

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, NOVEMBER 15, 2004 AT 7:30 P.M.**

Present: **Chair:** Mayor Leonard  
**Council:** Councillors Brownoff, Cubberley, Derman, Gillespie, Ngai, Pickup, Wade and Wergeland  
**Staff:** Tim Wood, Municipal Administrator; Chris Nation, Municipal Solicitor; Russ Fuoco, Director of Planning; Colin Doyle, Director of Engineering; Carrie M. MacPhee, Municipal Clerk; and Shirley Leggett, Senior Committee Clerk.

Minutes **ADOPTION OF MINUTES**

**MOVED by Councillor Brownoff and Seconded by Councillor Pickup:**  
**“That the Minutes of the Council and Committee of the Whole Meetings held November 1, 2004, and the Special Council and Committee of the Whole Meetings held October 26, 2004, be adopted.”**

**CARRIED**

No. 406  
Cordova Bay Rd  
Bylaw 8613

**4609 CORDOVA BAY ROAD.**

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2004, No. 8613”. Rezoning from RS-18 to RS-12.

**MOVED by Councillor Derman and Seconded by Councillor Wergeland:**  
**“That Bylaw No. 8613 be introduced and read.”**

**CARRIED**

No. 407  
ADM40  
Bylaw 8615

**ZONING BYLAW AMENDMENT – P-1 (ASSEMBLY) ZONE.**

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2004, No. 8615”. To include a new definition of “education support services” and amend the P-1 (assembly) zone to include this as a permitted use.

**MOVED by Councillor Cubberley and Seconded by Councillor Ngai:**  
**“That Bylaw No. 8615 be introduced and read.”**

**CARRIED**

**COMMITTEE RECOMMENDATIONS**

*From the Environmental Advisory Committee Meeting held May 20, 2004*

No. 408  
PLD55  
Prospect Lake  
Weir Evaluation

**PROSPECT LAKE WEIR EVALUATION STEERING COMMITTEE AND PROJECT**

Recommendation from the May 20, 2004 Environmental Advisory Committee pertaining to the Prospect Lake Weir Evaluation Steering Committee and Project.

**MOVED by Councillor Pickup and Seconded by Councillor Derman:**  
**“That Council send a letter to the Capital Regional District Environmental Committee requesting a status report and review of their original commitments made in 1995 pertaining to the Prospect Lake Weir Evaluation Steering Committee and Project.”**

**CARRIED**

*From the Capital Region Emergency Service Telecommunications (CREST) Meeting held October 27, 2004*

No. 409  
ADM115 – CREST  
 Members'  
 Agreement

**CREST – MEMBERS’ AGREEMENT**

Correspondence from Denise Blackwell, President, CREST, to Mayor and Councillors dated November 3, 2004 requesting CREST members to approve the 2005 proposed levy.

**MOVED by Councillor Wade and Seconded by Councillor Ngai: “That Saanich Council approve the CREST Members’ levy for 2005 as proposed with Saanich’s share of \$82,429 to be come from the Safety and Security Reserve Fund.”**

**CARRIED**

Adjournment

On a motion from Councillor Gillespie, the meeting adjourned at 7:35 p.m.

The Meeting reconvened at 10:24 p.m.

*From the Committee of the Whole Meeting held November 15, 2004.*

No. 410  
Patricia Bay  
Highway  
 Development  
 Permit

**4975 PATRICIA BAY HIGHWAY – DEVELOPMENT PERMIT – DR. GEOFFREY E. GAUNT.**

**MOVED by Councillor Brownoff and Seconded by Councillor Gillespie: “That Council approve and issue Development Permit No. DPR2004-00009 on Lot D, Section 43, Lake District, Plan 3093, except part in Plan 50970 (4975 Patricia Bay Highway).”**

**CARRIED**

No. 411  
PQS100  
 RFP21/04 Pearkes  
 Tillicum Library

**REQUEST FOR PROPOSAL 21/04 – CONSTRUCTION MANAGEMENT SERVICES – PEARKES TILLICUM LIBRARY.**

**MOVED by Councillor Ngai and Seconded by Councillor Gillespie: “That Request for Proposal 21/04 for construction management services for the Pearkes Tillicum Library be awarded to Unitech in the amount of \$192,986.”**

**CARRIED**

No. 412  
PQS100  
 Tender 30/04  
 Cedar Hill Golf  
 Course Irrigation

**TENDER 30/04 – CEDAR HILL GOLF COURSE IRRIGATION AND DRAINAGE**

**MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: “That Tender 30/04 for Cedar Hill Golf Course Irrigation and Drainage be awarded to G & E Equipment Rentals Ltd. in the amount of \$1,702,741, and further that, based on submitted lump sum drainage pricing, it be negotiated with G & E Equipment Rentals to complete drainage work in critical areas within existing budget funding.”**

**CARRIED**

No. 413  
ADM90  
Cancellation of  
Meetings

**REGULAR COUNCIL/COMMITTEE OF THE WHOLE MEETINGS –  
NOVEMBER 22, 2004.**

**MOVED by Councillor Derman and Seconded by Councillor Brownoff:  
“That the November 22, 2004 Council and Committee of the Whole  
Meetings be cancelled.”**

**CARRIED**

In Camera Motion

**MOVED by Councillor Derman and Seconded by Councillor Ngai: “That  
the following Council meeting be closed to the public as the subject  
matter being discussed relates to the proposed acquisition of land  
and/or improvements and to labour relations.”**

**CARRIED**

Adjournment

On a motion from Councillor Gillespie, the meeting adjourned at 7:35 p.m.

.....  
MAYOR

I hereby certify these Minutes are accurate.

.....  
MUNICIPAL CLERK

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
 HELD IN THE COUNCIL CHAMBERS  
 SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
MONDAY, NOVEMBER 15, 2004 AT 7:36 P.M.

Present: **Chair:** Councillor Pickup  
**Council:** Mayor Leonard and Councillors Brownoff, Derman, Gillespie, Ngai, Wade and Wergeland  
**Staff:** Tim Wood, Municipal Administrator; Chris Nation, Municipal Solicitor; Russ Fuoco, Director of Planning; Colin Doyle, Director of Engineering; Carrie M. MacPhee, Municipal Clerk; and Shirley Leggett, Senior Committee Clerk.

Patricia Bay  
 Highway  
 Development  
 Permit

**4975 PATRICIA BAY HIGHWAY – DEVELOPMENT PERMIT – DR. GEOFFREY E. GAUNT.**

Reports of the Director of Planning dated October 25, 2004 recommending Development Permit DPR2004-00009 be approved; and the Advisory Design Panel dated September 3, 2004 recommending approval of the design.

Dr. G. Gaunt, applicant, 4975 Patricia Bay Highway, stated:

- The application is for an addition to the existing Veterinary Clinic and a new parking area.
- Next year will mark the 40<sup>th</sup> anniversary of the Clinic operating in its present location; regular growth over the years has seen the addition of more staff, clients, vendors and traffic.
- In 1988 they built a small addition which they have long since outgrown; they need to expand in order to provide a better working environment for their staff as well as meet the needs of their clients and patients.
- Some of the animal welfare and assistance agencies they deal with include the SPCA, CRD Animal Control, Victoria Animal Crusaders, Victoria Animal Control Services.
- They worked with an architect and Saanich Planning staff to come up with their proposal and hope that it will be approved.

Ms. S. Bridges, vice president, Cordova Bay Community Association, stated:

- The applicants provided the Community Association with comprehensive detailed information on their proposed addition.
- The Association voted unanimously to support their proposal and hopes the Clinic will continue to operate for another 40 years.

Mr. G. Pappas, 4966 La Quinta Place, stated:

- He owns the property at 4966 La Quinta Place which is located east of the Clinic and he will be starting construction on a new house in the next couple of months.
- He is concerned that the floodlights for the proposed new parking lot could shine into the bedroom windows of his new house.
- He will speak with Dr. Gaunt about the lighting.

Dr. Gaunt stated:

- There is approximately a 15 to 20 foot change in elevation between their parking lot and the east property line; the edge of the parking lot is about 75 or 80 feet from the property line.
- They will be complying with all of the Dominion Astrophysical lighting

requirements; all of their access lighting will be down-lighting.

**MOTION:                    MOVED by Councillor Gillespie and Seconded by Councillor Wade: “That it be recommended that Council approve and issue Development Permit No. DPR2004-00009 on Lot D, Section 43, Lake District, Plan 3093, except part in Plan 50970 (4975 Patricia Bay Highway).”**

**CARRIED**

Haro Road  
Inclusion in Sewer  
Enterprise  
Boundary

**4071 HARO ROAD – REQUEST FROM THE OWNERS OF 4071 HARO ROAD FOR INCLUSION IN THE SEWER ENTERPRISE BOUNDARY.**

Report of the Director of Engineering dated October 19, 2004 recommending 4071 Haro Road be approved for inclusion within the Sewer Enterprise Boundary.

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

- He does not know how many of these types of on-site treatment systems are located in Saanich; they are regulated by the Vancouver Island Health Authority (VIHA).
- They have not received any other complaints from the adjacent property owners regarding their own septic systems.

**MOTION:                    MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: That the application to include Lot B, Section 44, Victoria District, Plan 15548 (4071 Haro Road) within the Sewer Enterprise Boundary be approved.”**

**CARRIED**

ADM40  
XRef: ADM85  
Board of Variance  
Bylaw

**BOARD OF VARIANCE BYLAW – ABSTENTIONS FROM VOTING.**

Report of the Municipal Solicitor dated October 18, 2004 suggesting a revised Section 14 (c) to the new Board of Variance Bylaw and recommending Council recommend to the Board that members who intend to abstain from voting by reason of not having viewed the site refrain from participating in the discussion or debate, and further consideration of the September 27, 2004 motion: “That Council amend Bylaw No. 8497 as requested by the Board of Variance and that the wording for Section 14(c) be revised to read “Any board member who abstains from voting is deemed to have absented himself/herself from the vote”.

In response to questions from Council, the Municipal Solicitor stated:

- It has been the past practice of the Board of Variance that members who have not been able to visit the property in question have abstained from voting.
- He does not think it is appropriate for Board members who intend to abstain from voting to still participate in the discussion or debate.
- It is possible to put this type of sanction into the Board of Variance Bylaw, directing Board members not to participate in the debate if they intend to abstain from voting, although the enforcement of it may be difficult.

Ms. I. Block, chair, Board of Variance, stated:

- It has been their practice not to vote on an application if they have not been able to view the site for whatever reason; however they have listened to the discussion and debate, and asked questions pertaining to the application.
- The Board supports the recommendation of the Solicitor that they stipulate in their Policy Manual that members, who intend to abstain from voting by

reason of not having viewed the site, refrain from participating in the discussion or debate.

Councillor Wade stated:

- She would be more comfortable if the Solicitor crafted wording for the Bylaw that states if a Board member intends to refrain from voting they also need to refrain from discussion of the issue.

Councillor Derman stated:

- He does not have a problem with a Board member discussing an application and then not voting on it.

The Municipal Clerk advised that the following outstanding motion from the September 27, 2004 meeting needed to be dealt with:

**MOTION:**

**MOVED by Councillor Derman and Seconded by Councillor Cubberley:** “That Council amend Bylaw No. 8497 as requested by the Board of Variance, and that the wording for Section 14(c) be revised to read *“Any board member who abstains from voting is deemed to have absented himself/herself from the vote”*.”

**MOVED by Councillor Wade and Seconded by Councillor Ngai:** “That the motion be amended to include the following wording for Section 14(c) as recommended by the Municipal Solicitor: *“A Board member may abstain from voting. An abstention shall be so recorded and shall not be counted as either an affirmative or negative vote”*.”

**CARRIED**

**The Main Motion was then PUT and CARRIED**

**MOVED by Councillor Wade and Seconded by Councillor Ngai:** “That the Board of Variance amend their policies and procedures to reflect that members who intend to abstain from voting by reason of not having viewed the site refrain from participating in the discussion or debate; and that the Municipal Solicitor be requested to draft a bylaw amendment to incorporate this policy change.”

**CARRIED**

Bethune Avenue  
Rezoning

**3494 BETHUNE AVENUE – REZONING APPLICATION – A.J. FINLAYSON.**

Reports of the Director of Planning dated November 3, 2004 recommending approval of a new RT-6 zone and a new definition of “Attached Housing Unit”, the rezoning from RS-6 to RT-6 and Development Permit DPR2003-00031, that a Housing Agreement be drafted for consideration at the Public Hearing and that a Restrictive Covenant prohibit further strata titling of the units with Accessory Dwelling Units; and the Advisory Design Panel dated October 7, 2003 and March 24, 2004 recommending approval of the design subject to consideration of four items which have been addressed.

Responding to question from Staff, the Director of Planning stated:

- The Housing Agreement will cover issues such as: owner occupancy, tenure of the parties, financial costs of the units, rent, resale value, length of the Housing Agreement, etc.
- The subject property is comprised of two existing RS-6 zoned lots that are both saleable and buildable even though the lots are quite small; a potential

applicant could apply to adjust the lot line.

- Saanich cannot impose a Housing Agreement on a pre-existing piece of property that is not being rezoned and they cannot change the zoning bylaw to force owner occupancy.

Mr. D. Boot, A. J. Finlayson Architect Ltd., stated:

- The site is comprised of two vacant lots about 9,000 square feet in size that were created when Blanshard Street was extended.
- The subject parcel is close to the Saanich Core, transit, Galloping Goose Trail, and many services and amenities.
- They met with the Quadra Cedar Hill Community Association and the immediate neighbour to the south, and in consideration of that neighbour, they reduced the proposal from six units to five.
- They propose to construct five townhouse units: two stacked two-storey one-bedroom units, and three three-storey, two-bedroom units with basement areas designed as flex units.
- The flex units can provide additional accommodation for family members or can be rented out as separate dwelling units in order to help with mortgage payments.
- The units will be handicap accessible and have elevator ramps for wheelchairs.
- The proposed development covers 27 percent of the site coverage and 59 percent is comprised of soft landscaping.
- They have incorporated the Advisory Design Panel's recommendations into their proposal.
- The units will be constructed of concrete with a foam-filled wall system for noise control; finishing materials will consist of stucco, hardi-plank siding, and a fiberglass roof.
- The Oak trees along the south boundary will be preserved as well as two of the four trees on the Bethune frontage.

Mr. C. Edge, Executive Director, Canadian Home Builders' Association (CHBA), stated:

- The CHBA has been working on the proposed pilot project for the past three years; they have also spent a considerable amount of time working with the Quadra Cedar Hill Community Association.
- The proposed flex-plex project will create affordable and flexible housing for a variety of people.
- In today's real estate market, single family lot prices are achieving new highs although fewer lots are selling.
- The ongoing land shortage combined with rising construction costs will erode housing affordability through 2005.
- The median new home price in 2004 for a single family dwelling was \$399,000; the flex-plex plan should reduce that cost by about \$100,000.
- The flex-plex plan is a great opportunity for the community and will set a new standard for affordable housing.

In response to questions from Council, Mr. Edge stated:

- Restricting the potential homeowners to owning only one vehicle could be addressed in the Housing Agreement; that will have to be discussed with their lawyer.
- Their target market is expected to be young families, single parents or seniors.
- The units will be very energy efficient.

- They have not spoken to Transit regarding a bus pass program for the owners.
- Six of the parking spaces are stacked and the owners will have to have some kind of agreement with each other to share and use the spaces.
- Five of the units will be titled and three mortgage helper units will be untitled; there will be individual ownership and water meters.
- CRD Housing will act as the administrator and monitoring agent for the project.

Mr. H. Kamphof, Executive Director, Capital Region Housing Corporation, stated:

- The administration of the proposed facility will involve the monitoring of a covenant that will be placed on each of the units to ensure their long-term affordability.
- The issue of parking and number of vehicles the homeowners can own will be dealt with and enforced through the Housing Agreement.

Ms. M. Stocks, 3433 Bethune Avenue, stated:

- She is concerned that the proposed parking for the development will be insufficient.
- Bethune Avenue is a narrow street with no sidewalks and there are already many cars that park along it.

Mr. L. Berard, 3422 Bethune Avenue, stated:

- He is concerned that there will not be enough parking for the proposed development and that it will spillover onto Bethune Avenue,
- He is also concerned about the proposed location of the driveway.

Mr. P. Gerrard, Canadian Home Builders' Association, stated:

- The Capital Region desperately needs affordable housing and if we want to protect the Urban Containment Boundary we need to create infill housing.
- The flex-plex initiative is used in Britain and it has been very successful.
- It does not make sense to continue to build single family homes on large parcels of land in Saanich and he hopes that Council will support the proposed pilot project and forward it to a Public Hearing.

Mr. K. Whitcroft, 1044 Inverness Road, stated:

- The Ministry of Highways has indicated that they will not permit any landscaping or screening within the boulevard area fronting Blanshard Street.
- Without this screening the residents of the proposed development could be impacted by traffic noise.
- The units are being designed for handicap accessibility with wheelchair lifts; it could be difficult to maneuver vehicles and wheelchairs if the parking is stacked; this parking situation could also impact Bethune Avenue.
- He would like to have clarification on who will be responsible for the maintenance of the grounds.
- He thinks it is an excellent concept but does not think it is a suitable location.

Ms. M. Bachmann, 3720 Ascot Drive, stated:

- She supports the need for affordable housing but who is it affordable for?
- The proposed project is considered to be an experiment; it would have been nice if members of the community had been approached and asked to

provide input on the concept.

Mr. R. Warden, president, North Quadra Land Use Protection Association, stated:

- The Association does not think that there has been adequate public consultation on the proposed pilot project.
- They are concerned with the proposed new RT-6 zoning and how it relates to the issue of secondary suites.
- This is a pilot project that should have its successes and failures measured in relation to what it is trying to achieve with an RT-6 zone.
- There is no mention in the report whether this zoning will apply only to the subject property, and if it will only apply for the next 10 years.

Ms. V. Sanders, president, Quadra Cedar Hill Community Association, stated:

- The Community Association has had several meetings with the applicant regarding their proposal and two site meetings were held where residents were invited to attend.
- Some members of the neighbourhood expressed concerns about the property being developed because it will mean a loss of greenspace that they have enjoyed for a number of years.
- On-street parking is already a major concern and the residents feel that with the limited parking that is being proposed for the development, it is likely that parking along Bethune Avenue will increase.
- High density development was never considered a desirable option for the subject property by the residents in the area and if this project is approved, it will increase speculation for more redevelopment in this area of affordable family homes.
- The residents are concerned that the single family character of the neighbourhood will be lost and with the height of the proposed development as it is higher than the neighbouring houses.
- The capital gains realized through market appreciation need to stay in effect and not be limited to a period of only 10 years.
- There needs to be confirmation that the units will sell for a significant percentage lower than regular housing.
- The pilot project has a lot of merit but there are still a number of issues that need to be resolved.

Mr. J. Roland, 3489 Bethune Avenue, stated:

- He lives across the street from the subject property.
- Bethune Avenue is a very narrow street and there are already many vehicles parked along it; there is not enough parking for the proposed development.
- He does not think the project is suitable for this property.

Mr. J. Pitman, 3415 Bethune Avenue, stated:

- He is not opposed to the concept of the proposed development but he does not feel that the subject site is the right location.

Mr. R. Stonebanks, president, Cordova Bay Community Association, stated:

- The Association is concerned that approving the proposed development is moving toward legalizing secondary suites without prior extensive public consultation.
- The Association would like to see the issue tabled until the public has had an opportunity to provide input.

Ms. C. Ivatts, 966 Lovat Avenue, stated:

- She shares the concerns expressed by the other speakers.
- She agrees that there is a need for affordable housing; however, 10 years is not a long enough period to ensure that the units remain affordable.
- She thinks it would be more desirable to have fewer units.
- When the new Town and Country Shopping Centre is completed there will likely be more traffic in the area.
- She does not want to see the livability of the neighbourhood destroyed.

Ms. D. Neigel, 3490 Bethune Avenue, stated:

- She does not think the subject property can sustain the size of the proposed development.
- There are many Garry oak trees on the property and it is likely that their root systems will be impacted by the construction.
- Parking is already an issue on Bethune Avenue and the amount of parking that is being proposed for the new development is inadequate.
- There is heavy traffic in the area and there have been many accidents; there will be no sound barrier and it will be noisy for the residents.
- She does not think that the project meets the needs of those who will live there so she cannot support it.

Responding to questions and comments, Mr. A. Finlayson, A. J. Finlayson Architect Ltd., applicant, stated:

- The five units will be strata titled so the Strata Corporation will be responsible for the maintenance of the grounds.
- Each of the units will have laundry facilities.
- They could incorporate three more parking spaces on site but it would mean the removal of some of the large Garry oak trees.
- Each unit will be equipped with a wheelchair lift.
- It is anticipated that the price of the units will be about \$150,000 for the two-storey units and \$180,000 for the three-storey units.
- They will be using permeable paving on the parking areas and the driveway.
- They can put up a six-foot high concrete fence barrier along the property line without it affecting the Ministry of Transportation's restrictions.

Responding to questions from Council, Mr. C. Edge stated:

- The Quadra Cedar Hill Community Association helped them design the project; then they came back and said they would rather have a park.
- The location is ideal because of its close proximity to the library, shopping centres and transit.
- Nothing worthwhile is achieved without risk and there is some risk associated with this project, as well as some questions that cannot be answered right now.
- They are trying to make the project as amenable to the neighbourhood as possible.
- The CHBA is a non-profit association and cannot afford to put unlimited funds into addressing a high level of detail; they got a very limited grant to accomplish the project.
- There should be some opportunity for a homeowner to realize some profit from their investment; what that amount should be needs to be addressed.
- The project can be measured by its partnerships with associations, governments and the private sector.

- They will not be placing any rent controls on the suites but they will control the original marketing price of the units; they will contemplate a capital gains process that works in perpetuity based on an existing formula.
- They did not consider restricting the on-site parking to only three spaces for visitors because the feedback from the neighbours and Community Association indicated they wanted more on-site parking and not on the street.

Mayor Leonard stated:

- This project has been discussed for quite some time and grants were received to work through the concept that is being proposed.
- It would probably make everyone feel more comfortable if all of the unknown factors were eliminated but this is not feasible; the Housing Agreement is going to be a significant legal document that addresses most of these issues.
- He is not comfortable dealing with the Housing Agreement at a Public Hearing especially with the level of detail that some people are expecting to see; he suggests that Council forward the land use to a Public Hearing to be held after the Housing Agreement is dealt with at Committee of the Whole.
- If Council does not want to send the application to a Public Hearing then he hopes that Council members will make comments that are in support of the principle of the proposal.
- The project needs to evolve; he will support the concept.

Councillor Wade stated:

- She thinks it is a very creative proposal.
- It is important to find ways to create affordable housing in the core areas.
- She does not need to have all of the details of the Housing Agreement but she would like to know that there will be some consideration given to how the success of the project will be measured.

**MOTION:**

**MOVED by Councillor Wade and Seconded by Councillor Gillespie: “That a Public Hearing be called but that it not be scheduled until the draft Housing Agreement has been considered at a future Committee of the Whole meeting.”**

Councillor Ngai stated:

- She thinks the project is very exciting and innovative and is in an ideal location; it is close to many services, amenities and the Galloping Goose Trail.
- It is often difficult for a neighbourhood to see a long-time vacant area of greenspace be developed but times change and the proposed development will be great for the community.
- It may be unreasonable for the owners to only realize a small percent return on their investment when other sellers are receiving larger returns; there needs to be a balance.
- All neighbourhoods are seeing more issues with traffic and parking and that is something that needs to be dealt with; the proposed development should not be held accountable.

Councillor Derman stated:

- He thinks it is a very interesting project and concept.
- The area in general is an ideal location for densification; however he has some concerns that the subject site may not be the ideal location for this type of development.

- There are issues with traffic and parking in this area and he wonders if it may have been more desirable to have designed the project with no parking.
- Affordable housing needs to be attractive as well; this location is extremely noisy and there are not a lot of amenities for children.
- He wants the project to be successful but there needs to be more details and more clarification on some issues that have been raised.

Councillor Cubberley stated:

- This is a difficult site to develop; parking is an issue that needs to be resolved.
- He likes the idea of there being no residential parking just visitor parking; perhaps that concept could be considered if there were a parking variance.
- These units need to remain affordable for everyone who buys them not just the initial purchasers.
- The proposed mortgage helper units will force Saanich to deal with the issue of secondary suites.

Councillor Brownoff stated:

- She recognizes that the subject site is a very difficult site to develop.
- She was hoping that the applicants would have presented some kind of a transit package for the residents.
- The issue of sound attenuation needs to be dealt with as it could be very noisy for the people living there.
- Details such as ensuring that the units remain affordable and for how long need to be worked out.
- Parking and traffic issues along Bethune Avenue need to be resolved; affordable housing needs to be in a livable area.

Councillor Gillespie stated:

- He supports the proposed concept; housing costs have increased by about \$115,000 since 2000.
- This innovative project will be the start of Saanich recognizing the issue of secondary suites.
- Parking and traffic is a concern.

Councillor Pickup stated:

- She commends and thanks the CMHC for their efforts on trying to address affordable housing.
  - There are many people throughout the region who spend a huge amount of their disposal income on housing.
  - Most of the new construction in Saanich is high-end; the decline in school enrollment can be attributed in part to the high cost of housing in Victoria.
  - There has not been a lot of progress made to address affordable housing in the region.
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- There are still many details that need to be looked at; she supports legalization of secondary suites – Saanich needs to be more proactive.

**The Motion was then PUT and CARRIED**

**REQUEST FOR PROPOSAL 21/04 – CONSTRUCTION MANAGEMENT SERVICES – PEARKES TILICUM LIBRARY.**

Pearkes Tillicum Library Joint report of the Directors of Purchasing and Parks and Recreation dated October 28, 2004 recommending Request for Proposal 21/04 for construction management services for the Pearkes Tillicum Library be awarded to Unitech in the amount of \$192,986.

**MOTION: MOVED by Councillor Derman and Seconded by Councillor Gillespie: "That it be recommended to Council that Request for Proposal 21/04 for construction management services for the Pearkes Tillicum Library be awarded to Unitech in the amount of \$192,986."**

Mayor Leonard stated:

- This is not the first time that the lowest proposal has not been successful and that is because of the criteria that the proposals are evaluated on.
- The process that the CRD uses is a two-part process: firms that are capable of being construction managers are pre-qualified on set criteria and then they submit their bid.
- He is not suggesting that Saanich change their process but he would like Staff to consider the pros and cons of this option and circulate information back to Council.

**The Motion was then PUT and CARRIED**

PQS100  
Tender 30/04  
Cedar Hill Golf Course Irrigation

**TENDER 30/04 – CEDAR HILL GOLF COURSE IRRIGATION AND DRAINAGE**

Joint report of the Directors of Purchasing and Parks and Recreation dated November 10, 2004 recommending Tender 35/04 for Cedar Hill Golf Course Irrigation and Drainage be awarded to G & E Equipment Rentals Ltd. in the amount of \$1,702,741, and further that, based on submitted lump sum drainage pricing, it be negotiated with G & E Equipment Rentals to complete drainage work in critical areas within existing budget funding.

**MOTION: MOVED by Councillor Gillespie and Seconded by Councillor Ngai: "That it be recommended to Council that Tender 30/04 for Cedar Hill Golf Course Irrigation and Drainage be awarded to G & E Equipment Rentals Ltd. in the amount of \$1,702,741, and further that, based on submitted lump sum drainage pricing, it be negotiated with G & E Equipment Rentals to complete drainage work in critical areas within existing budget funding."**

**CARRIED**

ADM90  
Cancellation of Meetings

**REGULAR COUNCIL/COMMITTEE OF THE WHOLE MEETINGS – NOVEMBER 22, 2004.**

Memorandum from the Municipal Clerk dated November 15, 2004 requesting Council cancel the regular November 22, 2004 Council/Committee of the Whole Meetings.

**MOTION: MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That it be recommended that the November 22, 2004 Council and Committee of the Whole Meetings be cancelled."**

**CARRIED**

Adjournment On a motion from Councillor Derman, the meeting adjourned at 10:23 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK