

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, APRIL 24, 2006 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brice, Brownoff, Derman, Gillespie, Hunter, Ngai, Sanders and Wergeland
Staff: Tim Wood, Administrator; Colin Doyle, Director of Engineering; Carrie M. MacPhee, Manager of Legislative Services; Neil Findlow, Planning Supervisor; and Shirley Leggett, Senior Committee Clerk.

Minutes **ADOPTION OF MINUTES**

MOVED by Councillor Derman and Seconded by Councillor Brownoff:
"That the Minutes of the Council and Committee of the Whole Meetings held April 3, 2006, and the Minutes of the Special Committee of the Whole – Financial Plan Meetings held March 7, 2006, March 13, 2006, and March 14, 2006, be adopted."

CARRIED

BYLAWS

No. 124
PLD55
Bylaw 8747

4530 AND 4536 VIEWMONT AVENUE.

Final Reading of the "Official Community Plan Bylaw, 1993, Amendment Bylaw, 2006, No. 8747". To amend the Royal Oak Local Area Plan to designate the property for multi-family housing and to include in the West Saanich Road Development Permit Area.

MOVED by Councillor Brownoff and Seconded by Councillor Gillespie: "That Bylaw No. 8747 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 125
Viewmont Ave.
Bylaw 8748

4530 AND 4536 VIEWMONT AVENUE.

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8748" and approval of Development Permit No. DPR2004-00015. Rezoning from RS-6 and RS-10 to RA-6.

MOVED by Councillor Brownoff and Seconded by Councillor Sanders:
"That Bylaw No. 8748 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

MOVED by Councillor Brownoff and Seconded by Councillor Gillespie: "That Council approve and issue Development Permit No. DPR2004-00015 on Lot 1, Section 9, Lake District, Plan 4251; and Parcel C, of Lots 17 and 18, Section 9, Lake District, Plan 7 (4530 and 4536 Viewmont Avenue)."

CARRIED

No. 126
ADM40
Bylaw 8758

TICKET BYLAW AMENDMENT – STREETS AND TRAFFIC REGULATION BYLAW

Final Reading of the “Ticket Bylaw, 2001, amendment Bylaw, 2006, No. 8758”. To permit tickets to be issued under the Streets and Traffic Regulation Bylaw for violations of posted special weight restrictions.

MOVED by Councillor Derman and Seconded by Councillor Gillespie: “That Bylaw No. 8758 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

No. 127
San Pedro Ave.
Bylaw 8760

1805 SAN PEDRO AVENUE.

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8760”. Rezoning from RS-10 to RS-4.

MOVED by Councillor Derman and Seconded by Councillor Gillespie: “That Bylaw No. 8760 be introduced and read.”

CARRIED

No. 128
Queenswood Drive
Bylaw 8761

2685 QUEENSWOOD DRIVE (A PORTION).

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8761”. Rezoning from RS-14 to RS-16.

MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: “That Bylaw No. 8761 be introduced and read.”

CARRIED

No. 129
Wilkinson Road
Bylaw 8763

4481 WILKINSON ROAD.

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8763”. Rezoning from RS-12 to RD-1.

MOVED by Councillor Ngai and Seconded by Councillor Gillespie: “That Bylaw No. 8763 be introduced and read.”

CARRIED

No. 130
Wilkinson Road
Bylaw 8762

3843 AND 3853 WILKINSON ROAD.

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8762”. Rezoning from A-1 to RS-6, RS-8, RS-10 and P-4.

MOVED by Councillor Sanders and Seconded by Councillor Gillespie: “That Bylaw No. 8762 be introduced and read.”

CARRIED

RESOLUTIONS FOR ADOPTION

No. 131
PQS100
Tender 06/06

TENDER 06/06 – CONCRETE CURB, GUTTER AND SIDEWALK.
Report of the Director of Purchasing dated April 18, 2006 recommending Tender 06/06 for concrete curbs, gutters and sidewalks be awarded to Island Asphalt Company (dba O.K. Industries Ltd.) in the amount of \$335,749.95.

MOVED by Councillor Brice and Seconded by Councillor Hunter:
“That Tender 06/06 for concrete curbs, gutters and sidewalks be awarded to Island Asphalt Company (dba O.K. Industries Ltd.) in the amount of \$335,749.95.”

CARRIED

No. 132
PQS100
Tender 08/06

TENDER 08/06 – ASPHALT PAVING WORKS.
Report of the Director of Purchasing dated April 18, 2006 recommending Tender 08/06 for asphalt paving works be awarded to Capital City Paving Ltd. in the amount of \$587,368.09.

MOVED by Councillor Brice and Seconded by Councillor Wergeland:
“That Tender 08/06 for asphalt paving works be awarded to Capital City Paving Ltd. in the amount of \$587,368.09.”

CARRIED

No. 133
PQS100
Tender 08/06

TENDER 01/06 – SEISMIC UPGRADE OF NO. 2 FIRE HALL.
Joint report of the Director of Purchasing and the Fire Chief dated April 18, 2006 recommending Council grant early approval of the Fire Department’s budget resource request of \$16,530, and that the seismic upgrading of Saanich Fire Hall No. 2 portion of Tender 01/06 be awarded to Pye Construction.

MOVED by Councillor Hunter and Seconded by Councillor Derman:
“That Council grant early approval of the Fire Department’s budget resource request of \$16,530 and that the seismic upgrading of Saanich Fire Hall No. 2 portion of Tender 01/06 be awarded to Pye Construction.”

CARRIED

No. 134
PQS100
Tender 08/06

REQUEST FOR PROPOSAL 06/06 – LAYRITZ PARK DESIGN SERVICES.
Report of the Director of Purchasing dated April 19, 2006 recommending Request for Proposal 06/06 for design services for Layritz Park be awarded to Athletica.

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: “That Request for Proposal 06/06 for design services for Layritz Park be awarded to Athletica.”

CARRIED

No. 135
ADM40
Funding Request

CADBORO BAY BUSINESS IMPROVEMENT AREA.

Report of the Director of Finance dated April 18, 2006 recommending Council approve the 2006 Cadboro Bay Business Improvement Society funding request and property taxation levy in the amount of \$15,000.

MOVED by Councillor Brownoff and Seconded by Councillor Sanders: "That the 2006 Cadboro Bay Business Improvement Society funding request and property taxation levy in the amount of \$15,000 be approved."

CARRIED

COMMITTEE RECOMMENDATIONS

From the Committee of the Whole Meeting held April 3, 2006.

No. 136
Tolmie Avenue
Development
Permit

760 TOLMIE AVENUE – DEVELOPMENT PERMIT – LOBLAW PROPERTIES WEST LTD. (BRUCE ANDREWS).

MOVED by Councillor Wergeland and Seconded by Councillor Ngai: "That Council approve and issue Development Permit DPR2005-00012 on Lot A, Section 7, Victoria District, Plan 15702 (760 Tolmie Avenue)."

CARRIED

Adjournment

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

The meeting reconvened at 8:31 p.m.

From the Committee of the Whole Meeting held April 24, 2006.

No. 137
Vanalman Avenue
Development
Permit
Amendment

700 VANALMAN AVENUE – DEVELOPMENT PERMIT AMENDMENT – CY CLARK, FIVE STAR.

MOVED by Councillor Ngai and Seconded by Councillor Wergeland: "That Council approve and issue Development Permit Amendment DPA2006-00007 on Lot 2, Section 100, Lake District, VIP56415 (700 Vanalman Avenue)."

CARRIED

No. 138
Finnerty Road
Development
Variance Permit

3800 FINNERTY ROAD (UVIC) – DEVELOPMENT VARIANCE PERMIT – CHRISTINE LINTOTT, MERRICK ARCHITECTURE.

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That Council approve and issue Development Variance Permit DVP2006-00006 on Lot 1, Section 31, 44, 45, 71 and 72, Victoria District, Plan VIP57957 (3800 Finnerty Road)."

CARRIED

In Camera Motion

MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: "That the following Council meeting be closed to the public as the subject matter being considered relates to the proposed acquisition and disposition of land and/or improvements and to personal information about identifiable individuals."

CARRIED

Adjournment On a motion from Councillor Hunter, the meeting adjourned at 8:32 p.m.

.....
MAYOR

I hereby certify these Minutes are accurate.

.....
MUNICIPAL CLERK

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, APRIL 24, 2006 AT 7:36 P.M.

Present: **Chair:** Councillor Hunter
Council: Mayor Leonard and Councillors Brice, Brownoff, Derman, Gillespie, Ngai, Sanders and Wergeland
Staff: Tim Wood, Administrator; Colin Doyle, Director of Engineering; Carrie M. MacPhee, Manager of Legislative Services; Neil Findlow, Planning Supervisor; and Shirley Leggett, Senior Committee Clerk.

Vanalman Avenue
Development Permit
Amendment

700 VANALMAN AVENUE – DEVELOPMENT PERMIT AMENDMENT – CY CLARK, FIVE STAR.
Report of the Director of Planning dated March 21, 2006 recommending Development Permit Amendment DPA2006-00007 be approved.

Mr. I. Brown, on behalf of Finning Canada, stated:
– The proposal is to replace the existing sign with a slightly larger and taller freestanding sign in the same location.
– Finning’s corporate sign standard is based on a 4:1 ratio; the proposed size is about six square feet larger than what is permitted in but it is not out of scale with the building or landscape, and is in keeping with other signage in the Industrial Park.

MOTION: MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That it be recommended that Council approve and issue Development Permit Amendment DPA2006-00007 on Lot 2, Section 100, Lake District, VIP56415 (700 Vanalman Avenue).”

CARRIED

Finnerty Road
Development
Variance Permit

Mayor Leonard declared, pursuant to Section 84 of the Council Procedure Bylaw, that he is employed 39 hours per year as an Instructor in Continuing Studies at the University of Victoria, and therefore will not be taking part in the discussion of the development variance permit. Mayor Leonard then left the meeting at 7:40 p.m.

3800 FINNERTY ROAD (UVIC) – DEVELOPMENT VARIANCE PERMIT – CHRISTINE LINTOTT, MERRICK ARCHITECTURE.
Report of the Director of Planning dated April 7, 2006 recommending Development Variance Permit DVP2006-00006 be approved; and the Advisory Design Panel dated April 3, 2006.

Mr. G. Robson, Executive Director of Facilities Management for the University of Victoria, stated:
– The proposal is to construct a 9,444 square metre Social Science and Math building consisting of one, two, three, and five storey components that will house lecture theatres, classrooms, labs and offices.
– The new building will be constructed on an existing parking lot located within Ring Road; they hope to begin construction as soon as possible as their target occupancy date is August 2008.

Ms. T. Corbett, Director of Campus Planning, stated:

- They are requesting a height variance from 10.0 metres to 18.3 metres which is in keeping with other buildings on campus; the site is triangular shaped and the proposed building comprises three wings that will vary in height from one to five stories to ensure a transition from the adjacent buildings.
- They are also requesting a parking variance of 288 spaces which includes the loss of 138 existing parking spaces.
- In 2005 the University increased their parking permit fees by 40 percent which resulted in a 12.3 percent decrease in permit sales. The University has also adopted and funded a TDM Program which includes subsidies for an annual UPass, employee bus pass and TDM infrastructure.
- They are working to reduce the number of faculty and staff parking at the University; the Planning Committee closely monitors parking utilization and parking pass sales, and tracks enrollment and staffing on an annual basis.

In response to questions from Council, Ms. Corbett stated:

- The University's Board of Governors approved an increase to their TDM funding.
- They are working on provisions for covered, secure parking areas for scooters and motorcycles; there will also be an electric recharge area.
- Faculty members pay the same rate as students for general parking but reserved parking costs more.
- The soil that the proposed building will be constructed on is comprised mainly of clay so it is not very permeable; they will be using oil/grit separators and flow rates will be controlled through a combination of restrictors and on-site dry ponds.
- Roof tops have been designed to accommodate green roofs as funding allows; they will be doing some fundraising.
- The University pays for a number of car share memberships but the students have to be 21 years old to access it.
- All areas of the campus are wheelchair accessible.
- If future parking demands increase, they have \$10 million dollars set aside to construct more surface or parkade type parking spaces.
- They are trying to increase the cost of parking passes and reduce the cost of transit passes in order to encourage fewer people parking on campus.

Mr. R. Rosen, 6075 West Saanich Road, stated:

- He is happy to hear that there will be a provision for a green roof although it is too bad it will not be incorporated right away.
- The University campus would be an ideal location for a light rail transit station.

MOTION:

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That it be recommended that Council approve and issue Development Variance Permit DVP2006-00006 on Lot 1, Section 31, 44, 45, 71 and 72, Victoria District, Plan VIP57957 (3800 Finnerty Road)."

Councillor Derman stated:

- One of the off-campus effects of reducing the number of parking stalls at the University is people parking on surrounding residential streets in order to avoid parking fees.
- Another effect is the degree of congestion on our roads; McKenzie Avenue is the major east/west artery and it is close to maximum capacity especially at peak times.
- It is beneficial to our roads infrastructure to reduce the amount of traffic traveling to UVic.

Councillor Brownoff stated:

- She is happy to support the proposed building at UVic and is pleased to hear that there are provisions for a green roof.
- She has not had any complaints from residents for the past few years regarding parking on residential streets around the University; she hopes that more staff and faculty will support using transit instead of using their vehicles.

Councillor Ngai stated:

- The proposed addition to the University is an excellent project and will be a great asset to the community; however, she is concerned about the proposed reduction in parking stalls.
- The University has already been granted variances to reduce the amount of parking by nearly 500 spaces and now they are requesting a variance for an additional 288; she is concerned that there will be future impacts as the University continues to expand their campus.
- She is encouraged that the University has a contingency fund for TDM related issues.
- She supported the University's previous request for a reduction in parking but she cannot support this request.

Councillor Wergeland stated:

- He agrees that it is a great project but he also has some concerns with regard to parking.
- The University needs to figure out a way to get people to pay for campus parking passes so they do not park on neighbouring residential streets instead.

Mr. G. Robson stated:

- The University has just completed construction of a building that has the campus' first functioning green roof.
- This particular project has a green roof component located above the lecture theatre that will also be functional once the building is completed; there are other areas as well that will have provisions for future green roofs.

**The Motion was then PUT and CARRIED,
with Councillor Ngai voting against.**

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 8:30 p.m.

.....
CHAIR

I hereby certify these Minutes are accurate.

.....
MUNICIPAL CLERK