

DISTRICT OF SAANICH
MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, MARCH 20, 2017 AT 7:05 P.M.

Present: **Chair:** Mayor Atwell
 Council: Councillors Brownoff, Murdock, Sanders and Wergeland
 Staff: Paul Thorkelsson, Chief Administrative Officer; Harley Machielse, Director of Engineering; Jarret Matanowitsch, Acting Director of Planning; Suzanne Samborski, Director of Parks and Recreation; Kelli-Ann Armstrong, Senior Manager, Recreation; Donna Dupas, Legislative Manager; and Lynn Merry, Senior Committee Clerk

Mayor Atwell expressed condolences on behalf of Saanich Council on the passing of Councillor Vic Derman, recognizing his years of service, his contribution to Council and community.

A moment of silence followed.

PUBLIC HEARING

2860-55
Stevens Road

APPLICATION FOR TEMPORARY USE PERMIT ON STEVENS ROAD

Application for a temporary use permit to allow overnight camping as a permitted use as part of the activities of "Power to Be", a non-profit organization which currently operates on Parcel B (DD 333731) of Section 92, Lake District, except amended Parcel 2 (DD 1718721) of said Parcel B, and except Part in Plan 10212 (226 Stevens Road).

The Clerk introduced the following:

- Notice of Public Hearing
- Report from the Director of Planning dated January 9, 2017
- Excerpts from the Committee of the Whole meeting held February 20, 2017
- Correspondence from:
 - The Prospect Lake Community Association;
 - The Boys and Girls Club Services of Greater Victoria;
 - Scouts Canada;
 - Two letters from residents; and
 - Two additional letters received after the agenda was circulated

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

- The applicant has initiated discussions with the Saanich Fire Department in relation to the possibility of obtaining a permit for campfires; there is a type of permit for reoccurring campfires that could be considered.

APPLICANT:

S. Steele, Brymea Lane, presented to Council and highlighted:

- "Power to Be" is a non-profit organization that offers opportunities to youths with physical and mental disabilities through inclusive adventures rooted in nature.
- Youth camping will be contained to one small area of the property; Power to Be offers youth camping at over 100 other venues.

- A high staff to participant ratio is present in order to adequately support the participants; Power to Be operates the program following the “leave no trace” outdoor ethics principles that respects the land, wildlife and neighbours.
- Camping will occur a few nights each month and most participants will be asleep by 10:00 p.m.
- Power to Be policies strictly prohibit smoking and alcohol on the property; camping activities help participants build confidence, learn new skills, deepen their appreciation for nature, and provide important training for offsite excursions.
- It will enable some youth participants, who normally do not have access to campsites, to experience camping for the first time.
- Letters of support from two adjacent neighbours and the Prospect Lake Community Association have been received.

In response to questions from Council, the applicant stated:

- Power to Be has hosted community engagement and provides regular updates to the Community Association; open communication will continue.

PUBLIC INPUT:

J. Novecosky, Prospect Lake Road, stated:

- The Power to Be program is supportable.

P. Lucey, Kimberley, BC, stated:

- One challenge our society faces, is that there is a generation that has no connection to the land.
- Anything we can do as a society that gets children and youths into nature is an excellent opportunity; the application is fully supportable.

P. Lalari, Prospect Lake Road, stated:

- The application is supportable.

COUNCIL DELIBERATIONS:

MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: “That Council approve and issue Temporary Use Permit TUP0007 on Parcel B (DD 33373I) of Section 92, Lake District, except amended Parcel 2 (DD 171872I) of said Parcel B, and except part in Plan 10212 (226 Stevens Road).”

Councillor Brownoff stated:

- The commitment to continued dialogue with the community is appreciated; further discussions with the Fire Department regarding campfires is appropriate.

Councillor Wergeland stated:

- There are short and long term benefits in connecting youths with nature; there is an opportunity to make a difference.

The Motion was then Put and CARRIED

The Public Hearing was adjourned.

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Wergeland and Seconded by Councillor Sanders:
“That Council adopt the minutes of the March 7, 2017 Special Committee of the Whole and the March 13, 2017 Council and Committee of the Whole meetings.”

CARRIED

PUBLIC INPUT ON COUNCIL AGENDA ITEMS

Public Input on
Council Agenda
Items

Nil

BYLAWS FOR THREE READINGS

1110-30
Parks &
Recreation Fees
and Charges
Bylaw

PARKS AND RECREATION FEES AND CHARGES BYLAW

Three Readings of the “Parks and Recreation Fees and Charges Bylaw, 2017, No. 9418”. To set rates, fees and charges in effect from April 1, 2017 to March 31, 2018.

MOVED by Councillor Brownoff and Seconded by Councillor Sanders:
“That Bylaw No. 9418 be introduced and read.”

CARRIED

MOVED by Councillor Brownoff and Seconded by Councillor Sanders:
“That Bylaw No. 9418 be read a second time.”

CARRIED

MOVED by Councillor Brownoff and Seconded by Councillor Sanders:
“That Bylaw No. 9418 be now passed.”

CARRIED

Adjournment

On a motion from Councillor Wergeland, the meeting adjourned at 7:29 p.m.

The meeting reconvened at 9:56 p.m.

RECOMMENDATIONS

From the Committee of the Whole Meeting held March 20, 2017

2560-40
Renewable
Energy by 2050

BC SUSTAINABLE ENERGY ASSOCIATION 100% RENEWABLE ENERGY BY 2050 PATHWAY FOR THE DISTRICT OF SAANICH

MOVED by Councillor Brownoff and Seconded by Councillor Murdock:
“That:

1. Council receive the report entitled “100% Renewable Energy by 2050 Pathway for the District of Saanich” prepared by the BC Sustainable Energy Association; and
2. Saanich Council support moving as both a corporation and community towards 100% renewable energy and direct staff to provide a Terms of Reference for the 100% Renewable Energy Strategy that considers financial implications, and a report on the Municipal Retrofit Strategy and Municipal Financing Program Pilot.”

CARRIED

Adjournment

On a motion from Councillor Murdock, the meeting adjourned at 9:58 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, MARCH 20, 2017 AT 7:30 P.M.

Present:

Chair: Councillor Wergeland
Council: Mayor Atwell and Councillors Brownoff, Murdock, Plant, and Sanders
Staff: Paul Thorkelsson, Chief Administrative Officer; Harley Machielse, Director of Engineering; Jarret Matanowitsch, Acting Director of Planning; Rebecca Newlove, Manager of Sustainability; Donna Dupas, Legislative Manager and Lynn Merry, Senior Committee Clerk

1410-04
Report –
Planning

xref: 2560-40
Renewable
Energy by 2050

BC SUSTAINABLE ENERGY ASSOCIATION 100% RENEWABLE ENERGY BY 2050 PATHWAY FOR THE DISTRICT OF SAANICH

Report of the Director of Planning dated March 15, 2017 recommending that Council receive the report for information.

APPLICANT:

M. Pape, Past Chair, BC Sustainable Energy Association (BCSEA), Victoria Chapter, and T. Hackey, Policy Director, BC Sustainable Energy Association presented to Council and highlighted:

- The goal is to have Saanich become 100% renewable energy by 2050 or earlier; work towards the goal is already being done and should be continued.
- It is important to raise awareness and mobilize community groups and residents to engage with Saanich; there has been overwhelming support of residents.
- 100% renewal energy is growing as a global vision.
- BCSEA's recommendation would build on Saanich's visions for sustainability.
- Several Saanich initiatives are currently underway or have been completed, including corporate facility energy audits, municipal retrofit strategy, and offering rebates and financing programs.
- BCSEA's recommendations for development include a community-wide, deep energy retrofit program with new construction standards going to passive house and "net zero" standards, zoning for multi-unit housing and walkable communities, maximizing solar voltaic generation and continuing to support programs like the oil to heat incentives; for transportation, the recommendations include mode shift to transit, cycling and walking, and electrifying transit and local and regional freight.
- There is a need for support from the Province, other municipalities and the Federal Government.
- Municipalities have the authority and can start to consider zoning and development planning and traffic and street design in terms of moving towards the goal; transit planning will need to take place at the regional level.
- There is merit in coordinating timelines with other municipalities who have made the same commitment.

In response to questions from Council, the applicant stated:

- Electric trolleys or battery-operated transit may be considered.
- Standardizing building codes around the Province would enable municipalities to determine the energy efficiency standards it would use.
- Discussions with the University of Victoria or the development industry have not taken place although getting industry on board would be key.
- It will be important to find ways to maintain affordability during development.
- The City of Victoria has adopted the goal to become fossil fuel free by 2050 based on a review of their climate action and energy policies; the City of Vancouver has conducted extensive community engagement and stakeholder groups in terms of meeting their targets.

PUBLIC INPUT:

S. Cotterill, representing the Climate Issues Collaborative, stated:

- Saanich is encouraged to adopt the target of becoming 100% renewal energy city by 2050; the BCSEA report outlines the steps that Saanich could take to meet the target.
- This is a vibrant, global movement and there are already 66 cities around the world who have made the commitment.

- The primary reason to go to renewal energy is to reduce greenhouse gas emissions; cities have a responsibility for making the transition to clean forms of energy as cities contain over 50% of the world's population and account for over 70% of emissions.
- Municipalities can quickly implement practical solutions to combat climate change that are tailored to the needs of their communities in relation to transportation, development and community engagement.
- Saanich has demonstrated a history of climate leadership with initiatives such as the Carbon Fund and the Municipal Buildings Heating and Lighting Retrofit program.
- The Shelbourne Valley Action Plan is an example of providing alternative transportation options, bike lanes and improved public transit; the Uptown Douglas Corridor Plan is a future opportunity that aims to integrate green space, a transit hub, and compact residential and commercial spaces in a liveable community.
- Saanich is embodying the spirit of 100% renewal energy city by engaging the community and assisting them in addressing energy efficiency in their homes; a commitment to becoming 100% renewal would be the next step in ensuring climate leadership.

M. Hulse, representing the Climate Issues Collaborative, stated:

- Adoption of the 100% renewal target would result in mobilization of climate action between citizens and businesses, encourage other municipalities to adopt the target which would in turn create a powerful lobby while optimizing regional climate action, and support economic and social development in the region.
- Making the necessary changes to realize the target will require assistance from residents and businesses and bring about shared civic responsibility.
- Municipalities need the assistance of Provincial and Federal governments; senior government will take note if a powerful coalition is created in the region; inter-jurisdictional cooperation is necessary for success.
- Constructing highly efficient buildings is only marginally more expensive than traditional housing but they are cheaper over their lifespan.
- Multi-unit development, when located in urban cores, support the development of compact, walkable cities and increased transit use, both which increase mobility options, provide financial savings, health benefits, and reduce social isolation for students, the elderly and low income groups.

R. Wickson, Inez Drive, stated:

- The goal of 100% renewal energy is the right way to go; Saanich has already acknowledged the importance of climate change mitigation.
- There may be small ways to move forward; property tax bills should detail the costs of driving vehicles including the costs to build and maintain roads and costs for emergency services for the roads.
- Paid parking for Saanich employees should be considered; all opportunities to increase revenue and shared resources should be explored.

Y. Pigott, Marsett Place, stated:

- A green, healthy planet for future generations is needed; climate change is solid evidence that the planet is being damaged on many fronts; so many people in so many cities have gone on record that it is important to do the right thing.
- Switching to sustainable energy for all our needs will be difficult; motivation will come from the knowledge that Saanich will make sustainable energy by 2050 a

priority.

T. Woynillowicz, on behalf of the Victoria Chapter of Society of Canadians, stated:

- The Society recognizes climate change as one of the defining issues of our time; Saanich becoming a 100% renewal energy city is supportable.

E. Doherty, on behalf of the Better Transit Alliance of Greater Victoria, stated:

- Improving transit is a big part of what has to be done to meet targets; better transit translates into less money spent on gasoline and other fossil fuels and less money spent on imported automobiles; that translates into more disposal income which residents will spend locally.
- The 100% renewal target is supportable.

S. Aryavong, Glanford Avenue, stated:

- Students are concerned about the increased usage of fossil fuels; rather than investing in more buildings and businesses, it is time to invest in people.
- The next generation must be considered.
- Youths should be included in helping meet targets.

Student, Reynolds Secondary School, stated:

- Youths are concerned about climate change.
- Many green initiatives take place in schools; students have expressed the following: it is imperative to use sustainable and clean energy, and, if we have the opportunity to use something other than fossil fuels, why not take it.
- Youths and schools should be asked to assist with sustainability action plans.

J. Gaylord, on behalf of the Social Responsibility Coalition of the First Unitarian Church of Victoria, stated:

- The urgent issue of carbon emissions and climate change are recognized; there is considerable potential to accelerate the adoption of further carbon reduction measures in the community.
- As part of Earth Month, the Church will be hosting a workshop on the savings from heat pump installation; Saanich could encourage other community associations to host similar functions.
- The recommendations and next steps outlined in the staff report are appreciated.

M. Bernhardt, Oakcrest Drive, stated:

- Houses are currently being built to Step 5 of the Energy Step Code in the BC Building Code; there are ways to build more energy efficiently without a large increase in costs.
- Constructing affordable housing in an efficient manner will save money in the long term.
- 12 units in the Capital Regional District have been built to Step 5 of the Energy Step Code; 95% of construction materials are now being manufactured in BC.
- Because buildings are constructed to a higher quality, they are worth more and property tax assessments are higher; Saanich could consider tax incentives for these properties.

T. Bondaroff, Glasgow Avenue, stated:

- Municipalities are the leaders in climate change; communities that are green or have renewable energies, have places where people can interact and flourish; communities that are built around walking and bike lanes, have a lower carbon

footprint.

- Shaping Saanich in the years to come and committing to renewal energy means ultimately a better community will be built; a community that are walking and cycling are healthier; a community that has community gardens, increases food security and reduces the impact of long supply chains.
- It is important to set more ambitious targets than what is being set at the Federal Government level; there are a lot of small scale projects that can be done at the local level.

H. Wolf, Kincaid Street, stated:

- All residents have to step up to address climate change.
- Municipal governments are the most important level of government because they are more accessible to the public; the change that is coming in terms of climate change mitigation should be encouraged.
- A regional collaboration will have more weight with senior government.
- Saanich must pay attention to the amount of carbon dioxide that will be produced by the LNG plant.

H. Gibbard, Wende Road, stated:

- Serious mitigation efforts must be done within the next ten years; there are experts available to assist with these efforts.
- Technology is rapidly changing; electric vehicles are becoming more affordable and more efficient.

L. Layne, San Lorenzo Avenue, stated:

- Sometimes it is difficult to see the need for change; 2050 will come quickly.
- There is a need to consider and make decisions through the lens of climate change.
- It may be appropriate to incorporate “reduce, reuse and recycle” into our decisions such as reducing the number of parking stalls, reusing library books and computers and supporting recycling efforts.
- It may be appropriate to set a shorter timeline for renewal energy targets.

In response to questions, the Manager of Sustainability, stated:

- Reports that are received are reviewed and assessed based on the work and vision of the District and how it could work to help the District achieve its targets; reports influence the work coming forward.

COUNCIL DELIBERATIONS:

Motion:

- MOVED by Councillor Brownoff and Seconded by Councillor Sanders: “That it be recommended that:**
- 1. Council receive the report entitled “100% Renewable Energy by 2050 Pathway for the District of Saanich” prepared by the BC Sustainable Energy Association; and**
 - 2. Saanich Council support moving as both a corporation and community towards 100% renewable energy and direct staff to provide financial reporting.”**

Councillor Brownoff stated:

- The recommendations in the staff report are supportable and highlight the need to update targets and priorities; it is important to include students and youths in the process.
- The public may not be aware that Saanich already has a number of climate change mitigation initiatives and policies; it will be helpful to receive an update on the various initiatives that are underway or have been completed.

Mayor Atwell stated:

- It would be helpful to have financial guidance, graphs and Terms of Reference to guide Council in moving forward holistically.
- Development needs to be done appropriately.

In response to questions from Council, the Manager of Sustainability stated:

- Corporate emissions are measured on an annual basis; there has been great progress following the 2010 Climate Action Plan; Saanich is currently at approximately a 14% reduction towards the 50% reduction target from 2007 levels.
- There is the expectation that with the upcoming facility changes, emissions will decrease substantially; Saanich is currently not on track for the 2020 target.
- In terms of measuring greenhouse gases in a community perspective, the Province provides some calculations but they are not detailed enough to be able to measure progress appropriately; the calculations that have been received, do not show improvements towards the 33% reduction by 2020.
- Saanich is working with the CRD to receive 2012 and 2016 data.

The Chief Administrative Officer stated:

- Local governments cannot have increased regulations for energy efficiency over what is required by the Building Code; the Energy Step Code system will be available in the future.

Councillor Murdock stated:

- Setting targets signals Council's commitment to moving towards 100% renewable energy; it is important to put together a framework with a realistic strategy to achieve the goal.
- There is a need for senior government funding; municipalities do not have revenue resources to fund the strategy.
- Saanich was among the first municipalities in BC to set a target for greenhouse gas emission reductions; there is a lot of interest from the public to participate and achieve the target.

**MOVED by Councillor Murdock and Seconded by Councillor Brownoff:
"That the motion be amended by adding: that staff provide a Terms of Reference for the 100% Renewable Energy Strategy that considers financial implications, and a report on the Municipal Retrofit Strategy and Municipal Financing Program Pilot."**

Councillor Sanders stated:

- It is important to set realistic targets and to get the public to participate and realize the advantages of meeting the target.

Councillor Wergeland stated:

- The potential costs to build to Energy Step Code have to be considered; Saanich has come a long way in terms of climate change mitigation but there is still work to be done.
- It is important that the community and municipality work together towards achieving the target.

The Amendment to the Motion was then Put and CARRIED

The Main Motion, as Amended, was then Put and CARRIED

The Motion as Amended:

“That it be recommended that:

3. Council receive the report entitled “100% Renewable Energy by 2050 Pathway for the District of Saanich” prepared by the BC Sustainable Energy Association; and
4. Saanich Council support moving as both a corporation and community towards 100% renewable energy and direct staff to provide a Terms of Reference for the 100% Renewable Energy Strategy that considers financial implications, and a report on the Municipal Retrofit Strategy and Municipal Financing Program Pilot.”

 The Manager of Sustainability left the meeting at 9:15 p.m.

1410-04
Report –
Planning

xref: 2860-20
Church Avenue

1581 CHURCH AVENUE – DEVELOPMENT PERMIT AMENDMENT

Report of the Director of Planning dated February 21, 2017 recommending that Council approve Development Permit Amendment DPA00878 for a proposed fitness studio for kickboxing training. A parking variance is requested.

APPLICANT:

The applicant was not in attendance.

Motion:

MOVED by Councillor Murdock and Seconded by Mayor Atwell: “That the item be postponed to allow the applicant the opportunity to be in attendance when the item is being considered.”

CARRIED

1410-04
Report –
Planning

xref: 2860-55
McKenzie
Avenue

1359 MCKENZIE AVENUE – TEMPORARY USE APPLICATION

Supplemental report of the Director of Planning dated March 16, 2017, and report of the Director of Planning dated March 6, 2017 recommending that Council approve Temporary Use Permit TUP00009, and that Council authorize staff to issue a Park Use Permit, as per Section 17 of the Parks Management and Control Bylaw 7753 to allow the “Saanich Sunday Farmer’s Market” to operate a farmer’s market at Braefoot Park in accordance with the provisions of Temporary Use Permit TUP00009.

APPLICANT:

M. Henderson presented to Council and highlighted:

- The applicant has requested a Temporary Use Permit in order to use Braefoot Park for a Sunday Farmer's Market during the months of July and August; extensive community consultation has been undertaken.
- 9 letters of support were received including from the Braefoot Community Association and the Braefoot lacrosse and soccer clubs.
- 10 vendors have committed to participating.
- Policies have been designed to minimize waste and garbage; vendors are required to clean up and pack and take their garbage.
- Team of volunteers will clean up the site after the market closes.
- Waste, compost and recycling bins will be provided for general public use.
- A concern was identified about the possibility of garbage on the boulevard in front of the strata property; the applicant has committed to extending the cleanup area to include the boulevard.
- The entrance to the market will be clearly identified with signage.
- There are 48 parking stalls on the site; additional parking is available on one side of Braefoot Road or in the parking lot of the elementary school.
- Amplified music will be complimentary to the market experience and will add to the ambience of the market.

In response to questions from Council, the applicant stated:

- There are reserved handicapped parking stalls on the west side of the parking lot; volunteers will ensure that vendors are not parking in customer parking stalls.
- Farmers can sell by "tailgating" and in those cases would be allowed to park in the customer parking stalls.
- The Farmer's Market is a registered non-profit society.

PUBLIC INPUT:

S. McDonald, West Saanich Road, stated:

- Saanich farmers are currently selling at farmer's markets all over the South Island in order to provide fresh food needs to residents.
- Farmers need to know if this market will be approved in a timely manner so that they can plan their crops accordingly.
- There is not enough local food for all residents.

H. Charania, on behalf of the North Quadra Community Association and Saanich Community Association Network (SCAN), stated:

- The Sunday Farmer's Market is supportable; the applicants are to be commended for the time spent in bringing this initiative forward.

K. McDonald, Chair, Braefoot Strata Council, stated:

- The applicants have addressed the concerns of the Strata Council in relation to waste and traffic management; it may be appropriate to have a caveat in the TUP to ensure that the applicants follow through with their commitment.
- Food waste is a concern as it could increase the rodent problem in the area.
- The parking stalls at Braefoot Park are regularly filled by participants in sporting events so parking may not be available for the market.

- A. Beck, on behalf of the Quadra Cedar Hill Community Association, stated:
- The Association supports the Farmer's Market and thanked the applicants for moving forward with this proposal.

- E. Dahli, on behalf of the Cadboro Bay Residents Association, stated:
- The Association supports the Farmer's Market as it aligns with Agricultural and Food Security goals.

- P. Luchey, Kimberley, BC, stated:
- Repeat photography could demonstrate that the site is cleaned up appropriately.

- J. Newton, Shorncliffe Road, stated:
- Shopping at Farmer's Markets is fun, speaks to sustainability, is good for the local economy and helps to build community; it is important to keep local farmers working and get more farmers on the land.
 - Concerns with parking and music are not anticipated; other neighbourhoods have made Farmer's Markets work.

- L. Layne, San Lorenzo Avenue, stated:
- Reusing Braefoot Park as a Farmer's Market is supportable; there are traffic lights at that corner of McKenzie Avenue and Blenkinsop Avenue which may alleviate concerns with access in and out of the property.
 - Local markets allow people to bike or walk to shop; more Farmer's Markets should be considered to help local farmers succeed.

- T. Newton, Shorncliffe Road, stated:
- Farmer's Markets promote community; they get neighbours together and are a community event.
 - The application should proceed quickly in order that farmers can plan their crops accordingly.

COUNCIL DELIBERATIONS:

Motion: **MOVED by Mayor Atwell and Seconded by Councillor Murdock: "That a Public Hearing be called to further consider Temporary Use Permit TUP00009 at 1359 McKenzie Avenue."**

- In response to questions, the Senior Manager, Parks, stated:
- A condition of the Park Use Permit would specify that the site be left clean.

- Mayor Atwell stated:
- The applicants are to be commended for their work to make this a reality; it will be a benefit to the community.

- Councillor Brownoff stated:
- Farmer's Markets have been successful in other neighbourhoods and build community; it is hopeful that shoppers will walk and bike to the market.
 - It is appreciated that the Park Use Permit will ensure that litter concerns are addressed.

Councillor Murdock stated:

- Farmer's Markets fit within the goals of the Official Community Plan and Saanich values in terms of food security; they create opportunities for farmers to sell their food locally to residents.
- This is a good location for the market; the variety of what will be offered at the market is appreciated.

Councillor Wergeland stated:

- The applicants are to be commended on the initiative.

The Motion was then Put and CARRIED

Adjournment On a motion from Councillor Brownoff, the meeting adjourned at 9:54 p.m.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK