

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, JANUARY 8, 2007 AT 7:30 P.M.**

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

**BYLAW AND PUBLIC HEARING**

No. 1  
Wilkinson Road  
Bylaw 8828

**4168 WILKINSON ROAD.**

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2007, No. 8828". Rezoning from RS-6 to RD-1.

**MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: "That Bylaw No. 8828 be introduced and read."**

**CARRIED**

**PUBLIC HEARING TO CONSIDER "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2007, NO. 8828"**

No. 2  
Bylaw 8828  
Wilkinson Road

**PROPOSED TWO FAMILY DWELLING ON WILKINSON ROAD**

To rezone Lot 1, Block A, Section 5, Lake District, Plan 1341A (**4168 WILKINSON ROAD AT CHERRY ROAD**) from zone RS-6 (Single Family Dwelling) to zone RD-1 (Two Family Dwelling) for a proposed duplex. A **DEVELOPMENT PERMIT** applicable to the above lands will also be considered to require the buildings and lands to be constructed and developed in accordance with the plans submitted.

The Notice of Public Hearing and report of the Director of Planning dated November 29, 2006, recommending approval of the rezoning and Development Permit, and that prior to final reading a covenant be registered to create a root protection zone around the Garry oak tree in the northeast corner of the lot, were introduced.

**APPLICANT:**

Mr. C. Whitson, applicant and owner, stated:

- The proposal is to rezone the subject property and create a duplex; the new residential unit will be two storeys and attach to the rear, west side of the existing single storey dwelling.
- The proposed addition is a nice design and will be compatible with the adjacent neighbours; he feels it will increase property values and have a positive impact on the neighbourhood.
- There is also an attractive landscape plan and the existing streetscape will be improved.

**PUBLIC INPUT:**

Nil.

**APPLICANT’S RESPONSE:**  
Nil.

**MOTION:** **MOVED** by Councillor Wergeland and **Seconded** by Councillor Gillespie: “That the application to rezone from RS-6 to RD-1 be approved.”

**CARRIED**

No. 3  
Bylaw 8828  
Wilkinson Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2006, NO. 8828”  
Second, and Third Readings.

**MOVED** by Councillor Derman and **Seconded** by Councillor Brice: “That Bylaw No. 8828 be read a second time.”

**CARRIED**

**MOVED** by Councillor Derman and **Seconded** by Councillor Brice: “That Bylaw No. 8828 be now passed.”

**CARRIED**

**Moved** by Councillor Wergeland and **Seconded** by Councillor Hunter: “That it be recommended that Council approve and issue Development Permit No. DPR2006-00022 on Lot 1, Block A, Section 5, Lake District, Plan 1341A (4168 Wilkinson Road).”

**CARRIED**

Minutes

**ADOPTION OF MINUTES**

**MOVED** by Councillor Brice and **Seconded** by Councillor Hunter: “That the Minutes of the Council and Committee of the Whole Meetings held December 18, 2006, the Minutes of the Special Committee of the Whole Meeting held December 12, 2006, and the Minutes of the Special Council Meeting held December 19, 2006, be adopted.”

**CARRIED**

**BYLAWS**

No. 4  
West Saanich Rd  
Bylaw 8818

**4541 AND 4545 WEST SAANICH ROAD.**  
Final Reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8818” and **approval of Development Permit DPR2006-00007.** Rezoning from A-1 to RT-3.

**MOVED** by Councillor Gillespie and **Seconded** by Councillor Wergeland: “That Bylaw No. 8818 be adopted by Council and the Seal of the Corporation be attached thereto.”

**CARRIED**

**Moved** by Councillor Gillespie and **Seconded** by Councillor Brice: “That Council approve and issue Development Permit No. DPR2006-00007 on Lots A and B, Section 9, Lake District, Plan 12559 (4541 and 4545 West Saanich Road).”

**CARRIED**

No. 5  
Pipeline Road  
Bylaw 8819

**4581 PIPELINE ROAD.**  
Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8819". Rezoning from A-1 to RS-8.

**MOVED by Councillor Sanders and Seconded by Councillor Brice:**  
**"That Bylaw No. 8819 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

No. 6  
Margaret Street  
Bylaw 8820

**548 MARGARET STREET.**  
Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8820". Rezoning from RS-6 to RS-4.

**MOVED by Councillor Wergeland and Seconded by Councillor Sanders:** "That Bylaw No. 8820 be adopted by Council and the Seal of the Corporation be attached thereto."

**CARRIED**

No. 7  
PLD55  
Bylaw 8823

**1108 TOLMIE AVENUE.**  
Final Reading of the "Official Community Plan Bylaw, 1993, Amendment Bylaw, 2006, No. 8823". To amend the Quadra Local Area Plan to designate Lot C, Plan 1732 for multi-family housing.

**MOVED by Councillor Derman and Seconded by Councillor Hunter:**  
**"That Bylaw No. 8823 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

No. 7  
Tolmie Avenue  
Bylaw 8824

**1108 TOLMIE AVENUE.**  
Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8824" and approval of Development Permit DPR2006-00015. Rezoning from RS-6 to RT-3.

**MOVED by Councillor Derman and Seconded by Councillor Hunter:**  
**"That Bylaw No. 8824 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

**Moved by Councillor Gillespie and Seconded by Councillor Wergeland:** "That Council approve and issue Development Permit No. DPR2006-00015 on Lot C, Sections 62 and 63, Victoria District, Plan 1732 (1108 Tolmie Avenue)."

**CARRIED**

No. 8  
Cordova Bay Road  
Bylaw 8825

**4705 CORDOVA BAY ROAD.**  
Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2006, No. 8825". Rezoning from RS-18 to RS-12.

**MOVED by Councillor Brice and Seconded by Councillor Sanders:**  
**"That Bylaw No. 8825 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

**RECOMMENDATIONS FROM COMMITTEES**

*From the Parks, Trails and Recreation Advisory Committee Meeting held November 24, 2006.*

No. 9  
ADM85 - PTR  
Parks Naming

**PARKS NAMING REPORT**

Memorandum from the Parks, Trails and Recreation Advisory Committee dated December 21, 2006 and Report of the Manager of Park Planning and Design dated November 14, 2006, recommending Council approve the list of new park names as outlined in Table 1 of the Report.

**MOVED by Councillor Derman and Seconded by Councillor Sanders:**  
**“That the following list of new park names as outlined in Table 1 of the November 14, 2006 Report of the Manager of Park Planning and Design be approved:**

<u>Park Name</u>	<u>Location</u>
Mattick’s Wood	Mattick’s Wood Lane/Cordova Bay Road
Oakview	Oakview Place
Rowan	Rowan Street
Bruce Hutchison	Quadra Street/Rogers Avenue
Caldecote	Caldecote Road
Charlton	Charlton Road
Harvest Lane	Harvest Lane/Parkside Place
Kenmore	Kenmore Road
Colquitz	Loenholt Road/Wilkinson Road
Rainbow Ridge	Rainbow Street north of McKenzie Ave.
Regina	Regina/Harriet/Trans Canada Highway
Rogers Court	Rogers Court
Outerbridge	Royal Oak Avenue/Blenkinsop Road
South Valley	South Valley Rd/Wilkinson Valley
Sea Ridge	Sea Ridge Lane
Prospect Lake	Prospect Road between Estelline and South Prospect Lake Park
Westbury	Westbury Road
Camas	McKenzie Avenue/Camas Court
Swan Creek	Kent Road (Capital City Allotment Gardens)”

**CARRIED**

\*\*\*\*\*  
Councillor Sanders declared, pursuant to Section 84 of the Council Procedure Bylaw, that she is not entitled to participate in the discussion of the naming of Margaret Wright Park as Margaret Wright is her mother. Councillor Sanders then left the meeting at 7:40 p.m.  
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**MOVED by Councillor Hunter and Seconded by Councillor Derman:**  
**“That Council approve the new park name “Margaret Wright” as outlined in Table 1 of the November 14, 2006 Report of the Manager of Park Planning and Design.”**

**CARRIED**

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Councillor Sanders returned to the meeting at 7:41 p.m.  
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*From the Planning and Transportation Advisory Committee Meeting held November 24, 2006.*

No. 10  
ADM85 – PTED  
Engineering  
Standards

### **ADAPTATION OF EXISTING ENGINEERING STANDARDS**

Report from Councillor Derman, Chair of the Planning and Transportation Advisory Committee, dated December 27, 2006 recommending that pending the completion of a comprehensive review and revision of engineering standards, Council accept the need for flexibility and adaptation of existing standards, request the Director of Engineering to work with relevant advisory committees to craft interim changes to existing policy that would reflect this desire to achieve more sustainable outcomes, and that a more sustainable approach be taken to the management of stormwater associated with roadways and related infrastructure.

**MOVED by Councillor Derman and Seconded by Councillor Sanders:**  
**“That:**

- 1. Pending the completion of a comprehensive review and revision of engineering standards, Council accept the need for flexibility and adaptation of existing engineering standards in order to accomplish more sustainable outcomes for Saanich roadways and related infrastructure;**
- 2. Council convey to the Director of Engineering its desire to achieve more sustainable outcomes and ask the director to work with relevant advisory committees to craft interim changes to existing policy that would reflect this desire to achieve more sustainable outcomes. These changes would apply to works initiated by the municipality and to works resulting from applications made by the development community; and**
- 3. The Committee further recommends that such an approach specifically include, but not be limited to, a more sustainable approach to management of stormwater associated with roadways and related infrastructure.”**

Councillor Derman stated:

- Saanich’s engineering standards for roadways and related infrastructure are dated and do not reflect current thinking around best practices especially with regard to stormwater management.
- Like all sets of standards that are prescriptive, they are outdated and in need of review and revision but because of department work load and limited resources a revision could take awhile.
- In the interim there is a need to allow flexibility and adaptability of existing standards in order to accomplish more sustainable outcomes.
- He would like to see the Engineering Department work with relevant advisory committees to craft interim changes to existing policy that would reflect this desire to achieve more sustainable outcomes; these changes would apply to works initiated by the municipality and to works that result from applications made by the development community.
- In many cases the standards are becoming less prescriptive and more outcome-based and it may be more desirable to move in that direction.

Councillor Wergeland stated:

- The report indicates that it would be helpful to the Engineering Department if Council were to provide them direction indicating when a project should be more progressive; Staff has the opportunity now to make recommendations to Council on applications.
- We have provincial codes in place and we need to adhere to them so that individual municipalities do not create their own codes and guidelines; we need to consult and work with the region so that there are uniform guidelines.

Councillor Hunter stated:

- He supports Recommendation No. 2 in the report but he has difficulty accepting Recommendation Nos. 1 and 3.
- He would prefer that the Environmental Advisory Committee have an opportunity to review these issues and would also like more information from Engineering staff.
- We need to consider the priorities in the Strategic Plan as well as budget considerations.

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

- There is some flexibility in engineering standards although they are quite restrictive and succinct with respect to our minimum requirements; we can and often do, negotiate variances from those standards with developers.
- Some of the initiatives outlined in the report are already taking place on a regular basis; endorsement from Council would help strengthen opportunities for negotiation with developers.

Councillor Brice stated:

- Advisory committees are an important part of Saanich's operation but she is reluctant to commit resources based solely on a report from just one of those advisory committees.
- If a project has merit then it would be more prudent to refer it to staff and have them report back to Council with supporting data and assurances on what Council is being asked to support.
- She does not feel confident that she has enough information to support the recommendations in the report.

Councillor Gillespie stated:

- He would like to see further consideration of the report postponed so that staff have an opportunity to provide more information.

**MOVED by Councillor Gillespie and Seconded by Councillor Brice: "That the December 27, 2006 Report pertaining to the "Adaptation of Existing Engineering Standards" be referred to the Engineering Department for review and recommendation, followed by comments from the Environmental Advisory Committee prior to further Council consideration."**

**CARRIED**

No. 11  
ADM85 – PTED  
Climate Change  
Response

### **DISTRICT OF SAANICH CLIMATE CHANGE RESPONSE**

Report from Councillor Derman, Chair of the Planning and Transportation Advisory Committee dated December 27, 2006 recommending Council recognize the need to make climate change concerns a central issue in all relevant applications that are considered, and direct staff to review existing policies with the intent of bringing forward changes to reflect their intent.

**MOVED by Councillor Derman and Seconded by Councillor Sanders:  
“That:**

- 1. Council recognize the need to make climate change concerns a central issue in all relevant applications that it considers; and**
- 2. Staff be directed to review existing policy with the intent of bringing forward changes that would reflect the intent of Council to have climate change concerns become a central issue in all relevant applications that come before it.”**

Councillor Derman stated:

- More and more information is emerging on climate change; it is a challenge to humankind that needs to be dealt with as soon as possible before potential catastrophic and unacceptable consequences become an unavoidable reality.
- The Environmental Advisory Committee has been dealing with the issue of climate change and it is now recognized in Saanich’s Strategic Plan; staff will be involved in the development of a climate change policy but it will likely pertain primarily to the internal operations of the Municipality.
- Broad societal change will not occur without positive action from local governments and senior levels of government.
- He asks that Council recognize the need to make climate change concerns a central issue in all relevant applications that it considers, and direct staff to review existing policy with the intent of bringing forward changes to our response to it.

Councillor Brice stated:

- It is undeniable that local governments have a responsibility in addressing climate change.
- We have influence and control over many of the activities that produce greenhouse gases, we exercise control over land use, transportation, construction waste management, and the energy efficiency of structures, as well as we issue permits that determine land use patterns.
- The issue of climate change has been part of the public agenda to varying degrees for almost two decades and at this point in time it is critical to use this opportunity to affect change.
- Discussions have been professionally facilitated and facts have been presented in a manner which enables informed discussion and decision making; this is the approach that has been taken by Saanich staff.
- Since the November 24, 2006 Planning and Transportation Advisory Committee (PTAC) meeting, a number of critical initiatives have come to fruition: Council adopted its 2007-2011 Strategic Plan and identified climate change as an initiative; effective January 1, 2007 anyone who

applies for a development permit will be provided with a package that has information pertaining to climate change; and a consultation process was held with proponents who have development proposals before Council.

- The motions in the PTAC Report have been somewhat superseded by the actions of Council and staff.
- She suggests that staff communicate with PTAC (now Planning, Transportation and Economic Development Advisory Committee [PTED]) and elaborate on the actions taken by Saanich and the processes now in place to address climate change; this should address the issues that PTAC have raised as being important to them.

**MOVED by Councillor Brice and Seconded by Councillor Gillespie: "That staff be requested to communicate with the Planning, Transportation and Economic Development Advisory Committee (PTED) on the actions being taken by Saanich to address the issue of climate change through policy and best practices."**

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

- The majority of the changes in the near future will come from the Strategic Plan initiatives and the Green Building Policy which will go beyond municipal operations and hopefully encourage energy savings in the private sector as well.

Councillor Wergeland stated:

- He agrees that climate change is a huge issue; senior levels of government are now starting to pay attention to it and take action and we need to work with them to affect a change.
- It is difficult to make change but we need to start somewhere; for instance, creating higher density zoning is a small step to take but it would help with global warming.
- He looks forward to hearing from staff with regard to recommendations on more policy changes.

Councillor Derman stated:

- The recommendation from PTAC is not intended to minimize many of the excellent efforts by staff.
- There is a great urgency to deal with climate change as it is a cumulative issue; there are more greenhouse gases in the atmosphere than there has ever been.
- Our best chance is to take action as soon as possible; we need to have a policy on climate change that reflects the concerns we have for global warming.

Councillor Gillespie stated:

- The Province recently appointed a new Minister of Environment and hopefully addressing climate change will be a high priority for him.
- Everyone needs to share responsibility for making changes to the environment; we need to send a strong message to both the provincial and federal government urging them to show leadership in addressing the environment and climate change.

Mayor Leonard stated:

- If the referral motion is successful, he would expect staff to attend a

future Planning, Transportation and Economic Development Advisory Committee meeting and outline the Strategic Plan and Green Building Guidelines in order to give committee members an opportunity to comment on whether or not it meets the expectations of the proposed resolution.

Councillor Brice stated:

- We owe it to our advisory committees to be not just a repository of missives but to set up a process of effective communication between the committees and Council so that committees are in a position to continue to serve Council in an advisory role.

Councillor Derman stated:

- He would like the motion amended so that it is referred to both the Environmental Advisory Committee (EAC) and the PTED for comment.

Mayor Leonard stated:

- The EAC has discussed the issue of climate change at their committee meetings and they had all of the necessary information from the Planning Department.
- The Planning and Transportation Advisory Committee on the other hand, did not have all of the pertinent information and did not have a quorum at their November meeting when they discussed the issue of climate change.
- Councillors and committee chairs need to show some discipline in terms of what committee is going to deal with a particular issue.

**The Motion was then PUT and CARRIED**

Adjournment

On a motion from Councillor Brice, the meeting adjourned at 8:20 p.m.

.....  
MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK