

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, JANUARY 22, 2007 AT 7:30 P.M.**

Present: **Chair:** Mayor Leonard  
**Council:** Councillors Brice, 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.

Minutes **ADOPTION OF MINUTES**

**MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: "That the Minutes of the Council Meeting held January 8, 2007, be adopted."**

**CARRIED**

**BYLAWS**

No. 12  
ADM40  
Bylaw 8829

**CONTROLLED SUBSTANCE PROPERTY BYLAW – HOUSEKEEPING AMENDMENT.**

Three Readings of the "Controlled Substance Property Bylaw, 2005, Amendment Bylaw, 2007, No. 8829". Housekeeping amendment to Section 21.

**MOVED by Councillor Derman and Seconded by Councillor Hunter: "That Bylaw No. 8829 be introduced and read."**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Hunter: "That Bylaw No. 8829 be read a second time."**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Hunter: "That Bylaw No. 8829 be now passed."**

**CARRIED**

No. 13  
ADM40  
Bylaw 8830

**BRITISH COLUMBIA HYDRO AND POWER AUTHORITY LAND USE CONTRACT BYLAW AMENDMENT.**

First Reading of the "British Columbia Hydro and Power Authority Land Use Contract Bylaw, 1975, Amendment Bylaw, 2007, No. 8830". To discharge the Land Use Contract on Lot A, Plan VIP71164 (4396 West Saanich Road).

**MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: "That Bylaw No. 8830 be introduced and read."**

**CARRIED**

No. 14  
West Saanich Rd.  
Bylaw 8831

**4396 WEST SAANICH ROAD.**

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2007, No. 8831". Rezoning from M-2 to RA-3, C-3 and P-4.

**MOVED by Councillor Sanders and Seconded by Councillor Brice: "That Bylaw No. 8831 be introduced and read."**

**CARRIED**

No. 15  
ADM40  
 Bylaw 8833

**ZONING BYLAW AMENDMENT – DENSITY PROVISIONS IN ZONE C-3 (SHOPPING CENTRE).**

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2007, No. 8833”. To amend the density provisions in zone C-3 to allow the calculation of Floor Space Ratio to include any lands dedicated to accommodate a transit lane or other transit facility.

**MOVED by Councillor Wergeland and Seconded by Councillor Sanders: “That Bylaw No. 8833 be introduced and read.”**

**CARRIED**

No. 16  
Douglas Street  
 Bylaw 8832

**3447 DOUGLAS STREET.**

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2007, No. 8832”. Rezoning from C-8 to C-3.

**MOVED by Councillor Ngai and Seconded by Councillor Wergeland: “That Bylaw No. 8832 be introduced and read.”**

**CARRIED**

No. 17  
Broadway Street  
 Bylaw 8834

**518 BROADWAY STREET (A PORTION).**

First Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2007, No. 8834”. Rezoning from RS-6 to RS-4.

**MOVED by Councillor Ngai and Seconded by Councillor Sanders: “That Bylaw No. 8834 be introduced and read.”**

**CARRIED**

**RESOLUTIONS FOR ADOPTION**

No. 18  
ADM115 – FCM  
 Grants

**2007 PROVINCIAL AND FEDERAL GRANT APPLICATIONS.**

Report of the Administrator dated January 17, 2007 recommending that Council endorse the grants outlined and direct staff to prepare and submit formal grant applications. Reports from the Directors of Finance, Parks and Recreation, Engineering, and Planning are also attached.

**MOVED by Councillor Brice and Seconded by Councillor Derman: “That Council approve the submission of four grant applications to the Canada British Columbia Municipal Rural Infrastructure Program, and authorize the following projects to proceed subject to receipt of grant funding with the municipal share to be funded from a combination of core capital, borrowing and reserves as outlined in the ten year capital context statement:**

**Canada British Columbia Municipal Rural Infrastructure Program (listed in priority order)**

<u>Projects</u>	<u>Grant Request</u>
1. Mount Douglas Park Shoreline Stabilization	\$2,000,000
2. Gordon Head Community Recreation Centre	\$2,000,000
3. Cordova Bay Community Space	\$ 830,000
4. Cedar Hill Community Arts Cultural Centre Expansion	\$2,000,000”

**CARRIED**

No. 19  
ADM120 – Provincial Grants

**2007 PROVINCIAL AND FEDERAL GRANT APPLICATIONS.**

Report of the Administrator dated January 17, 2007 recommending that Council endorse the grants outlined and direct staff to prepare and submit formal grant applications. Reports from the Directors of Finance, Parks and Recreation, Engineering, and Planning are also attached.

**MOVED by Councillor Brice and Seconded by Councillor Derman: “That Council approve the submission of five grant applications to the British Columbia LocalMotion Program, and authorize the following projects to proceed subject to receipt of grant funding with the municipal share of these projects to be funded from a combination of core capital, borrowing and reserves as outlined in the ten year capital context statement:**

**British Columbia LocalMotion Program**

<b><u>Projects</u></b>	<b><u>Grant Request</u></b>
1. San Juan/Gordon Head Coastal Greenway	\$ 550,000
2. Centennial Trails Phase II	\$1,650,000
3. Off McKenzie/UVIC Bike Route	\$ 200,000
4. Shelbourne Street Mobility Improvements	\$ 100,000
5. Admirals Road Cycle and Pedestrian Facilities	\$1,500,000”

**CARRIED**

No. 20  
ADM120 – Provincial Grants

**2007 PROVINCIAL AND FEDERAL GRANT APPLICATIONS.**

Report of the Administrator dated January 17, 2007 recommending that Council endorse the grants outlined and direct staff to prepare and submit formal grant applications. Reports from the Directors of Finance, Parks and Recreation, Engineering, and Planning are also attached.

**MOVED by Councillor Brice and Seconded by Councillor Derman: “That Council approve the submission of a \$25,000 grant application to the British Columbia Spirit Square Program, and authorize the Cadboro Bay/Gyro Park Village Centre Project to proceed subject to receipt of grant funding with the municipal share of this project to be funded from a combination of core capital, borrowing and reserves as outlined in the ten year capital context statement.”**

**CARRIED**

No. 21  
ADM115 - UBCM Grants

**2007 PROVINCIAL AND FEDERAL GRANT APPLICATIONS.**

Report of the Administrator dated January 17, 2007 recommending that Council endorse the grants outlined and direct staff to prepare and submit formal grant applications. Reports from the Directors of Finance, Parks and Recreation, Engineering, and Planning are also attached.

**MOVED by Councillor Brice and Seconded by Councillor Derman: “That Council approve the submission of a grant application to the Union of British Columbia Municipalities for the Community Tourism Grant Program for the allowable maximum, and authorize the Mt. Tolmie Park Improvement Project to proceed subject to receipt of grant funding.”**

**CARRIED**

No. 22  
ADM120 - Provincial Grants

**2007 PROVINCIAL AND FEDERAL GRANT APPLICATIONS.**

Report of the Administrator dated January 17, 2007 recommending that Council endorse the grants outlined and direct staff to prepare and submit formal grant applications. Reports from the Directors of Finance, Parks and Recreation, Engineering, and Planning are also attached.

**MOVED by Councillor Brice and Seconded by Councillor Derman: “That Council approve three grant applications to the British Columbia Cycling Infrastructure Partnership Program, and authorize the following projects to proceed subject to receipt of grant funding with the municipal share to be funded from a combination of core capital, borrowing and reserves as outlined in the ten year capital context statement:**

**British Columbia Cycling Infrastructure Partnership Program**

<u>Projects</u>	<u>Grant Requests</u>
1. Cordova Bay Road (Maxine Lane to Sunnygrove Terrace	\$ 64,800
2. Royal Oak Transit Exchange (Royal Oak Drive /Elk Lake Drive Intersection)	\$151,000
3. Blenkinsop Road (McKenzie Ave./Mt Douglas Cross Road)	\$ 19,550”

**CARRIED**

No. 23  
ADM115 - UBCM Grants

**2007 PROVINCIAL AND FEDERAL GRANT APPLICATIONS.**

Report of the Administrator dated January 17, 2007 recommending that Council endorse the grants outlined and direct staff to prepare and submit formal grant applications. Reports from the Directors of Finance, Parks and Recreation, Engineering, and Planning are also attached.

**MOVED by Councillor Brice and Seconded by Councillor Derman: “That Council approve the submission of a \$288,000 grant application to the Union of British Columbia Municipalities for the Innovations Fund of the Gas Tax Program for the Sustainable Saanich Action Plan Project.”**

**CARRIED**

No. 24  
ADM115 - UBCM Grants

**2007 PROVINCIAL AND FEDERAL GRANT APPLICATIONS.**

Report of the Administrator dated January 17, 2007 recommending that Council endorse the grants outlined and direct staff to prepare and submit formal grant applications. Reports from the Directors of Finance, Parks and Recreation, Engineering, and Planning are also attached.

**MOVED by Councillor Brice and Seconded by Councillor Derman: “That Council approve the submission of a \$2.7 million grant application to the Union of British Columbia Municipalities for the General Strategic Priorities Fund Program for the Royal Oak Transit Exchange and Intersection Improvement Project.”**

**CARRIED**

No. 25  
ADM115  
UBCM Annual  
Membership Dues

**UNION OF BC MUNICIPALITIES MEMBERSHIP DUES.**

Invoice from the Union of BC Municipalities requesting payment of membership dues in the amount of \$15,735.26.

**MOVED by Councillor Derman and Seconded by Councillor Gillespie:  
“That Council authorize the payment of \$15,735.26 to the Union of  
British Columbia Municipalities for the 2007 Annual Dues.”**

**CARRIED**

No. 26  
ADM115  
FCM Annual  
Membership Dues

**FEDERATION OF CANADIAN MUNICIPALITIES MEMBERSHIP DUES.**

Invoice from the Federation of Canadian Municipalities requesting payment of membership dues in the amount of \$12,123.86 and travel funds in the amount of \$1,813.95.

**MOVED by Councillor Wergeland and Seconded by Councillor Ngai:  
“That Council authorize the payment of \$12,123.86 and travel funds in  
the amount of \$1,813.95 to the Federation of Canadian Municipalities  
for the 2007 Annual Dues.”**

**CARRIED**

No. 27  
ADM90  
Cancellation of  
Council/Committee  
of the Whole  
Meetings

**JANUARY 29, 2007 COUNCIL/COMMITTEE OF THE WHOLE  
MEETINGS**

Memorandum from the Manager of Legislative Services dated January 19, 2007 confirming that the tentatively scheduled January 29, 2007 Council/Committee of the Whole Meetings will not be required.

**MOVED by Councillor Gillespie and Seconded by Councillor Ngai:  
“That the tentatively scheduled January 29, 2007 Council and  
Committee of the Whole Meetings be cancelled.”**

**CARRIED**

Adjournment

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

The meeting reconvened at 9:35 p.m.

*From the Committee of the Whole Meeting held January 22, 2007*

No. 22  
Lochside Drive  
Development  
Variance Permit

**5178 LOCHSIDE DRIVE – DEVELOPMENT VARIANCE PERMIT –  
ROBERT GUTIERREZ.**

**MOVED by Councillor Gillespie and Seconded by Councillor Brice:  
“That Council approve and issue Development Variance Permit No.  
DVP2006-00017 on Lot 1, Section 31, Lake District, Plan 7879 (5178  
Lochside Drive).”**

**CARRIED**

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

.....  
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, JANUARY 22, 2007 AT 7:36 P.M.

Present: **Chair:** Councillor Wergeland  
**Council:** Mayor Leonard and Councillors Brice, 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.

Lochside Drive  
 Development  
 Variance Permit  
 Amendment

**5178 LOCHSIDE DRIVE – DEVELOPMENT VARIANCE PERMIT – ROBERT GUTIERREZ.**

Report of the Director of Planning dated December 14, 2006 recommending approval of Development Variance Permit DVP2006-00017.

Ms. R. Gutierrez, applicant and owner, stated:

- In 2005 the executor for the previous owner of the property applied for a two lot subdivision but that proposal was never finalized and the property was listed for sale.
- She and her husband subsequently purchased the property and would like to subdivide and create three lots; they will reside on one of the lots.
- The neighbourhood is very concerned about the size of the houses that could be constructed on the proposed lots; creating three lots instead of two means that the proposed dwellings will be smaller.
- They provided a draft Building Scheme to the Cordova Bay Community Association and one of the conditions is that the maximum square footage of the proposed two dwellings fronting Lochside Drive will not exceed 3,000 square feet and the dwelling fronting Beckton Road will not exceed 4,000 square feet.
- The community strongly desires that the majority of the existing trees be preserved on the north and south boundaries of the property; creating three lots instead of two means that the sewer line for the lot fronting Beckton Road can be located between the two lots fronting Lochside Drive and that no trees will be impacted.
- They retained an arborist to prepare a tree retention plan and establish tree covenant areas; there are 103 existing trees on the property and 84 will be retained.
- The neighbours at 5185 Beckton Road expressed concern with the safety and health of the trees along the northern boundary and have requested that they be assessed to ensure they do not present a hazard to their home; they have asked Saanich Parks and their arborist to evaluate them.
- Proposed lots B and C fronting Lochside Drive will share the existing driveway and a new driveway access will be constructed from Beckton Road to proposed Lot A.
- The neighbours at 5172 Lochside Drive expressed concern with a loss of privacy so they have offered to provide a covenant restricting the side yard abutting his property to three metres.

- They are requesting a variance for the side yard lot lines only until they meet a line drawn 35 feet from the dotted rear lot line as shown on the proposed plan of subdivision; they do not require a variance to allow for construction in the rear yard setback.
- The privacy of the neighbours at 5185 and 5175 Beckton Road should not be impacted as there are tree covenant areas between those two properties and the subject property.

**MOTION:**

**MOVED by Councillor Ngai and Seconded by Councillor Gillespie: “That it be recommended that Council approve and issue Development Variance Permit No. DVP2006-00017 on Lot 1, Section 31, Lake District, Plan 7879 (5178 Lochside Drive).”**

Councillor Derman stated:

- He supports the proposed subdivision; the applicants have made every effort to meet the needs of the neighbourhood and address their concerns.
- He hopes that the Approving Officer will ensure that the proposed covenants pertaining to tree protection, privacy, and setbacks are enforced.

Councillor Hunter stated:

- He compliments the applicants for working with staff and the neighbours.
- He is happy that the applicants are proposing covenants to ensure that the concerns of the neighbourhood will be addressed.

Councillor Brice stated:

- She supports the proposed subdivision.
- She recently received a letter from the owner of 5172 Lochside Drive acknowledging the efforts of the applicants but still expressing concern that his privacy could be impacted.
- The current proposal is good planning and land use, and will be good for the community.

Councillor Wergeland stated:

- Two years ago Saanich approved a two lot subdivision for the subject property and now we are approving one for three lots; it is important that if we have a plan or vision for an area that we share it with the developer.

**The Motion was then PUT and CARRIED**

Interurban Road  
Development  
Variance Permit/  
MOU and Covenant  
– Camosun College

**4371 INTERURBAN ROAD – DEVELOPMENT VARIANCE PERMIT, MEMORANDUM OF UNDERSTANDING (MOU) AND COVENANT RESPONSE – CAMOSUN COLLEGE.**

Reports of the Director of Planning dated January 8, 2007 recommending the proposed MOU between Saanich and Camosun College be endorsed, and that Development Variance Permit DVP2006-00019 be approved and ratification be withheld pending execution of the MOU and registration of a covenant respecting sports field lighting; and the Advisory Design Panel dated September 27 and December 15, 2006 recommending approval of the design.

In response to questions from Council, the Director of Engineering stated:

- The Wilkinson/Interurban Road intersection has been identified as an area of concern and the developer will be contributing funds to some improvements for that area.

Mr. G. Symmons, City Spaces Consulting, on behalf of the Pacific Sport Institute (PSI) stated:

- Phase I of the project is valued at approximately \$27.75 million dollars; the funding that is in place is a combination of government and private donations.
- The project will commence March 1, 2007 providing all of the approvals are in place; Farmer Construction has been appointed as the construction managers and the project is currently out to tender.
- The stormwater management and tree preservation measures that were outlined in the Environmental Development Permit issued in October 2006 are now in place; site clearance for the sport field preparation is underway.
- The Advisory Design Panel recommended approval in December 2006 based on a number of recommendations and they have been addressed; two meetings were held with community and sport representatives.
- They have worked extensively with staff to negotiate various conditions and covenants prior to issuance of a building permit and are proposing a new Memorandum of Understanding (MOU) between Saanich and Camosun College which will be separate from, and in addition to, the 1997 MOU; it will cover the use of parking for Layritz Park users, public access to PSI and Saanich trails, and special events between Saanich and PSI.
- The project will be designed to a LEED gold standard.
- Instead of the required 2:1 ratio for tree replacement they will be planting 376 trees to replace 85; they will conform to the Sports Field Lighting Guidelines.
- The height of the proposed building is generally consistent with the height of Camosun College and the Vancouver Island Technology Park (VITP) and will not be visible from either Interurban Road or the residential properties located to the south and east.
- They are requesting a height variance from 10.0 metres to 14.5 metres in order to accommodate the clearances necessary for gymnasium use.
- They are also requesting a parking variance; a consultant was hired to provide recommendations for a Transportation Demand Management (TDM) Strategy for PSI and they have provided a letter of commitment to the recommended strategies; a TDM coordinator will be hired.
- They will be contributing funds to Saanich for traffic signals and improvements at the Interurban/Wilkinson Road intersection and will also be funding new public trail connections across the PSI site to link up with the Centennial Trail.

Mr. C. Rowe, Cannon Design Architecture Inc., stated:

- Community connections are a critical component of PSI.
- PSI will provide public access to their facility through education and training programs, health and wellness programs, camps and youth

- sport programs, and use of their facilities.
- The community will be able to access facilities such as the fitness centre, double gymnasium, café and seating areas, wellness and sport medicine, multi-purpose rooms, all-weather playing field, trails and parking.
- The three storey building will also provide space for classrooms, administration offices, research, and kinesiology; bicycle storage will also be provided.
- The building is designed with lots of angles; the angled façade will help reduce heat gain on the south side of the building and provide views to the playing fields.
- The gymnasium portion of the building is the only area that does not comply with the 10 metre height limit; the variance to increase the height to 14.5 metres is to meet sports and structure requirements.
- The lighting for the all-weather field will be consistent with the times and technical requirements outlined in the Sport Field Lighting Policy; there will be minimum light spillage so neighbouring properties should not be impacted.
- Stormwater management will be handled through exposed and semi-exposed bioswales and wetlands planted with native species.
- As part of the LEED gold standards, they will be using a high performance ventilation system as well as natural ventilation, water conservation fixtures, and recycled materials.
- The exterior cladding will consist of silver colored cement panels with white metal accents around the entrance to the building; bright colors will be used around the base of the building.

Mr. J. Partlow, landscape architect, Lombard North Group, stated:

- There will be a grid of trees to reflect the grid of the proposed building as well as to inter-relate the building with the landscape and existing trees.
- Tree replacement will include species such as two inch caliper Red Columnar maples and Gold Pyramidal poplars; Sunset maples and Large Red oaks will be planted around the sports field, and native species will be planted in the natural areas and water retention areas.

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

- At the end of the parking area there is a large native zone and they intend to plant some Garry oak seedlings to further enhance the area; the trees will need a lot of hands-on care so there could be some opportunities to develop a relationship with Glendale Gardens (formerly Horticulture Centre of the Pacific).

In response to questions from Council Mr. Symmons stated:

- One of the revenue sources for PSI will come from community access to the facility.
- PSI will be reaching out to the community by offering outreach programs designed to encourage sports, and health and wellness; the public will be able to use the facility in the evenings and during the weekends for these programs.
- There will be 600 spectator seats between the two gymnasiums for the first phase of the project; if the demand changes they may have

to increase it.

- They would be happy to work with the Parks Department on some interpretive signage for the Interurban Rail Trail.
- They have not planned what kind of special events will be held; they will likely be in the evenings so parking should not be an issue.

Mr. M. Drescher, 1285 Layritz Place, stated:

- He supports the proposal to construct PSI but is concerned that because of the close proximity, residents on his street will be impacted by parking, traffic, and hours of use of the facility.
- There are already 35 to 40 vehicles parked at Layritz Park at any given time because it is free.
- He is also concerned with the health of some of the remaining trees.

Ms. B. Meek, Strawberry Vale Residents' Association, stated:

- The Association is concerned with the Interurban/Wilkinson Road intersection and would like to know when the improvements will be undertaken.
- It is a commendable project and they support it.

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

- The trees that are going to be removed should be replaced with the same species, for example, if Fir trees are removed they should be replaced with Fir trees.
- He thinks there is a discrepancy between the illustration showing the height of the proposed building and the height indicated in the Planner's report.

Ms. K. Drescher, 1285 Layritz Place, stated:

- The project is significantly larger than she anticipated.
- Parking is a concern; she would like to know how much the facility will be used by the public and what times the playing field will be lit.
- If a third gymnasium is constructed it will likely be imposing and could impact them.

Ms. L. Fernyhough, 1283 Alan Road, stated:

- She has no objection to the proposal although parking is already an issue; an additional 80 parking spaces to accommodate the PSI is not adequate.
- When the proposed trails are completed it will attract more park users which could mean more people parking along Alan Road; parking could also be an issue when special events are held.

Mr. I. Graeme, 2615 Dean Avenue, stated:

- He supports the proposal; it will have an enormous positive impact on the community.
- He is happy that the facility will be designed to LEED gold standard which is the minimum standard that the Municipality should aspire to for future construction of public buildings.
- He also appreciates the attention to the trails network and community access.
- With regard to the TDM, he would like to know if the applicants investigated the idea of cashing out employees; i.e. allowing

commuters to choose cash for not using their vehicles instead of an ongoing parking subsidy.

- There does not appear to be a lot of wood reflected in the building architecture and would like to know their rationale for that.
- The MOU appears to be very thorough and comprehensive; he would like to know what weight it carries as there have been instances where MOU's have proven to be ineffective.

Mr. G. Symmons, stated:

- He understands and appreciates the anxiety the residents on Alan and North Roads are feeling with regard to parking and access to the proposed facility; the only access to PSI will be from the Camosun College campus.
- There is a shortage of all-weather fields in Saanich so it is likely that sports associations will want to use the new field at PSI; those clubs will be able to monitor where users park and if parking becomes an issue, teams can be banned from using the field.
- With regard to parking during special events, there could be staff from Camosun College or PSI available to monitor the area.
- The facility will be open from 6:00 a.m. to 11:00 p.m.; Camosun College has more than 1,000 parking spaces and they do not anticipate that there will be a shortage of parking during peak times.
- The campus encompasses more than 300 acres of land; the only way to retain its natural beauty and not destroy it by building huge parking areas is to implement a TDM and adhere to it; more parking spaces will encourage more vehicle use and discourage transit use and other forms of transportation.
- The cashing-out option instead of a parking subsidy is an interesting option but it has not been undertaken by the College at this time.
- They have in place a combination of covenants and the MOU; if Camosun College does not comply with the terms of the MOU then Saanich has the option of rejecting future Development Variance Permit applications.
- One portion of the building has been designed so that additional modules can be added in the future as funding permits.
- Under the conditions of the covenant, field lighting will go off at 10:00 p.m.

In response to questions and comments, Mr. Rowe stated:

- The illustration showing the height of the proposed building is an accurate perspective taken from a 3-D computer model.
- With regard to the use of wood on the façade of the building, the building code classification for this type and size of building precludes the use of both structural wood and wood cladding.
- There will be Douglas fir doors and paneling featured extensively in the public areas of the building.

**MOTION:                    MOVED by Mayor Leonard and Seconded by Councillor Brice: “That it be recommended that:**

- 1.    The proposed Memorandum of Understanding between the District of Saanich and Camosun College be endorsed;**
- 2.    Council approve Development Variance Permit DVP2006-00019 on Lot A, Sections 1 and 20, Lake District, Plan VIP69114 (4371 Interurban Road); and**
- 3.    Ratification of the Development Variance Permit be withheld pending execution of the Memorandum of Understanding and registration of a covenant respecting sports field lighting.”**

Mayor Leonard stated:

- He supports the proposal; through the use of MOU’s Saanich has been able to achieve considerable influence over an institutional use which is a benefit to the community.
- It was inevitable that at some point Camosun College would need to provide gymnasiums for the use of their own students; the partnership with PSI provides an opportunity for Greater Victoria to be a destination for sports training and sports education which benefits our economic development as well.
- Many institutions are faced with parking issues; the proposed TDM is aggressive for an institution and we need to work with Camosun College to ensure that it is a success.

Councillor Gillespie stated:

- He initially had some concerns with the issue of parking but the applicants have stated that there are approximately 1,700 parking spaces between Camosun College and the VITP and that it should be adequate.
- Some of the residents in the immediate area have expressed concern that users of PSI will park on their streets; it may be necessary for Saanich to install signage restricting parking along those streets to “residents only”.
- Improvements to the intersection at Wilkinson and Interurban Roads should be made as soon as possible.
- He appreciates the natural stormwater management plan that is proposed for the development and supports the proposal.

In response to questions from Council, the Director of Planning stated:

- As part of the consideration of several variances for new buildings at UVic over the past few years, UVic set aside funds to use for TDM measures on the UVic site; Saanich’s requirement was that they account for those expenditures which they have done.
- The commitments in Camosun College’s TDM plan are very extensive and detailed, but there is no dollar figure attached to them like the TDM for UVic.

Councillor Hunter stated:

- He is very supportive of the proposed facility but can appreciate the concerns of the neighbourhood with regard to traffic and parking; the applicants have a responsibility to ensure that they continue to work with the residents to address their concerns.
- The facility will attract athletes from all over the country; he thanks the applicants for the great work they are doing for sports in the region and in Canada.

Councillor Derman stated:

- He congratulates the applicants and staff; it is an excellent and comprehensive proposal and he supports it.
- The facility will enhance both the community and the economy for Saanich.
- The TDM is critical and should be aggressively adhered to; we do not want to build more parking areas otherwise it will encourage more traffic.
- Modern outdoor lighting technology has very little spillage; there have not been any issues with the field lighting at Lambrick Park.
- The architecture for PSI is very innovative and has some attractive building design features although he would prefer a softer looking façade.
- There has been some lost habitat and he hopes there will be an opportunity to restore it.

Councillor Sanders stated:

- She likes the architecture of the proposed facility; it is very unique.
- She compliments the applicants for designing the facility to a LEED gold standard and for the comprehensive stormwater management plan.
- UVic is located in more of an urban area than Camosun College so their TDM plan is easier to manage; hopefully the proposed TDM and MOU for Camosun College will be successful.
- She would like to see more native plants and trees used instead of the proposed ornamental species.

Councillor Ngai stated:

- She has the same concerns with regard to the issue of parking as she had with UVic when they requested their parking variances.
- There is no doubt that the facility will be very successful and well used and that will mean more traffic and parking.
- The applicants have stated that in order to generate the economic viability of the facility holding special events will be encouraged; these events will also impact parking and hopefully the Municipality will not get complaints from the public.
- She likes the project but does not support the parking variance; we need to start building upwards in order to preserve more greenspace.

Councillor Brice stated:

- The proposed facility will be a wonderful addition to our community; it

is an amazing proposal and an exciting design and she compliments the proponents and staff.

- We could solve the issue of parking by not building the facility but then the community would not benefit; there are some TDM strategies that are succeeding and making a difference, and the proposed TDM plan for Camosun College is very aggressive.
- If parking does become a problem at Camosun College or PSI then we may have to review their future parking requirements should they want to construct more buildings.
- Glendale Gardens is close to Camosun College and the proposed facility and she hopes there will be an opportunity for them to be involved with the landscaping.

Councillor Wergeland stated:

- Saanich is very fortunate to have a facility like what is being proposed, however, it is unfortunate that sometimes residents who live adjacent to large institutions have to bear the brunt of vehicles parking on their streets.
- TDM strategies are a good idea but whose responsibility is it to measure their effectiveness?
- We can control the hours of lighting on sports fields, but it is the users that can sometimes be a problem.

**The Motion was then PUT and CARRIED**

Adjournment

On a motion from Councillor Gillespie, the meeting adjourned at 9:34 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK