

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JUNE 13, 2005 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brownoff, Derman, Gillespie, Ngai, Pickup, Wade and Wergeland
Staff: Tim Wood, 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 Gillespie: "That the Minutes of the Council and Committee of the Whole Meetings held May 30, 2005 and the Minutes of the Special Council Meeting held May 31, 2005, be adopted."

CARRIED

BYLAWS

No. 210
Richmond Road
Bylaw 8680

2675 AND 2697 RICHMOND ROAD.

First 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 Pickup and Seconded by Councillor Brownoff: "That Bylaw No. 8680 be introduced and read."

CARRIED

No. 211
Richmond Road
Bylaw 8681

2675 AND 2697 RICHMOND ROAD.

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8681". Rezoning from RS-6 to RM-5.

MOVED by Councillor Pickup and Seconded by Councillor Brownoff: "That Bylaw No. 8681 be introduced and read."

CARRIED

No. 212
ADM40
Bylaw 8675

REZONING VARIOUS PARK PROPERTIES.

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2005, No. 8675". Rezoning property on Rogers Way from A-1 to P-5 as part of Christmas Hill Nature Sanctuary.

MOVED by Councillor Derman and Seconded by Councillor Pickup: "That Bylaw No. 8675 be introduced and read."

CARRIED

RESOLUTIONS FOR ADOPTION

No. 213
PQS100
Tender 22/05

TENDER 22/05 – ONE CREW CAB AND CHASSIS TRUCK.

Report of the Director of Purchasing dated June 1, 2005 recommending Tender 22/05 for one crew cab and chassis truck be awarded to P & R Western Star Trucks in the amount of \$69,935.34.

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: "That Tender 22/05 for one crew cab and chassis truck be awarded to P & R Western Star Trucks in the amount of \$69,935.34."

CARRIED

No. 214
ADM75
Council
Resignation

RESIGNATION OF COUNCILLOR CUBBERLEY

Report of the Municipal Clerk dated June 10, 2005 making recommendations further to the resignation of Councillor Cubberley. Memorandum from Mayor Leonard dated June 13, 2005 advising/recommending on appointments.

MOVED by Councillor Pickup and Seconded by Councillor Gillespie: "That Council receive Councillor Cubberley's resignation and not hold a by-election."

CARRIED

MOVED by Councillor Wade and Seconded by Councillor Gillespie: "That:

- 1. Councillor Ngai be appointed as Director to the Board of the Capital Regional District; and**
- 2. Following public input on June 20, 2005, a new Director be appointed to the Regional Water Supply Commission."**

CARRIED

MOVED by Councillor Pickup and Seconded by Councillor Gillespie: "That new Committee appointments be approved as follows:

Administrative Traffic Committee:

Chair: Councillor Wergeland

Bicycle Advisory Committee:

Chair: Councillor Derman

Acting Mayor:

**Councillor Wergeland June and July
Councillor Ngai August and September."**

CARRIED

MOVED by Councillor Ngai and Seconded by Councillor Wergeland: "That the appointment of Alternates to the Board of the Capital Regional District be approved as follows:

Director

Alternates in Order of Priority

**Mayor Frank Leonard
Councillor Judy Brownoff
Councillor Carol Pickup
Councillor Leif Wergeland
Councillor Jackie Ngai**

**Councillors Gillespie, Wade, Derman
Councillors Derman, Gillespie, Wade
Councillors Derman, Gillespie, Wade
Councillors Gillespie, Derman, Wade
Councillors Wade, Gillespie, Derman**

CARRIED

Adjournment

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

The Meeting reconvened at 10:23 p.m.

From the Committee of the Whole Meeting held June 13, 2005.

No. 215
RSF85
Seniors
Community Centre

CORDOVA BAY ELEMENTARY SCHOOL – SENIORS COMMUNITY CENTRE

MOVED by Councillor Ngai and Seconded by Councillor Derman: “That Council approve proceeding with Phase I renovations of Cordova Bay Elementary School and the application for grant funding to support Phase II and completion of the project.”

CARRIED

No. 216
San Pedro Avenue
Antennae
Application

1853 SAN PEDRO AVENUE – ANTENNA APPLICATION – JIM THOMSON

MOVED by Councillor Ngai and Seconded by Councillor Derman: “That:

- 1. The antenna application for 1853 San Pedro Avenue be rejected;**
- 2. A letter be written to Industry Canada requesting they not approve the application, and attaching the April 20, 2005 report of the Director of Planning and the Minutes of the June 13, 2005 Committee of the Whole meeting;**
- 3. A letter be written to Gary Lunn, MP thanking him for his June 10, 2005 letter; and**
- 4. Letters be written to the Honorable David Anderson and Keith Martin, MP requesting their support with Industry Canada further to the rejection of this application.”**

CARRIED

No. 217
Royal Oak Avenue
Development
Permit

777 ROYAL OAK AVENUE (THRIFTY FOODS AT BROADMEAD SHOPPING CENTRE) – DEVELOPMENT PERMIT – ADVANCED ARCHITECTURE INC.

MOVED by Councillor Gillespie and Seconded by Councillor Pickup: “That Council approve and issue amended Development Permit DPR90-00050 on Lot 1, Section 8A, Lake District, Plan VIP53456 (777 Royal Oak Avenue).”

CARRIED

No. 218
Viewmont Avenue
Development
Permit

4489 VIEWMONT AVENUE – DEVELOPMENT PERMIT – ALAN LOWE ARCHITECT, INC.

MOVED by Councillor Gillespie and Seconded by Councillor Derman: “That Council approve and issue Development Permit DPR2004-00023 on Lot B, (DD52378), Section 8A, Lake District, Plan 2748 (4489 Viewmont Avenue) subject to the registration of reciprocal parking vehicle and pedestrian access easements on 4489 Viewmont Avenue, 4480 West Saanich Road, 4483 West Saanich Road and 4410 to 4478 West Saanich Road.”

CARRIED

No. 219
PLD40
Saanich Green
Building Strategy

SAANICH GREEN BUILDING STRATEGY

**MOVED by Councillor Pickup and Seconded by Councillor Brownoff:
“That:**

- 1. LEED Silver or Gold be the standard rating for Phase I of the Saanich Green Building Policy for Municipal Buildings;**
- 2. Council adopt the Saanich Green Building Policy;**
- 3. Staff continue with Phase 2 of the Green Building Strategy, a private sector green building policy that is coordinated with industry representatives, the City of Victoria and other interested jurisdictions in the region;**
- 4. Staff continue with education, training and awareness-building with staff, the public, and the private sector to promote and support green building; and**
- 5. A “green building” award be established to recognize excellence in green building design and practice within the District of Saanich.”**

CARRIED

Adjournment

On a motion from Councillor, the meeting adjourned at 10:24 p.m.

.....
MAYOR

I hereby certify these Minutes are accurate.

.....
MUNICIPAL CLERK

THE FOLLOWING WAS REPORTED FROM THE “IN CAMERA”
COUNCIL MEETING HELD MAY 30, 2005.

Reynolds Road
Garry Oak
Ecosystem

**1230 REYNOLDS ROAD – LETTER FROM DR. NANCY TURNER
REGARDING THE GARRY OAK ECOSYSTEM.**

**MOVED by Councillor Gillespie and Seconded by Councillor Ngai:
“That Council not pursue the acquisition of any additional portion of
Lot S 22, Section 32, Victoria District, Plan 907 (1230 Reynolds Road)
beyond the five percent dedication, and that covenants be placed on
the property to protect some of the natural areas, trees and hedges.”**

CARRIED

ADM85

Appointment to
Healthy Saanich
Advisory
Committee

APPOINTMENT TO HEALTHY SAANICH ADVISORY COMMITTEE.

**MOVED by Councillor Brownoff and Seconded by Councillor
Gillespie: "That Ralph Hancox be appointed to the Healthy Saanich
Advisory Committee as the Broadmead Area Residents' Association
(BARA) representative for a term expiring December 31, 2005."**

CARRIED

undertaken.

Councillor Wergeland stated:

- He is happy to support the project and thanks the Association for the leadership they have shown.

The Motion was then PUT and CARRIED

San Pedro Avenue
Antenna
Application

1853 SAN PEDRO AVENUE – ANTENNA APPLICATION – JIM THOMSON.

Report of the Director of Planning dated April 20, 2005 recommending Industry Canada be informed that a retractable tower is supportable subject to the restrictions outlined; and the Administrator's comment supporting the recommendation and suggesting Industry Canada implement the two enforcement strategies outlined, and that should Council not endorse the recommendation, Industry Canada be advised that any approval they issue should include the eight restrictions outlined and the two enforcement strategies suggested.

Mr. I. Harrison, 4114 San Capri Terrace, stated:

- The neighbourhood has been tolerating the applicant's antenna tower for the past seven years; it is unsightly and does not fit in with the neighbourhood.
- He thanks Mayor Leonard and the Councillors who have been involved for their efforts in dealing with this matter.
- The applicant continues to antagonize the neighbourhood, ignores authority, and is only out to pursue his hobby at the expense of his neighbours.

Mr. A. Ross, 4105 San Capri Terrace, stated:

- The applicant has no respect for rules and shows contempt for his neighbours; he has even tried to disguise the tower as a flagpole.
- He hopes that Council will not approve the application.

Mr. E. Liu, 4113 San Capri Terrace, stated:

- The neighbours are very angry that the applicant continues to challenge the restrictions of the Municipality and Industry Canada at every opportunity.
- They have already compromised on the height of the existing tower and they do not support a higher one.

Mr. B. Walsh, 4120 San Capri Terrace, stated:

- It has been seven years since the neighbourhood first came before Council in opposition of the applicant's antenna tower; they have collected 22 signatures on a petition in opposition of this latest application for a higher tower.
- This application is for a massive commercial military antenna tower that is totally inappropriate for a residential area.
- The applicant has repeatedly ignored the rules and continues to do as he pleases; there is no guarantee that he will comply with any restrictions if he is permitted to construct a higher tower.
- Some of the wording in the proposed restrictions is too ambiguous and should be more explicit otherwise the applicant will find ways to get around it.

- Enforcement of the restrictions is a major issue and it will likely fall to the neighbours to monitor the situation which is unfair.

Mr. S. Coe, president, Gordon Head Residents' Association, stated:

- The Association has several concerns with the proposed new tower as does the neighbourhood.
- It is obvious that many residents in the area are opposed to the application as the applicant has a past history of not complying with the rules.
- The Association is concerned about enforcement and that it will place the neighbourhood in a position of having to report infractions.
- The Association does not want to deny the applicant the opportunity to pursue his hobby but the neighbours do not support a higher tower.

Councillor Derman stated:

- The applicant has a history of ignoring authority and the wishes of his neighbours.
- He expects that if the application were to be approved, it would continue to be an ongoing problem for the neighbourhood.

Mayor Leonard stated:

- He agrees that the application should not be supported and that Council should recommend to Industry Canada that it be rejected.
- There are thousands of ham radio operators across Canada that are responsible neighbours and provide a valuable service to the community during difficult times.
- Industry Canada used an injunction to get the subject tower to its present height but it is very difficult for them to revoke someone's license without setting a precedent for other ham radio operators across the country.
- We should attach the report from the Planning Department in our letter to Industry Canada, as well as the minutes from tonight's meeting so that the speakers' comments are included.
- We should also thank Mr. Lunn for his letter and advise him of our decision; write to the other two local Members of Parliament, Mr. Anderson and Mr. Martin, and ask them to persuade the Minister of Industry to come to our aid with regard to this application.

MOTION:

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

- 1. The antenna application for 1853 San Pedro Avenue be rejected;**
- 2. A letter be written to Industry Canada requesting they not approve the application, and attaching the April 20, 2005 report of the Director of Planning and the Minutes of the June 13, 2005 Committee of the Whole meeting;**
- 3. A letter be written to Gary Lunn, MP thanking him for his June 10, 2005 letter; and**
- 4. Letters be written to the Honorable David Anderson and Keith Martin, MP requesting their support with Industry Canada further to the rejection of this application."**

Councillor Pickup stated:

- It is obvious that the applicant has no respect for authority.
- She would like staff to review the policy pertaining to flagpoles to see if there are any loopholes that need to be tightened up.

Councillor Wergeland stated:

- It is unfortunate that the applicant is not present to hear the views of the audience and Council.
- The neighbourhood has tolerated the issue of the antenna tower and the applicant's lack of respect for years.

Councillor Wade stated:

- In the event that Industry Canada should approve the application, they should enact the two strategies outlined in the Administrator's Comments in the April 20, 2005 report of the Director of Planning.

Councillor Brownoff stated:

- It is not the community's responsibility to monitor the applicant for infractions.
- The applicant is still able to pursue his hobby by using the existing tower.

The Motion was then Put and CARRIED

Telegraph Bay Rd.
Development
Variance Permit

3934 TELEGRAPH BAY ROAD – DEVELOPMENT VARIANCE PERMIT AND REDUCED FRONTAGE EXEMPTION – SHUJUAN ZHANG.

Report of the Director of Planning dated May 13, 2005 recommending that in the event Council waives the minimum ten percent road frontage requirement pursuant to Section 944(2) of the *Local Government Act*, Development Variance Permit DVP2004-00018 be approved.

Mr. D. Strongitharm, City Spaces, on behalf of the applicant, stated:

- He has been asked to represent the applicant with regard to his application for a 2-lot panhandle subdivision.
- The initial application was withdrawn because the adjoining neighbour to the south was concerned about the proposed location of the driveway access on the south side of the lot.
- There has been some concern raised by another resident that the panhandle should not be located on the north side of the property because of the proposed multiple driveways.
- His client will restrict the maximum floor area of the house to 290 square metres as requested, and is agreeable to the 0.8 metre wide property dedication that is required for road allowance along the frontage of Telegraph Bay Road.
- In addition to the variance to reduce the front yard setback for the existing dwelling from the required 7.5 metres to 3.0 metres, his client is also now asking for a reduction in the rear yard setback of proposed Lot B from 7.5 metres to 5.0 metres in order to correspond to the requested front yard setback for the lot; this will allow for a reasonably sized building area.

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

- The adjacent neighbour to the north is not agreeable to sharing a driveway.
- His client would be supportive of a fence along the southwest property

line; the existing hedging along the northeast property line will be retained.

- Staff have not had an opportunity to review the new information he submitted on behalf of the applicant.

MOTION:

MOVED by Councillor Brownoff and Seconded by Councillor Pickup: “That consideration of the Development Variance Permit and reduced frontage exemption application for Lot A, Section 44, Victoria District, Plan 37835 (3934 Telegraph Bay Road) be postponed, and that staff bring forward a new report based on a revised application.”

Councillor Wade stated:

- It would be a good idea for the applicant to hold a public meeting so the neighbours can see what is being proposed and have an opportunity for input.

The Motion was then PUT and CARRIED

Royal Oak Avenue
Development
Permit

777 ROYAL OAK AVENUE (THRIFTY FOODS AT BROADMEAD SHOPPING CENTRE) – DEVELOPMENT PERMIT – ADVANCED ARCHITECTURE INC.

Reports of the Director of Planning dated May 17, 2005 recommending amendment DPA2005-00003 to Development Permit DPR90-00050 be approved; and the Advisory Design Panel dated February 18, 2005 recommending approval of the design.

Mr. L. Campbell, vice president of Thrifty Foods – Store Development, stated:

- They have been working with the Broadmead Area Residents Association, Falaise Community Association, and Saanich Advisory Design Panel for about the past 18 months on the design of the store expansion and have received a lot of input.
- The proposal is for a 3,200 square foot addition on the north end of the store in order to accommodate a reconfigured floor plan including a formalized garden centre.

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

- A revised landscape plan that addresses some concerns of the Tree Preservation Officer and includes some added detail to the landscape requirements has been submitted to the Planning Department.
- They will check on the times that truck deliveries are made to the loading docks and make sure they comply with the times outlined in the Bylaw.
- They are addressing the issue of staff parking and have sent letters to their staff encouraging them to either walk, bike or take public transit to work.

Mr. D. Mikasko, 1619 Wilmot Place, stated:

- He owns the property located at 4634 Falaise Drive and rents it out.
- The sound of back-up beepers on trucks is annoying especially when Thrifty Foods has deliveries being made starting at 5:20 a.m.
- He would like to know if the delivery trucks could use the south loading dock located by the Workers’ Compensation Board building

for early morning deliveries and then use the loading dock on the north side after 8:00 a.m.

- Mr. G. Potter, president, Broadmead Area Residents' Association, stated:
- The Association met with representatives from Thrifty Foods on several occasions and many of their suggestions, and those made by the Advisory Design Panel, were incorporated into their design scheme.
 - The Association supports the proposal.

Ms. D. Johnson, Broadmead Area Residents' Association Parks Committee stated:

- She hopes that the April 6, 2005 report from the Parks Department pertaining to softening the northwest corner of the building will be implemented.

MOTION:

MOVED by Mayor Leonard and Seconded by Councillor Pickup: "That it be recommended that Council approve and issue amended Development Permit DPR90-00050 on Lot 1, Section 8A, Lake District, Plan VIP53456 (777 Royal Oak Avenue)."

Councillor Brownoff stated:

- She is happy to hear that there will be some softening to the landscape plan.

The Motion was then PUT and CARRIED

Feltham Road
Rezoning

1882 FELTHAM ROAD – REZONING APPLICATION – TOMO CVITANOVIC.

Report of the Director of Planning dated May 18, 2005 recommending approval of the rezoning from RS-10 to RS-6.

Mr. N. Banks, Banks Design, on behalf of the applicant, stated:

- His client is agreeable to a restrictive covenant to preserve the existing vegetation adjacent to the easterly property boundary, and will consider limiting the size of the proposed dwellings in order to address concerns expressed by an adjacent neighbour.
- His client will be residing in one of the houses and will sell the other house.
- Additional architectural detailing on the south side elevation of the dwelling on proposed Lot A will be addressed in order to maintain a consistent streetscape on Feltham Road as noted in the Planner's report.
- Prior to the Public Hearing he will work with the neighbours to develop a concept plan for the proposed dwellings that takes into consideration any concerns that have been raised.

Mr. B. Haynes, 1886 Feltham Road, stated:

- He and his wife purchased their property 22 years ago because the lots were very spacious.
- Saanich has recently made several enhancements along Feltham Road including a sidewalk and landscaped boulevards which are greatly appreciated.
- The applicant also subdivided the property located at 1875 Feltham Road and constructed a large house.

- Constructing two large houses on the subject property will dominate the lot, impact the character and ambience of the neighbourhood, and could set a precedent for other property owners on the street to subdivide; he does not support the proposal.
- If the proposal is approved, he hopes the size of the houses will be restricted and not be obtrusive.

Mrs. D. Haynes, 1886 Feltham Road, stated:

- She spoke with staff in the Planning Department regarding the proposal to clarify issues such as allowable house size; subsequently they submitted letters expressing their concerns as did some of their neighbours.

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

- The service requirements call for improving Feltham Road fronting the proposed subdivision to special road standards; he would like clarification on “special”.

In response to questions the Director of Engineering stated:

- The special design status for Feltham Road comes from a concept plan that was prepared about four years ago and includes single lane traffic in both directions, bicycle lanes and parking bays where they can be accommodated.

MOTION:

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

Mayor Leonard stated:

- At the Public Hearing we need to see concept plans showing the exact size of the proposed houses, how they are situated on the lots, and their context to the neighbouring properties in order to address the concerns that have been raised.

Councillor Derman stated:

- He agrees that there needs to be more precise information presented at the Public Hearing.

Councillor Brownoff stated:

- She is concerned with how the proposed dwellings will be oriented on the lots in conjunction with the adjacent properties.

Councillor Ngai stated:

- She hopes the existing hedging will be retained.
- Constructing two large houses on the subject property will not fit in with the rest of the neighbourhood.

Councillor Wergeland stated:

- He hopes the applicant will meet with the neighbours and provide them with details on what to expect with regard to the proposed dwellings.

Councillor Pickup stated:

- She agrees there needs to be more details provided at the Public Hearing and that house size should be restricted.

The Motion was then PUT and CARRIED

Viewmont Avenue
Development
Permit

4489 VIEWMONT AVENUE – DEVELOPMENT PERMIT – ALAN LOWE ARCHITECT, INC.

Reports of the Director of Planning dated May 24, 2005 recommending that reciprocal parking vehicle and pedestrian access easements be registered on 4489 Viewmont Avenue, 4480, 4483 and 4410 – 4478 West Saanich Road prior to final approval of the Development Permit, and that Development Permit DPR2004-00023 be approved; and the Advisory Design Panel dated January 20, 2005 recommending the design be approved subject to stepping and extending the block wall on the east elevation to fence height.

Mr. A. Lowe, Alan Lowe Architect Inc., applicant, stated:

- The proposal is to demolish the existing building and replace it with a two-storey commercial building with retail space on the ground floor and office space on the top floor.
- Presently the site is accessed by two driveways onto Viewmont Avenue; it also has an access to the Royal Oak Shopping Centre.

Mr. K. Grant, Landscape Architect, stated:

- The new building will be constructed in basically the same footprint as the existing building; the majority of the perimeter landscaping will be retained.
- They have a project arborist involved with the proposed development and they have prepared a detailed report which has been discussed with Saanich staff.
- They are proposing to supplement the existing landscaping along the Viewmont Road frontage with additional plant material, remove the Cherry trees and replace them with three flowering Dogwood trees, and plant some understory to compliment the form of the architecture and provide a sense of entry.
- The southern boundary vegetation will be retained and supplemented with additional shrubs; small trees and shrubs will be planted along the rear property line and a fence will be constructed.
- There will be an underground irrigation system in place.

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

- If the entire sidewalk were constructed to a width of eight feet it would mean they would have to reduce the size of the building by three feet.
- The reason they are proposing to construct the sidewalk to eight feet wide fronting the retail portion of the building is so that car bumpers can overhang the sidewalk by about three feet; this will eliminate the need for concrete bumpers in each of the parking stalls.
- They could construct a five foot wide sidewalk instead of eight feet wide and then plant a low landscape strip.
- There are windows on the corner of the building where the bicycle parking is proposed.
- They could install some stamped or patterned concrete at the

entrance to the Royal Oak Shopping Centre to delineate it for pedestrians.

- They will meet the CRD guidelines with respect to low flush toilets and also consider energy efficient lighting fixtures.

Ms. Elaine Turnbull, president, Royal Oak Community Association, stated:

- The Association would like to know if there will be a loading dock for deliveries and if the office lights will be on after 11 p.m.
- They do not want any signage to have neon lighting and would prefer wooden signage with a shield over the light.
- The Association is concerned with the number of accesses to the Royal Oak Shopping Centre in comparison to Mayfair and Hillside Malls which are both considerably larger.
- Cut through traffic along Viewmont Avenue has tripled in the past four years and they would like to see the Viewmont access to the Shopping Centre closed off.

Mr. G. Gillespie, 775 Mann Avenue, stated:

- He does not think another vehicular access to the Royal Oak Shopping Centre is necessary.
- He and his children use Viewmont Avenue to get to the Shopping Centre and he is concerned about the increased traffic.
- From Mann Avenue to Mapleton Place to Brydon Park and up to Viewmont Avenue and Greenlea Drive is a major travel route for school children in the Safe Routes to School program.

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

- He is happy to hear that the applicant is proposing to use permeable pavers in some areas of the site and hopes they will consider other alternative methods for stormwater management as well.

Mr. T. Klassen, 4480 Viewmont Avenue, stated:

- He would like to know what kind of retail businesses will be going in on the lower storey; if they will have unusual business hours and what kind of clientele they will be attracting.

Responding to questions and comments, Mr. Lowe stated:

- They are proposing to use light boxes for the signage, not neon.
- They do not know at this time who the tenants will be in the retail space.

In response to questions and comments, the Director of Engineering stated:

- Saanich does not have any mechanism to prevent two property owners from jointly agreeing to an access between their two properties.
- If public safety is an issue, staff can discuss with the property owners safe site distances and ensure that the entrances are properly marked.
- Stormwater management must be provided in accordance with the Bylaw and requires storm water storage, construction of wetland or treatment train and sediment basin; the applicant has not submitted

his design plan yet.

MOTION: MOVED by Councillor Wade and Seconded by Mayor Leonard: “That it be recommended that Council approve and issue Development Permit DPR2004-00023 on Lot B, (DD52378), Section 8A, Lake District, Plan 2748 (4489 Viewmont Avenue) subject to the registration of reciprocal parking vehicle and pedestrian access easements on 4489 Viewmont Avenue, 4480 West Saanich Road, 4483 West Saanich Road and 4410 to 4478 West Saanich Road.”

CARRIED

PLD40
Saanich Green
Building Strategy

SAANICH GREEN BUILDING STRATEGY.

Report of the Director of Planning dated April 22, 2005 recommending Council adopt the Saanich Green Building Policy; that staff continue with Phase 2 of the Green Building Strategy as outlined; continue with education, training and awareness-building with staff, the public and the private sector to promote and support green building; and that a “green building” award be established to recognize excellence in green building design and practice within the District of Saanich.

Mr. K. Whitcroft, 1044 Inverness Road stated:

- He supports the recommendations in the Planner’s report.

MOTION: MOVED by Councillor Pickup and Seconded by Councillor Brownoff: “That:

- 1. Council adopt the Saanich Green Building Policy;**
- 2. Staff continue with Phase 2 of the Green Building Strategy, a private sector green building policy that is coordinated with industry representatives, the City of Victoria and other interested jurisdictions in the region;**
- 3. Staff continue with education, training and awareness-building with staff, the public, and the private sector to promote and support green building; and**
- 4. A “green building” award be established to recognize excellence in green building design and practice within the District of Saanich.”**

Councillor Brownoff stated:

- The Committee worked very hard with the Planning Department to develop the Saanich Green Building Policy.
- The Committee felt there was more opportunity to save on operational costs by striving for LEED Gold; it will be based on lifecycle costing so that any project that comes forward will have to meet a certain standard.
- Adopting the Policy shows leadership, will reduce energy consumption, and will provide future Councils with an opportunity to save money.

Councillor Pickup stated:

- She supports the Green Building Policy; heating and energy costs will be reduced.
- The environment in the buildings will be healthier for employees; there will be fewer problems with allergies because of the materials that are used.
- The Policy will be an asset to Saanich now and in the future.

Councillor Derman stated:

- The development of buildings to a Gold standard is an investment on behalf of the residents in the Municipality when lifecycle costs and savings are factored in.
- Saanich has always been a progressive Municipality and adopting the Policy is very important.

Mayor Leonard stated:

- He compliments the Committee that was responsible for working on the project.
- He is disappointed however, that we will be locking the Municipality into one standard and not giving Councils the opportunity to discuss each project on its own merits.
- In the current construction market, tenders are coming in at 50 to 80 percent over estimates and Councils will need some flexibility.
- Choosing between LEED Silver or Gold is something that Council should be able to discuss; the specific standard should not be decided for Council prior to the project coming forward to them.
- He thinks the policy should be amended so that Phase I will be LEED Silver or Gold, so that Councils now and in the future, will be able decide on a project by project basis what point standard can be reasonably achieved.

**MOVED by Mayor Leonard and Seconded by Councillor Wergeland:
“That the motion be amended to state that LEED Silver or Gold be the standard rating for Phase I of the Saanich Green Building Policy for Municipal Buildings.”**

Councillor Wergeland stated:

- He agrees that future Councils should not be locked into one point standard.

Councillor Brownoff stated:

- If a project came forward and staff said the lifecycle cost would only support a LEED Silver standard, the current Council could make their decision based on that information.
- We want to strive for Gold but it may not be applicable for a specific site; Gold gives us the biggest opportunity for the biggest savings.

Councillor Wade stated:

- We want to achieve a minimum of Silver and aim for Gold where possible.
- We do not want to be in a position of not being able to undertake a project because we were consistently pushing for a standard we could not sustain.

Councillor Pickup stated:

- She will not support the amendment; we should set the target high

and always aim for a Gold standard.

Councillor Derman stated:

- He does not support the amendment; he thinks it weakens the effect of the Policy.

Councillor Ngai stated:

- She supports the amendment.
- She hopes that common sense will prevail and that when Councils consider each project, that they will strive for the best value.

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

The Main Motion as Amended was then PUT and CARRIED, with Councillor Pickup voting against.

Adjournment

On a motion from Councillor Wergeland, the meeting adjourned at 10:22 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK