

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, JULY 18, 2005 AT 7:30 P.M.**

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

No. 270  
ADM50  
Environmental  
Awards

**PRESENTATION OF ENVIRONMENTAL AWARDS**

Mayor Leonard and Councillor Pickup, Chair of the Environmental Advisory Committee, presented the 2005 Environmental Awards on behalf of Council to the following recipients:

Environmental Achievement - Individual Citizen: Shelagh Levey

- Shelagh Levey planned and designed the native plant garden at Gordon Head Elementary School where she was a teacher.
- She co-produced the booklet "Returning the Loon to Prospect Lake".
- She is a founding member and active participant in the Friends of Tod Creek Watershed society; conceived of and edited the journal "Watershed Connections" which explored the Watershed.
- Shelagh restored the Garry oak meadow on her property and is in the process of registering a conservation covenant on that portion.

Environmental Achievement – Volunteer Organization: Habitat Acquisition Trust (HAT)

- HAT is a non-profit local land trust that has been involved in promoting and implementing habitat conservation on southern Vancouver Island and the Gulf Islands.
- Some of their projects in Saanich include: the *Good Neighbours Program* to promote environmental stewardship on private and public lands near environmentally significant areas in the CRD; holding third party *Conservation Covenants* on private land to help protect them in perpetuity; creating the Stewardship Manual: "Protecting Natural Areas in the Capital Region" for elected officials in local governments.
- This award recognizes HAT's accomplishments and volunteer hours in helping protect Saanich's environment.

Environmental Achievement-Development/Construction: University of Victoria (UVic)

- UVic has made outstanding achievements in reducing energy and water consumption on campus and enhancing water quality in the region.
- In the 2004/05 academic year, UVic saved 5,400,000 kWh in energy through an aggressive lighting retrofit program the construction of energy efficient buildings – the equivalent of supplying electricity to 540 homes on Vancouver Island.
- The UVic Integrated Stormwater Management Plan, 2004, was the first of its kind amongst Canadian Universities; a green roof is now under construction on the Engineering Computer Science building.

Environmental Achievement – Business/Industry: Cordova Bay Golf Course

- In the spring the Golf Course achieved designation as a “Certified Audobon Cooperative Sanctuary”; staff and volunteers worked for five years to reach that goal and it is the first on Vancouver Island, and the sixth in BC.
- Key initiatives included: Bird Habitat Enhancement – the golf course is home to over 65 species of birds; Wildlife & Habitat Management – added 37 gardens for birds, wildlife and native pollinating; reduced their use of chemicals; and reduced their use of water by 20 percent in five years.

Environmental Achievement – Youth Groups/Schools: Rogers Elementary School

- Since 1995, the school has incorporated environmental education into their curriculum and actively promotes awareness and stewardship of the biodiversity and Garry oak ecosystem found on the school property; they were responsible for restoring a Garry oak meadow in front of the school.
- Students also recycle and compost.

Environmental Achievement – Biodiversity Conservation: Brian Faught, Head Groundskeeper, Camosun College

- Brian has taken the lead role in implementing the promotion of native plants and the removal of invasive plants on the campuses.
- He sat on the committee which initiated partnerships with the District of Saanich and others to preserve Garry oak ecosystems on site and oversees the major stages of work involved.
- He is overseeing the removal of Ivy and overgrown vegetation from garden beds around the buildings on both campuses and has added native plants.

Long Term Environmental Achievement: Swan Lake Christmas Hill

- June 16, 2005 marked the 30<sup>th</sup> anniversary of the establishment of the Nature Sanctuary by the District of Saanich; the Swan Lake Society was established to provide environmental education and stewardship of a large natural ecosystem in an urban area.
- For the past 30 years, the dedicated staffs, hundreds of volunteers, and many businesses and individuals have supported the sanctuary.
- Each year thousands of school children, pre-schoolers and adults have participated in programs presented by the Sanctuary’s naturalists.

Minutes

**ADOPTION OF MINUTES**

**MOVED by Councillor Brownoff and Seconded by Councillor Gillespie: “That the Minutes of the Council and Committee of the Whole Meetings held July 11, 2005, and the Special Council and Committee of the Whole Meetings held July 5, 2005, be adopted.”**

**CARRIED**

**BYLAWS**

No. 271  
PLD60  
Bylaw 8680

**2675 AND 2697 RICHMOND ROAD.**

Final Reading of the "Official Community Plan Bylaw, 1993, Amendment Bylaw, 2005, No. 8680". To amend the Shelbourne Local Area Plan to designate Lots 1 and 2, Plan 4948 for potential attached housing.

**MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: "That Bylaw No. 8680 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

No. 272  
Richmond Road  
Bylaw 8681

**2675 and 2697 RICHMOND ROAD.**

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8681" and approval of Development Permit No. DPR2004-00007. Rezoning from RS-6 to RM-5.

**MOVED by Councillor Pickup and Seconded by Councillor Gillespie: "That Bylaw No. 8681 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

**MOVED by Councillor Pickup and Seconded by Councillor Gillespie: "That Council approve and issue Development Permit No. DPR2004-00007 on Lots 1 and 2, Section 25, Victoria District, Plan 4948 (2675 and 2697 Richmond Road)."**

**CARRIED**

No. 273  
ADM40  
Bylaw 8691

**ROAD DEDICATION BYLAW (ESTELLINE ROAD).**

Final Reading of the "Road Dedication Bylaw, 2005 (Estelline Road), No. 8691". To dedicate a portion of municipal property as road.

**MOVED by Councillor Wergeland and Seconded by Councillor Brownoff: "That Bylaw No. 8691 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

No. 274  
ADM40  
Bylaw 8692

**PARK DEDICATION BYLAW (SOUTH PROSPECT LAKE/ESTELLINE).**

Final Reading of the "Park Dedication Bylaw, 2005 (South Prospect Lake/Estelline), No. 8692. To dedicate a portion of municipal real property as park.

**MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That Bylaw No. 8692 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

No. 275  
ADM40  
Bylaw 8693

**LAND USE AND DEVELOPMENT APPLICATION FEE BYLAW.**

Final Reading of the "Land Use and Development Application Fee Bylaw, 2005, No. 8693". To impose fees with respect to land use and development applications, and repeal Bylaw No. 8539.

**MOVED by Councillor Pickup and Seconded by Councillor Brownoff: "That Bylaw No. 8693 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

**RESOLUTIONS FOR ADOPTION**

No. 276  
PQS100  
 Tender 28/05

**TENDER 28/05 – SELF CONTAINED BREATHING APPARATUS.**

Report of the Director of Purchasing dated July 11, 2005 recommending Tender 28/05 for the replacement of the Fire Department's self-contained breathing apparatus equipment be awarded to Acklands Grainger.

**MOVED by Councillor Derman and Seconded by Councillor Wade: "That Tender 28/05 for the replacement of the Fire Department's self-contained breathing apparatus equipment be awarded to Acklands Grainger."**

**CARRIED**

No. 277  
FIN45  
 Budget Guidelines

**2006 BUDGET GUIDELINES.**

Report of the Director of Finance dated July 8, 2005 recommending Council adopt the guidelines outlined for the preparation of the 2006 budget.

**MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: "That Council adopt the 2006 Budget Guidelines as outlined in the July 8, 2005 report of the Director of Finance for the preparation of the 2006 budget."**

**CARRIED**

No. 278  
ADM115 – UBCM  
 Grant Application

**UNION OF BRITISH COLUMBIA MUNICIPALITIES (UBCM) EMERGENCY PLANNING FUNDING PROGRAM GRANT APPLICATION**

Report from the Deputy Fire Chief dated July 14, 2005 requesting Council approve a grant application for funding under the UBCM Emergency Planning Funding Program for 2005.

**MOVED by Councillor Derman and Seconded by Councillor Wade: "That Council approve a grant application for funding under the UBCM Emergency Planning Funding Program for 2005."**

**CARRIED**

Adjournment

On a motion from Councillor Derman, the Meeting adjourned at 7:56 p.m.

The Meeting reconvened at 11:29 p.m.

*From the Committee of the Whole Meeting held July 18, 2005.*

No. 279  
FIN45  
 Library

**PEARKES TILLICUM LIBRARY – PROJECT COSTS AND FUNDING OPTIONS.**

**MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: "That:**

1. The Pearkes Tillicum Library be 12,000 square feet or larger in size and constructed to a minimum LEED Silver standard within the total approved funding envelope of \$5,549,400; and,
2. Tender review and contract award be the next decision point in project implementation."

**CARRIED**

Adjournment            On a motion from Councillor Gillespie, the meeting adjourned at 11:30 p.m.

.....  
MAYOR

I hereby certify these Minutes are accurate.

.....  
MUNICIPAL CLERK



parking.

Mr. J. Armitage, Architect, stated:

- They are proposing to create an outdoor grassed gathering space at the south end of the new building that can be viewed by the congregation during services and for functions to spill outdoors; the remaining space is conceived to be a sunken memorial type garden that will be developed and maintained by the congregation.
- The worship space in the proposed new building will be considerably larger; the peaked roof on the rotunda will be removed.
- The existing space will be renovated to provide new offices, a reception area and a Sunday school area.
- Details such as location of windows and fire separation walls will be addressed at the building permit stage.
- If the lower level is constructed and then finished at a later date, the building department can withhold a building permit until the parking issue is addressed.

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

- The Church held a public meeting in May to discuss their proposed plans for the property; some of the issues that were raised pertained to height of the proposed building and shadowing, stormwater management and parking.
- The exterior of the west side of the building appears to be too stark; The Association agrees with the recommendation from the Advisory Design Panel to create a green wall through the use of a trellis and climbing plants.
- The inspection department noted that there were some building code deficiencies and she would like to know if they are going to be addressed prior to the Public Hearing.
- The pedestrian environment is another important issue; the sidewalk is very narrow and it would be very difficult for two scooters to maneuver past each other.
- The Association supports a restrictive covenant on the future development of the lower space of the building.

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

- According to the Development Servicing Requirements for the subject property, the existing downstream mains on Cedar Hill Cross Road are undersized and either must be upgraded or the flow must be restricted from leaving the site.
- He thinks the best option in this case is to retain the water on site; this will eliminate the need to increase the infrastructure that is presently undersized.

Responding to questions and comments, Reverend McKenzie stated:

- Because of the cost to complete the proposed project they will undertake it in phases.
- Once the construction and completion of the new building has taken place they will be able to do the landscaping around that space.
- The landscaping at the south corner of the building will not be completed until the existing rotunda has been demolished; the development of the memorial gardens could begin as soon as the new structure is completed.

- They will provide a landscape plan at the Public Hearing.

**MOTION:                    MOVED by Mayor Leonard and Seconded by Councillor Derman:  
“That a Public Hearing be called.”**

Mayor Leonard stated:

- The Lutheran Church has been a pioneer in the Cedar Hill area for many decades.
- The applicants should be prepared to provide more clarity at the Public Hearing with regard to what they are prepared to agree to in terms of the access easement and covenant.
- He is not aware of any past parking problems associated with the church.

Councillor Gillespie stated:

- If parking becomes an issue at the church then the existing house will have to be removed in order to provide additional parking.

Councillor Derman stated:

- He supports the efforts of the church.
- He would like to have more information at the Public Hearing on how stormwater will be treated and what is intended for the landscaping along Cedar Hill Road.
- When the site is excavated he hopes there will be an opportunity to improve the pedestrian environment by widening the sidewalk.

Councillor Brownoff stated:

- She agrees that mobility in the area needs to be improved and that the wall of the building fronting Cedar Hill Road should be enhanced somehow to relieve its starkness.
- She would also like to have more details at the Public Hearing on stormwater management; perhaps the proposed new gardens could be incorporated into their plan.
- The building code deficiencies should be dealt with prior to the Public Hearing.

Councillor Wergeland stated:

- He congratulates and compliments the church for their efforts.
- Landscaping and stormwater management are important issues and more details should be provided at the Public Hearing.
- The issue of parking will need to be dealt with if it becomes a problem.

**The Motion was then PUT and CARRIED**

Wilkinson Road  
Rezoning**4583 AND 4591 WILKINSON ROAD – REZONING APPLICATION – ERIC BARKER ARCHITECT LTD.**

Reports of the Director of Planning dated July 8, 2005 recommending approval of the rezoning from A-1 to RT-3 and Development Permit DPR2004-00019, that the West Saanich Road Development Permit Area be extended to include the site, that a natural state covenant be applied to the area labeled “natural retention area” and that the applicant submit detailed designs including grading and plant species for the proposed stormwater management system prior to the scheduling of a Public Hearing; and the Advisory Design Panel dated May 19, 2005 recommending approval of the design.

Mr. E. Barker, Eric Barker Architect Inc., applicant, stated:

- Their proposal is to rezone the two single-family dwelling lots to RT-3 in order to construct 17 dwelling units; three of the proposed units will be freestanding and the remaining units will be grouped together in two’s or three’s.
- The property is bounded by a school, a commercial building and residential lots; the site also drops about 25 feet in elevation from the northwest corner to the southwest corner.
- They have met with the Royal Oak Community Association on two occasions and they were in general support of their proposed development; they also met with the neighbouring strata council and School Board.
- The townhomes will be arts and crafts style ranging in size from 1,600 to 1,900 square feet; all of them will have three bedrooms.
- Finishing materials will consist of a mix of various colors of horizontal siding, board and batten, stucco, stone, and articulated posts.
- They are proposing to retain many of the Garry oaks that are on the site as well as provide a natural state covenant area containing existing Garry Oak trees and restoration planting.
- They are proposing to construct rain gardens in the southwest corner of the site and on the north property boundaries that will catch and hold stormwater; either porous concrete or pavers will be used on the driveways.
- Bunt & Associates was hired to undertake a traffic study; it is estimated that the proposed development will add approximately 100 vehicles per day to the current volumes of 14,500 along Wilkinson Road.
- They intend to donate 16 feet of the property fronting Wilkinson Road in order to widen it to the intersection at West Saanich to allow for a sidewalk.

Responding to questions from Council, Mr. Barker stated:

- They could separate the sidewalk from Wilkinson Road and meander it around the Garry oak trees that they intend to retain; this will make it more pedestrian friendly.

Ms. E. Turnbull, vice president, Royal Oak Community Association, stated:

- The Association’s Executive has met with the applicant and developer several times in order to provide input for the proposed development.
- The project was presented to the public at two open houses; the majority of the residents were in general support of the proposal and

any concerns that were raised have been addressed.

- The Association has some concerns with the requested variances for the north boundary rear setbacks; one less unit would address that concern.
- The traffic study that was undertaken may have estimated that an insignificant amount of vehicles will be added to the already large volume of traffic along Wilkinson Road but the other new developments in the area will also add to the cumulative effect.
- The Association would like the developer to consider a bus pass or car share program.

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

- Traffic along Wilkinson Road continues to be a problem.
- The traffic that is generated by all of the new developments in the area use Wilkinson Road to get to Broadmead Village and Tillicum Mall; the five-way intersection at Wilkinson/Interurban Roads is not designed to accommodate such a large volume of traffic and needs to be addressed.
- The Association has had two meetings with Saanich staff regarding the five-way intersection; they would like to see an additional dedicated left turn signal at the five-way stop.
- The Association does not support or oppose the proposed development.

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

- Traffic in all of the municipalities is growing and much of it travels through Saanich in order to get to other areas of the region; it has a cumulative effect.
- If full stormwater management is being done on site then the existing infrastructure should not have to be increased.
- Presently Wilkinson Road does not have a curb and gutter which means the water can flow directly off the road into the grass swales and be treated; he would like to know how this will be compensated if a curb and gutter is constructed.

**MOTION:**

**MOVED by Councillor Gillespie and Seconded by Councillor Pickup:  
"That a Public Hearing be called."**

Councillor Pickup stated:

- The applicant has provided a very comprehensive overview of the proposed development.
- The proposed stormwater management plan and rain gardens are very innovative.
- The proposed development is fairly dense but it is focused on families and close to schools and amenities.
- She encourages the Engineering Department to find alternatives to using curb and gutter.

Councillor Derman stated:

- He supports the proposed development; it is on a significant transportation route and close to many amenities.
- He is happy to hear that the applicant will revise the sidewalk design and use porous materials for the driveways.
- The cumulative impacts on traffic from all of the new developments in the area are a major issue that needs to be addressed.

- Given the nature of Wilkinson Road it may be necessary to construct curb and gutter but there could be voids in it in order to channel runoff water.

Councillor Wergeland stated:

- The proposed development is very innovative and interesting with a nice variety of building designs.
- Traffic is always an issue in every area of the Municipality; Wilkinson Road is the shortest route to get to other Municipalities.

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

- Parking along Wilkinson Road is not specifically restricted but Saanich bylaws prohibit parking in the travel lane; if this is happening, staff may have to post signs to prohibit parking.

Councillor Brownoff stated:

- She is concerned with access to the Royal Oak Middle School; there is no play area proposed in the new development and there should be an access to the rear of the school and the play area.
- She wants assurance that the proposed sidewalk will meander and be separated from Wilkinson Road.

Councillor Ngai stated:

- She would like to have more information at the Public Hearing on the proposed rain garden.
- She likes the idea of some kind of a bus pass program for the proposed new development and hopes the applicant will consider it.
- The proposed new development is a very good project and close to transit and various amenities.

**The Motion was then PUT and CARRIED**

Lochside Drive  
Rezoning

**5178 LOCHSIDE DRIVE – REZONING APPLICATION – A. VICTOR WESCOTT.**

Report of the Director of Planning dated July 8, 2005 recommending approval of the rezoning from RS-18 to RS-12.

Mr. V. Wescott, 1005 Kenwood Place, applicant, stated:

- When he initially presented the rezoning application to staff he was the power of attorney for the property owner, Irene Wells; she passed away in April 2005 so now he is acting as the executor for her estate.
- After receiving some advice from professionals it was decided that the best use for the property was to subdivide it into two lots.
- The original idea was to subdivide it into three lots similar to the property immediately to the south but in view of the changes to the Local Area Plan, the number of trees on the property and the nature of Lochside Drive they decided that two lots were best.
- The one-acre parcel of land is rectangular in shape and slopes east to west; the westerly lot will access Beckton Road and the easterly lot will access to Lochside Drive.
- There are 122 trees on the property and an arborist has worked with Saanich staff to ensure that they will be retained and a natural state covenant will be registered to protect them.

Responding to questions from Council, Mr. Wescott stated:

- He will not be developing the two proposed lots.

- The Cordova Bay Community Association has stated they will not support the proposed development unless a covenant is registered to restrict the proposed new dwellings to 4,000 square feet in size; he does not think this is reasonable because 7,172 square feet is allowed under the Zoning Bylaw.
- With regard to the concerns expressed by the neighbour at 5172 Lochside Drive, the owner did not realize that the property line followed the line of the road; all of the trees bordering that property will be retained and protected.
- The existing dwelling will be demolished prior to subdivision approval.

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

- The Association met with the applicant regarding the proposed development and voted to not object to the project with the stipulation that the house size be restricted to 4,000 square feet.
- That figure was not picked randomly; the majority of the houses in the neighbourhood are about 2,500 to 3,500 square feet so the Association thought 4,000 square feet was being generous.

**MOTION:                   MOVED by Councillor Ngai and Seconded by Mayor Leonard: “That a Public Hearing be called.”**

Councillor Ngai stated:

- It is important that the new dwellings fit in with the rest of the neighbourhood.
- The applicant is taking measures to ensure the trees are retained and protected.

Councillor Derman stated:

- He is happy that the trees will be protected by covenant.
- He suggests that the applicant meet with the Community Association prior to the Public Hearing and agree on an acceptable house size that is compatible with the rest of the neighbourhood.

Councillor Gillespie stated:

- The applicant could have asked to subdivide the property into three lots but decided to go with two in order to protect the trees.
- Although he is concerned with the potential size of the new dwellings, he does not appreciate being pressured by a community association to support a specific house size.

Councillor Pickup stated:

- She is happy that the property will only be subdivided into two lots in order to preserve all of the trees.
- The applicant needs to have more discussion with the Community Association and reach a compromise on an acceptable house size.
- She does not want to see a 7,000 square foot house built on either of the lots; monster homes are not supported by the neighbourhood.
- She suggests that the applicant consider deconstructing the existing dwelling instead of demolishing it.

**The Motion was then PUT and CARRIED**

**FETTERLEY.**

Report of the Director of Planning dated July 8, 2005 recommending approval of the rezoning from RS-18 to RS-6.

Mr. D. Fetterley, applicant, 5178 Rambler Road, stated:

- The proposal is to subdivide the subject property and create one additional lot.
- He intends to either move or deconstruct the existing dwelling.
- He will create a new driveway access off Lochside Drive on the north side of proposed Lot 2 and that will require removing two Cedar trees.

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

- The Association has no objections with the proposed development; however, they would like the Approving Officer to restrict the proposed new driveway to a single width.

In response to a question from Council, Mr. D. Fetterley stated:

- He has no objection to registering a covenant to restrict the new driveway to a single width.

**MOTION:**

**MOVED by Councillor Pickup and Seconded by Councillor Derman: "That a Public Hearing be called."**

**CARRIED**

ADM60  
Library

**PEARKES TILlicUM LIBRARY – PROJECT COSTS AND FUNDING OPTIONS.**

Report of the Director of Parks and Recreation dated July 13, 2005 providing a project update and funding options for the Pearkes Tillicum Library; and the Administrator's recommendation that Council's next decision point in project implementation be tender review and contract award because an extension of the March 31, 2006 grant deadline is uncertain.

Mr. D. Bishop, Manager of Development and Municipal Facilities, stated:

- In February 2005, Council approved proceeding with a library design of 15,000 square feet to a LEED standard for an estimated capital budget of \$4,387,000.
- The project team has been working with the Greater Victoria Public Library (GVPL) staff, Saanich Neighbourhood Place (SNP) and Queen Alexandra Foundation (QA) to finalize a concept design for the proposed library and renovated space for SNP and QA.
- Consultants were hired for the landscape design and for the parking lot and stormwater management.
- A workshop was held with senior municipal staff to review the various green building initiatives being considered and to discuss the cost estimates to that point; a further review was undertaken by Andy Kesteloo, a green building specialist with Thornley BKG.
- The green building review provided three alternatives for LEED points: one silver and two gold.
- Of the two gold alternatives considered, one emphasized renewable energy and the other the use of raised access flooring for improved indoor environmental quality.
- Through the design development process, it is now estimated that it will cost an additional \$510,000 at a Silver LEED standard and an additional \$600,000 at a Gold LEED standard.

- The increase in consulting fees is partly due to the increased size and complexity of the building and the increased documentation required for higher LEED standards.
- Other cost increases are a result of more detailed design and costing of the landscaping, parking reconfiguration and stormwater management facilities.
- To complete the project, staff proposes two options: remain within the funding envelope of \$5,549,400 and construct a 12,000 square foot or larger library at a minimum LEED Silver standard, or increase the revenue to construct a 15,000 square foot library with Saanich covering the budget shortfall of \$520,000 to \$600,000.

Responding to questions from Council, Mr. Bishop stated:

- The BC Government has given Saanich Neighbourhood Place a matching grant of \$65,000 for capital improvements; this additional funding will provide 650 square feet more space for SNP.
- In order to temporarily relocate SNP to Hampton School they would need to fire proof the corridors and increase the fire rating on all of the doors which would significantly increase the cost.
- As an alternative they have looked at renting construction-type trailers and locating them in a parking lot of one of Saanich's parks; rental, moving, servicing, set up and take down would cost about \$70,000.
- Community Services is actively looking for other alternatives such as renting a church basement, houses, etc.
- With the stormwater management plan they are proposing to use rain gardens and a series of stormwater detention tanks; they had originally hoped to use the existing tanks and add some additional treatment but they are not able to do so and will have to redo that portion of the stormwater management plan.
- At the last workshop with the consulting team they determined that there was great value in adding a public educational component to the project for very little additional cost.
- The original tender for renovations to Pearkes Recreation Centre came in a lot higher than the allotted budget so it was decided to tender it in conjunction with the library project.
- All of the consultants involved in the project are LEED certified; a third party consultant confirmed that a Silver LEED standard was an achievable level and that two alternatives for Gold could be considered.
- They have not applied for a Green Building Grant from the Federation of Canadian Municipalities (FCM) but will consider doing so.

Mr. T. Mueller, president, Canadian Building Council, stated:

- The Canadian Building Council is a national organization of industry leaders in the building industry who promote sustainable building design and construction operation; there is a board of directors that operates from BC to the Maritime Provinces.
- The Greater Vancouver Regional District was one of the first municipalities to adopt LEED standards in 2003 and all of their facilities are now built to a Gold LEED standard; the City of Richmond and Vancouver have also adopted a Gold LEED standard; the City of Calgary has adopted a Silver LEED standard.
- He commends the District of Saanich for being the first municipality on the Island that has adopted a Green Building Policy and will use the LEED rating system for their own facilities.

- The costs for LEED standards have been reduced significantly since it was first introduced in 2000; in a project like the proposed library the benefits in terms of lifecycle savings would be in the range of 30 to 50 years.
- The cost of construction has increased and there is an additional cost to build to LEED standards particularly if you build higher than LEED Silver but there are significant savings and benefits for the people who use that facility.

Responding to questions from Council, Mr. Mueller stated:

- He does not know the details of the proposed library project but he did notice that with the option pertaining to the use of raised access flooring there is no real savings in terms of operational savings.
- A facility such as a library which is a fairly open design can go to higher levels of energy performance.

Ms. S. Anderson, Chief Executive Officer and Secretary to the Board of the Greater Victoria Public Library, stated:

- They feel their role is to advise Council so they can make a well informed decision on the proposed library.
- They also want to remind Council of what they wanted to accomplish with the proposed library and what may be compromised if the size of it is reduced.

Ms. L. Jordan, Director of Public Services, Greater Victoria Public Library, stated:

- Many of the programs they have specifically designed for the Pearkes/Tillicum Library are contingent on a having a 15,000 square foot library.
- The original concept for the Tillicum/Pearkes branch was four-fold: a community meeting place, a family literacy space, a teen zone, and a lifelong learning centre that would include a computer training facility.
- If the square footage of the proposed library is reduced it means the branch will not be able to provide a community meeting space and reading areas.
- Reduced collection size, family seating and programming space will compromise the ability to deliver family literacy initiatives.
- A reduction in size also means the library will lose its Teen Zone designed to provide homework assistance and a quiet study room.
- With regard to lifelong learning, it means the loss of the training lab, reduced computer access and collection space.
- Friends of the Greater Victoria Public Library are donating \$35,000 for children's picture books; a Provincial government grant will add another \$58,000 and \$20,000 has been raised through grants and fundraising efforts.

Ms. S. Henderson, Manager of Marketing and Communications, Greater Victoria Public Library, stated:

- She was the manager of Branch Services at the Richmond Public Library and was responsible for the day to day operation of the Ironwood Branch which was built as a 12,000 square foot facility.
- The Ironwood Branch lacked a teen space and the space for children was compromised so they were not able to have a substantial program area.
- The Richmond Public Library Board proposed that the development of

all future branches be 20,000 square feet in size.

Mr. P. Chenier, Greater Victoria Public Library Trustee, 987 Tattersall Drive, stated:

- When he heard the news about the proposed reduction in size of the Tillicum/Pearkes Library he was very disappointed.
- The number one goal of the Library Board is to provide the best facility possible; reducing the size of it will not achieve the best service for the community.
- The proposed library branch wants to be able to provide some innovative services and they will be compromised if the size is reduced.
- The proposed library is supposed to be a Centennial project; it is an investment, not an expense.

Mr. P. Gerrard, Chair, Greater Victoria Public Library Planning Committee, stated:

- \$2,530,000 of the cost of the proposed library can be considered as found money: \$2,000,000 is from the Provincial/Federal Infrastructure Grant, and \$530,000 is from RIOCAN for their reciprocal parking variance.
- He sympathizes with the decisions that Councils have to make based on today's construction environment, however, the proposed library is one of two Saanich Centennial projects and he thinks it deserves special recognition.
- The Regional Growth Strategy designates the Tillicum area as a major centre; with the upcoming \$2,000,000 for renovations at Pearkes Recreation Centre, the success of the SilverCity Cinema, and the \$7,000,000 renovations to the Mall, it means that more people will use the library.
- We should think of a 15,000 square foot facility as an investment in the Gorge/Tillicum community; the extra space is designated as a homework room, a quiet study area, and for early childhood education programs.
- Unfortunately teens are often forgotten in our society and this is an opportunity to engage with them in a positive way and welcome them to the facility.
- He urges Council to build a library branch that everyone can be proud of.

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

- He supports Option 2 in the staff report to increase the revenue in order to construct a 15,000 square foot library to a Gold LEED standard.

Ms. I. Block, 4125 Interurban Road, stated:

- Many lower income people realize that in order to better themselves or their children, it is important they get a standard of education that will elevate them into a better level of society in terms of earning potential, general knowledge, and higher standards.
- We have a history of building too small in Saanich; Saanich Commonwealth Place is now being expanded because we have outgrown it; we need to plan better for the future.

Ms. V. Sanders, 3326 Richmond Road, stated:

- Education is very important and we need to consider the future; we need to build a large enough library that will meet the needs of the community.
- If we build to a LEED standard, the money that is saved will pay off the expense of building a larger facility.

Mr. N. Banks, 1173 Portage Road, stated:

- He has served on the Green Building Committee which has been working with staff and Councillors Derman and Brownoff to compile the outline of Saanich's green building standard.
- He appreciates that Council must wrestle with the potential cost of the proposed library but we need to consider the cost benefit and the savings that can be realized now and in the future if we build to a Gold standard.
- Let's make the Tillicum/Pearkes Library a showcase for the community.

Mr. E. Roberts, 3950B Cedarwood Street, stated:

- He grew up in the Gorge/Tillicum area.
- He supports the LEED Gold standard for the proposed new library; the ongoing energy savings will pay for the additional construction costs.

Mayor Leonard stated:

- He commends staff for the amount of time and work they have spent on this project; there have been some difficult issues to deal with.
- It is important that this project go to tender as soon as possible; the estimates that have been provided need to be market tested to determine if the project can be built within the allotted budget.
- Because the extension for the Canada/BC Infrastructure Program grant deadline beyond March 31, 2006 is uncertain, we need to proceed now and show good faith.
- If we establish the budget and go to tender we will be able to work with the Library Board on getting the best value possible and the most program space possible.
- He had hoped that by putting forward a \$5,549,000 budget envelope to the Library Board and staff that they would look for creative ways to make the project work and accommodate some of the exciting programs they have outlined; instead the Library has chosen to advocate that \$500,000 to \$600,000 be added to the budget.
- He expects that working with the Library Board staff in good faith towards a \$5,549,400 spending envelope that we could achieve more than 12,000 square feet and may be able to get the LEED Gold Energy standard.
- He urges the Library Board to work with Saanich and make some compromises on the project like the Cordova Bay Seniors Club is doing with their project because of today's construction market.

**MOTION:**

**MOVED by Mayor Leonard and Seconded by Councillor Wergeland:  
"That it be recommended that:**

- 2. The Pearkes Tillicum Library be 12,000 square feet or larger in size and constructed to a minimum LEED Silver standard within the total approved funding envelope of \$5,549,400; and,**

**2. Tender review and contract award be the next decision point in project implementation.”**

Councillor Wergeland stated:

- He appreciates everything that the Library and the Library Board have done in the past and are trying to achieve with the proposed new library.
- However, funds are limited and at some point we have to hold the line and not exceed the allotted budget.
- The Cordova Bay Seniors Club had a similar problem with their project and they are now completing it in phases.
- With respect to LEED we want the best long term saving for the municipality; he supports remaining within the total funding envelope of \$5,549,400.

Councillor Pickup stated:

- She does not support the motion; she thinks it is very short-sighted.
- Saanich has many facilities that are undersized and it is not good fiscal planning.
- We need to do some long range planning; this library is an investment in education and the environment as well as an enormous social benefit to the community.
- She hopes that staff will investigate a green building grant through FCM.

**MOTION:**

**Moved by Councillor Brownoff and Seconded by Councillor Gillespie: “That the meeting extend past 11:00 p.m.”**

**CARRIED**

Councillor Gillespie stated:

- There are many ongoing projects in Saanich that have had to be scaled back because of the high construction costs.
- The figures that have been quoted so far are not firm quotes; we need to go to tender as soon as possible so we know what the actual costs will be.

Councillor Derman stated:

- He does not support the motion; if we build a 12,000 square foot library, it will likely be too small within 10 years.
- We need to build a library that can provide the social advantages that this community needs.
- He appreciates the efforts of staff for the work they have done on this project.

Councillor Ngai stated:

- It is the responsibility of Council to be fiscally responsible; we need to stay within budget and provide the best service at a reasonable cost.
- She hopes that the professionals who are involved in the project will work together to see that the best possible facility is achieved, and that Saanich will continue to have a positive working relationship with the Library Board.
- She is encouraged to hear that the Library Board is doing some fundraising.

Councillor Brownoff stated:

- Council approved a 15,000 square foot building in February 2005; the Library Board participated in analyzing the needs of the Tillicum area.
- We need the partnership of the Library Board and their expertise.
- Council just approved a massive streetscape improvement for this area and it is designated a major centre; there are going to be a lot of people in this area but we are proposing to build a smaller library.
- Libraries provide a sense of neighbourhood and community; it is about building the social and cultural needs of that area.
- She would have supported a motion to support a 15,000 square foot library and the proposed \$110,000 LEED budget and then go to tender; we are tying the library tendering with the Pearkes renovations.
- There are some grant opportunities that Saanich may be able to apply for and so far that has not been explored.
- She will not support the motion.

Councillor Wade stated:

- Everyone wants a LEED standard and we all want to look at long term energy saving goals.
- In order to control time and quality with this project we need to be certain of the actual costs.
- It is not about a reduced size, it is about living within the means that we have; the other alternative is to rob other areas of the municipality and take away funding from projects in those areas.
- She supports the motion; we need to get the tender process started.

**The Motion was then PUT and CARRIED, with Councillors Brownoff, Derman and Pickup voting against.**

Adjournment

On a motion from Councillor Gillespie, the meeting adjourned at 11:28 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK