

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JANUARY 24, 2005 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brownoff, Cubberley, Derman, Gillespie, Ngai, Pickup, 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 Gillespie and Seconded by Councillor Brownoff:
“That the Minutes of the Council and Committee of the Whole Meetings held January 10, 2005, be adopted.”

CARRIED

No. 11
PLD60
Bylaw 8621

3941/3959/3975 WILKINSON ROAD/1100 TULIP AVENUE.

Final Reading of the “Official Community Plan Bylaw, 1993, Amendment Bylaw, 2004, No. 8621”. To amend the Carey Local Area Plan to revise the South Wilkinson Valley Action Plan to allow a residential density of 12 units/ha on the Wilkinson Road properties and 11.1 units/ha on the Tulip Avenue property.

MOVED by Councillor Derman and Seconded by Councillor Gillespie:
“That Bylaw No. 8621 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

No. 12
WilkinsonRd/
Tulip Ave.
Bylaw 8622

3941/3959/3975 WILKINSON ROAD/1100 TULIP AVENUE.

Final Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2004, No. 8622” and approval of Development Variance Permit No. DVP2003-00026 and Development Variance Permit No. DVP2003-00027. Rezoning from A-1 and A-2 to RS-4, RT-2 and P-4.

MOVED by Councillor Derman and Seconded by Councillor Wergeland:
“That Bylaw No. 8622 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland:
“That Council approve and issue Development Variance Permit No. DVP2003-00026 on Lot E, Section 16, Victoria District, Plan VIP77445 (1100 Tulip Avenue).”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Wergeland:
“That Council approve and issue Development Variance Permit No. DVP2003-00027 on Lot 1, Plan VIP53415 and Lot D, Composite Plan 2438, Both Section 16, Victoria District (3941/3959/3975 Wilkinson Road).”

CARRIED

No. 13
EPW65 XRef:
Haro Rd
Bylaw 8619

SEWER ENTERPRISE BOUNDARY EXTENSION BYLAW – 4071 HARO ROAD.

Final Reading of the “Sewer Enterprise Boundary Extension Bylaw, 2005, No. 8619”. To include 4071 Haro Road in the Sewer Enterprise Boundary.

MOVED by Councillor Ngai and Seconded by Councillor Gillespie: “That Bylaw No. 8619 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

No. 14
ADM40
Bylaw 8627

BUILDING AND PLUMBING BYLAW.

Final Reading of the “Building and Plumbing Bylaw, 2005, No. 8627”. To include Municipal Insurance Association (MIA) recommendations and consolidate Bylaw 7188.

MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: “That Bylaw No. 8627 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

No. 15
ADM40
Bylaw 8632

DEVELOPMENT PERMIT DELEGATION AUTHORIZATION BYLAW,

First Three Readings of the “Development Permit Delegation Authorization Bylaw, 2005, No. 8632”. To authorize the delegation of power for issuance of certain Development Permits and to repeal Bylaw No. 8360.

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: “That Bylaw No. 8632 be introduced and read.”

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: “That Bylaw No. 8632 be read a second time.”

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: “That Bylaw No. 8632 be now passed.”

CARRIED

No. 16
ADM40
Bylaw 8633

TREE PRESERVATION BYLAW AMENDMENT – SCHEDULE “B” (SIGNIFICANT TREES).

First Three Readings of the “Tree Preservation Bylaw, 1997, Amendment Bylaw, 2005, No. 8633”. To include a revised Schedule “B” (Significant Trees).

MOVED by Councillor Ngai and Seconded by Councillor Cubberley: “That Bylaw No. 8633 be introduced and read.”

CARRIED

MOVED by Councillor Ngai and Seconded by Councillor Cubberley: “That Bylaw No. 8633 be read a second time.”

CARRIED

MOVED by Councillor Ngai and Seconded by Councillor Cubberley: “That Bylaw No. 8633 be now passed.”

CARRIED

Resolutions

RESOLUTIONS FOR ADOPTION

No. 17
PQS100
 Balmacarra Beach
 Access Stair
 Replacement

TENDER 50/04 – BALMACARRA BEACH ACCESS STAIR REPLACEMENT.
 Joint report of the Directors of Purchasing and Parks and Recreation dated January 12, 2005 recommending Tender 50/04 for the stair replacement at Balmacarra Beach be awarded to Harjim Industrial in the amount of \$96,156.62.

MOVED by Councillor Derman and Seconded by Councillor Gillespie: “That Tender 50/04 for the stair replacement at Balmacarra Beach be awarded to Harjim Industrial in the amount of \$96,156.62.”

CARRIED

No. 18
PQS100
 Tender 54/04

TENDER 54/04 – TRACTOR FLAIL MOWER.
 Report of the Director of Purchasing dated January 18, 2005 recommending Tender 54/04 for a tractor flail mower be awarded to Island Tractor in the amount of \$122,458.95.

MOVED by Councillor Ngai and Seconded by Councillor Wergeland: “That Tender 54/04 for a tractor flail mower be awarded to Island Tractor in the amount of \$122,458.95.”

CARRIED

No. 19
ADM115
 Annual Dues

UNION OF BRITISH COLUMBIA MUNICIPALITIES (UBCM) – 2005 ANNUAL DUES
 Invoice from UBCM requesting payment in the amount of \$14,925.98 for the 2005 Annual Dues.

MOVED by Councillor Pickup and Seconded by Councillor Brownoff: “That Council authorize the payment of \$14,925.98 to the Union of British Columbia Municipalities for the 2005 Annual Dues.”

CARRIED

Recommendations

RECOMMENDATIONS

From the Cedar Hill Golf Course Advisory Committee Meeting held November 17, 2004.

No. 20
ADM40
 Animals Bylaw

ANIMALS BYLAW
 Memorandum from the Cedar Hill Golf Course Advisory Committee dated December 1, 2004 recommending that dogs be kept on leash on the Chip Trail around the Golf Course.

MOVED by Councillor Gillespie and Seconded by Councillor Derman: “That the Animals Bylaw be amended to require dogs be kept on leash on the Chip Trail around the Cedar Hill Golf Course.”

- In response to questions from Council, the Municipal Solicitor stated:
- Certain trails in the Municipality have been designated in the Animals Bylaw as being trails where dogs are not permitted at all and some trails require dogs to be on leash.
 - Dogs have to be on leash on the trails around Rithet’s Bog but they do not necessarily have to be on leash on other multi-use trails.

- Councillor Cubberley stated:
- He thinks it would be a good idea to examine the leash policies as they pertain to the major trails throughout the Municipality and consider

amending the Bylaw to require dogs to be on leash on all major trails.

Councillor Brownoff stated:

- Capital Regional District Parks addressed the issue of leash requirements on regional trails about two years ago; perhaps it would be a good idea to ask CRD Parks about the status of these regulations.

Councillor Pickup stated:

- She is a frequent walker around Cedar Hill Golf Course and Rithet’s Bog and dogs off leash are a problem in both areas.

Councillor Gillespie stated:

- Signs need to be posted on the Chip Trail around Cedar Hill Golf Course and Kings Pond advising that dogs are required to be on leash.

The Motion was then PUT and CARRIED

From the Police Board Meeting held January 4, 2005.

No. 21
ADM40
Animals Bylaw

ANIMALS BYLAW

Report from the Saanich Police Board dated January 12, 2005 recommending that the Animals Bylaw be amended to increase penalties for second and third-time offenders of dogs running at large from \$100 to \$200 per offence; and that the licensing fees for dangerous dogs be increased from \$20 for a spayed or neutered dog and \$30 for an altered dog to \$100 (spayed and neutered) and \$150 for dogs (unaltered) living in the Saanich area.

MOVED by Councillor Gillespie and Seconded by Councillor Pickup: “That the Animals Bylaw be amended to:

- 1. Increase penalties for second and third-time offenders of dogs running at large from \$100 to \$200 per offence; and**
- 2. Increase the licensing fees for dangerous dogs from \$20 for a spayed or neutered dog and \$30 for an altered dog to \$100 and \$150 respectively.”**

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

- A “dangerous dog” is defined in the Animals Bylaw as a dog that has killed or seriously injured a person or a domestic animal.
- The Municipality has the power to seize and impound dogs and have them detained until there has been a hearing for their destruction.
- The Pound and Police have determined that certain animals who are by definition a “dangerous dog” should live with that designation and be subject to muzzling and detention requirements of the Bylaw rather than be destroyed; the destruction option is pursued if there is a serious attack on a human.

Councillor Derman stated:

- He thinks staff should re-examine the definition of “dangerous dog”.

The Motion was then PUT and CARRIED

Adjournment

On a motion from Councillor Pickup, the meeting adjourned at 7:45.m.

The Meeting reconvened at 10:45 p.m.

From the Committee of the Whole Meeting held January 24, 2005.

No. 22
FIN45
 2005 Core Capital
 Projects

EARLY APPROVALS – 2005 CORE CAPITAL PROJECTS

MOVED by Councillor Brownoff and Seconded by Councillor Cubberley:
“That Council give early expenditure approval for the following core capital projects:

2005 Water Capital Budget

- | | |
|--|----------|
| 1. Midgard Avenue, Kremlin to Gordon Head Road | \$48,000 |
| 2. Residential Water Meters | \$60,000 |
| 3. Detailed Design – 2005 Water Capital Projects | \$65,000 |
| 4. Miscellaneous Water Main Replacements | \$92,000 |

2005 Roads Capital Budget

- | | |
|---|-----------|
| 1. Midgard Avenue Sidewalk | \$105,600 |
| 2. Wilkinson/West Saanich Road Intersection Improvements | \$791,000 |
| 3. Cadboro Bay Road at Penrhyn Street Corner Improvements | \$22,500 |
| 4. Traffic Signal at Quadra Street and Beckwith Avenue | \$85,000 |
| 5. Dupplin Road – Galloping Goose to Whittier Road | \$325,000 |

2005 Sewer and Drains Capital Budget

- | | |
|--|-----------|
| 1. Detailed Design – 2005 Sewer Capital Projects | \$50,000 |
| 2. Various Drain Replacements | \$220,000 |

2005 Parks Capital Budget

- | | |
|---|-----------------|
| 1. Balmacarra Stairway Replacement | \$40,000 |
| 2. Centennial Trails – Colquitz Trail Crossings | \$50,000 |
| 3. Cuthbert Holmes Park Bridge Replacement | \$35,000 |
| 4. Logan Bridge Replacement | <u>\$30,000</u> |

TOTAL \$2,019,100”

CARRIED

In Camera Motion

MOVED by Councillor Pickup and Seconded by Councillor Gillespie: “That the following Council meeting be closed to the public as the subject matter being considered relates to personal information about identifiable individuals, labour relations, and the proposed disposition of land and/or improvements.”

CARRIED

Adjournment On a motion from Councillor Gillespie, the meeting adjourned at 10:46 p.m.

.....
MAYOR

I hereby certify these Minutes are accurate.

.....
MUNICIPAL CLERK

THE FOLLOWING WAS REPORTED FROM THE "IN CAMERA" MEETING HELD JANUARY 24, 2005

PER110
Workers'
Compensation
Board

WORKERS' COMPENSATION BOARD – PRESUMPTIVE CANCER LEGISLATION FOR PROFESSIONAL FIREFIGHTERS

MOVED by Councillor Pickup and Seconded by Councillor Gillespie: "That Council endorse UBCM Resolution B133/2003, and encourage the Workers' Compensation Board to select the most appropriate implementation mechanism for cancer presumption given existing medical and scientific evidence."

CARRIED

CARRIED

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JANUARY 24, 2005 AT 7:46 P.M.

Present:

- Chair:** Councillor Derman
- Council:** Mayor Leonard and Councillors Brownoff, Cubberley, Gillespie, Ngai, Pickup, 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.

ADM115 - CRD
Regional Housing
Trust Fund

REGIONAL HOUSING TRUST FUND – BUSINESS CASE AND DRAFT ESTABLISHING BYLAW.

Presentation from the Capital Regional District further to their letter dated December 13, 2004 regarding the establishment of a regional housing trust fund.

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

- The CRD's Regional Growth Strategy (RGS) recognizes housing

- affordability as a regional priority and key issue in the Capital Region.
- Public opinion polling undertaken as part of the RGS process found that 81 percent of regional residents agreed that there was a need for a regional strategy focused on housing affordability.
 - The Capital Region's housing market is one of the most expensive in Canada with only Toronto and Vancouver having higher house prices.
 - It is estimated that 22,000 households in the Capital Region are in need of core housing because their incomes are too low to afford the rent they must pay in the current housing market; of the region's 25,000 apartment units, only 10 percent rent for less than \$500 per month.
 - In the municipal review of the Regional Housing Affordability Strategy (RHAS), eight municipalities indicated either support, conditional support, or support in principle, for the establishment of a Regional Housing Trust Fund (RHTF), with the aim of leveraging funding from senior governments for affordable housing.
 - If all member municipalities and electoral areas participate to raise approximately \$1 million each year, Saanich's share would be \$298,256 or 30 percent of the total funding requirement.
 - If not all member municipalities and electoral areas participate, those that do agree to participate will contribute a share equivalent to the amount that they would contribute if all areas participated; this will just result in a smaller fund.
 - Administrative costs will not exceed a maximum of five percent of funds collected on an annual basis.
 - There are a number of issues that various municipalities have raised: some would like to see an improved termination clause within the bylaw; assurance that the CRD will not levy any additional fees over and above the five percent for administration; the investigation of additional funding sources; and control of the funding dollars to allow each municipality the ability to retrieve its funding for the purposes of establishing their own special housing projects.
 - Without money on the table, the CRD will not be able to access existing and future programs that could help fund, develop and retain affordable housing.
 - He hopes that Council will support and participate in the RHTF.

Mr. D. Storch, 4415 Shelbourne Street, on behalf of the Community Social Planning Council, stated:

- Affordable housing is a key component of quality of life and is a key determinant of a healthy community.
- Affordable housing provides low and moderate income families with a stable place to rear children and build social networks.
- Children in families that have to move frequently are vulnerable to stress, health and dental problems, and have an educational disadvantage that perpetuates poverty.
- Core housing means people who spend more than 30 percent of their income for housing; Canada Mortgage and Housing Corporation have identified 48,050 families in Saanich that this applies to.
- People in low wage jobs like tourism, hospitality, retail, and restaurants cannot afford to live in Victoria; it is anticipated that rents will increase in the region by about three percent this year.
- As of December 31, 2004 there were 1,234 registrants waiting to get into CRD housing; 775 of those were families with an estimated 1,000 children, 201 were seniors, and 258 were people with disabilities.
- Housing Trust Funds are a recognized way of leveraging funding from

private, public and not-for-profit partners.

Mr. H. Rebneris, 4764 Beaver Road, stated:

- He is a developer and his company has been involved in building affordable housing for about 30 years.
- Their most recent project is a 32–unit special needs seniors' complex that they built for the Victoria Cool Aid Society in Langford; the project is a success because it provides safe and affordable housing for some of the more vulnerable citizens.
- He hopes that Council and the community will support the Regional Housing Trust Fund; there were 111 children who were living with their families in five motels during the homeless count that was conducted on January 15, 2005.
- In the CRD region there are 22,000 families in need of core housing; if the citizens of our community supported the RHTF for about \$1 per month, they would have the opportunity to be active participants in a healthier community and help support less fortunate citizens.

Ms. M. Duncan, 1098 Jasmine Avenue, CEO of the United Way of Greater Victoria, stated:

- Affordable housing is linked to poverty and requires collaborative regional solutions.
- The Quality of Life Challenge has been addressing this interconnection since 2002; 2003 statistics show that 343 low income households in the Greater Victoria area have obtained safe, decent and affordable housing through collective and collaborative efforts between businesses, organizations and government.
- Local organizations and businesses have approached affordable housing with vision and integrity; solutions have included multi-sectoral partnerships between non-profit housing providers, landlords, developers, elected officials, planners and all levels of government.
- She hopes that Council will support the participation of Saanich Municipality in the RHTF.

Mr. D. Stott, Coordinator of the Victoria Community Housing Trust, stated:

- Low wage earners are paying between 30 and 80 percent of their monthly salaries for rent; this deprives them of purchasing the other necessities of life such as food and clothing.
- Currently there is a housing boom taking place in the region but the houses that are being constructed are all high quality and expensive; there is no housing being constructed that is affordable for retail clerks, gas station attendants and other low wage earners.
- There is no single solution to affordable housing but the RHTF is a vital first step in the right direction.

Mr. P. Gerrard, president, Gorge Tillicum Community Association and member of the Canadian Homebuilders' Association, stated:

- Canada Mortgage and Housing Corporation (CMHC) statistics show that there are only 0.6 percent rental vacancies available in the region.
- Starter homes are approaching \$400,000; even middle income families cannot afford to buy housing in Victoria.
- He hopes that all of the municipalities will participate in the RHTF and urges Saanich to show leadership and fully support the initiative.

Ms. I. Block, president, Strawberry Vale Residents' Association, stated:

- The Association supports the RHTF and hopes that Council will participate in it although there are a number of questions that the Association has with regard to the RHTF and would like to see some amendments made to it.
- The Association would like to know who will be responsible for setting the price of land to be purchased for the purposes of building affordable housing, clarification on when a home is considered to be affordable, and what is considered to be low or moderate income.
- Page 1 – Item 3: *Encouraging intensification to improve housing affordability*. Does this mean higher density?
- Page 1 – Item 2: *The Housing Facilitator and Housing Resource Centre.....* Who is the facilitator?
- Page 4 – *A HTF receives on-going revenue from dedicated sources of public funding such as taxes or fees*. The Association does not support an increase in property taxes to support a HTF.
- Page 5 – *All eligible projects must leverage funds from other sources.....and proceed as partnerships*. How do partnerships work?
- Page 9 – Question 1: *Are you prepared to support the participation of your municipality.....*The Association thinks there should be at least 80 percent participation rate amongst the municipalities and that each municipality should retain control of its standards.

Ms. B. Bryson, 3989 Wolf Street, Gordon Head Residents' Association, stated:

- The Association agrees that steps need to be taken to provide disadvantaged lower income families with a safe, secure and healthy environment.
- They believe the Fund to be a progressive step forward, however, they have some concerns with how the RHTF will be administered, how funding will be leveraged and who will benefit from the Fund.
- They do not support an increase in property taxes, would like to know where the funds will come from, and if programs will be cut in order to fund the Trust.

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

- The Association fully supports the RHTF in principle.
- As a landlord for the past several years, it is very seldom that she finds a family that can afford to pay the rent for one of her properties; it is usually two couples or a number of people who share the rent because they cannot afford it otherwise.
- The Business Case talks about the need for affordable housing for lower income working families but it does not mention new housing, only rehabilitating existing housing; they would like to see new housing as well.
- She hopes that if there is going to be an affordable housing project under an RHTF, there will be some way of registering the people who are desperately in need of housing to ensure they benefit.
- Affordable housing should remain affordable in perpetuity so prices should be capped to ensure the benefit is passed onto each subsequent tenant.

Mr. G. Wilson, 1485 Mt. Douglas Cross Road, stated:

- He thinks the RHTF is a good program and that the Capital Region Housing Corporation is the right organization to operate it.
- He had the opportunity last year to travel to Honduras and work with people in an attempt to improve their standard of living in some way; thousands of people live in huts or outdoors in the bush.

- We are not living in a third world country and we should not be in a position where some of our residents live outdoors; we need to work harder to recognize the need of these unfortunate people and improve the standards.
- He thinks Saanich should be a leader in the proposed program and set the standard for Greater Victoria.
- He does not think that increasing property taxes is the answer; there needs to be money found elsewhere in the budget.

Mr. L. King, Co-chair of the Housing Affordability Partnership (HAP), stated:

- HAP has been extensively involved in the development of the RHAS and has participated on the Steering and Advisory Committees.
- HAP believes that the issue of affordable housing requires strategic regional solutions; the Fund could provide the CRD with one million dollars annually which could then be used to leverage funds from senior levels of government and the private sector.
- The proposed RHTF distributes the responsibility for developing affordable housing and makes maximum use of regional resources; HAP urges Council to approve the establishment of the Fund.

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

- He supports the initiative and believes that the Federal government has failed the citizens of Canada; we should not be in this dilemma.

In response to questions and comments, Mr. Kamphof stated:

- Each time a project is developed land is required; they do not pay top dollar for the land – they work with the owners to negotiate a fair price by either having a set budget or offering a tax credit; they would not consider ALR land.
- Low income can be defined by the standard of 30 percent of income especially for lower income ranges.
- The CRD Planning Committee agreed that at this time rental housing should be the main focus of the program and not home ownership.
- If only some of the municipalities participate, those municipalities and the CRD's will decide to proceed.
- At this point in time there are two groups being encouraged to participate in the initiative: private non-profit and municipal governments.

Councillor Pickup stated:

- Since 1987 there have been numerous studies regarding affordable housing but very little has been done to solve the problem.
- Saanich's Vision Statement says that by 2025, Saanich will be a safe, affordable community and that neighbourhoods will be healthy and affordable for children and families.
- One of the objectives in Saanich's Corporate Plan is to implement adaptable housing requirements and guidelines and develop local strategies to implement the Regional Housing Strategy.
- Without stable, accessible, affordable housing, people cannot maintain a healthy standard of life; there are also safety and security issues.
- The Federal government owns a lot of property throughout the region that they could lease for affordable housing.
- The Municipality must move forward and support a RHTF.

MOTION:

**MOVED by Councillor Pickup and Seconded by Councillor Cubberley:
"That Council approve the participation of Saanich in the Regional**

Housing Trust Fund.”

Councillor Cubberley stated:

- If Municipalities do not provide the initial funds there will be no ability to leverage funds from other sources including senior levels of government.
- Each Municipality is being given the option of whether or not to participate; this could mean that some of them may choose not to participate; if the RHTF is established, there is a good chance that these Municipalities will join.
- There does not need to be any more studies undertaken; it is time to proceed.

**MOVED by Councillor Wergeland and Seconded by Councillor Gillespie:
“That further consideration of participating in the Regional Housing Trust
Fund be postponed for up to one year.”**

Councillor Wergeland stated:

- He does not think there has been adequate public consultation and that we should proceed cautiously and slowly.
- He would like to see every Municipality in the region participate; at this time some of them have questions and concerns that need to be addressed.
- He thinks it would be a good idea to have all the outstanding issues addressed and incorporated into the bylaw before we proceed.
- He supports the initiative but wants it to be a lasting partnership without municipalities opting out because they are not happy with the arrangement.

Councillor Gillespie stated:

- He would like to know where the funding for the initiative is going to come from; he does not support an increase in property taxes.
- He does not think the proposed bylaw is ready to proceed by March 23, 2005 and agrees that it should be postponed.

Councillor Ngai stated:

- She would like to have more certainty that the proposed bylaw will perform like it is supposed to and therefore she supports the issue being postponed.
- There needs to be more information on issues such as transparency and the mechanics of the trust fund.
- She thinks the proposed \$50,000 for administration costs may not be realistic; signing off on the bylaw by March 23, 2005 is too soon.

Councillor Brownoff stated:

- She does not understand why the issue should be postponed for one year.
- If the Trust Fund Service Establishment Bylaw is adopted, there is still a separate bylaw needed that relates to the management and administration of the fund; all of the questions and concerns that have been raised can be addressed in that bylaw.

Councillor Pickup stated:

- She does not support postponing the issue; more delays will not accomplish anything.
- There is funding available from the Federal government; local governments need to lead the way and take the first step.

Councillor Cubberley stated:

- He is not comfortable postponing Saanich’s commitment to the RHTF.

Mayor Leonard stated:

- Council has already agreed in principle to support Saanich's participation in a regional housing trust fund.
- Even if Saanich approves the proposed RHTF establishing bylaw it will not proceed in its current form because other Municipalities will also have some questions.
- The cost recovery sections of the bylaw are very broad; this provides some flexibility and has some benefits but also means the accountability section need to be adequate as a counter balance.
- The one vote per Municipality suggested in the bylaw is a compromise and Council needs to be aware of the consequences; perhaps the administrative committee could have one vote each but the Board could continue with its weighted vote.
- He does not think there should be an option for the Housing Corporation to be the administrative committee, rather it should be a committee comprised of Board members who are not on the board of the Housing Corporation. The Housing Corporation has been a great resource and so it is natural to suggest them, however, it may not be the best solution.
- If Council is in favor of supporting the RHTF we could withhold approval of the bylaw pending responses from other municipalities and further discussion from Council.

Councillor Pickup stated:

- She is prepared to amend the motion by stating that Council approves the RHTF establishing bylaw with the understanding that there are still aspects of it that need to be clarified.
- She is not in support of continuing to say that Council approves Saanich's participation in the RHTF in principle; she would like to see a firm commitment.

Council Derman stated:

- He will not support postponing the issue; he agrees that Council has indicated its willingness to support the Municipality's participation in the RHTF.
- There is a sense of urgency surrounding the issue of affordable housing and we need to respond to it.

The Motion was then PUT and DEFEATED, with Councillors Brownoff, Cubberley, Derman, and Pickup voting against.

Councillor Brownoff stated:

- She thinks the RHTF will act as a catalyst to address specific housing needs and bring forward some of the innovation that can happen with the blending government and private sector dollars.
- The investment in the RHTF will provide opportunities for people in the service industry and others to live and work in our community.

Mayor Leonard stated:

- There are members of Council that believe that agreeing to participate in the service establishing bylaw in its current form will give the CRD more authority than it should have at this time.
- He does not think it is a good idea to sign off on a CRD bylaw unless all of Council is comfortable with it.

MOVED by Mayor Leonard and Seconded by Councillor Gillespie: "That

the motion be amended to include the statement, but withholds support of the service establishing bylaw at this time pending further discussion of the draft bylaw and consideration of other responses from member municipalities.”

Councillor Gillespie stated:

- He thinks the amendment to the motion is a good compromise; it will still keep the issue of affordable housing active.

Councillor Cubberley stated:

- He will support the amendment; it is important to convey that Saanich supports the establishment of the RHTF.

Councillor Pickup stated:

- She is not happy that Council is bargaining on the wording of the motion.
- She was prepared to support a bylaw in principle but stipulate that we still have some concerns with some of the details.
- She thinks the amendment places conditions on the RHTF and weakens Saanich’s support.

The Amendment was then PUT and CARRIED, with Councillor Pickup voting against.

The Main Motion as Amended was then PUT and CARRIED

MOVED by Councillor Pickup and Seconded by Councillor Brownoff: “That Council refer the question of Saanich’s financial contribution in support of the RHTF to the first Financial Planning meeting.”

CARRIED, with Mayor Leonard and Councillors Ngai and Wergeland voting against.

EARLY APPROVALS – 2005 CORE CAPITAL PROJECTS.

FIN45
2005 Core Capital
Projects

Report of the Director of Finance dated January 14, 2005 recommending Council give early expenditure approval for 2005 Core Capital projects as outlined.

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

- Item 11 – *Sewer and Drains - Various Drain Replacements*: He has a problem with this item because he thought the Municipality was supposed to be imposing more stringent stormwater management regulations.
- As long as the Municipality keeps filling in drainage ditches which are a part of the stormwater management system, we will not be able to achieve the goals which are listed in Saanich’s Vision Statement and that is to protect creeks and natural watercourses.

Ms. I. Block, president, Strawberry Vale Resident’s Association, stated:

- She would like to know why there is no mention of the five-way intersection at Wilkinson and Interurban Roads; she thought that road improvements were going to take place.

Responding to questions and comments, the Director of Engineering stated:

- The items that are listed in the report of the Director of Finance are for early approvals only; it is not the entire capital budget.
- There is no 2005 capital budget item for the five-way intersection; there is a planning study underway and they are hopeful that they will achieve a consensus in the upcoming months on what the community wants to see

happen for that area.

MOTION: **MOVED by Councillor Cubberley and Seconded by Councillor Wergeland:**
“That it be recommended that Council give early expenditure approval for
the following core capital projects:

2005 Water Capital Budget

- 1. Midgard Avenue, Kremlin to Gordon Head Road \$48,000
- 2. Residential Water Meters \$60,000
- 3. Detailed Design – 2005 Water Capital Projects \$65,000
- 4. Miscellaneous Water Main Replacements \$92,000

2005 Roads Capital Budget

- 1. Midgard Avenue Sidewalk \$105,600
- 2. Wilkinson/West Saanich Road Intersection Improvements \$791,000
- 3. Cadboro Bay Road at Penrhyn Street Corner Improvements \$22,500
- 4. Traffic Signal at Quadra Street and Beckwith Avenue \$85,000
- 5. Dupplin Road – Galloping Goose to Whittier Road \$325,000

2005 Sewer and Drains Capital Budget

- 1. Detailed Design – 2005 Sewer Capital Projects \$50,000
- 2. Various Drain Replacements \$220,000

2005 Parks Capital Budget

- 1. Balmacara Stairway Replacement \$40,000
- 2. Centennial Trails – Colquitz Trail Crossings \$50,000
- 3. Cuthbert Holmes Park Bridge Replacement \$35,000
- 4. Logan Bridge Replacement \$30,000

TOTAL \$2,019,100”

CARRIED

Adjournment

On a motion from Councillor Cubberley, the meeting adjourned at 10:44 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK