

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, MARCH 19, 2007 AT 7:30 P.M.

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

PUBLIC HEARING

No. 67
Burnside Rd West
Temporary
Commercial Permit

TEMPORARY COMMERCIAL USE PERMIT – 1880 AND 1894 BURNSIDE ROAD WEST

Application for renewal of an existing Temporary Commercial Use Permit to allow the unenclosed storage of boats and recreation vehicles on a portion of Lots A and 2, Sections 2 and 101, Lake District, Plan 20192 **(1880 AND 1894 BURNSIDE ROAD WEST)**.

The Notice of Public Hearing; and report of the Director of Planning dated February 15, 2007, recommending Temporary Commercial Permit TCP2004-00001 be renewed for a period of two additional years, were introduced.

APPLICANT:

In response to questions from Council, Ms. A. Plasterer, applicant on behalf of Goodwill Investments Ltd., stated:

- She understands that the Planning Department is currently reviewing the Rural Saanich Local Area Plan and that they are aware of the need within the Greater Victoria area for storage of recreational vehicles.
- They felt that renewing the Temporary Commercial Permit until November 30, 2008 would be the best way to proceed; hopefully in the meantime, the Planning department and Council will find a more permanent solution to deal with the issue.
- Land that is usually commercially or industrially zoned for parking purposes is too valuable in our region and people are not prepared or able to pay the costs to use commercial land for that purpose.
- Recreation vehicles are being stored in other areas of rural Saanich and Greater Victoria but it is likely not being done legally.
- We need to recognize that it is a necessary use and should be regulated to ensure that there is no leakage, that it is screened from the road, etc.

PUBLIC INPUT:

Nil.

APPLICANT'S RESPONSE:

Nil.

Councillor Brownoff stated:

- She did not support the application the last time it came before Council

because she has concerns with the number of vehicles being stored on the site; she will not support the renewal of the Permit.

MOTION: MOVED by Councillor Gillespie and Seconded by Councillor Wergeland: "That Temporary Commercial Permit TCP2004-00001 be renewed for a period of two additional years, expiring on November 30, 2008."
CARRIED,
with Councillor Brownoff voting against.

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Gillespie and Seconded by Councillor Brice: "That the Minutes of the Council and Committee of the Whole Meetings held March 5, 2007, and the Minutes of the Special Committee of the Whole Meetings held February 27, 2007 and March 6, 2007, be adopted."

CARRIED

BYLAWS

No. 68
ADM40
Bylaw 8835

TREE PRESERVATION BYLAW AMENDMENT – REVISED SCHEDULE B (LIST OF SIGNIFICANT TREES)

Three Readings of the "Tree Preservation Bylaw, 1997, Amendment Bylaw, 2007, No. 8835". To include a revised Schedule B (List of Significant Trees).

MOVED by Councillor Derman and Seconded by Councillor Brice: "That Bylaw No. 8835 be introduced and read."

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Brice: "That Bylaw No. 8835 be read a second time."

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Brice: "That Bylaw No. 8835 be now passed."

CARRIED

RESOLUTIONS FOR ADOPTION

No. 69
ADM105
Grant Application –
Energy Efficiency

COMMUNITY ACTION ON ENERGY EFFICIENCY (CAEE) GRANT APPLICATION.

Report of the Director of Planning dated March 14, 2007 recommending that the CAEE Gold Work Plan and application for a \$113,000 grant be approved, and that the Ministry of Energy, Mines and Petroleum Resources be advised of the Municipality's actions as outlined.

The Director of Planning stated:

- He is looking forward to working with the Canadian Home Builders' Association on promoting the Built Green program.

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

- 1. The CAEE Gold Work Plan and application for a \$113,000 grant be approved; and**
- 2. That the Ministry of Energy, Mines and Petroleum Resources be advised that the Municipality of Saanich:**
 - a) Commits to all six energy targets proposed in the CAEE Gold program;**
 - b) Commits to achieving the targeted energy efficiency for all new Municipal buildings through its Green Building Policy of Minimum LEED Silver/Gold;**
 - c) Commits to achieving the targeted energy efficiency for existing Municipal buildings through its existing energy retrofit program;**
 - d) Offers the involvement of its staff in a working group of the Ministry of Community Services in order to develop incentives or regulatory reforms necessary to encourage energy efficient design; and**
 - e) Commits to developing a Climate Change and Energy Action Plan."**

Councillor Derman stated:

- He congratulates the Planning Department for undertaking this initiative; the Director of Planning has spent a lot of time working on the project and he appreciates his efforts.

Councillor Brownoff stated:

- Saanich's Green Building Policy was adopted in June 2005 and incorporated additions larger than 5 square metres of civic buildings; it also addresses operational retrofits of existing facilities to improve energy and water efficiency.
- In Section 2(c) of the proposed Work Plan it is important to mention our Green Building Policy as well as the Energy Retrofit Program because it refers to those additions and retrofits.
- We should also consider coordinating with the Heritage Foundation so that when owners of heritage designated or registered dwellings want to undertake restoration work, the Certified Energy Advisor will be able to assist them.

Councillor Sanders stated:

- She compliments the Planning Department for their work on the initiative.

The Motion was then PUT and CARRIED

No. 70
ADM65
 Attendance at
 Symposium

BC ACTIVE AGING SYMPOSIUM – REQUEST FOR ATTENDANCE.

Memorandum from the Administrative Assistant to the Mayor dated March 14, 2007 requesting Council approve Councillor Brice's travel expenses to attend the BC Active Aging Symposium in Vancouver on March 27, 2007.

MOVED by Councillor Ngai and Seconded by Councillor Gillespie: "That Council authorize payment of expenses in the amount of \$285 for Councillor Brice to attend the BC Active Aging Symposium hosted by the Ministry of Health in Vancouver on March 27, 2007."

Councillor Brownoff stated:

- In the past when she has been asked to be a speaker at a conference her travel costs have been paid by the organization hosting the event.
- There should be a policy to ensure that a portion or all of the costs are paid for by the host of the conference.

Councillor Brice stated:

- She contacted the Ministry of Health regarding the travel costs and was advised that funding was not available.

Councillor Sanders stated:

- She agrees that these costs should be paid by the host of the conference.

The Motion was then PUT and CARRIED

No. 71
ADM65
 Affordable Housing
 Forum

"BUILDING PARTNERSHIPS FOR AFFORDABLE HOUSING" FORUM

Memorandum from the Administrative Assistant to the Mayor requesting Council approve registration fees in the amount of \$65 for any members wishing to attend the "Building Partnerships for Affordable Housing" Forum in Victoria on March 29, 2007.

MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That Council approve registration fees in the amount of \$65 for any members wishing to attend the "Building Partnerships for Affordable Housing" Forum in Victoria on March 29, 2007."

CARRIED

RECOMMENDATIONS FROM COMMITTEES

From the Special Committee of the Whole Meeting held March 6, 2007.

No. 72
PKA35
 Layritz Park –
 Artificial Turf
 Soccer Field

LAYRITZ PARK – ARTIFICIAL TURF SOCCER FIELD

Recommendation from the Special Committee of the Whole Meeting held March 6, 2007 further to the report of the Director of Parks and Recreation dated February 27, 2007.

MOVED by Councillor Ngai and Seconded by Councillor Wergeland: "That Council:

1. **Approve the project partnership with Prospect Lake Soccer Club to establish an artificial turf field at Layritz Park;**

2. **Approve the Prospect Lake Soccer Club grant applications to Gaming and the Olympic/Paralympic Live Site to support the project;**
3. **Approve a \$100,000 contribution to the project as identified within the Parks and Recreation Departments 2007 budget resource requests; and**
4. **Approve in principle an interest free project loan of up to \$250,000 if needed from reserve funds.”**

CARRIED

REPORTS FROM SAANICH ADVISORY COMMITTEE CHAIRS

No. 72
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 8:20 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

THE FOLLOWING WAS REPORTED FROM THE “IN CAMERA” COUNCIL MEETING HELD MAY 1, 2006

Inverness Road
Easement

REQUEST FOR EASEMENT OVER MUNICIPAL PROPERTY – LOT 30, SECTION 63, VICTORIA DISTRICT, PLAN 1330 (INVERNESS ROAD).

**MOVED by Councillor Ngai and Seconded by Councillor Gillespie:
“That:**

1. **Council grant a 3.5 metre wide easement to the owners of Lot 2, Section 63, Victoria District, Plan 6775 over Part of Lot 30, Section 63, Victoria District, Plan 1330 for the purpose of installing sewer and drain connections subject to posting a notice pursuant to Section 26 of the Community Charter; and**
2. **The funds received be used for future park development.”**

CARRIED

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, MARCH 19, 2007 AT 8:21 P.M.

Present: **Chair:** Councillor Sanders
Council: Mayor Leonard and Councillors Brice, Brownoff, Derman, Gillespie, Ngai, and Wergeland
Staff: Tim Wood, Administrator; Russ Fuoco, Director of Planning; Mike Lai, Manager of Transportation; Margaret Trotter, Deputy Municipal Clerk; and Shirley Leggett, Senior Committee Clerk.

Patricia Bay Highway
Antenna Application
– Bell Mobility

4975 PATRICIA BAY HIGHWAY – ANTENNA APPLICATION - BELL MOBILITY INC.

Report of the Director of Planning dated March 1, 2007 recommending antenna application ANT2006-00001 not be supported.

Mr. C. Marlatt, Real Estate Coordinator, Bell Mobility, stated:

- The proposed 30-metre high antenna installation is intended to replace an adjacent existing antenna in order to improve cellular service along the Patricia Bay Highway and Cordova Bay Road.
- Industry Canada requires that consultation take place with the municipal/land-use authority; they also notified the neighbours within a 200 metre radius of the proposed installation as well as the Cordova Bay Association; the Association did not have any objections while two of the neighbours were opposed.
- Presently there are no existing suitable structures available in the immediate area to mount the proposed new antenna that would meet their coverage requirements.
- Similar structures exist on the Patricia Bay Highway between Swartz Bay and Victoria so it would not be out of character to install a new tower along this corridor.
- In order to minimize the visual impact of the monopole, Bell Mobility is proposing to reduce the pole diameter and paint it green, cluster mount the antennas, site the pole adjacent to a mature grouping of trees, and surface the turn-around area/compound with grass-crete pavers to blend with the “pasture” character of the property.
- The proposed infrastructure is commonly found along highways and high volume roadways; it will have a minimal visual impact on the community and improve cellular service; it could also be used by other cellular carriers.

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

- If required, they will shift the compound five metres to the east in order to provide for a landscape buffer; they will also plant the largest caliper trees available for screening.

Ms. M. Figueiredo, 731 Claremont Avenue, stated:

- She is not confident that Bell Mobility took the time to research other suitable locations for a new tower installation; the proposed location is convenient as it is adjacent to an existing compound.
- She is also disappointed that the Cordova Bay Association supported the proposed installation because only a few area residents attended the meeting that the Association held to discuss

the proposal; she and her husband circulated a petition that was signed by a number of residents opposing the proposed antenna.

- The pole will be quite visible from the windows of their house especially during the fall and winter when there are no leaves on the trees surrounding the compound; she hopes that Council will not support the application.

Mr. R. Stonebanks, president, Cordova Bay Association, stated:

- It is necessary to have cellular towers in order to use cell phones; the proposed location is close to an existing tower and a four-lane highway; there is also a similar structure located one or two kilometers away.
- The Association supports the recommendation in the Planner's report that if the installation is approved, that the compound be moved five metres to the east.

Mr. A. Figueiredo, 731 Claremont Avenue, stated:

- When he and his wife circulated the petition most of the residents they spoke to were unaware of the proposed antenna installation; they got 26 signatures in opposition.
- The proposed location is not suitable; the residents in the area are concerned that there could be health and aesthetic impacts if the monopole is installed.
- There are more suitable locations along the highway where there are more trees and better screening.

Mr. S. Mashiana, 4951 Patricia Bay Highway, stated:

- He lives three properties away from the subject property; he does not support a new antenna being installed in this location.
- He was approached by Bell Canada six years ago asking if they could install a cellular tower on his property and he said no.

MOTION:

**MOVED by Councillor Gillespie and Seconded by Mayor Leonard:
"That it be recommended that:**

- 1. Antenna application ANT2006-00001 from Bell Mobility be supported subject to:**
 - a) Providing a mitigation plan prepared by an ISA Certified Arborist to increase the proposed landscaping to include large scale deciduous and coniferous trees to the south and on the west edge of the compound at the building permit stage; and**
 - b) Shifting the compound five (5) metres to the east, to provide for the landscape buffer."**

CARRIED

Councillor Gillespie stated:

- There have been many changes in telecommunications over the years; there are lots of people who use cell phones and the monopoles and antennas are necessary in order to provide wireless coverage.

Councillor Derman stated:

- He will not support the proposed application to construct a monopole on the subject property; there are other locations where Bell Mobility could locate the monopole that would be less obtrusive to the neighbours in the area.
- He encourages Bell Mobility to investigate alternative locations.

Councillor Brownoff stated:

- She is not supportive of the proposed monopole and would have liked to see information from Bell Mobility stating that they had investigated other locations prior to selecting the subject property.
- There is lots of debate whether or not cellular towers cause health issues and she can understand the neighbouring residents' concerns.
- A 30-metre monopole is quite high and will likely be visible even with screening planted around it.

Councillor Brice stated:

- She will not support the proposed application; even though the applicants made a sincere attempt to contact the neighbours regarding their proposal it is up to them to find another location that will not impact residents.
- The petition from residents opposing the proposed monopole should be enough reason for Saanich to not support the application especially since Bell Mobility has not provided any information on alternative locations.

Councillor Wergeland stated:

- It is difficult to say where the right location is for a cellular tower; no matter where one is situated, it is likely going to cause some impacts.
- The proposed location is along a busy highway and adjacent to an existing monopole; although he does not think the new pole will be too obtrusive, the neighbouring residents do not want it in their neighbourhood so he will not support the application.
- We need to establish areas in Saanich where monopoles will be supported.

Mayor Leonard stated:

- Industry Canada is the Federal authority which ultimately approves or denies antenna applications.
- Council adopted a policy in 2004 to establish a consultation process with Industry Canada regarding antenna applications; if all applications are rejected, likely Industry Canada will disregard the recommendations.
- He congratulates the Cordova Bay Association for taking a stand and supporting the proposed antenna application.
- There will not be location that does not have any impact on the community.

Councillor Ngai stated:

- She supports the proposed location for a monopole; it makes economic sense to install a new pole in the proposed location as it will be adjacent to an existing pole.
- No site is going to be an ideal location; she has not heard of any complaints from the public regarding the existing pole.

**The Motion was then PUT and DEFEATED,
with Councillors Brice, Brownoff, Derman, Sanders, and Wergeland
voting against.**

PLD55
Shelbourne Local
Area Plan –
Proposed
Amendment

**SHELBOURNE LOCAL AREA PLAN – PROPOSED AMENDMENT TO
MAP 7.1 TO IDENTIFY ADDITIONAL LANDS AROUND BOWKER
CREEK AS POTENTIAL PARK/OPEN SPACE.**

Report of the Director of Planning dated March 7, 2007 further to a letter from the Bowker Creek Urban Watershed Renewal Initiative, dated February 6, 2006, recommending the Shelbourne Local Area Plan be amended to include a revised Map 7.1 identifying additional lands as Potential Park/Open Space.

Ms. T. Douglas, Bowker Creek Initiative Coordinator, Capital Regional District, stated:

- The Bowker Creek Initiative is driven by the Watershed Management Plan which Council approved in 2003 subsequent to the Shelbourne Local Area Plan (LAP).
- The objective of the proposed amendment is to send a message out to the community and developers that there is an interest in the properties adjacent to Bowker Creek for a variety of possible needs related to an integrated stormwater management plan.
- They are now in the final stages of developing a master drainage plan which will form a huge part of the integrated stormwater management plan and take into account flooding, erosion, social and environmental concerns.
- It is critical that we keep our options open in terms of the large properties adjacent to the Creek and include them on the revised Map of the Shelbourne LAP as potential open space.
- She has been in contact with BC Hydro and it is likely that they will be divesting themselves of their property adjacent to Bowker Creek; they are fully supportive of the proposed amendment to the LAP.

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

- He supports the proposed amendments to the LAP; they reflect the future direction for potential stormwater management and greenways, as well as habitat restoration.
- With the potential sale of Richmond Elementary School perhaps the entire BC Hydro site instead of just a portion of it, could be incorporated to make up for the loss of the School property.

Mr. I. Graeme, president, Friends of Bowker Creek Society, stated:

- The Society supports the recommendation to hold a Public Hearing to amend the LAP.
- There is an opportunity with the Bowker Creek Initiative, to link southeast Saanich and Oak Bay to the regional trails network; this

- will create healthy communities and active living, address climate change, and promote economic development in the watershed.
- Over the past 10 years the greenway concept has been discussed at various advisory committees and by several community associations; members of the community have participated in numerous discussions and on countless steering committees.
 - There has been a huge amount of work done over the past 10 years yet the important greenway connections have not been secured; we need to move ahead proactively.

Mr. D. Murdoch, Sierra Club, Victoria Group, stated:

- He congratulates everyone who has worked on the proposed revisions to the LAP as well as the various advocacy groups who have promoted Bowker Creek over the past decade.
- The Sierra Club is supportive of the proposed amendments; they support greenways and trails because they contribute to the reduction in greenhouse gas emissions.
- The preservation of the Bowker Creek lands means that we can create a potential greenway corridor throughout the Capital Region.

MOTION:

MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That a Public Hearing be called.”

Councillor Derman stated:

- Creating the Bowker Creek greenway will be a huge asset for the Capital Region; it involves a recreational and commuter component as well as opportunities for riparian renewal of Bowker Creek.
- There has been extensive planning over the years and we need to move forward with the process of making the greenway a reality.

Councillor Brownoff stated:

- The Colquitz Linear Parkway was created in the 1960’s because a report came forward to Council with the idea of creating linkages; over the years the Municipality, through development and acquisition, has developed an amazing linkage along that corridor.
- She is delighted with reestablishing the health of the watershed and with the number of people who have been involved in the process.
- Entrenching the proposed amendment to the LAP is the way to proceed; she supports the proposed amendment.

Councillor Wergeland stated:

- He congratulates everyone who has been involved in the process.
- He hopes that when we are acquiring the properties that have been identified along Bowker Creek that we consider creative ways to fund the acquisitions.

The Motion was then PUT and CARRIED

Adjournment On a motion from Councillor Gillespie, the meeting adjourned at 9:25: p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK