

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, MARCH 5, 2007 AT 7:30 P.M.**

Present: **Chair:** Mayor Leonard  
**Council:** Councillors Brice, Brownoff, Derman, Gillespie, Hunter, Ngai, Sanders 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.

Minutes **ADOPTION OF MINUTES**

**MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: "That the Minutes of the Council and Committee of the Whole Meetings held February 26, 2007, and the Minutes of the Special Committee of the Whole Meeting held February 13, 2007, be adopted."**

**CARRIED**

**BYLAWS**

No. 61  
ADM40  
Bylaw 8834

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

Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2007, No. 8834" and approval of Development Variance Permit DVP2006-00022. Rezoning from RS-6 to RS-4.

**MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That Bylaw No. 8834 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

**MOVED by Councillor Derman and Seconded by Councillor Brownoff: "That Council approve and issue Development Variance Permit DVP2006-00022 on Lot 1, Section 82, Victoria District, Plan 10530 (518 Broadway Street)."**

**CARRIED**

No. 62  
PLD60  
Bylaw 8837

**OFFICIAL COMMUNITY PLAN BYLAW – HOUSEKEEPING AMENDMENT TO HARMONIZE TERMINOLOGY WITH THE SANITARY SEWER BYLAW.**

Final Reading of the "Official Community Plan Bylaw, 1993, Amendment Bylaw, 2007, No. 8837". To replace the phrase "sewer enterprise" with "sewer service" to be consistent with the terminology in the Sanitary Sewer Bylaw No. 8792.

**MOVED by Councillor Ngai and Seconded by Councillor Hunter: "That Bylaw No. 8837 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

No. 63  
ADM40  
 Bylaw 8841

**REPEAL BYLAW (MUNICIPAL EMPLOYEES DESIGNATION BYLAW).**  
 Final Reading of the "Repeal Bylaw, 2007 (Municipal Employees Designation Bylaw, 2004, No. 8606), No. 8841".

**MOVED by Councillor Ngai and Seconded by Councillor Gillespie:**  
**"That Bylaw No. 8841 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

No. 64  
ADM40  
 Bylaw 8830

**BRITISH COLUMBIA HYDRO AND POWER AUTHORITY LAND USE CONTRACT BYLAW AMENDMENT.**  
 Final 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 Derman and Seconded by Councillor Sanders:**  
**"That Bylaw No. 8830 be adopted by Council and the Seal of the Corporation be attached thereto."**

**CARRIED**

No. 65  
West Saanich Rd.  
 Bylaw 8831

**4396 WEST SAANICH ROAD.**  
 Final Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2007, No. 8831" and approval of Development Permits DPR2005-00033 and DRP2006-00027. Rezoning from M-2 to RA-3, C-3 and P-4.

**MOVED by Councillor Wergeland and Seconded by Councillor Gillespie:** "That Bylaw No. 8831 be adopted by Council and the Seal of the Corporation be attached thereto."

**CARRIED**

**MOVED by Councillor Wergeland and Seconded by Councillor Gillespie:** "That Council approve and issue Development Permits DPR2005-00033 and DRP2006-00027 on Lot A, Section 8-A, Lake District, Plan VIP71164 (4396 West Saanich Road)."

**CARRIED**

Adjournment

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

The meeting reconvened at 8:18 p.m.

*From the Committee of the Whole Meeting held March 5, 2007*

No. 66  
Portage Road  
 Development  
 Permit

**1067 PORTAGE ROAD – DEVELOPMENT PERMIT – EDWARD AND ELSA LYONS**

**MOVED by Councillor Brownoff and Seconded by Councillor Gillespie:** "That Council approve and issue Development Permit No. DPR2006-00019 on Lot 15, Section 79, Victoria District, Plan 890 except part in Plan 776RW (1067 Portage Avenue)."

**CARRIED**

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

**CARRIED**

Adjournment            On a motion from Councillor Gillespie, the meeting adjourned at 8:19 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, MARCH 5, 2007 AT 7:36 P.M.**

Present:                    **Chair:**        Councillor Hunter  
                                 **Council:**    Mayor Leonard and Councillors Brice, Brownoff, Derman, Gillespie, Ngai, Sanders 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.

Portage Road            **1067 PORTAGE ROAD – DEVELOPMENT PERMIT – EDWARD AND**  
Development Permit   **ELSA LYONS.**

Report of the Director of Planning dated February 21, 2007 recommending approval of Development Permit DPR2006-00019.

Ms. C. Elliott, Victoria Design Ltd., on behalf of the owners and applicants, stated:

- She is the senior technician for this particular project and is representing the owners as they are both out of the country on business.

In response to questions from Council, Ms. Elliott stated:

- The driveway will be temporarily realigned during the construction

phase in order to minimize impacts to the existing row of Garry oak trees.

- She is not sure if the owners have considered deconstruction rather than demolition of the existing dwelling but she will discuss it with them.

Mr. P. Gerrard, president, Gorge Tillicum Community Association, stated:

- The Association's Board members considered the proposal and have no objections; the owners did due diligence in contacting the neighbours and others with regard to their application.
- The footprint of the proposed new dwelling is almost identical to the footprint of the existing house; the owners are committed to preserving the existing trees.
- The Association will also discuss the possibility of deconstruction rather than demolition of the existing dwelling with the owners.

**MOTION:**

**MOVED by Councillor Brice and Seconded by Councillor Derman: "That it be recommended that Council approve and issue Development Permit No. DPR2006-00019 on Lot 15, Section 79, Victoria District, Plan 890 except part in Plan 776RW (1067 Portage Avenue)."**

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

- It is the responsibility of the Vancouver Island Health Authority (VIHA) to approve the proposed septic system.
- Different onsite systems require different levels of maintenance.

Councillor Brownoff stated:

- It is important that the owners be provided with information with respect to provincial regulations pertaining to the maintenance and maintenance records of onsite septic systems.

**The Motion was then PUT and CARRIED**

PLD60  
Official Community  
Plan Review

**OFFICIAL COMMUNITY PLAN REVIEW – WORK SCHEDULE.**

Report of the Director of Planning dated February 28, 2007 recommending the Official Community Plan review and consultation process outlined be approved.

The Director of Planning stated:

- Saanich's Official Community Plan (OCP) was last reviewed in a comprehensive manner in 1993; the current Plan does not require a complete overhaul, but a systematic review.
- The majority of the goals, objectives and policies in the Plan do not require any alteration; attention will be focused on areas such as climate change, growth pressures, urban design issues, or where policy changes require amendments to the OCP to better reflect Saanich's growth and changes over the next 15-20 years.
- Changes to the Urban Containment Boundary (UCB) and Agricultural Land Reserve (ALR) are not being contemplated.
- The intent is to obtain statistically reliable input from a broad cross section of Saanich citizens; this will be done through telephone surveys, focus groups, an online survey, and open houses.

- The Planning Department is dedicating a significant amount of departmental resources to undertake the review over the next 12 to 18 months; there will be ongoing reports and referrals to Advisory Committees and community associations, as well as information posted on Saanich's website.

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

- It is anticipated that there will be an opportunity through a specific focus group or membership in a focus group for the many ethnic groups in our community to express their viewpoints.
- They will be hiring professionals in their field to write appropriate questions based on areas of concern in the OCP; that way they will get honest, unbiased answers.
- The number of people that will be polled in the telephone survey will be statistically significant and reliable, and based on standard statistical practice.

Mr. P. Gerrard, president, Gorge Tillicum Community Association, stated:

- Some of the Local Area Plans are out of date; he would like to know how they will fit in once the OCP is amended.

The Director of Planning responded:

- A Local Area Plan (LAP) derives its authority through the OCP so the OCP will supersede any LAP; the OCP will also be the most recent publicly debated document.

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

- The proposed review of the OCP is a very important issue; the Community Association only received notification last week that it was being considered by Council.
- There is no mention in the proposed work-plan that individual community associations will be consulted; it only refers to the Saanich Neighbourhood Association Network (SCAN).
- The Association is also concerned with the proposed percentage of Saanich citizens that will be polled in the telephone survey; they would also like to know who will be involved in the focus groups and what their focus will be.
- There is not a lot of mention of retaining or redeveloping existing infrastructure or parks maintenance.
- The Association supports the proposed review of the OCP.

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

- He is happy to see that a review of the OCP is being undertaken as it has been 14 years since the last review of the document.
- He would like to know how the selection of the focus groups will be determined and what kinds of questions will be asked in the survey.

In response to comments, the Director of Planning stated:

- It has not been determined yet how focus groups will be selected although they will have professional help in making the selections; in order to make the focus groups statistically relevant, randomized approaches should be taken.

**MOTION:           MOVED by Councillor Derman and Seconded by Councillor Wergeland: "That the Official Community Plan review and consultation process outlined in the February 28, 2007 report of the Director of Planning be approved."**

Councillor Brownoff stated:

- She is very happy that there is an opportunity to review and amend the current OCP.
- She has some concerns with the issue of focus groups; with our aging population there are people that are visually and hearing impaired as well as those who have mobility problems.
- Trying to get representation in a focus group from various ethnic groups is going to be a challenge; Saanich's Recreation Department routinely works with an intercultural group of citizens so they may be of some assistance.
- Not all community associations have representatives that attend SCAN meetings so it is important to include individual associations during the consultation process.
- We should also consult with the School District and make sure they engage us in discussions when they are considering the sale of school properties.
- When we are reviewing transportation issues we should also consult with the Ministry of Transportation and BC Transit.

Councillor Gillespie stated:

- There have been many changes in our Municipality since the OCP was last reviewed in 1993.
- We are dealing with the issue of secondary suites, an increase in homelessness and the high cost of living in our region.
- The number of single parent families is rising and young families cannot afford housing in Victoria so schools are closing; the number of seniors in our region is increasing.
- He hopes that in the near future there will be an opportunity for all age groups and income levels to be able to afford to live in our Municipality.

Councillor Derman stated:

- The process that is outlined for the review of the OCP is a good one.
- Although SCAN is an umbrella organization for all of the community associations in our Municipality we need to ensure that we engage each individual association in the consultation process; he agrees that the School District should be involved as well.
- When we are soliciting public input, there should be an opportunity for written comments as well as the telephone survey.

Councillor Wergeland stated:

- The process that is outlined for the review of the OCP is an interesting approach and he appreciates the efforts of staff.
- He hopes that through the media, telephone surveys, open houses, etc. that we engage a good cross section of the Municipality.

Councillor Sanders stated:

- She agrees that individual community associations should be notified and consulted as some associations do not have the resources to send representatives to the SCAN meetings.
- The report states that growth rates still continue to exert pressure on Saanich’s infrastructure planning; a lot of our pressure is due to the Urban Containment Boundary (UCB) and how we deal with the redevelopment of properties within the UCB.

Councillor Brice stated:

- She is happy that changes to the UCB and ALR are not being considered; they are an integral part of our current planning and the general public will take comfort in knowing they will remain in place.
- If the public knows up front what areas of the current OCP are being reviewed and where the document might need to be altered to reflect changes in our community, we will be able to get more meaningful input from the public.

**The Motion was then PUT and CARRIED**

Adjournment

On a motion from Councillor Wergeland, the meeting adjourned at 8:17 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK