

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, DECEMBER 18, 2006 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brice, Brownoff, Derman, Gillespie, Hunter, Ngai, Sanders and Wergeland
Staff: Chris Nation, Municipal Solicitor; Russ Fuoco, Director of Planning; Mike Lai, Manager, Transportation; Margaret Trottier, Deputy Municipal Clerk; and Shirley Leggett, Senior Committee Clerk.

Minutes **ADOPTION OF MINUTES**

MOVED by Councillor Wergeland and Seconded by Councillor Brownoff: "That the Minutes of the Council and Committee of the Whole Meetings held December 11, 2006, the Minutes of the Special Council Meeting held November 20, 2006, and the Minutes of the Special Council and Committee of the Whole Meetings held December 5, 2006, be adopted."

CARRIED

BYLAWS

No. 397
ADM40
Bylaw 8826

WATER UTILITY BYLAW

Final Reading of the "Water Utility Bylaw, 2000, Amendment Bylaw, 2006, No. 8826". To increase water rates.

MOVED by Councillor Brice and Seconded by Councillor Brownoff: "That Bylaw No. 8826 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

No. 398
Hastings Street
Bylaw 8803

1253 HASTINGS STREET

Final Reading of "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8803" and **approval of Development Variance Permit No. DVP2006-00015**. Rezoning from RS-6 to RS-10.

MOVED by Councillor Hunter and Seconded by Councillor Wergeland: "That Bylaw No. 8803 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED

MOVED by Councillor Hunter and Seconded by Councillor Wergeland: "That Council approve and issue Development Variance Permit No. DVP2006-00015 on Lot 1, Section 5, Lake District, Plan 11065 (1253 Hastings Street)."

CARRIED

RESOLUTIONS FOR ADOPTION

No. 399
ADM85
Committee
Appointments

2007 COMMITTEE, BOARD AND COMMISSION APPOINTMENTS

Approval of the 2007 Committee, Board and Commission appointments as recommended.

MOVED by Councillor Gillespie and Seconded by Councillor Ngai: "That the 2007 Committee, Board and Commission appointments as listed on Appendix "B" attached to and forming part of these minutes be approved and ratified."

CARRIED

No. 400
PRO00
Fire Dispatch
Agreement

FIRE DISPATCH AGREEMENT WITH TOWN OF SIDNEY

Report of the Fire Chief dated December 8, 2006 recommending Council approve a five-year agreement commencing July 1, 2007 with the Town of Sidney for the provision of fire dispatch services.

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That Council approve the Fire Dispatch and Communications Services Agreement as outlined in the December 8, 2006 report of the Fire Chief, and that the Fire Department move forward to provide fire dispatch service to the Town of Sidney."

CARRIED

No. 400
PRO15
Homelessness and
Affordable Housing

HOMELESSNESS AND HOUSING AFFORDABILITY

Report from Councillors Derman and Gillespie dated December 12, 2006 making recommendations with respect to the issues of homelessness and housing affordability in Saanich, the Capital Region and the Province.

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

- 1. Staff investigate the extent of the homeless problem in the Municipality and report back accordingly;**
- 2. Council commit to working with other partners in the region to address the problem of homelessness in the Municipality and throughout the region;**
- 3. A resolution be sent to the Union of British Columbia Municipalities (UBCM) recommending that twenty percent of the property transfer tax be directed annually to a pooled fund administered by the UBCM and the Province for the purpose of addressing the issue of homelessness and affordable housing; and**
- 4. Staff investigate means by which affordable housing could become an integral part of major and minor population centres anticipated by the Regional Growth Study."**

Councillor Gillespie stated:

- It is expected that by the end of 2006 the property transfer tax will have generated \$900 million dollars in provincial revenue.

- It would be appropriate to allocate 20 percent of that annual revenue for a province wide fund to help address affordable housing and homelessness; this pool of funds could be administered jointly by the Province and the Union of British Columbia Municipalities (UBCM) and could also be application based and require matching local contributions.
- The possibility of such a pool was also considered in the "Building Stronger Communities Document" that was published in October by the Task Force on Community Opportunities.
- Any long term solution to homelessness and affordable housing will require sufficient and sustainable funding and it is unlikely that such complex issues can be dealt with effectively by one or two jurisdictions; it is time for the core municipalities to join together and show leadership in 2007.

Councillor Derman stated:

- A large part of homelessness is due to a shortage of affordable housing in the Capital Region and throughout the Province and it is an issue that should be addressed by all levels of government.
- There are social, moral and economic impacts for all communities concerned and there is a moral obligation to take action; homelessness and a lack of affordable housing emphasize a failure to provide the kind of inclusive society that the majority of our citizens expect and support.
- From an economic perspective, it is increasingly difficult to attract and retain workers who cannot find reasonably priced housing in our region and there are impacts to tourism as well.
- In the Mayor's Annual Address he indicated Saanich's intent to embrace the Minister of Housing's call for innovative approaches to affordable housing by examining joint ventures in the redevelopment of municipal properties; this is an excellent start but we need to do more.
- It is not unreasonable to expect senior levels of government to allocate 20 percent of the annual property transfer tax to address homelessness and affordable housing.

Councillor Hunter stated:

- Saanich has made great strides with regard to affordable housing dating back to the 1970's with their involvement with housing in neighbourhoods on Arrow Road, Townley Street, Seaton Avenue and Edge Place; and in the 1980's with their partnerships with the CRD Housing Corporation.
- In more recent times Saanich has been involved in addressing special needs housing, Habitat for Humanity, women's' transition housing, etc.
- Also in the past year, Saanich worked with the City of Victoria to deal with homelessness and an Emergency Preparedness coordinator was hired; the Victoria Native Friendship Centre has become a partner and they have 25 beds that can be activated during extreme weather.
- He looks forward to more non-profit agencies joining in to help address the issue of homelessness.

Councillor Brownoff stated:

- In 2004 Council supported the Regional Housing Affordability Strategy whose goal it is to improve housing affordability and ensure the availability of a reasonable choice of housing especially for low and

moderate income households, the elderly, youth, people with special health and other needs, and the homeless.

- In 2004 she and Mayor Leonard put forward a resolution to the UBCM recommending that a portion of the property transfer tax be allocated to a municipal or regional government and that the funds be directed to housing trusts dedicated to the provision of affordable housing.
- UBCM received a response back from the Premier stating that tax revenues are dedicated to fund particular programs only in limited circumstances because tax revenues fluctuate in ways that do not necessarily match changes in the funding needs of programs, and that any potential changes to the tax system or new expenditure programs must be evaluated carefully within the context of the government's fiscal plan and against competing requests for funding.
- It is difficult to get people to live in the region because of the high cost of housing; people in the service industry cannot afford to work or live here.
- It is important to know the number of homeless people in our region; there will be another count done in January 2007.
- She supports the recommendations in the joint Report and would also like more information on what measures Saanich is taking to preserve its stock of rental properties.

Councillor Wergeland stated:

- If we approve the recommendations in the report we may not see any changes from what are in place now.
- The first recommendation is to ask staff to investigate the extent of homelessness; we could check with BC Housing to see how many there are.
- The second recommendation is to commit to working with other partners in the region; Saanich is already working with other municipalities.
- Recommendation 3 is to direct a resolution to the UBCM; Saanich put forward a resolution to the UBCM two years ago.
- It is easy to say that we are concerned about homelessness and affordable housing but when it comes to small lot subdivisions, suites and in-law suites they are usually controversial and not always supported by the community.

Councillor Brice stated:

- The issue of homelessness is very complex; mental health and addictions are a significant part of the chronic homeless problem and Saanich has taken some leadership in addressing the issue.
- Although the recommendations in the report may not move the province to rethink their position on the property transfer tax, a resolution from UBCM might help the province change their minds and redirect some of those funds to housing.

Mayor Leonard stated:

- Presently there are 1551 units of social housing in 54 different projects throughout Saanich.
- It seems that the direction the government is taking is to not have as much reliance on them for building, owning, or renting social housing, and they are using rent subsidies as a means for renters to get into the

- rental market.
- Minister Chong, as Chair of the Task Force on Community Opportunities, continues to support the idea of a pool of funds from the property transfer tax to address the issue of homelessness and affordable housing.

The Motion was then PUT and CARRIED

No. 401
ADM115 – Crest
Emergency
Communications

CAPITAL REGIONAL DISTRICT SERVICE OF EMERGENCY COMMUNICATIONS

Letter from the Capital Regional District (CRD) dated December 14, 2006, requesting Council give consent to the CRD adopting Bylaw No. 3407, "Capital Regional District Service of Emergency Communications Service Establishment Bylaw No. 1, 2001, Amendment Bylaw No. 1, 2006".

MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That Council give consent to the CRD adopting Bylaw No. 3407, "Capital Regional District Service of Emergency Communications Service Establishment Bylaw No. 1, 2001, Amendment Bylaw No. 1, 2006".

CARRIED

No. 402
ADM85
Saanich Advisory
Committees

REPORTS FROM CHAIRS OF SAANICH ADVISORY COMMITTEES

Council members provided updates on the various Saanich Advisory Committees they chair.

Adjournment

On a Motion from Councillor Gillespie, the meeting adjourned at 8:45 p.m.

The meeting reconvened at 9:36 p.m.

From the Committee of the Whole Meeting held December 18, 2006

No. 403
Vanalman Avenue
Development
Permit
Amendment

759 VANALMAN AVENUE – DEVELOPMENT PERMIT AMENDMENT – VIC DAVIES ARCHITECT LTD.

MOVED by Councillor Gillespie and Seconded by Councillor Brice: "That Council approve and issue Amended Development Permit DPR86-00017 on Lot A, Section 100, Lake District, Plan 43549 (759 Vanalman Avenue)."

CARRIED

Adjournment

On a motion from Councillor Hunter, the meeting adjourned at 9:37 p.m.

.....
MAYOR

I hereby certify these Minutes are accurate.

.....
MUNICIPAL CLERK

MOTION: **MOVED by Councillor Derman and Seconded by Councillor Gillespie: "That it be recommended that Council approve and issue Amended Development Permit DPR86-00017 on Lot A, Section 100, Lake District, Plan 43549 (759 Vanalman Avenue)."**

Councillor Derman stated:

- He is happy to hear that the applicants will address the issue of repairing the sidewalk and curb, as well as consider planting additional trees between their property and Canada Post.

The Motion was then PUT and CARRIED

West Saanich Road
Land Use
Contract/Rezoning/
Development Permit

4396 WEST SAANICH ROAD – LAND USE CONTRACT / REZONING / DEVELOPMENT PERMIT – de HOOG & KIERULF ARCHITECTS

Report of the Director of Planning dated December 6, 2006 recommending Land Use Contract Bylaw No. 3738 be discharged; the rezoning from M-2 (Wholesale, Warehouse and Office Zone) to RA-3 (Apartment Zone), C-3 (Shopping Centre Zone), and P-4 (Park and Open Space) be approved; Development Permit Nos. DPR2005/00033 and DPR2006/00027 be approved; and that prior to final reading of the zoning amendment bylaw, the applicant register a covenant on the proposed C-3 zoned parcel to remove "drive through restaurant" as a permitted use. Report of the Advisory Design Panel dated October 10, 2006 recommending approval of the design subject to the items listed.

Mr. T. Lee, owner, Tri-Eagle Plaza Inc., stated:

- The architect and landscape architect will present the proposal on behalf of Tri-Eagle Plaza Inc.

Mr. C. Kierulf, de Hoog & Kierulf Architects, stated:

- They carefully considered the siting and design of the proposed development in order to minimize impacts to neighbouring residents and to take advantage of the Centennial Trail.
- The proposal is to rezone the subject property and construct a four storey condominium consisting of 56 one and two bedroom units which will be situated in an existing parking area in the southwest corner of the site; future plans also include an additional mixed commercial-residential component elsewhere on the site.
- The proposed building will have a west coast theme using low rooflines to help minimize height impacts; exterior finishing materials will include siding, brick and stone walls; the ground floor units will have semi-private enclosed yards with patio areas.
- There will be an extensive stormwater management plan; they will also be using low flush toilets and other water conservation fixtures.
- One central driveway will be created which will make it safer for vehicles and pedestrians; bicycle storage will be provided and there is easy access to transit and trails.

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

- They may be able to incorporate some energy saving fixtures in the units.
- They have conducted studies that indicate the height of the

proposed building will not impact view corridors and they will provide that information at the Public Hearing.

In response to questions from Council, Mr. T. Lee stated:

- They initially did three different studies for the site; all of the studies included the same density but it was distributed in buildings of varying heights.
- They presented the studies to the community and Royal Oak Community Association and they agreed that a lower building was more suitable for the site; the idea of a drive-thru restaurant was not well received.
- Constructing new rental units is not feasible in today's real estate market as rents would be too high; the only way rental units would be feasible is to renovate an existing building.
- They have not discussed with staff the idea of improving the existing bus stop to include a shelter but that is something that can be taken into consideration.

Ms. J. Smyth, #5-4350 West Saanich Road, stated:

- The neighbourhood would prefer to see a building with a maximum height of four storeys even if it does impact the view corridor.
- She does not support the proposed height variance.

Ms. K. Whitworth, president, Royal Oak Community Association, stated:

- It was a pleasure to work with the applicants; the Association supports the proposed development although they do not agree with the height of proposed building E.
- The Association is happy with the extensive landscaping that is being proposed and are very appreciative that the applicants will not be constructing a drive-thru restaurant.

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

- The applicants had numerous meetings with the community to discuss the proposed development and were very receptive to the neighbourhoods' concerns.
- He is anxious to see the Centennial Trail completed as it will be effective for commuting but there are also residents that use the footpath at the south portion of the site and he would like to see it improved.
- He is happy that a drive-thru restaurant will not be constructed and supports a restrictive covenant to prohibit one from being built in the future.
- He would like to know what impacts the proposed streetscape plan for this area will have on the development.

In response to questions, the Manager of Transportation stated:

- The streetscape is presently being completed from Elk Lake Drive to the joint access with the McDonald's Restaurant and the Royal Oak Shopping Centre; one of the last items to be completed is the traffic signal at that access.
- In terms of the remainder of the streetscape from that point south to the intersection at Quadra Street and Glanford Avenue, staff will be developing a warrant system for evaluating streetscapes throughout

the Municipality; once it is completed they will be able to review all of the projects that are in the queue and prioritize accordingly.

- It is expected that once the development proceeds and the Centennial Trail is completed along this portion of West Saanich Road, that staff will discuss with Transit how the bus stop can be improved.

In response to comments from Council, Mr. Lee stated:

- The requirements for wheelchair accessibility are addressed in the Building Code but they will consider other opportunities as well if they are reasonable and within their budget.

MOTION:

**MOVED by Councillor Brice and Seconded by Councillor Hunter:
“That a Public Hearing be called.”**

Councillor Gillespie stated:

- With the current cost of housing in the region it is more important than ever to consider opportunities for rental units.

Mayor Leonard stated:

- He is happy that the applicant is requesting to discharge the existing Land Use Contract; it is a significant step forward and will lead to redevelopment of the entire site.
- The subject property is in an ideal location and a good opportunity for a landmark development that will distinguish the Royal Oak area.
- He hopes that proposed buildings C and E will be developed in the near future and that they will also be signature projects.

Councillor Sanders stated:

- She compliments the applicants for holding numerous meetings with the neighbourhood and Community Association.
- At the Public Hearing she would like to have the information from the studies that were conducted pertaining to view corridors.

Councillor Wergeland stated:

- Constructing a building higher than the proposed four storeys would have meant less massing across the site and an opportunity for more greenspace; there has been no mention of affordable housing.
- It was mentioned that originally there were three variations of the proposed development; in those situations it would be helpful for Council to see all of the concepts instead of just the final product as there could be components of one concept that they prefer over another.

Councillor Ngai stated:

- She supports the proposed development.
- It is a good development but she is disappointed that the proposed building will only be four storeys high; a higher building would mean less impervious surfaces and more greenspace.

Councillor Derman stated:

- He supports the proposed development and looks forward to having more information at the Public Hearing on energy efficient fixtures.
- He agrees that we should take advantage of opportunities to construct higher buildings but they have to be in a suitable location and residential areas are not appropriate.
- He would like to see a higher architectural level on future buildings C and E.

Councillor Brownoff stated:

- All of the connections to the proposed development are important; at the Public Hearing she would like more information on the proposed pedestrian circulation plan for the commercial parcel, as well as the information pertaining to the view corridors.
- The applicants have a good landscape plan; she hopes they will take advantage of using as many energy efficient fixtures as possible.
- All developers should consider incorporating some affordable units in their housing developments.

The Motion was then PUT and CARRIED

Adjournment

On a motion from Councillor Hunter, the meeting adjourned at 9:37 p.m.

.....
CHAIR

I hereby certify these Minutes are accurate.

.....
MUNICIPAL CLERK