

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, MAY 29, 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; Chris Nation, Municipal Solicitor; Russ Fuoco, Director of Planning; Colin Doyle, Director of Engineering; Carrie M. MacPhee, Manager of Legislative Services; and Shirley Leggett, Senior Committee Clerk.

No. 175
ADM50
Presentations

PRESENTATION TO FORMER POLICE BOARD MEMBERS

On behalf of Saanich Council, Mayor Leonard presented former Police Board Members Maurice Chazottes, Bill Mercer, and Councillor Wayne Hunter with plaques and thanked them for their years of valuable service on the Police Board.

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Brownoff and Seconded by Councillor Brice:
"That the Minutes of the Council and Committee of the Whole Meetings held May 15, 2006, be adopted."

CARRIED

BYLAWS

No. 176
Wilkinson Road
Bylaw 8762

3843 AND 3853 WILKINSON ROAD.

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8762" and approval of Development Variance Permit DVP2006-00005 and exemption from the minimum road frontage requirement. Rezoning from A-1 to RS-6, RS-8, RS-10 and P-4.

MOVED by Councillor Ngai and Seconded by Councillor Hunter:
"That Bylaw No. 8762 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 an exemption from the 10% road frontage requirement of the *Local Government Act*, and approve and issue Development Variance Permit DVP2006-00005 on Lots A and B, Section 16, Victoria District, Plan 49058 (3843 and 3853 Wilkinson Road)."

CARRIED

No. 177
Cedar Avenue
Bylaw 8768

1646 CEDAR AVENUE (A PORTION).

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8768". Rezoning from RS-6 to RD-1.

MOVED by Councillor Brice and Seconded by Councillor Derman:
"That Bylaw No. 8768 be introduced and read."

CARRIED

No. 178
Cordova Bay Road
Bylaw 8769

4757 CORDOVA BAY ROAD.
First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8769". Rezoning from RS-18 to RS-12.

MOVED by Councillor Wergeland and Seconded by Councillor Sanders: "That Bylaw No. 8769 be introduced and read."

CARRIED

No. 179
Primrose Road
Bylaw 8770

1075 PRIMROSE ROAD (A PORTION).
First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8770". Rezoning from RS-6 to RD-1.

MOVED by Councillor Ngai and Seconded by Councillor Gillespie: "That Bylaw No. 8770 be introduced and read."

CARRIED

No. 180
Raymond Street S.
Bylaw 8771

3657 RAYMOND STREET SOUTH.
First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8771". Rezoning from RS-6 to RD-1.

MOVED by Councillor Derman and Seconded by Councillor Sanders: "That Bylaw No. 8771 be introduced and read."

CARRIED

RECOMMENDATIONS FROM COMMITTEES

From the Environmental Advisory Committee Meeting held April 20, 2006

No. 181
ADM85
United Nations
International Day

UNITED NATIONS INTERNATIONAL DAY FOR BIOLOGICAL DIVERSITY
Memorandum from the Environmental Advisory Committee Meeting held April 20, 2006 recommending the Environmental Services Division be requested to create a presentation for United Nations International Day for Biological Diversity on May 22, 2007.

MOVED by Councillor Brice and Seconded by Councillor Brownoff: "That the Environmental Services Division be requested to create a presentation for United Nations International Day for Biological Diversity on May 22, 2007."

CARRIED

From the Healthy Saanich Advisory Committee Meeting held May 17, 2006.

No. 182
ADM85
Float Planes and
Helicopters - Noise
and Safety
Concerns

NOISE AND SAFETY CONCERNS – FLOAT PLANES AND HELICOPTERS
Memorandum from the Healthy Saanich Advisory Committee Meeting held May 17, 2006 recommending a letter be sent to the Ministry of Transport expressing concerns with respect to noise and possible safety issues from float plane and helicopter traffic.

**MOVED by Councillor Brownoff and Seconded by Councillor Derman:
“That a letter be sent to the Ministry of Transport:**

- 1. Advising that Council shares the concerns of Saanich residents with respect to noise and possible safety issues from float plane and helicopter traffic and requests that the Minister evaluate alternatives to mitigate these concerns; and**
- 2. Requesting the Minister to establish a public consultation process with Nav Canada where affected residents would be consulted and have an opportunity to provide input on any additions or changes to flight patterns, with exception of medical or public safety emergency flights.**

And that copies of the letter be sent to MP Gary Lunn, MP Keith Martin, MP Denise Savoie, MLA Murray Coell, NavCanada, and the Victoria Airport Authority.”

Councillor Brownoff stated:

- Residents from Saanich, Central Saanich, and North Saanich attended the May 17, 2006 Healthy Saanich Advisory Meeting to express their concerns with respect to noise and safety issues associated with float plane and helicopter traffic; Central Saanich and North Saanich Councils both agreed to send letters to Transport Canada regarding this issue as well.

Councillor Sanders stated:

- She is happy to see this issue come forward to Council; during her years of involvement with the Camosun Community Association there were concerns expressed from some of the neighbours with regard to changes in flight patterns.

Councillor Hunter stated:

- As a former Mayor of Central Saanich he is well aware that many of the residents there have been concerned with this issue for a number of years.
- The expansion of the airport and the air force helicopter squadron being stationed there has contributed to an increase in aircraft noise; there has also been an increase in float plane traffic going to the Inner Harbour as well as other destinations.
- He is happy that Saanich will join with Central Saanich and North Saanich to voice its concerns to the Ministry of Transport and hopes that the Ministry will consider other options.

The Motion was then PUT and CARRIED

REPORTS FROM CHAIRS OF SAANICH ADVISORY COMMITTEES

No. 183
ADM85
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 8:25 p.m.
The meeting reconvened at 9:37 p.m.

From the Committee of the Whole Meeting held May 29, 2006.

No. 184
Thistle Street
Development
Permit
Amendment

3600 THISTLE STREET – DEVELOPMENT PERMIT AMENDMENT – NELSON CHAN

MOVED by Councillor Derman and Seconded by Councillor Gillespie: “That Council approve and issue Amended Development Permit No. DPR95-0018 on Lot B, Section 38, Victoria District, Plan VIS4202 (3600 Thistle Street).”

CARRIED

In Camera Motion **MOVED by Councillor Brownoff and Seconded by Councillor Gillespie: “That the following meeting be closed to the public as the subject matter being considered relates to the proposed acquisition of land and/or improvements.”**

CARRIED

Adjournment On a motion from Councillor Ngai, the meeting adjourned at 9:38 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, MAY 29, 2006 AT 8:26 P.M.

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

Thistle Street
Development Permit
Amendment

3600 THISTLE STREET – DEVELOPMENT PERMIT AMENDMENT – NELSON CHAN.

Report of the Director of Planning dated May 4, 2006 recommending Development Permit Amendment DPA2006-00006 be approved.

Mr. N. Chan, applicant, 3600 Thistle Street, stated:

- The proposal is to construct a separate building behind the existing duplex for his wife to use as an office; she is a school teacher and needs the space to prepare lessons as well as store the school materials that she has accumulated over the past 13 years as a teacher.
- He and his wife live in one side of the duplex and his parents live in the other side.
- The proposed new building will not impact the neighbours.

MOTION: MOVED by Councillor Gillespie and Seconded by Councillor Ngai: “That it be recommended that Council approve and issue Amended Development Permit No. DPR95-0018 on Lot B, Section 38, Victoria District, Plan VIS4202 (3600 Thistle Street).”

CARRIED

Bethune Ave.
Rezoning

3494 BETHUNE AVENUE – REZONING APPLICATION – CANADIAN HOME BUILDER’S ASSOCIATION.

Report of the Director of Planning dated May 18, 2006 further to the rezoning from RS-6 to a new RT-6 zone, recommending Council rescind their motion of August 15, 2005 and adopt the resolution as outlined.

Ms. L. Brougham, president, Canadian Home Builders’ Association (CHBA), stated:

- Habitat for Humanity (HFH) is now a member of the CHBA and they will be partnering with CHBA to construct the proposed Flex-Plex Housing Project on Bethune Avenue.
- HFH has a very effective model for choosing appropriate families with modest qualifying incomes; they also hold two mortgages preventing the owners from flipping the homes for profit.
- HFH will act as the builder, mortgagor, and financier of the project; this partnership will eliminate concerns about how the housing agreement and the affordability component of the project will be put in place and enforced.

Mr. R. Drane, president, Habitat for Humanity (Victoria), stated:

- It is the goal of Habitat for Humanity (Victoria) to construct 22 more homes by 2010 by partnering with key community groups, donors, members, and volunteers.
- HFH identifies families in need who require affordable housing; through ownership of these homes, the families will be able to realize their personal, financial and social needs.
- HFH sells homes to families by partnering with them to contribute time and effort to the construction of their homes or the homes of other partner families.
- HFH's work in creating affordable housing allows families to have safe, warm homes where they can grow and provides them with equity to pass on to their children, thus breaking the cycle of poverty and changing a family's life in a tangible way.
- It usually costs \$80,000 to \$125,000 to place a home in the Victoria area; this is accomplished with the help of hundreds of volunteers.

Mr. K. Whitcroft, president, Quadra Cedar Hill Community Association, stated:

- It states in the Memorandum of Understanding (MOU) that CHBA will arrange public relations activities and media contacts in cooperation with HFH; to date the Association has had no contact with CHBA in this regard.
- Under Section *Statement of Mutual Benefit and Interests*, it states: *"The benefit for CHBA includes building a multi-unit project providing greater housing affordability for clients....."*. Does this mean that as part of the qualifying criteria a person has to be a member or client of the CHBA or HFH?
- Under Section *Modifications*, it states: *"Modifications to this MOU shall be made by mutual consent of the parties....."*. It does not say who the parties are or if Saanich will be notified.
- Under Section *Commencement/Expiration Date*, it states: *".....and is effective through March 24, 2008 at which time it will expire unless extended."* What assurance is there that it will be extended?
- In the Planner's Report under Recommendation No. 3, it states: *"For a period of 20 years from construction a unit cannot be sold for more than its original purchase price"*. Will there be a limit on the selling price after 20 years or can it be sold at current market value? If it is sold at market value, it will no longer be affordable housing for the next purchaser.
- In the Planner's Report it states: *"The agreement needs to avoid naming any one society for legal reasons....."*. He would like clarification on that statement.
- The proposed project has some good merits although the Association has some concerns with the desirability of the location as it is an extremely busy intersection.
- If this project is meant to be affordable then the original purchase price should continue in perpetuity and not just for 20 years.

Mr. P. Caporale, CHBA, Committee Chair for the Flex Plex Demonstration Project, stated:

- The CHBA will be addressing public relations during the ongoing process of construction.
- They held several public meetings and invited all of the neighbours; there was some initial opposition to the proposal but they worked with them to redesign the project so it would be more appealing to the

neighbourhood and the community.

- CHBA has alot invested in the proposed project and it is their commitment to Saanich to ensure it is built to code.

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

- The Community Association was notified of their meetings.
- CHBA are not builders they are housing providers; HFH uses a lot of volunteers and sweat equity but CHBA will oversee the project and ensure that there is proper supervision of the volunteers.

Mr. P. Gerrard, owner of Irwin Industries Ltd. which is a member of CHBA, stated:

- They have been involved in HFH projects over the years.
- HFH is a fabulous organization that uses a lot of sweat equity but it is a great opportunity for the homeowners to be involved in building their own homes; the people that will own these houses will be proud to live in them.
- There has always been professional supervision with the projects that he has been involved with because a lot of the labour is voluntary; with CHBA being involved in this project there should be adequate supervision on site.

Mr. C. Edge, Executive Officer, CHBA, stated:

- This project was started five years ago and there was extensive communication with the neighbourhood and the Community Association; the Community Association helped design the project.
- With respect to being in contact with the Association recently, he received a call from them late last week and again today but when he returned their calls and left messages there was no response.
- Protecting the affordability of the proposed units for 20 years is a significant time period; it is important for the owners of these homes to realize some ability for financial gain just as other homeowners do.
- There are statistics that show that home ownership helps create stronger, happier families; this project is important for reasons of affordability and for assisting families to live better, healthier lives.

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

- They did not contact the Community Association with regard to partnering with HFH however the Association has been aware of the project.
- He did not think the Association would have a problem with them partnering with HFH because the majority of the concerns expressed by the Association have pertained to the possibility of homeowners flipping the units.
- 20 years is a long time in terms of affordability; part of the benefit of home ownership is financial gain and that speaks to the ability of a family to better themselves.
- If homeowners sell their units before the 20 years has expired they will not realize a profit.

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

- He congratulates CHBA and HFH for their creative and innovative collaboration in addressing an important concern in our Municipality.
- The proposed housing project will benefit many families although he is concerned that it will be an opportunity for affordable mortgages rather

than affordable housing.

- This project seems to be catering to those families with low or modest incomes who are on the verge of home ownership by providing them with an opportunity for interest free, no money down mortgages.
- We are missing the opportunity to serve those who are in greater need and who are struggling to find safe, secure, affordable housing.
- With regard to the eligibility criteria, he would like to know how often it will be assessed and if there will be a schedule; if a family's earnings are more in one particular year from when they were first eligible will they be forced to move? He is concerned that it could dissuade families from furthering their education or seeking better paying jobs.

Ms. C. Ivatts, 966 Lovat Avenue, stated:

- She supports affordable housing and the work that HFH does, but she is concerned that the proposed project is too dense for the subject location; if the project had fewer units it would provide an opportunity for more greenspace.
- Traffic in the area is already very heavy and once the Town and Country Shopping Centre is redeveloped it will generate even more traffic; it is not a very pedestrian friendly area.
- She thinks the flex suites should be sold rather than rented; this would give others a chance to get into the housing market as well.

Mr. H. Kamphoff, Executive Director, CRD Housing Corporation, stated:

- With regard to the conditions of tenure and the 20 year clause rather than perpetuity, if it is a government program the term can be in perpetuity but that just means a maximum of 60 years.
- If it is a private initiative such as HFH is proposing, the term is normally 10 to 15 years; if the term is any longer than 20 years the program ceases to operate properly.

Mr. J. Roland, 3489 Bethune Avenue, stated:

- Although he commends CHBA and HFH for taking the initiative to develop this proposal he thinks it is too dense for the subject site.
- It is an extremely busy intersection and there is not enough parking in the area.

Mr. M. Brown, 1212 Clovelly Terrace, stated:

- He has attended the meetings that CHBA held to discuss the proposed development.
- Parking in this neighbourhood is already very difficult and the proposed housing development will impact it further; he does not think that parking has been adequately addressed by the proponents.
- The number of proposed units is too dense for the site and the location is not a very desirable area for families to live in.
- The property has sat vacant for many years now and the neighbourhood thinks of it as parkland.
- He does not support the project.

In response to questions and comments, Mr. Edge and Mr. Drane stated:

- Saanich will be made aware of any modifications to the MOU.
- The expiration date of March 24, 2008 is a fairly lengthy term for the partnership between CHBA and HFH; once they are engaged in the partnership they are committed to make it work.

- There is an option for the owners to rent the flex suites which will help them with their mortgage payments or they can use the suites for expansion of their own families; the suites can also be modified for people with physical disabilities.

MOTION: MOVED by Councillor Ngai and Seconded by Mayor Leonard: “That Council rescind its motion of August 15, 2005 and resolve as follows:

That:

- 1. The following clause be added to the Housing Agreement as Section 525.10 of the proposed new RT-6 (Attached Housing-Accessory Unit Zone):**

‘No building permit shall be issued for development in this zone unless a housing agreement has been entered into by the owner ensuring that housing units will be made available for sale to lower income families on the following basis:

- i) Housing units will not be purchased by persons with annual incomes greater than the Current Low Income Cutoffs prescribed by the Canada Customs & Revenue Agency;***
- ii) Initial occupants of units must have contributed a minimum of 500 hours of physical labour towards construction of their unit or other units; and***
- iii) For a period of 20 years from construction, a unit cannot be sold for more than its original purchase price.’***

- 2. A Public Hearing be called; and**

- 3. The draft housing agreement incorporating the above noted basic features be available for review at the Public Hearing.”**

Councillor Ngai stated:

- The subject property may be green but she would not call it a park.
- She is very happy to see the proposed project come forward; it is an innovative proposal and the flex suites are a great concept to help make the units more affordable.
- She thinks it is a worthwhile venture and has confidence in the expertise of the CHBA and HFH.

Mayor Leonard stated:

- Some people are paying more than \$300,000 to live in the subject area; with the redevelopment of the Town and Country Shopping Centre housing prices in this area could increase even more.
- The partnership between CHBA and HFH is one that he encouraged; Saanich was looking for a workable housing agreement to accompany the rezoning of this property.
- Saanich is not a contributor to the proposed project; Saanich may be asking for a housing agreement but it is up to CHBA and HFH to ensure that it works because they are the organizations who are supplying the equity for the project.
- The HFH housing model is a proven model throughout North America

and in other areas of Saanich; the proposed housing development will provide an opportunity for families to work their way from needing assistance into home ownership once the second mortgage expires.

Councillor Derman stated:

- He supports the proposed development although he still has some concerns with the location and lack of greenspace and parking in the area.
- Over the past few years the density in this area has increased and will likely be subject to further development; it would have been a good idea to develop a conceptual plan for the entire area before approving all of the redevelopment.
- The subject property is located in an area where there is heavy traffic, lots of noise, and poor air quality especially during the summer; he would not want to live there with his family.

Councillor Gillespie stated:

- He is excited about CHBA and HFH working together on the proposed development although he also has some concerns with the location.
- With the extremely high housing prices in the region it is difficult for many families to own their own homes; this project will give them a start.

Councillor Brice stated:

- She fully supports the proposed housing development and the partnership between CHBA and HFH; it is good proposal between two worthy organizations.
- This is a project that will provide people with affordable housing and it will be up to them to decide if they want to live in that location.

Councillor Sanders stated:

- She thinks there are still some issues that need to be addressed with the proposed development.
- The 20-year clause will pass very quickly; the affordability of these units should be in perpetuity.
- Instead of having five townhouse units, three of which will have flex suites, she would prefer to see eight single units.
- Traffic in this area is extremely busy and it is unfortunate that this is where people have to live in order to find affordable housing.

Councillor Brownoff stated:

- The subject property is a very challenging site but owning your own home in this region's current housing market is also very challenging.
- The fact that HFH is now going to partner with CHBA is a very positive and creative way to provide some affordable housing, and relieves Saanich of having to deal with the housing agreement.
- She agrees that traffic, air quality, and noise will impact the site and that outdoor living space is very important; parking should also be addressed at the Public Hearing.
- There are many amenities and services in the area and she hopes that the proponents will consider public transit as part of their proposal.

Councillor Wergeland stated:

- He congratulates CHBA and HFH; both organizations have had many accomplishments over the years.
- He agrees that the subject site is not the most desirable but it is an opportunity for families to have affordable homes.

The Motion was then PUT and CARRIED

Adjournment

On a motion from Councillor Gillespie, the meeting adjourned at 9:36 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK