 Site Description .....	3
2 Inspection Observations .....	4
2.1 Exterior Condition .....	4
2.2 Interior Condition .....	5
2.3 Electrical .....	6
2.4 Attic .....	6
2.5 Crawl Space .....	6
3 Discussion and Recommendations .....	7
4 Closure .....	7

Appendix A – General Inspection Photographs

Appendix B – Interior Room Photographs

# 1 Project Background

## 1.1 Project Background

McElhanney Consulting Services Ltd. (McElhanney) was retained by the District of Saanich to conduct a condition inspection and prepare a report on a house at 574 Walter Avenue, Victoria, BC. The assignment included a field inspection to determine the general and structural condition of the building.

## 1.2 Site Description

The house is located east of the junction of Walter Avenue and Dysart Road. The house itself is a single storey structure with an attic and crawl space. Next to the house is a detached garage with a lean-to attached on one side and a temporary roof structure connecting the garage to the house on the other side.



Figure 1.2.1 – House and Detached Garage

## 2 Inspection Observations

The condition inspection of the house was conducted on May 11, 2015 by C.P.(Ken) Rebel, P.Eng and Derek Newton, P.Eng. Access to the interior of building was provided by staff from the District of Saanich, who met us on site and removed the barriers to the building's access points. The visual inspection was then conducted by foot for both the interior and exterior of the building. For hard to reach areas, such as the attic, a step ladder was used to allow a visual inspection from the access hatch. Photographs were also taken and general photos of the house are presented in **Appendix A** and photos of each room are presented in **Appendix B**.

### 2.1 Exterior Condition

From our visual inspection it appears that the exterior of the house has not been maintained for some time with the wood siding showing signs of deterioration. The house is not founded on basement walls, with the wood siding enclosing the crawl space extending down to grade all around the house. A metal roof and has been added over the original roof and a number of the downspouts are no longer attached to the eaves trough system. Only one entrance exists to the main floor of the building and it is comprised of a short staircase, a covered landing and access door. The landing's hand railing was observed to be loose, with considerable lateral movement and does not meet current code requirements. The stair had no railing and is supported at one corner by a concrete block, which was not fully bearing on the ground. In general the access stair was found to be in poor condition

South of the house is what appears to be a detached garage supported at the wall perimeter by a concrete footing. Attached to the garage are two other structures, to the south a lean-to and to its north (between the house and garage) is a covered roof structure. All of these structures currently had metal roofs. The lean-to contained various wood and timber products and its southern exterior wall is partially collapsed. The covered area did not provide access to the garage or the house, but did have an entrance to the crawl space.

A second entrance to the crawl space was located on the side of the house facing Walter Avenue. Looking through the crawl space accesses it appears that the main floor of the building is supported on a post and beam system without any bearing walls down to grade.

## 2.2 Interior Condition

The interior of the house is comprised of four rooms. The first entrance room appears to also have been the kitchen area. This room was noted to have plumbing for a sink, a gas line to a stove, a chimney and an access hatch to the attic and wall openings to all of the other rooms. Around the entrance there was evidence from the flooring and framing suggesting that the access landing and stair was not original and it is assumed the entrance was moved out from its original position. In front of the gas line there was a rectangular cutout in the current linoleum flooring, this showed several previous layers of flooring material.

The large room adjacent the entrance room appears to have been the living area, which contained a fireplace. A breaker box was located in this room supported off the floor by rigid conduit and was not mounted to the wall. Against the south west wall is a rectangular section of floor with different flooring and a gap around its perimeter allowing one to see into the crawl space below. Interior walls in this room were predominantly comprised of wood studs with no drywall or plaster. The exterior walls had partially exposed wood framing in some areas and lath and plaster in other areas. During the inspection it was observed that the floor wasn't level, and that the south most corner of the building was lower than the rest of the structure. This sloping floor was confirmed later with a level.

The other rooms off the entrance are the spare room and the bathroom. The spare room contained cabinets and a closet along one of the walls. The walls were generally covered with what appeared to be lath and plaster. The bathroom is in an "L" shape and contains only a toilet. By inspection it appeared that the bathroom had previously contained a sink and bathtub. The bathroom walls were exposed back to bare studs in some areas and lath and plaster in other areas.

In general the interior of the house was found to be in very poor condition and would require a significant amount of work to bring back up to current day standards.

## 2.3 Electrical

The current electrical system had a number of major concerns. The power line and conduit to the house appears in good condition. However, once the conduit penetrates the floor it was noted that the 100 Amp panel is supported on the conduit and not attached to the wall for support. The building contained a mix of old and new power outlets and wiring but in general there was a significant amount of exposed wiring in the walls and in the junction boxes of the outlets and other electrical items such as the ceiling fan. In general the electrical was found to be in very poor to a dangerous situation.

## 2.4 Attic

Access to the attic was gained by use of a step ladder. The entrance however was small and only a quick visual inspection from the attic hatch was performed. Based on our inspection there was no indication of the metal roof was leaking and it everything appeared to be watertight.

## 2.5 Crawl Space

The crawl space was inspected from both access points, but were not actually entered. As settlement was observed in the living area, we attempted to determine the reason for this movement. From the crawl space entrances we could see the building was supported on a beam and post foundation. Only one post could be properly be viewed and it appeared to be bearing on rock, no signs of concrete were observed and it is unknown what the remaining posts are bearing on or the reason for the existing settlement.

### **3 Discussion and Recommendations**

Based on our condition inspection we found the house and other buildings on the site to typically be in poor condition. The structures would require a significant amount of work to bring them up to current day standards. Of particular concern is the very poor to dangerous condition of the electrical panel, wiring and outlets within the building.

It appears that over time a significant amount of the building has been modified and very few of the original features of the house remain. The only noticeable feature was the decorative fascia attached under the roof peaks and even this fascia was not found to be that unique.

In our view the existing house and other buildings at 574 Walter Avenue are in such poor condition that it makes very little sense to rebuild and as such demolition may be the best course of action at this time.

### **4 Closure**

We trust that this condition assessment report provides the District of Saanich with the required information on the general condition and details on the structural condition of the house. If you have any questions about our findings please contact C.P.(Ken) Rebel, P.Eng at (778) 746-7515 or e-mail at [krebel@mcelhanney.com](mailto:krebel@mcelhanney.com).

## Appendix A – General Inspection Photographs



Figure #1 - View of House and Other On-Site Buildings



Figure #2 - Photo of Metal Roof and Power to Building



Figure #3 - Inside of Garage



Figure #4 - Buckled Outside Wall of Lean-to Addition



Figure #5 - Roof Between House and Garage



Figure #6 - View into Crawlspace from Under Roof



Figure #7 - Stair and Landing at Entrance to House



Figure #8 - Entrance Room at Chimney with Gas Lines for Appliances



Figure #9 - View into Bathroom with only Toilet Remaining



Figure #10 - Adjacent Room with Cupboards and Closet



Figure #11 - Living Area with Fireplace



Figure #12 - Living Area Interior Wall With Exposed Old Wiring

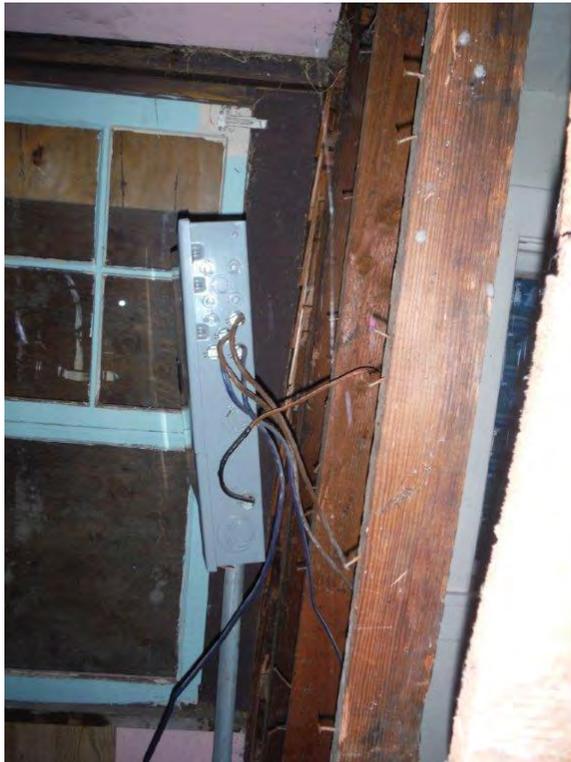


Figure #13 - Existing Electrical Panel Supported on Supply Conduit



Figure #14 - Ceiling Fan with Exposed Wiring



Figure #15 - More Exposed Old Wiring in Living Area



Figure #16 - View Inside Attic Looking Back Towards Entrance



Figure #17 - Inside Attic Looking at Kitchen Chimney



Figure #18 - Decorative Fascia Along Roof Peaks

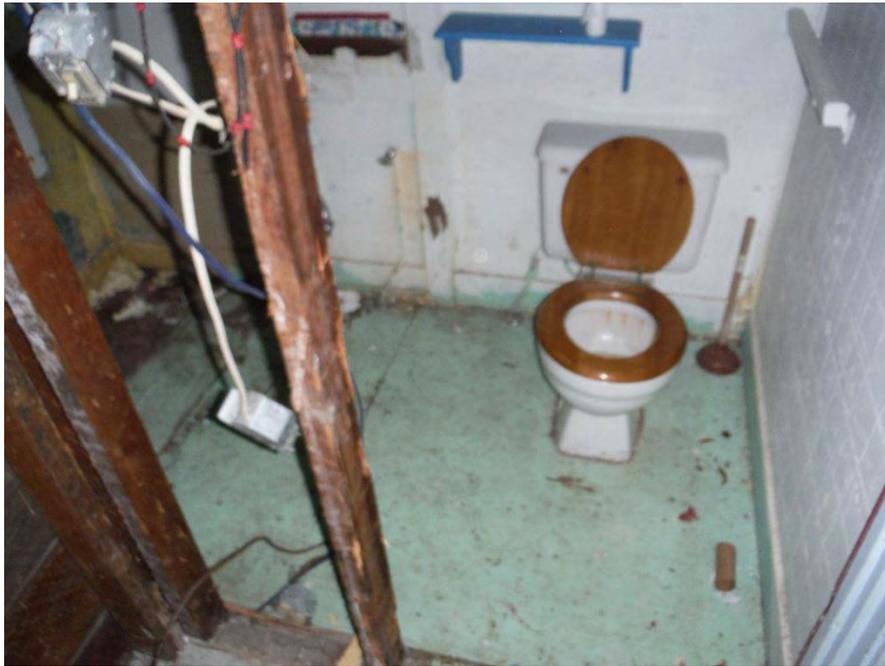
## Appendix B – Interior Room Photographs



Bathroom – Exterior Wall Stripped Down to Studs



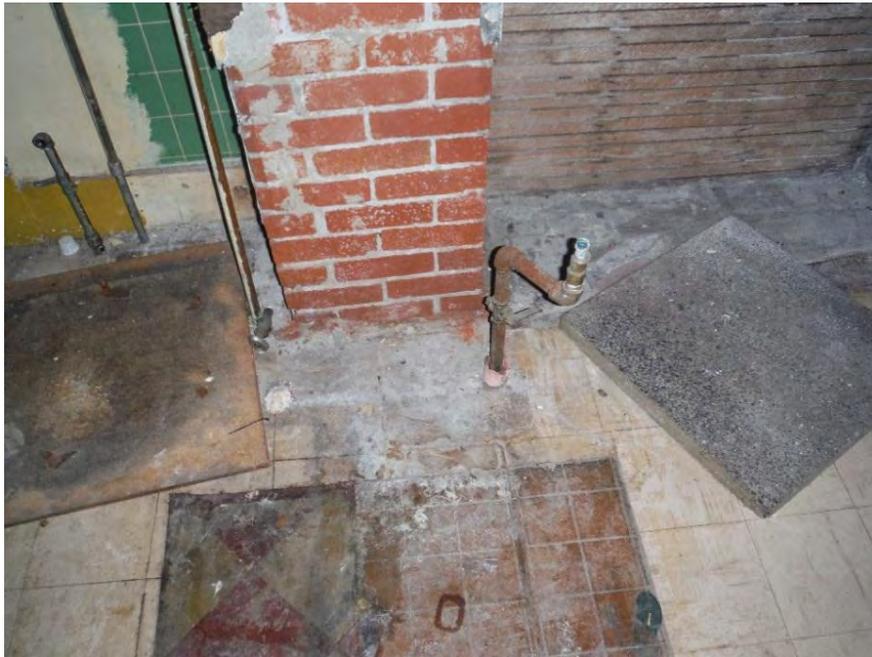
Bathroom – Sink and Bathtub Removed



Bathroom - Doorway to Bathroom with Plaster Removed and Exposed Wiring



Kitchen – View Looking Towards Chimney



Kitchen – Floor and Gas Piping Around Chimney



Kitchen – Interior Wall Beside Chimney



Kitchen – Exterior Wall With Sink Plumbing



Kitchen – Exterior Wall to Side of Sink



Kitchen – Interior Wall towards Living Room



Kitchen – Looking Towards Entrance Porch



Entrance Porch – Inside Entrance Porch



Entrance Porch – Original Doorway



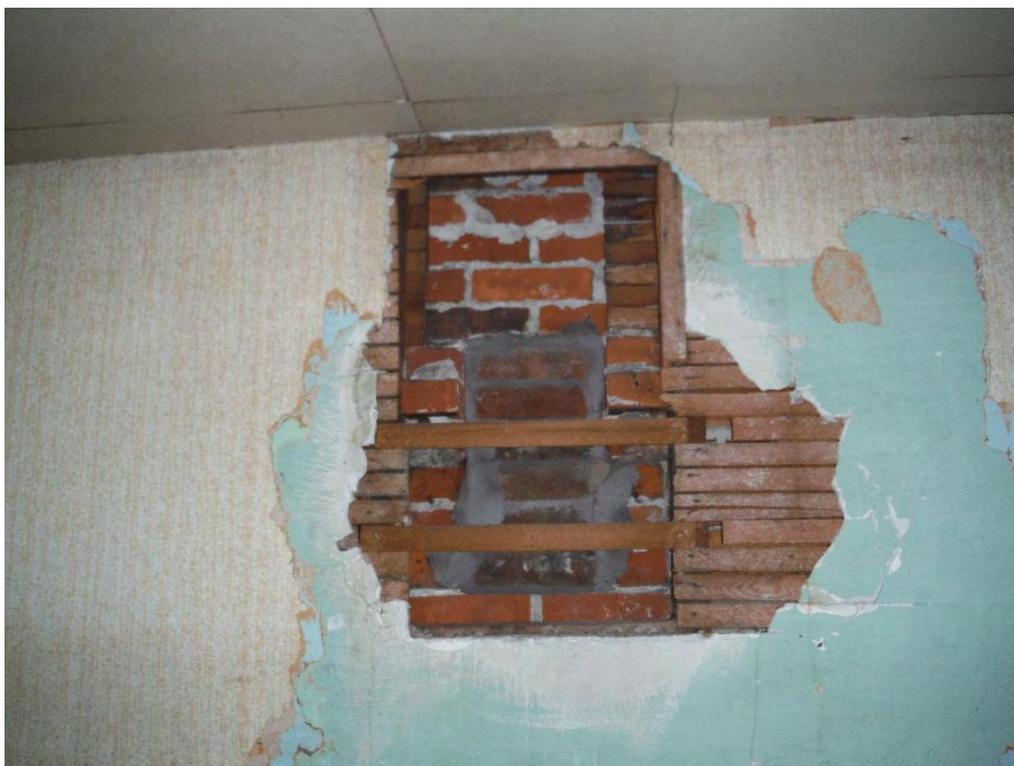
Adjacent Room to Kitchen – Looking Through Doorway



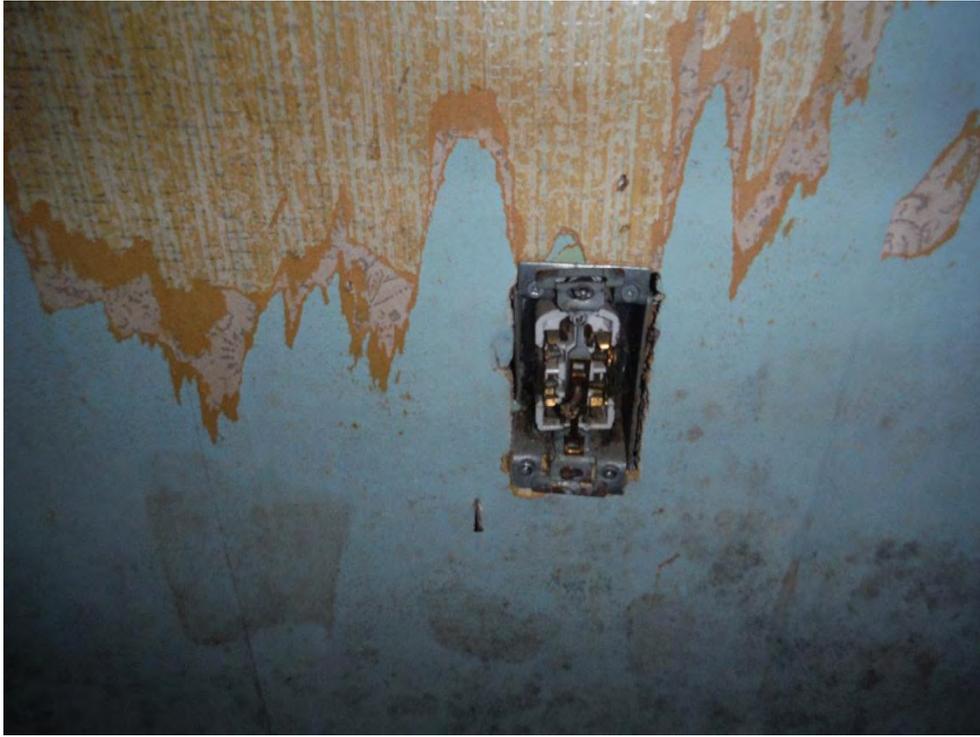
Adjacent Room to Kitchen – Far End of Room



Adjacent Room to Kitchen – Counter and Cupboards



Adjacent Room to Kitchen – Exposed Chimney Through Plaster



Adjacent Room to Kitchen – Damaged Receptacle



Adjacent Room to Kitchen – Receptacle at Floor



Living Room – Fireplace at Center of Room



Living Room – Backside of Fireplace



Living Room – Top of Chimney



Living Room – Floor beside Fireplace



Living Room – Register in Floor Beside Chimney



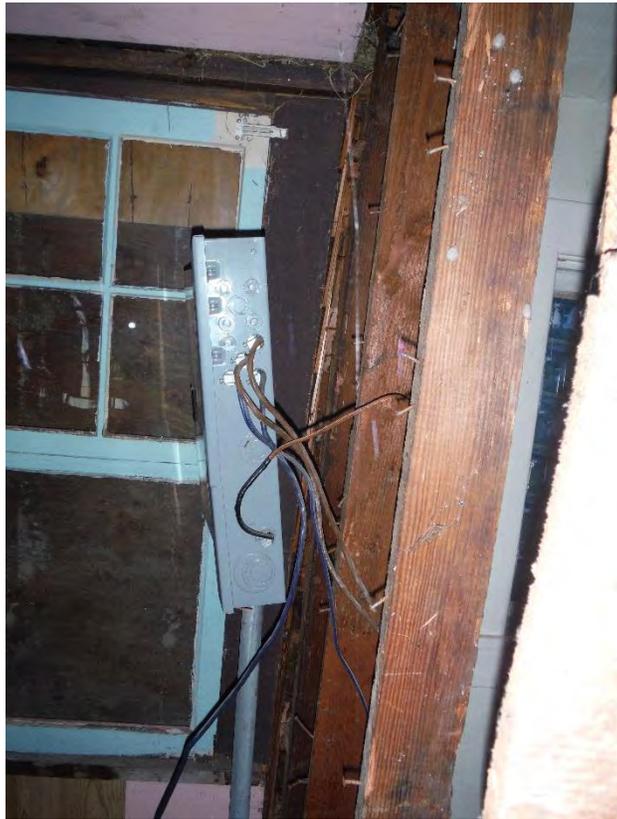
Living Room – Separated Floor Section



Living Room – Existing Exterior Window with Plaster Removed



Living Room – Exposed Framing Between Living Room and Entrance Room



Living Room – Electrical Panel Box Supported on Conduit



Living Room – 100 Amp Panel Box



Living Room – Exterior Wall With Exposed Wiring



Living Room – View of Interior Floor



## The Corporation of the District of Saanich

# Report

Mayor  
Councillors  
Administrator  
Feb 9/16

Council  
Administration  
Media  
Feb 9/16

**To:** Mayor and Council  
**From:** Doug Henderson, Director of Parks and Recreation  
**Date:** 2/1/2016  
**Subject:** Park Management Plans Process

---

### PURPOSE

The purpose of this report is to outline key issues involving the preparation of park management plans, how to assign plan priorities and to recommend those parks which should be the focus of management plans over the next few years.

### BACKGROUND

In September 2014 staff gave the Parks, Trail and Recreation Committee a presentation on park planning in Saanich. Parts of the presentation covered the different types of park plans, identified some planning challenges and revealed some lessons learned during recent park planning projects. On November 26, 2015 the Committee was presented with more information on how to establish priorities when determining candidate parks.

A park management plan sets out the general vision and management direction for a park. It is developed with public and stakeholder consultation. Management plans are frequently developed as a means of resolving conflict, addressing specific issues or laying out a pro-active approach for park stewardship. They often deal with recreational user conflict, and balancing human use and access with environmental concerns. They may include detailed development and operations instructions for carrying out the actions. They do not serve the same purpose as park maintenance manuals or park standards.

Management plans also typically include an overview reference to relevant policies along with environmental, recreation, historical and other relevant background information. Key issues driving the plan are explored in depth and recommendations to solve them are provided. They often also provide a summary of the planning process including public participation, implementation steps and general budget information.

### DISCUSSION

Generally, the larger more heavily used and less programmed a park is the more likely it is to have management issues. These are very often related to the environment or visitor activities or volumes and are most difficult to deal with when the conflicting or impacting activity(ies) may be well established in the park. The activity may only have become a problem as the number of people participating in it grew and/or where the number of other users increased resulting in negative impacts and/or conflict.

**CW**  
**3**

It is worth noting that other jurisdictions face very similar situations in the management of their park systems. Many public organizations are challenged by capacity and/or resource limitations and must develop appropriate ways to determine project priorities.

Based on recent experiences particularly with the Cuthbert Holmes Management Plan, the creation of Park Management Plans can be influenced by:

- Very high public expectations with outcome and level of consultation
- Public participation: reaching all stakeholders
- Organized opposition preventing resolution or slowing progress
- User conflicts, balancing needs
- Scope of project and project creep
- Level of detail necessary
- Degree of explanation and justification needed for decisions
- Management plan lifespan (ie valid for 10 years? 20 years?)
- Plan implementation – funding and staffing
- Available resources ie. Capacity constraints with Planning and Design staffing levels – with many dozens of projects on yearly work plans the Division needs to be efficient with staff time and other resources

Other insights that have been gained in undertaking a wide variety of park planning and capital projects in recent years include the following;

- Undertaking a management plan is not to be taken lightly
- Need to establish when and why we undertake these plans
- Need to be clear about what needs to be accomplished (ie. get agreement early on re: scope)
- Unanimous agreement or consensus amongst stakeholders may not be possible
- Plans need to be completed in a timely manner / significant amount of staff time and resources must be committed
- There is high public expectation about how their input is used in final decisions. "Having a say doesn't always mean getting your way."
- There can be a perceived sense of 'winners' and 'losers' amongst some stakeholders in the planning outcomes

Recent high level plans call for the creation of management plans:

- Council's 2015 – 2018 Strategic Plan calls for management plans for a series of parks (Cuthbert Holmes (completed in 2015); Beckwith/Blenkinsop Lake/Valewood; Haro Woods; Mount Douglas; Colquitz River Linear Park; Cedar Hill Park; future acquisitions.)
- The 2013 Parks, Recreation and Culture Master Plan calls for Management plans for all major parks, to be reviewed and updated on a ten year cycle.

The 2011 Park Natural Areas Management Guidelines and the 2012-2017 Park Natural Areas Action Plan also call for their creation.

Additional parks that would be classified as major parks would include: Mount Tolmie, Lambrick, Konukson, Knockan Hill and Quick's Bottom. Depending on the complexity of issues, some of these parks may be better suited for a natural areas management plan or Natural Areas Action Plan.

### **DETERMINE MANAGEMENT PLAN PRIORITIES**

The list of parks raises the question about how to determine priorities for undertaking these projects (and others yet to be identified). Planning resources are limited, complex plans take time and expectations for public engagement are high. Therefore a method or tool to help determine plan priorities would be useful in supporting how choices are made.

Conflicts between competing uses can often be a key trigger but other issues can also generate calls for park management plans. These include;

- Perceived or real change in use/impact on current users
- Competing interests for land or activities
- Desire for change in use
- Proposed developments such as new facilities
- Community concern(s)
- Projects proposed by specific user groups
- Social trends / ideals
- Complex or multiple problems that require action
- New large parks
- Aging infrastructure

In addition there are a number of other important considerations that need to be factored in to the discussion. These include;

- When and what type of issues justify the resources required to undertake a park management plan?
- Are there more efficient methods or approaches for resolving some issues?
- Are park management plans the best way to deal with operational, natural areas and infrastructure issues?
- Can a Concept Plan provide sufficient management direction in some cases?
- Are management plans needed for all new parks?
- What level of staff and community effort is appropriate in developing park management plans?
- Saanich has recently adopted as policy the IAP2 spectrum of public participation. It has a 5-level spectrum of increasing public input: Inform – Consult – Involve – Collaborate – Empower
- Determining the appropriate level of consultation
- What criteria should be used to help evaluate the need for a management plan?

The establishment of criteria that could be evaluated to determine the need for and urgency of undertaking a park management plan would be a useful tool. Some key criteria include:

**Public Safety:** Is public safety in jeopardy by not doing a plan?

**Type, number and complexity of issues:** Relates to scope. Is there one key issue of concern or are there several issues happening simultaneously that threaten the integrity of the park?

**Benefits to be derived:** Will the time and cost of doing the plan justify the benefits achieved?

**Environmental sensitivity and disturbance:** Is there a significant presence of invasive plants and do they threaten the integrity of the natural ecosystem? Is human or animal activity causing a degradation to sensitive areas in the park? Are areas degraded and need to be restored?

**Condition and age of infrastructure and assets:** Does replacing old infrastructure with new create a different type or level of use?

**Changes to existing activities and/or facilities:** Do the proposed changes represent a threat to the integrity or sustainability of the area?

**Risks:** One or more key values face threats either from internal or external sources. Could be threat to environment or quality of visitor experiences.

**Cost/benefit:** doing the project now versus the cost of deferring. If deferred are there other relevant management directions that could be applied to address the most urgent issues (eg. Invasive Species Management Strategy, Natural Area Management Guidelines)

**Park classification, size and location:** Typically larger planning initiatives are reserved for larger community or municipal parks. Is the park located in a remote location or located in an area with a high profile.

**Amount or level of use:** Could relate to carrying capacity with impacts to the park based on environmental sensitivity and the number of visitors.

**Type of use:** Could be a factor affecting the integrity of the park or quality of the visitor experience.

**Heritage/ Historical Significance:** Are valuable historical or cultural landscapes under threat.

**Efficiency:** Are other municipal departments such as Planning already or soon starting a planning process (eg. Local Area Plan update).

The suggested criteria are useful in deciding on a direction for park planning. However, it is also important to note that these are qualitative criteria and rely on the experience and professional judgement of staff and others to make a final determination. This determination also needs to take into account existing work programs and other priority projects already underway.

Based on these criteria, the following major park management plan schedule is proposed for discussion:

2016 – 2017: i) Haro Woods

ii) Cedar Hill Park (assessment of plan scope relative to established park uses)

2018 – 2019: Mount Douglas Park

It is understood that the date ranges may vary depending on other priorities that might arise and the issues that may be identified in each planning process. The remaining parks and any major future acquisitions would be reviewed with the Parks, Trails and Recreation Committee and Council in 2019. On November 26, 2015 the Parks, Trails and Recreation Committee endorsed the proposed schedule.

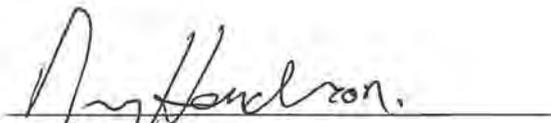
**RECOMMENDATION**

That Council endorse the following park management plan schedule:

- 2016 – 2017: i) Haro Woods
- ii) Cedar Hill Park (assessment of plan scope relative to established park uses)
- 2018 – 2019: Mount Douglas Park

and endorse the criteria that would assist staff in determining needs and priorities for future park management plans.

Prepared by   
Gary Darrah  
Manager, Park Planning and Design

Approved by   
Doug Henderson  
Director, Parks and Recreation

GD

**CAO's COMMENTS:**

I endorse the recommendation from the Director, Parks and Recreation.

  
Paul Thorndelsson, CAO



**The Corporation of the District of Saanich**

# Report

**To: Mayor and Council**  
**From: Doug Henderson, Director, Parks and Recreation**  
**Date: 2/1/2016**  
**Subject: Sustainable Municipal Grounds**

Mayor  
Councillors  
Administrator  
Feb 5/16

Council  
Administrator  
Media

## PURPOSE

The purpose of this report is to provide further information in response to Council's motion from April 27, 2015 stating:

"That Council direct staff to prepare a preliminary report on the 'viability of transforming the municipal grounds into a showcase of sustainability.'"

This report highlights the key concepts involved in increasing the landscape sustainability of the municipal grounds at Vernon Avenue.

## BACKGROUND

Saanich is known for its outstanding horticultural displays in parks and streetscapes, and the Parks Division is proud to maintain them to a high standard. The grounds of the Municipal Hall, Annex, and Police and Fire Hall are a key part of this tradition. The landscape at the Hall was designed to complement the Hall's architecture. Although altered somewhat over the years, the main elements remain, including: ponds, lawn, floral displays, trees, and shrubs, including a collection of rare and exceptional plant specimens. The formal style is generally popular with the public, who enjoy the lawns and vibrant floral displays.

## DISCUSSION

### Previous Improvements to Sustainability

In 2009 the landscape was examined through the Service Delivery Program. Under this initiative, Parks considered how changes to the landscape's maintenance and operations practices could improve service and reduce costs. Ideas in the staff report included reducing the amount of labour, fertilizer, and water required by reducing manicured lawns and annuals beds, and increasing the number of drought tolerant and native plants. These ideas also relate to sustainability.

From 2009 – 2012 sustainability was increased when a number of these ideas were implemented: annual beds and hanging baskets were significantly reduced; lawn areas were reduced and manicured lawn was converted to residential-grade lawn; and trees were planted along Vernon Avenue.

**CW**  
**4**

Municipal Landscape Areas	Before Improvements	After Improvements
Formal	7,103 m <sup>2</sup> (1.8 acre)	3,788 m <sup>2</sup> (.9 acre)
Semi-formal	5,836 m <sup>2</sup> (1.4 acre)	7,230 m <sup>2</sup> (1.8 acre)
Informal	8,625 m <sup>2</sup> (2.1 acre)	10,546 m <sup>2</sup> (2.6 acre)

In total 3,315 m<sup>2</sup> (.9 acre) of formal landscape areas were converted to lower-maintenance semi-formal (1,394 m<sup>2</sup> = .4 acre), and informal areas (1,921m<sup>2</sup> = .5acre).

### What is Landscape Sustainability?

*A sustainable landscape is generally defined as a stable and productive ecosystem that conserves the physical and biological processes occurring on that landscape. Designed and managed sustainable landscapes maintain hydrological function, plant and animal diversity, biomass and soil integrity (University of Delaware Botanic Garden, 2009).*

The more water, fertilizer, labour and artificial support in general that a landscape requires, the less sustainable it is. Site conditions such as slope, soil conditions and exposure to sun and wind are key in determining appropriate plant species and maintenance practices to increase sustainability. Native species are not always the most sustainable in a landscaped setting.

### Key Concepts to Consider

The following are key concepts that staff consider in continuing to increase the landscape sustainability of the grounds at the Hall. Note that Parks staff maintain the landscape, and major works are funded by the Engineering and Public Works Facilities Division.

#### ▪ **Water**

Water needs and uses are divided into the following three categories:

##### • *Irrigation*

Reducing potable water use is key. The irrigation system for the grounds dates to the 1960s and is subject to breakdown. In some locations, it is inefficient. Staff continue to do the best they can with the existing system; however, it cannot be modified and in the long term, it needs to be replaced for efficient water use. Replacement costs are expected to be significant up front, largely due to the amount of vegetation, rock and hardscaping on the site. Water savings will compensate for installation costs over time.

##### • *Ponds*

The fountain and ponds are connected and operate on recirculated water. However the system leaks, and needs a constant supply of fresh water to stay full. The system needs repairs which are expected to have significant costs.

##### • *Water Treatment and Storage*

Currently all water run-off (roofs, parking/hard surface areas, and greenspaces) is collected and drained into the marshy area adjacent to Swan Lake where it is naturally cleaned and infiltrates into the ground.

#### ▪ **Plant Material**

Sustainable plants are those that require little or moderate amounts of water and fertilizer, are disease and pest resistant, and require little labour to keep them healthy and looking good. Essentially this means plants that are suited to our Mediterranean coastal type of climate, which may or may not be native.

The existing landscape contains many showy exotics, ornamentals and annuals that may not support sustainability. Sustainability could be improved by redesigning beds using sustainable plant species while retaining important exotic specimens.

▪ **Education**

Education can play an important role in a sustainable landscape. Information about sustainability, including signage on-site, would enhance the landscape, allow people to understand why changes were made, and promote sustainability in general.

**SUMMARY**

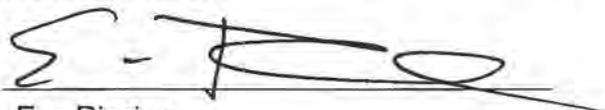
Achieving landscape sustainability in the municipal grounds requires an ongoing review and renovation. Detailed audits, renovation plans, and implementation plans are required. Staff will be developing and implementing these as part of their ongoing work. Any major works will need to be agreed to and funded through the annual budget process.

Work in 2016 will include an audit of the irrigation system as a basis for the development of a renovation plan.

**RECOMMENDATION**

That Council receive this report for information and direct staff to report on progress as part of overall reporting on sustainability.

Prepared by



Eva Riccius

Senior Manager, Parks

Approved by



Doug Henderson

Director, Parks and Recreation

BG

cc: Shane Laye, Manager, Facilities

Mark Boysen, Sustainability Coordinator

**CAO'S COMMENTS:**

I endorse the recommendation from the Director, Parks and Recreation



Paul Thorkelsson, CAO