

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, DECEMBER 17, 2007 AT 7:30 P.M.**

Present: **Chair:** Mayor Leonard  
**Council:** Councillors Brice, Brownoff, Derman, Gillespie, Hunter, Ngai, and Wergeland  
**Staff:** Tim Wood, Administrator; Russ Fuoco, Director of Planning; Colin Doyle, Director of Engineering; Margaret Trottier, Deputy Municipal Clerk; and Shirley Leggett, Senior Committee Clerk.

**PUBLIC HEARING**

No. 300  
Canterbury Road  
Subdivision

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2007, NO. 8896”

**PROPOSED TWO LOT RESIDENTIAL SUBDIVISION ON CANTERBURY ROAD**

To rezone Lot 20, Block 6, Section 49, Victoria District, Plan 1178 (**842 CANTERBURY ROAD**) from zone RS-6 (Single Family Dwelling – minimum lot size 560 m<sup>2</sup>) to zone RS-2 (Single Family Dwelling – minimum lot size 400 m<sup>2</sup>) for the purpose of subdivision to create one additional lot for single family dwelling use.

The Notice of Public Hearing; report of the Director of Planning dated November 22, 2007, recommending that the application to rezone from RS-6 to RS-2 be approved; nine letters in support and two letters providing comments on the application, were introduced.

**APPLICANT:**

Mr. J. Latham, applicant, 842 Canterbury Road, stated:

- He intends to use the Saanich Green Building Rebate Program as much as possible; the existing dwelling will be recycled and moved to Shawnigan Lake.
- The purpose of the two proposed new dwellings is to build with longevity and efficiency in mind; they will be designed so that there is minimal wood and material waste.
- The houses will be constructed slab on grade with radiant heat in the floors; the concrete floors will be the finished surface.
- The houses will be built so that they can be upgraded to solar power in the future; the garage roofs will be flat and designed so that they can be used to heat rainwater.
- The houses will also have metal roofing which is good for collecting rain water and be silver in color to reflect heat; there will be high performance windows.
- Landscaping will be comprised of native plants that require minimal water; the driveway will be a combination of crushed rock and paving strips.

**PUBLIC INPUT:**

Nil.

**MOTION:                    MOVED by Councillor Brice and Seconded by Councillor Hunter:  
                                  "That the application to rezone from RS-6 to RS-2 be approved."**

**CARRIED**

No. 301  
Canterbury Road  
Bylaw 8896

**"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2007, NO. 8896"**  
Second and Third Readings.

**MOVED by Councillor Brice and Seconded by Councillor Gillespie:  
                                  "That Bylaw No. 8896 be read a second time."**

**CARRIED**

**MOVED by Councillor Brice and Seconded by Councillor Gillespie:  
                                  "That Bylaw No. 8896 be now passed."**

**CARRIED**

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 December 10, 2007, and Special Council Meeting  
held December 11, 2007, be adopted."**

**CARRIED**

**BYLAWS**

No. 302  
ADM40  
Bylaw 8845

**ANIMALS BYLAW AMENDMENT – AGGRESSIVE DOGS.**  
Final Reading of the "Animals Bylaw, 2004, Amendment Bylaw, 2007, No.  
8845". To include revised regulations for aggressive dogs.

**MOVED by Councillor Derman and Seconded by Councillor Brownoff:  
                                  "That Bylaw No. 8845 be adopted by Council and the Seal of the  
Corporation be attached thereto."**

**CARRIED**

No. 303  
ADM40  
Bylaw 8846

**TICKET BYLAW AMENDMENT – ANIMALS BYLAW.**  
Final Reading of the "Ticket Bylaw, 2001, Amendment Bylaw, 2007, No.  
8846". To amend Schedule 8 to include offences for aggressive dogs.

**MOVED by Councillor Gillespie and Seconded by Councillor  
Brownoff: "That Bylaw No. 8846 be adopted by Council and the Seal  
of the Corporation be attached thereto."**

**CARRIED**

No. 304  
ADM40  
XRef: PLD40  
Bylaw 8890

**CARBON NEUTRAL RESERVE FUND BYLAW.**  
Final Reading of the "Carbon Neutral Reserve Fund Bylaw, 2007, No.  
8890". To establish a reserve fund for expenditures related to new  
greenhouse gas reduction projects.

**MOVED by Councillor Brownoff and Seconded by Councillor Brice:  
                                  "That Bylaw No. 8890 be adopted by Council and the Seal of the  
Corporation be attached thereto."**

**CARRIED**

No. 305  
ADM40  
Bylaw 8897

**SANITARY SEWER BYLAW AMENDMENT – 2008 SANITARY SEWER RATES.**

Final Reading of the “Sanitary Sewer Bylaw, 2006, Amendment Bylaw, 2007, No. 8897”. To establish the 2008 sanitary sewer rates.

**MOVED by Councillor Hunter and Seconded by Councillor Ngai: “That Bylaw No. 8897 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

No. 306  
ADM40  
Bylaw 8898

**WATER UTILITY BYLAW AMENDMENT – 2008 WATER UTILITY RATES.**

Final Reading of the “Water Utility Bylaw, 2000, Amendment Bylaw, 2007, No. 8898”. To establish the 2008 water utility rates.

**MOVED by Councillor Brownoff and Seconded by Councillor Gillespie: “That Bylaw No. 8898 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

No. 307  
ADM40  
Bylaw 8894

**ZONING BYLAW AMENDMENT – NEW ZONE RM-CR (MIXED RESIDENTIAL CAREY ROAD).**

Final Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2007, No. 8894”. To create a new zone RM-CR (Mixed Residential Carey Road).

**MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That Bylaw No. 8894 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED**

No. 308  
Carey Road  
Bylaw 8895

**3912 AND 3914 CAREY ROAD.**

Final Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2007, No. 8895” and approval of Development Permit DPR2007-00011. Rezoning from RS-6 to RM-CR.

**MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: “That Bylaw No. 8895 be adopted by Council and the Seal of the Corporation be attached thereto.”**

**CARRIED,**

**with Councillor Wergeland voting against.**

**MOVED by Councillor Brownoff and Seconded by Councillor Gillespie: “That Council approve and issue Development Permit DPR2007-00011 on Lots 1 & 2, Section 50, Victoria District, Plan 23009 (3912 and 3914 Carey Road).”**

**CARRIED,**

**with Councillor Wergeland voting against.**

## RECOMMENDATIONS FROM COMMITTEES

*From the Public Safety and Emergency Planning Committee Meeting held November 27, 2007.*

No. 309  
PRO00  
 E-Comm  
 Computer Aided  
 Dispatch

### **E-COMM CONTRACT FOR FIRE COMPUTER AIDED DISPATCH SERVICES**

Recommendation from the Public Safety and Emergency Planning Committee meeting held November 27, 2007 that Council approve the INTERGRAPH CAD and mobile workstation technology partnership agreement with E-Comm.

In response to questions from Council, the Fire Chief stated:

- Fire Department staff will enter the data into the CAD system; however, they will still retain their current system of running cards as a backup precaution.

**MOVED by Councillor Brownoff and Seconded by Councillor Hunter:**  
**“That Council approve the INTERGRAPH CAD and mobile workstation technology partnership agreement with E-Comm as outlined in the report from the Fire Chief dated December 10, 2007.”**

**CARRIED**

*From the Healthy Saanich Advisory Committee Meeting held December 6, 2007.*

No. 310  
FIN105  
 Matching Grants

### **COMMUNITY MATCHING GRANT PROGRAM**

Recommendations from the Healthy Saanich Advisory Committee Meeting held December 6, 2007 with respect to the guidelines and criteria for assessing the Community Matching Fund Grants Program.

**MOVED by Councillor Brice and Seconded by Councillor Hunter:**  
**“That Council approve the following revisions to the guidelines and criteria for assessing the Community Matching Fund Grants Program:**

1. That projects *“...primarily benefit the neighborhoods and residents of Saanich...”*, rather than being restricted to projects that *“enhance the neighborhoods of Saanich.....”*;
2. That new eligibility criteria be established to:
  - a) Fund only future projects, i.e. projects may only start after grant approval;
  - b) Fund only projects which are not primarily intended to generate revenue;
  - c) Restrict grants so that they must be used to further the purpose of the grant application, and not be received on behalf of a third party; and
3. The grant applications be adjudicated by the Chair, three members of the Healthy Saanich Advisory Committee, and three members of the Saanich Community Association Network (SCAN).”

Councillor Brice stated:

- The Saanich Community Association Network (SCAN) was asked by Council to review and comment on the criteria for the Community Matching Fund Grants Program; SCAN recommended a number of revisions and the Healthy Saanich Advisory Committee considered them at their December 6, 2007 meeting.
- Ultimately the goal is to maintain a grant program which has enough structure to ensure that the funds are being appropriately spent yet still have enough flexibility to respond to creative community ideas.
- The proposed wording pertaining to new eligibility criteria is meant to augment the existing criteria not supplant it.

Councillor Brownoff stated:

- There were some concerns about some of the grants that were approved last year.
- The Community Matching Fund Grants Program was established to help community associations undertake neighbourhood development.
- There needs to be some kind of consistent standards with respect to the criteria and guidelines for Saanich's three grant programs.

Responding to questions and comments, Councillor Brice stated:

- The new criteria should address concerns raised by Council last year.
- SCAN is also recommending that three members from SCAN, and the Chair and three members from the Healthy Saanich Advisory Committee be on the adjudication committee.

Councillor Wergeland stated:

- He did not envision that community organizations would receive funding for projects such as the installation of park benches or the removal of invasive species; these are projects that could be done by our Engineering and Parks Departments.

Councillor Derman stated:

- The Matching Grant program was originally established to support the ability of community associations to develop the communities they represent.
- The first few years the program worked well but somehow it has become very convoluted; he supports Councillor Brice's efforts to bring some rationality to the grant process.

**The Motion was then PUT and CARRIED**

Adjournment

On a motion from Councillor Gillespie, the meeting adjourned at 7:50 p.m.

The Meeting reconvened at 8:37 p.m.

*From the Committee of the Whole Meeting held December 17, 2007*

Recommendations **RECOMMENDATIONS**

No. 311 **2008 – 2012 STRATEGIC PLAN**

ADM75

Strategic Plan

**MOVED by Councillor Derman and Seconded by Councillor Brownoff:  
“That the 2007-2011 Strategic Plan be adopted.”**

**CARRIED**

Adjournment

On a motion from Councillor Hunter, the meeting adjourned at 8:38 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, DECEMBER 17, 2007 AT 7:51 P.M.**

Present: **Chair:** Councillor Hunter  
**Council:** Mayor Leonard and Councillors, Brice, Brownoff, Derman, Gillespie, Ngai, and Wergeland  
**Staff:** Tim Wood, Administrator; Russ Fuoco, Director of Planning; Colin Doyle, Director of Engineering; Margaret Trottier, Deputy Municipal Clerk; and Shirley Leggett, Senior Committee Clerk.

ADM75  
Strategic Plan

**2008 – 2012 STRATEGIC PLAN**

Report of the Director of Finance dated December 5, 2007 recommending Council adopt the 2008 – 2012 Strategic Plan.

Mr. D. Murdoch, 405-899 Darwin Avenue, co-chair, Sierra Club Victoria Group, stated:

- Saanich has a proud history with respect to environmental initiatives and several components of that leadership are contained within the Strategic Plan.
- The Plan includes the implementation of the carbon neutral plan and he is happy to see that the measures will be implemented by May 2008; however, he had hoped to see more comprehensive measurements with respect to carbon neutrality within the five year scope of the Plan.
- One of the goals of the BC Climate Change Action Charter is to create compact, more energy efficient communities through a built environment that supports a reduction in car dependency and energy use; he did not see any meaningful measurements for that particular target in the five year scope of the Plan.
- With regard to Balanced Transportation, the target indicators are greater than one kilometer's worth of new sidewalks and also greater than one kilometer of new bike lanes; this is a tremendous objective on the part of Saanich but augmenting our vast system of asphalt does not necessarily enhance mobility for pedestrians and cyclists.
- The initiative "Vibrant, Connected Economy Initiatives" to *Build new partnerships for funding and services* could also pertain to transportation.
- Saanich should be looking to the region to demonstrate leadership on providing enhanced transportation alternatives; there needs to be a regional transportation strategy.
- Climate change is one of the greatest challenges we are facing right now and there is a narrow window of opportunity to combat some of the most harmful effects of it; Saanich has some tremendous goals but is lacking in leadership with regard to this initiative.

Mr. M. Brown, president, Quadra Cedar Hill Community Association, stated:

- There are four areas of the Strategic Plan that the Association feels is lacking in specific areas.

- The need to incorporate affordable housing into new developments must be made clear to developers; measuring success by having generalized affordability policies stated in the Official Community Plan is insufficient; there needs to be a more proactive approach taken with regard to providing housing for the homeless as well.
- Saanich needs to actively encourage higher density development that is compatible with the Regional Growth Strategy.
- Saanich also needs to ensure that there is adequate bylaw enforcement with regard to home-based businesses so that neighborhoods are not negatively impacted; not only is this an issue in residential areas, it unfairly penalizes those businesses who locate in appropriately zoned areas and pay commercial rents and taxes.
- Explicit strategic planning must address movement options of transit and pedestrians; pedestrian safety needs to be addressed and there are many areas in Saanich where sidewalks are inadequate; we need to build sustainability into our infrastructure and have coherent pedestrian routes.
- It would have been beneficial if the community associations had been consulted in a more proactive way with regard to the Strategic Plan; even though a presentation may have been made to the Saanich Community Association Network (SCAN), there is not always a direct link from SCAN to the community associations.

In response to questions from the Mayor, the Administrator stated:

- The 2007 report is a year end brief summary of how well we have accomplished the initiatives outlined in the Strategic Plan; in June 2008 there will be a more comprehensive progress report that will show the full impact of all of the initiatives.

Councillor Derman stated:

- He thanks staff for their hard work and the effort that has gone into the Strategic Plan.
- It is important to have a greater degree of community involvement; it might be helpful to have a workshop early in the process so the community can participate.
- The issue of affordable housing needs to be addressed more thoroughly; we need to have a region wide strategy on how to deal with housing and homelessness.
- He is happy to see that we are starting to plan for the future with regard to density in our major centres; typically density is taking place as one-offs and that is not the best way to develop the kind of communities that we want to see reflected in our vision statement.
- If we are going to have a balanced transportation system we need to have some mention in the document that we are supportive of the development of a region wide transportation strategy for the future.
- We need to include statements to show how we are going to achieve the viability of rural Saanich and how we are going to maintain and encourage local food production.
- The document needs to also state how we are going to make significant changes with regard to climate change.

Councillor Brownoff stated:

- Our Strategic Plan has been evolving for several years.
- We need to incorporate housing affordability policies as part of the OCP and have indicators and performance measures that indicate that Saanich will build or support a specific number of affordable housing units.
- We have a policy under Healthy Community Initiatives to develop a strategy for healthy food services in Saanich Recreation services but there is no policy addressing food security.
- She agrees that SCAN is an important function but unfortunately not all community associations attend SCAN meetings; it may be more beneficial for staff to make presentations directly to the community associations.
- We need to have meaningful measures so that the community can see how we are progressing; the Strategic Plan has to be somehow linked to the work plan and the community needs to be able to access it.

Councillor Gillespie stated:

- He congratulates staff for their efforts on the document.
- Affordable housing is an issue that has been discussed for many years but there has been very little progress made; Saanich needs to show leadership.
- There needs to be cooperation between the CRD, BC Housing and Saanich about providing affordable housing; a percentage of all new development should be devoted to building affordable housing units.

Councillor Wergeland stated:

- He also thanks staff for the Strategic Plan; although the document may not include in-depth details of all of the specific initiatives, people can get more information from staff if they wish to do so.
- With regard to affordable housing, it may be prudent to see what the provincial and federal governments will be doing to address it; we need to decide where we want density and affordable housing to take place in our Municipality.

**MOTION:**

**MOVED by Mayor Leonard and Seconded by Councillor Brownoff:  
"That it be recommended that the 2008-2012 Strategic Plan be adopted."**

Councillor Hunter stated:

- He thanks staff and the neighbourhood groups for engaging in a more refined process; Saanich is one of the most successful municipalities for reporting out on their Strategic Plan's initiatives and measures.

**The Motion was then PUT and CARRIED**

Adjournment                    On a motion from Councillor Gillespie, the meeting adjourned at 8:36 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK