

PUBLIC INPUT ON COUNCIL AGENDA ITEMS

Public Input on
Council Agenda
Items

1410-04
Report - Council

H. Charania, President, North Quadra Community Association (NQCA)
Development Cost Charges Bylaw Amendment; and Development Cost Charge Reserve Fund Transfers Bylaw:

- The NQCA is pleased that a review of Development Cost Charges (DCC's) is being considered; a higher level of transparency and accountability needs to be applied to the DCC process.
- The NQCA supports an annual assessment of the DCC program and recommends that a major review be undertaken every three to five years.
- DCC's are implemented in response to new development proposals and should not be confused with community amenity contributions.
- A detailed accounting of how DCC funds are managed should be available to Council and the community.
- The NQCA requests answers to the following questions regarding the proposed amendments to Bylaw No. 7692:
 - Are there any impacts of deleting the North Quadra and Christmas Hill schedules?
 - Are there any impacts of renaming Schedule "28" – Neighbourhood and Community Cost Charges to Schedule "B"?
 - How and where will the 3.17 million surplus for road and drainage DCC funds be spent?

BYLAWS FOR THREE READINGS

1110-30
Tax Exemption
Real Property
Bylaw

TAX EXEMPTION REAL PROPERTY BYLAW AMENDMENT

Three Readings of "Tax Exemption Real Property Bylaw, 2015, Amendment Bylaw, 2016, No. 9396". To exempt certain lands and improvements from taxation for the years 2017, 2018 and 2019.

**MOVED by Councillor Derman and Seconded by Councillor Wergeland:
"That Bylaw No. 9396 be introduced and read."**

CARRIED

**MOVED by Councillor Derman and Seconded by Councillor Wergeland:
"That Bylaw No. 9396 be read a second time."**

CARRIED

**MOVED by Councillor Derman and Seconded by Councillor Wergeland:
"That Bylaw No. 9396 be now passed."**

CARRIED

1110-30
Tax Exemption
Bylaw

57 CADILLAC AVENUE – TAX EXEMPTION BYLAW

Three Readings of "Tax Exemption Bylaw, (57 Cadillac Avenue), 2016, No. 9397". To exempt the leased premise at 57 Cadillac Avenue from taxation for the years 2017-2023.

**MOVED by Councillor Wergeland and Seconded by Councillor Brownoff:
"That Bylaw No. 9397 be introduced and read."**

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Brownoff:
“That Bylaw No. 9397 be read a second time.”

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Brownoff:
“That Bylaw No. 9397 be now passed.”

CARRIED

1110-30
 Tax Exemption
 Real Property
 Bylaw

TAX EXEMPTION REAL PROPERTY BYLAW AMENDMENT

Three Readings of “Tax Exemption Real Property Bylaw, 2016, No. 9399”. To exempt certain lands and improvements from taxation for the years 2017 and 2018.

MOVED by Councillor Brownoff and Seconded by Councillor Wergeland:
“That Bylaw No. 9399 be introduced and read.”

CARRIED

MOVED by Councillor Brownoff and Seconded by Councillor Wergeland:
“That Bylaw No. 9399 be read a second time.”

CARRIED

MOVED by Councillor Brownoff and Seconded by Councillor Wergeland:
“That Bylaw No. 9399 be now passed.”

CARRIED

1410-04
 Report –
 Engineering/
 Finance

DEVELOPMENT COST CHARGE BYLAWS

Joint Report of the Directors of Engineering and Finance dated October 12, 2016, recommending Council give three readings to the Development Cost Charge Amendment Bylaw and the Development Cost Charge Reserve Fund Transfer Bylaw.

xref: 1110-30
 Development
 Cost Charges
 Bylaw

The Director of Finance provided an overview of the Development Cost Charges program and responded to questions from Council:

- DCC’s are a revenue mechanism available to municipalities to raise funds for growth-related capital infrastructure projects.
- The last significant update to the DCC bylaw took place in 2004.
- The broad goal of the proposed amendment and reserve transfers is to reduce the number of specific areas to be considered for DCC funds and move to an area-wide DCC program for all asset types. This would include one uniform fee for the municipality versus a significant schedule of individual fees for small pockets within the community.
- The Finance, Audit and Personnel Standing Committee endorsed the DCC plan subject to consultation with the development community, which was undertaken and resulted in positive feedback and support.
- Further communication with the public and the development community will be provided in the future regarding projects identified within the DCC program and related project completion timelines.
- Schedules to Bylaw No. 7692 containing significant unfinished projects will be retained to ensure those funds are spent within that area.
- All development proposals will contribute to the area-wide roads and parks DCC funds; however, water, sewer and drain DCC funds will not be required of development projects until the area-wide fees and Phase II of the DCC

program are complete.

- As dictated by legislation, DCC funds are intended for the capital cost of constructing growth related assets and not for maintenance or repair.

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

- There are no outstanding projects in Christmas Hill that require DCC funding.
- There is one outstanding project in the North Quadra area that requires DCC funding that is currently not available; however, it would be an ideal candidate for funding should the area-wide approach be approved.
- Parks are not being considered as part of this phase of the DCC review.
- The Viewmont and Cordova Bay areas currently have a surplus of DCC funds available; a balanced approach to the equitability of what projects in the Transportation Plan requiring DCC funds could be achieved if the area-wide approach is approved.
- Phase II of the DCC review will include an analysis of how the Saanich DCC program compares to other municipalities.
- Inflow and Infiltration considerations are not covered by an area-wide DCC program, it is instead specific to growth; however, this can be assessed in Phase II of the DCC program review.

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

- Staff can review a process to provide Council estimated DCC fee information related to development proposals.
- Phase II of the DCC program will consider options for public consultation.

1110-30

Development
Cost Charges
Bylaw

DEVELOPMENT COST CHARGES BYLAW AMENDMENT

Three Readings of "Development Cost Charges Bylaw, 1997, Amendment Bylaw, 2016, No. 9402". To delete the schedules that are no long required and set fees to zero where future projects are no longer anticipated.

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That Bylaw No. 9402 be introduced and read."

Councillor Derman stated:

- Staff is to be congratulated for the work done to date on the DCC program.
- Climate change and storm water implications will need to be assessed when restructuring the DCC program.
- While the bulk of consultation will be undertaken with the development community, public consultation would be welcome and beneficial.

Councillor Brownoff stated:

- She appreciates the work done on the DCC project and is looking forward to Phase II of the project.
- A more comprehensive listing of DCC funds received and how they are spent should be included in the Financial Plan.

The Motion was then Put and CARRIED

MOVED by Councillor Derman and Seconded by Councillor Brice: "That Bylaw No. 9402 be read a second time."

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Brice: "That Bylaw No. 9402 be now passed."

CARRIED

1410-04
Report - Council

xref: 1110-30
Development
Cost Charge
Reserve Fund
Transfers Bylaw

DEVELOPMENT COST CHARGE RESERVE FUND TRANSFERS BYLAW

Three Readings of "Development Cost Charge Reserve Fund Transfers Bylaw, 2016, No. 9403" to consolidate the existing reserve fund balances within certain areas and transfer any excesses to what will become newly established area-wide programs.

MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: "That Bylaw No. 9403 be introduced and read."

CARRIED

MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: "That Bylaw No. 9403 be read a second time."

CARRIED

MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: "That Bylaw No. 9403 be now passed."

CARRIED

RESOLUTIONS FOR ADOPTION

1410-04
Report –
Engineering

xref: 5370-30
Tender 28/16

TENDER 28/16 – ABTM LED FIXTURES

Report of the Director of Engineering dated October 6, 2016 requesting that Council award Tender 28/16 – ABTM LED Fixtures to EECOL Electric Corporation in the amount of \$204,660.55 (based on a quantity of 833 ABTM LED lights and excluding taxes).

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

- While usage readers will not be 'smart' the fixtures are projected to result in energy savings of between 40-50% over the current High Pressure Sodium fixtures and the warranty covers a 20-year lifespan.
- The proposed lights are similar to the standards located at Tattersall Drive and Saanich Road.
- This Tender represents 10% of the street standard inventory in Saanich, complete LED fixture replacement will be undertaken over a six-year, phased plan.
- The proposed LED fixtures will create a more centralized focus of lighting resulting in less light splash into nearby homes.

MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That Council award Tender 28/16 – ABTM LED Fixtures to EECOL Electric Corporation in the amount of \$204,660.55 (based on a quantity of 833 ABTM LED lights and excluding taxes)."

CARRIED

REPORTS FROM DIRECTORS

1410-04
Report - Finance

xref: 5690-30
Loan Agreements

BRAEFoot COMMUNITY ASSOCIATION – REQUEST FOR AN INTEREST FREE LOAN

Report from the Director of Finance dated October 12, 2016 outlining options concerning a request for an interest free loan from the Braefoot Community Association.

MOVED by Councillor Brice and Seconded by Councillor Derman: “That Council endorse the \$100,000 interest free loan to the Braefoot Community Association subject to statutory public notification.”

Councillor Brice stated:

- This is precisely the type of organization and project that Saanich envisioned in regard to interest free loans.
- Repayment of the loan should utilize Options A or B of the report.

Councillor Derman stated:

- This program has helped to support the many volunteer organizations within the community that provide a large value at a minimal cost to Council.
- The Braefoot Community Association has an impeccable record of responsibility and progressive action.

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

- The loan request would become null and void if the Canada 150 grant is denied.

Councillor Murdock stated:

- This request can be seen as a rationale as to why this program exists; this group of volunteers provide a tremendous amount of service to Saanich residents who can hopefully look forward to upgraded facilities at a very well-used park.

The Motion was then Put and CARRIED

 The Director of Finance left the meeting at 8:04 p.m.

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 8:05 p.m.

The meeting reconvened at 8:53 p.m.

RECOMMENDATIONS

From the Committee of the Whole Meeting held October 17, 2016

2860-30
Tennyson
Avenue

3321 TENNYSON AVENUE – DEVELOPMENT PERMIT APPLICATION

MOVED by Councillor Derman and Seconded by Councillor Murdock: “That Council approve and issue Development Permit DPR00648 on Lot 1, Section 7, Victoria District, Plan 27322 (3321 Tennyson Avenue).”

CARRIED

2860-20
Cedar Hill Cross
Road

1567 CEDAR HILL CROSS ROAD – DEVELOPMENT PERMIT AMENDMENT

MOVED by Councillor Derman and Seconded by Mayor Atwell: “That Council approve and issue Development Permit Amendment DPA00870 on Lot 1, Section 39, Victoria District, Plan VIP69109 (1567 Cedar Hill Cross Road).”

CARRIED

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 8:56 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

DISTRICT OF SAANICH
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, OCTOBER 17, 2016 AT 8:06 P.M.

Present:

- Chair:** Councillor Plant
- Council:** Mayor Atwell and Councillors Brice, Brownoff, Derman, Murdock, Sanders and Wergeland
- Staff:** Paul Thorkelsson, Chief Administrative Officer; Harley Machielse, Director of Engineering; Sharon Hvozdzanski, Director of Planning; Donna Dupas, Legislative Manager; and Debra Hopkins, Senior Committee Clerk

1410-04
Report -
Planning

3321 TENNYSON AVENUE – DEVELOPMENT PERMIT APPLICATION

Report of the Director of Planning dated September 14, 2016 recommending that Council approve Development Permit DPR00648 for the proposed construction of a two-storey, 495 m² wood frame office/warehouse building.

xref: 2860-30
Tennyson
Avenue

APPLICANT:

- L. Cecco, Keay Cecco Architecture Ltd., presented and highlighted:
 - Island Temperature Controls is a locally owned company; they have outgrown their current warehouse location in Rock Bay.
 - The subject property is located in the Douglas Street West / Uptown Major Centre area.
 - The existing zoning permits office and warehouse uses, no variances are requested and the proposal meets or fulfills relevant OCP guidelines and policies.
 - Impervious paving on the site would be improved by approximately 10% through soft landscaping and impervious pavers.
 - The design rationale places the warehouse in the front of the site and the office at the rear to allow ease of use for technicians.
 - The design fits in contextually with the existing neighbourhood.

- Passive design principals ensure energy efficiency, utilize durable and sustainable materials, and heat pump technology for heating and cooling.

Councillor Derman stated:

- It is important to move toward greener building practices for Form and Character Development Permits.

PUBLIC INPUT:

C. Hamill, Homer Road, stated:

- This is a good proposal; this kind of development proposal adds to the services offered in the area and helps to preserve the neighbourhood.

Motion: MOVED by Councillor Derman and Seconded by Councillor Murdock: “That it be recommended that Council approve and issue Development Permit DPR00648 on Lot 1, Section 7, Victoria District, Plan 27322 (3321 Tennyson Avenue).”

CARRIED

Councillor Derman stated:

- The project is well designed and he appreciates the efforts made toward energy efficiency.

Councillor Murdock stated:

- The proposal is an excellent utilization of the Light Industrial designation. The design is interesting and could create some animation in an important area of Saanich.

Councillor Sanders stated:

- This project is a good addition to an important area of Saanich.

Councillor Brownoff stated:

- The form and character of the proposed design is pleasing and will fit into the existing area; she appreciates the efforts towards energy efficiency.

Councillor Plant stated:

- He appreciates the proponent choosing to do business in Saanich.

The Motion was then Put and CARRIED

1410-04
Report -
Planning

xref: 2860-20
Cedar Hill Cross
Road

1567 CEDAR HILL CROSS ROAD – DEVELOPMENT PERMIT AMENDMENT

Report of the Director of Planning dated September 21, 2016 recommending that Council approve Development Permit Amendment DPA00870 for a proposed dual lane drive-through to serve the McDonald’s restaurant.

APPLICANT:

W. Gentle, McDonald’s Restaurants Canada Ltd., presented and highlighted:

- Proposal includes converting the existing drive-through from a single lane to a dual lane in order to add a second order point to decrease wait times for customers. Peak order times would be reduced by 60 seconds per customer.
- Traffic efficiency on-site would be increased and vehicle idling would be decreased.
- Consultation with the Mount Tolmie Community Association, neighbourhood residents and staff have resulted in the following proposed community amenities:

- additional bike racks on-site;
- increased pedestrian safety at the cross-walk in front of the drive-through lanes;
- a 1.2 m fence along the boundary of the neighbouring park;
- a new public bench on Church Avenue;
- safety bollards between the drive-through and the adjacent parking lot;
- updated and modern waste receptacles; and
- a financial contribution towards improvements at Gore Peace Memorial Park.

In response to questions from Council, the applicant stated:

- Future exterior building renovations are planned and sidewalk improvements may be made at that time.
- The new bench will be maintained and kept secure and safe by McDonald's staff as it would be located on restaurant property. Waste receptacle installment will be considered near the bench.

PUBLIC INPUT:

J. Krogh, Church Avenue, stated:

- A dual order lane is contradictory to existing plans, policies and guidelines; he does not believe idling will be reduced by a dual lane.
- Further car-orientated development in the Shelbourne Valley should not be encouraged.
- Refuse and waste from McDonald's is already a concern in the neighbourhood.

Motion:

MOVED by Councillor Derman and Seconded by Mayor Atwell: "That it be recommended that Council approve and issue Development Permit Amendment DPA00870 on Lot 1, Section 39, Victoria District, Plan VIP69109 (1567 Cedar Hill Cross Road)."

Councillor Derman stated:

- He is aware of policies that do not encourage further car-orientated development; however, this is an existing business and this proposal will likely improve existing traffic congestion.
- The proposed community amenities would be appreciated and are in-line with neighbourhood plans.

Mayor Atwell stated:

- He is mindful of the concerns of area residents and their wishes for neighbourhood improvements, this proposal will ensure some of those improvements now and in the future.
- The proposal is supported by the Mount Tolmie Community Association and neighbouring residents.

Councillor Brice stated:

- This is a minor request which has triggered a significant amount of beneficial communication between the applicant and the neighbourhood. The amenities offered are in line with the proposal.

Councillor Sanders stated:

- Refuse and waste control is a concern that should be managed well.
- This proposal may decrease idling and create a safer traffic environment.

Councillor Wergeland stated:

- Dual service lanes are for more efficient and safe than single service lanes.

Councillor Murdock stated:

- The improvements to traffic congestion and the pedestrian crosswalk are appreciated; however, the orientation of the building is the most limiting factor as the frontage drive-through blocks pedestrian access.
- Future improvements that consider pedestrian circulation would be a welcome improvement.

Councillor Brownoff stated:

- She is hopeful that the idling and traffic congestion issues will be improved by the proposal.
- Recycling and refuse management should be better managed on the exterior of the building.
- Access does not flow correctly and causes confusion; future consideration should be given to pedestrian circulation.

Councillor Plant stated:

- The extent of community consultation is appreciated.

The Motion was then Put and CARRIED

Adjournment On a motion from Councillor Brownoff, the meeting adjourned at 8:53 p.m.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK