

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, APRIL 28, 2008 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brice, Brownoff, Derman, Gillespie, Hunter, Ngai, and 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 Hunter and Seconded by Councillor Gillespie:
“That the Minutes of the Council and Committee of the Whole Meetings held April 14, 2008, the Special Committee of the Whole Meetings held March 31, April 15, April 21, and April 22, 2008, and the Special Council Meetings held April 15 and April 22, 2008, be adopted.”

CARRIED

BYLAWS

No. 84
ADM40
Bylaw 8913

COUNCIL PROCEDURE BYLAW – AMENDMENTS TO SECTIONS ON SCHEDULING OF MEETINGS AND APPEALS.

Final Reading of the “Council Procedure Bylaw, 2007, Amendment Bylaw, 2008, No. 8913”. To amend Sections 11 (b), 55 and 56.

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: “That Bylaw No. 8913 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

No. 85
ADM40
Bylaw 8924

FINANCIAL PLAN BYLAW (2008 – 2012).

Three Readings of the “Financial Plan Bylaw, 2008, No. 8924”. To establish the five year financial plan for 2008 – 2012.

MOVED by Councillor Derman and Seconded by Councillor Brownoff:
“That Bylaw No. 8924 be introduced and read.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Brownoff:
“That Bylaw No. 8924 be read a second time.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Brownoff:
“That Bylaw No. 8924 be now passed.”

CARRIED

No. 86
ADM40
Bylaw 8925

SANITARY SEWER BYLAW AMENDMENT (SCHEDULE F – TRANSITIONAL SEWER SERVICE AREA CHARGES).

Three Readings of the “Sanitary Sewer Bylaw, 2006, Amendment Bylaw, 2008, No. 8925”. To amend Schedule F (Transitional Sewer Service Area Charges).

MOVED by Councillor Brice and Seconded by Councillor Sanders:
“That Bylaw No. 8925 be introduced and read.”

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Sanders:
“That Bylaw No. 8925 be read a second time.”

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Sanders:
“That Bylaw No. 8925 be now passed.”

CARRIED

No. 87
ADM40
Bylaw 8926

GARBAGE COLLECTION AND DISPOSAL BYLAW AMENDMENT.

Three Readings of the “Garbage Collection and Disposal Bylaw, 2005, Amendment Bylaw, 2008, No. 8926”. To increase the annual rate from \$122.60 to \$127.75.

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: “That Bylaw No. 8926 be introduced and read.”

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: “That Bylaw No. 8926 be read a second time.”

CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Gillespie: “That Bylaw No. 8926 be now passed.”

CARRIED

No. 88
ADM40
Bylaw 8927

TAX BYLAW.

Three Readings of the “Tax Bylaw, 2008, No. 8927”. To establish the tax rates for 2008.

MOVED by Councillor Derman and Seconded by Councillor Hunter:
“That Bylaw No. 8927 be introduced and read.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Hunter:
“That Bylaw No. 8927 be read a second time.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Hunter:
“That Bylaw No. 8927 be now passed.”

CARRIED

No. 89
ADM40
Bylaw 8919

DOCUMENT COPYING FEE BYLAW.

Three Readings of the "Document Copying Fee Bylaw, 2008, No. 8919". To incorporate fees into a bylaw that was previously charged pursuant to an administrative policy.

MOVED by Councillor Sanders and Seconded by Councillor Ngai: "That Bylaw No. 8919 be introduced and read."

CARRIED

MOVED by Councillor Sanders and Seconded by Councillor Ngai: "That Bylaw No. 8919 be read a second time."

CARRIED

MOVED by Councillor Sanders and Seconded by Councillor Ngai: "That Bylaw No. 8919 be now passed."

CARRIED

No. 90
Bethune Ave.
Bylaw 8923

3466 BETHUNE AVENUE – HERITAGE DESIGNATION.

First Reading of the "Heritage Designation Bylaw, 2008 (3466 Bethune Avenue), No. 8923". To designate the dwelling as a municipal heritage property.

MOVED by Councillor Hunter and Seconded by Councillor Derman: "That Bylaw No. 8923 be introduced and read."

CARRIED

No. 91
Tillicum Road
Bylaw 8920

Councillor Wergeland declared, pursuant to Section 85 of the Council Procedure Bylaw, that he is not entitled to participate in the discussion of the rezoning application for 3170 Tillicum Road as he is involved with the applicants on another project. Councillor Wergeland then left the meeting at 7:35 p.m.

3170 TILLICUM ROAD (A PORTION OF TILLICUM MALL).

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2008, No. 8920". Rezoning from C-3 to C-3L.

MOVED by Councillor and Seconded by Councillor: "That Bylaw No. 8920 be introduced and read."

CARRIED

Councillor Wergeland returned to the meeting at 7:36 p.m.

No. 92
LaSalle Street
Bylaw 8921

3927 LASALLE STREET.

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2008, No. 8921". Rezoning from RS-6 to RD-1.

MOVED by Councillor Gillespie and Seconded by Councillor Brownoff: "That Bylaw No. 8921 be introduced and read."

CARRIED

No. 93
Burnside Rd. W.
Bylaw 8922

1131 AND 1141 BURNSIDE ROAD WEST.
First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2008, No. 8922". Rezoning from RS-18 to RS-8.

**MOVED by Councillor Ngai and Seconded by Councillor Gillespie:
"That Bylaw No. 8922 be introduced and read."**

CARRIED

RESOLUTIONS FOR ADOPTION

No. 94
ADM115 – UBCM
Recovery of
Resources –
Waste Systems

UBCM RESOLUTION - RECOVERY OF RESOURCES IN MUNICIPAL AND REGIONAL WASTE SYSTEMS.

Memorandum from Councillor Brownoff dated April 24, 2008 recommending Council forward the resolution outlined for consideration at the 2008 UBCM Convention.

Councillor Brownoff stated:

- The Provincial Government has introduced "New Green Legislation" with different timeframes for implementation and has started looking at issues such as grey water; the proposed resolution deals with how we can address innovative ways to deal with liquid waste issues in a sustainable manner.

**MOVED by Councillor Brownoff and Seconded by Councillor Derman:
"That Council forward the following resolution for consideration at the Union of British Columbia Municipalities' 2008 Annual convention:**

WHEREAS the BC Government has established a priority on climate change and has set an aggressive target to reduce greenhouse gas emissions to at least 33 percent below current levels by 2020;

WHEREAS local governments have opportunities through the development process to seek innovative opportunities to capture onsite sewage, create new sources of energy and the reuse of water, all off the grid of municipal systems; and

WHEREAS sewage and organic waste can be turned into biofuels, and integrated resource recovery can help reduce greenhouse gas emissions and tackle the challenge of climate change;

THEREFORE be it resolved that the Union of British Columbia Municipalities ask the Provincial Government to provide financial assistance and legislative tools that will help communities integrate recovery of resources in municipal and regional waste systems as part of local and regional plans."

CARRIED

No. 95
ADM40/
XRef:ADM135
Rezoning School
Properties

REZONING SCHOOL PROPERTIES.

Report from Councillor Derman dated April 18, 2008 recommending staff be requested to prepare bylaws creating a new zone(s) that permit school use only for properties currently zoned P-1 but used for school purposes and that include site coverage and setback provisions that provide protection for existing open space, and staff investigate the possibility of including provisions that allow for public open space access in hours outside of normal school operating times.

Councillor Derman stated:

- Given the fact that a report from staff will be coming forward shortly regarding school properties he suggests that his report be referred to staff for their consideration.

MOVED by Councillor Derman and Seconded by Councillor Brownoff: “That the April 18, 2008 report from Councillor Derman be referred to the Director of Planning for consideration during his review of the Cowichan Valley Regional District bylaws with respect to the disposition and zoning of school sites.”

Councillor Derman stated:

- Schools and school grounds are important to the fabric of a community; how schools operate is under the jurisdiction of school boards.
- In some cases communities have been designed with school open space as part of their amenities and when a school closes and a school field is lost it impacts that community.
- The existing P-1 Zone permits a variety of uses that could greatly impact a community and offers little protection for open space; this means that Council faces the choice of either accepting an application to rezone a school property or face the risk of a less desirable outcome for the community under a P-1 Zone.
- It could be beneficial to see if there is an opportunity to reach an agreement with school boards with regard to a covenant in favour of the municipality that would recognize public use during non-school hours.

Councillor Brownoff stated:

- It is provincial policy that is placing school districts into the unfortunate position of having to deal with land use; trustees are elected to deal with education and not the sale of school land.
- There is a program set up through UBCM which reviews the use of school lands; Saanich has a great track record of working with both school districts with regard to joint use agreements.
- If a School Board sells a school property which is then eventually developed it impacts transportation patterns in that community.
- She looks forward to the staff report; when the Uplands School closed it sat empty for quite a while but now it is being used for international students.

Councillor Wergeland stated:

- He hopes that some of the possible changes to school properties that are being considered will be incorporated into policy changes in the Official Community Plan, and that any subsequent zoning amendments

will take place after the community has had an opportunity to provide input.

Councillor Brice stated:

- She supports Councillor Derman’s report being referred to staff for their consideration as part of their comprehensive report on this issue.
- She sees Councillor Derman’s report as a different tact that has been proposed to Council in the past; the rationale does not undermine the authority of the school district to make its decisions, but indicates that once a decision has been reached by the School Board, Council will have still options to determine what the future use of the school property will be.
- The rationale in the report refers to open space in a rather generic term; there are also other school open spaces in our community such as private schools; the recommendation does not limit it to public school properties and she hopes that staff will take this into consideration and look at what kind of a scope the proposed policy will encompass.

Councillor Gillespie stated:

- School closures are a very serious issue; 200 schools throughout the Province will close by the end of 2008.
- School lands lend a connection to a community and their open space is meant to be utilized not only during regular school hours but after hours as well.

The Motion was then PUT and CARRIED

CAPITAL REGIONAL DISTRICT ACTIVITIES

No. 96
ADM115 – CRD
Updates
Adjournment

Council members provided updates on a variety of Capital Regional District initiatives.

On a motion from Councillor Gillespie, the meeting adjourned at 8:25 p.m. p.m.

The Meeting reconvened at 10:27 p.m.

From the Committee of the Whole Meeting held April 28, 2008

RECOMMENDATIONS

No. 97
Oak/Short Streets
Road Frontage
Requirement

3371 OAK STREET/829 SHORT STREET – DEVELOPMENT PERMIT – ALAN LOWE

Moved by Councillor Wergeland and Seconded by Councillor Gillespie: “That:

1. **Council rescind Development Permit DPR2003-00039 and approve and issue Development Permit DPR2007-00020 on Lot A, Section 7, Victoria District, Plan VIP79665 (3371 Oak Street), subject to the inclusion of the following conditions:**

- a) Registration of easement agreement and restrictive covenants for shared driveway and off-street parking between 3371 and 3361 Oak Street; and
- b) Landscape plans being amended to include a "Sivacel" type tree planting system plus two benches adjacent to Oak Street, and increasing the amount of soft landscaping on the Oak Street frontage by eliminating one vehicle display space at either the southwest or northwest corners fronting on Oak Street."

CARRIED

In Camera Motion: **MOVED by Councillor Hunter and Seconded by Councillor Sanders: "That the following meeting be closed to the public as the subject matter being discussed relates to negotiations and related discussions respecting the proposed provision of a municipal service."**

CARRIED

Adjournment On a motion from Councillor Hunter, the meeting adjourned at 10:28 p.m.

.....
MAYOR

I hereby certify these Minutes are accurate.

.....
MUNICIPAL CLERK

- will ensure that he understands LEED standards and determines the best way to make the proposed building as energy efficient as possible.
- They considered a larger green roof than what is being proposed but it would require a larger and more costly support structure; the majority of green roofs are located on top of concrete buildings.
 - There will be two benches located in the centre of the proposed boulevard.
 - The "Small Car" only spaces indicated on the plans are allowed to be one metre shorter than a regular sized stall; smaller sized stalls are beneficial around the perimeter of the proposed building in case a pathway or additional landscaping is required.
 - The majority of the lighting for the proposed building will emanate out toward Oak Street; the proposed office space in the building will be located along the Short Street frontage and it will not be lit at night.

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

- The subject area is designated as a major centre and he does not think a car dealership fits the criteria.
- It is important to have a vision or some direction for the entire area and for other major centres as well.

MOTION:

**Moved by Councillor Wergeland and Seconded by Councillor Brice:
"That it be recommended that:**

- 1. Council rescind Development Permit DPR2003-00039 and approve and issue Development Permit DPR2007-00020 on Lot A, Section 7, Victoria District, Plan VIP79665 (3371 Oak Street), subject to the inclusion of the following conditions:**
 - a) Registration of easement agreement and restrictive covenants for shared driveway and off-street parking between 3371 and 3361 Oak Street; and**
 - b) Landscape plans being amended to include a "Sivacel" type tree planting system plus two benches adjacent to Oak Street, and increasing the amount of soft landscaping on the Oak Street frontage by eliminating one vehicle display space at either the southwest or northwest corners fronting on Oak Street."**

Councillor Derman stated:

- The subject area is a very important major centre for the region and has been identified in the Regional Growth Strategy.
- A major centre is meant to be a livable, walkable, complete community and it takes a lot of effort to accomplish that.
- He agrees that it is unfortunate that there are no appropriate planning processes in place today because we are losing the opportunity to accomplish something really remarkable.
- He is not comfortable at the present time that the subject proposal only meets the spirit of the Development Permit Guidelines; design plans should also meet the intent of the standards that have been set out.

- There is an opportunity to create more in the way of an amenity for pedestrians on both Short Street and Oak Street and the potential for a gathering space at that corner.
- Unfortunately he can not support the Development Permit application at the present time; he does not support using a potentially public space along Short Street to have paved areas to park vehicles for display when there is a showroom for that purpose.

Mayor Leonard stated:

- He welcomes the potential investment in our community; the proposed building is a first class building and the improvements and investments that are being undertaken by the owner at the adjacent Nissan dealership are significant.
- The jobs that will be created are well paying jobs and it is an important part of our economy to have this reinvestment in the subject site by the Dealership; he is pleased to support the Development Permit application.

Councillor Sanders stated:

- She welcomes the investment and business to our community but feels that the proposal needs some fine tuning and that the Development Permit Guidelines should be adhered to a little more closely.
- She does not feel that the pedestrian environment is very friendly; it is nice that benches will be provided but people need to feel safe using them.
- She does not like the proposed vehicle display parking in front of the building; the proposal does not accommodate the neighbourhood as well as it could.

Councillor Brownoff stated:

- She appreciates the investment in our community; however, she also has some concerns with the pedestrian environment and supports the recommendation to eliminate one vehicle display space fronting Oak Street.
- She looks forward to staff working with the developer with regard to the landscape plan as she feels it could be enhanced.

**The Motion was then PUT and CARRIED,
with Councillor Derman voting against.**

Carloss Place/
XRef:EPW65
Inclusion in Sewer
Service Area

4739 CARLOSS PLACE – INCLUSION IN SEWER SERVICE AREA.

Report of the Director of Engineering dated April 14, 2008 recommending 4739 Carloss Place be included in the Sewer Service Area.

MOTION:

MOVED by Councillor Gillespie and Seconded by Councillor Brice: “That the application to include Lot C, Section 25, Plan 20063, Lake District (4739 Carloss Place) within the Sewer Service Area be approved.”

CARRIED

Fairburn Drive
Rezoning**1837 FAIRBURN DRIVE – REZONING APPLICATION – FOCUS CORPORATION (DAVE SMITH).**

Supplemental report of the Director of Planning dated April 22, 2008 recommending the rezoning to a new zone RS-F (single family dwelling Fairburn) and P-4 (recreation and open space) be approved, and that final reading be withheld pending registration of covenants requiring the dedication of a minimum park area of 5,017 m² in the south-east quadrant prior to or concurrent with subdivision of the lands, and to prohibit the construction or occupancy of any dwelling containing a secondary suite.

Mr. D. Smith, Focus Corporation, applicant, stated:

- At the April 14, 2008 Committee of the Whole Meeting, Council postponed further consideration of their rezoning application so that the Municipality could explore a larger park through negotiations with the property owner.
- With the assistance of Saanich staff they have revised their proposal to dedicate 30 percent of the site as park which is an increase of 20 percent from their original proposal; the raw land residential value for the additional park contribution represents approximately \$1.2 million dollars.
- The revised proposal also reduces the overall density from 23 dwelling units to 18 single family dwelling units; the proposed new park will be about 1.25 acres in size and will have enough greenspace for both new and current residents to enjoy.
- They will also register a covenant on the property that requires the future homes to be constructed to the Canadian Homebuilder's Built Green Standard and prohibit secondary suites.
- The proposed layout provides a significant amount of park dedication and all concerned parties can be satisfied that their interests have been considered.

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

- They have not yet begun a dialogue with the Montessori School regarding parking issues, however, it would be appropriate for them to go ahead and initiate discussions at this time with the school and staff.
- There is a driveway loop that goes through the front of the school property that could be improved to allow vehicles to drive through when picking up or dropping off children.
- A covenant will be registered to guarantee that the proposed dwellings will be constructed to Built Green Standards.
- There is a centre parking area in the cul-de-sac that will accommodate eight vehicles; they are not anticipating providing additional parking spaces over and beyond what the bylaw outlines for parking requirements.

Ms. J. Vanderveen, on behalf of L.A.N.D.S. (Let's Agree Not to Dispose of Schools), stated:

- She appreciates that Council took into consideration the concerns that were expressed at the previous Committee of the Whole Meeting.

- A culture of entitlement within free market economics is not in the public interest nor in our economic interest in the long term; ignoring the public interest and public good is like education – it tends to destabilize economy in the long term; in this case, there is a conflict between a public good and private interests.
- The property owner could do service to the public interest in Saanich and the Province by either donating all of the Fairburn lands to Saanich for parkland in return for a tax receipt, or by advising the various provincial development associations about the problems associated with developing these lands.

Mr. B. Norman, 4031 Loyola Street, stated:

- The loss of the Fairburn field will result in an increase in traffic and noise, and an irreversible alteration of the character of the Fairburn neighbourhood; it will also reduce opportunities for youth to play and exercise.
- The Fairburn area has high density and many of the yards are very small; he hopes that Council will give careful consideration before approving the rezoning application.

Mr. R. Mills, 1848 Fairburn Drive, stated:

- The revised proposal provides a larger greenspace; however, there are many Cedar trees in the expanded park area that will preclude a number of outdoor activities.
- He does not think the proposed new dwellings can be described as affordable housing; the proposed footprints of the new dwellings will be larger than other homes in the area and will not be compatible.
- The three lots that are proposed to access from Fairburn Drive will further impact traffic which is already an issue with vehicles dropping off/picking up children from the Montessori School.

Mr. Z. Henderson, Pinewood Estates, 3969 Panther Street, stated:

- The Fairburn area already has high density and he does not support the Fairburn field being subdivided into more residential lots.
- One of the fields has already been closed off from the public; a section of asphalt and the basketball hoops have been removed.
- He does not consider the proposed dwellings to be affordable housing; the proposed subdivision will not enhance the neighbourhood.

Mr. H. Richardson, 1871 Elmhurst Place stated:

- He has lived in his present location for the past 30 years; 75 years ago he was a student at Burnside Elementary.
- He suggests that Council retain the P-1 zoning that is currently on the subject property - it is a small risk to take; if the Fairburn field is rezoned it will result in a 70 percent loss of greenspace.
- Perhaps Council could hold a referendum at the upcoming municipal election in November asking the public to support Council in purchasing the property back from Mamie Development Ltd. so that it can be retained for public use.

Ms. L. Travers, Chair, Friends of Fairburn, stated:

- The sale of Fairburn School was not the result of an open

transparent public consultation process; she had to file a Freedom of Information request in order to confirm that a formal meeting was never held to change the real estate status of the Fairburn property from lease to sale; the sale violated the School Board's 2003 promise that schools slated for closure would not be sold.

- The Fairburn neighbourhood was not able to fairly make its case about the importance and options for protecting the subject playing field; all levels of government have a responsibility to follow due process.
- The proposed development of the Fairburn field will result in an increase in traffic and alter the character of the neighbourhood.
- Council needs to have the wisdom and courage to maintain our greenspace for future generations and should ask for citizen support at a referendum in November to purchase the Fairburn field back from Mamic Development Ltd. so it can continue as a neighbourhood greenspace.

Ms. J. Gaylord, 1692 Carnegie Crescent, stated:

- It would appear that it may be too late to save the Fairburn field from future development.
- Although she would prefer to see the property remain as it is, the revised subdivision proposal is a good proposal and includes a significant increase in park dedication.
- She is extremely pleased to hear that the proposed new dwellings will be constructed to Built Green Standards.
- According to the survey that was undertaken as part of the Official Community Plan, 75 percent of the residents of Saanich supported secondary suites; the subject property is within walking distance of UVic where there is one of the highest demands for secondary suites.
- The proposed new dwellings will likely not be affordable to many people unless secondary suites are permitted; she suggests that if there are any problems with secondary suites that they be dealt with through the existing bylaw.

Ms. M. Cohen, 1815 Fairburn Drive, stated:

- Apparently the Fairburn area is not a priority for park acquisition and she would like to know the reason or if it will become a priority at some point in the future.
- She commends the property owners for their willingness to meet with the residents in the neighbourhood and discuss their wishes.
- The residents asked that if the property is developed, that as much greenspace as possible be retained and that single family dwellings be constructed given the high density that already exists in the Fairburn area.
- Covenants were put in place at the time of the Laval Lanes townhouse development and a pedestrian right-of-way was included in the terms of rezoning; this walkway is extremely important to the neighbourhood.
- After allowing more than ample time for the construction site to be completed, the residents have yet to see an accessible thoroughfare to the Fairburn field; at the end of the path at the rear of the property there is a gate access to the field that has been bolted shut; if this

- gate is part of the covenant will it be made accessible to the public?
- She hopes parks and pedestrian walkways for the Fairburn area will become a priority for Saanich and that areas will be set aside or purchased to provide park amenities that the Fairburn area deserves.

Ms. K. Norman, 4031 Loyola Street, on behalf of the Friends of Fairburn, stated:

- The Fairburn area has a density of about 77 percent which is the highest density in all of Gordon Head; she commends the developers for the significant increase in park dedication in their revised proposal, however, she wishes the field would remain as it is.
- The neighbourhood will suffer a huge loss if the Fairburn field is developed; many of the houses in the area have extremely small yards so the residents use the field for unorganized sports, activities, and games.

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

- According to the Regional Growth Strategy, by 2026 the population in Saanich will increase to 119,000 which is only 6,000 more than today's figures; we need to look at sustainability and not eliminate all of our greenspace.
- When it rains, no matter if it is a two year or 100 year storm, the Fairburn field can absorb that water; that capability will be lost with all of the impervious surfaces associated with the proposed subdivision.
- The subject property is located within a Type I watershed which means only a minimal amount of treatment is required; there is not a lot of room on each of the proposed lots for the specified on-site stormwater storage or treatment.
- We need to preserve our greenspace for future generations.

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

- The issue of secondary suites came up during discussions with staff; however, it was not the applicant's suggestion to prohibit them from the proposed development.

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

- There is a relatively small rebate on fees that is available to developer's depending on the level of built green standards however, it would likely not make an impact in the affordability of a development.

In response to questions from Council, the Administrator stated:

- The Park Priority Study is in the process of being updated and a draft may be available by the summer.

MOTION:

**MOVED by Mayor Leonard and Seconded by Councillor Wergeland:
"That a Public Hearing be called."**

Councillor Derman stated:

- When an area is densified consideration should be given to the

- amenities that are required in a neighbourhood as it is developed.
- The subject property is no longer public property; it is now privately owned with an existing zoning and it is up to Council to make a decision that will provide the best outcome for the community.
- Mamic Development Ltd. has been very charitable with the proposed park dedication however they are not required to retain the property as a public space.
- It would have been ideal to retain the entire property as greenspace however that is not an option and the proposed development may be the best solution for the property.
- He hopes that at the Public Hearing the developer will provide information on what measures will be taken to address stormwater management and how the parking issues are being addressed.
- He will support the proposal with some regrets.

Councillor Wergeland stated:

- We have to realize that the property is now privately owned and that by retaining the existing zoning it could result in a less desirable outcome; he believes that the proposed development is the best solution for the property.

Councillor Sanders stated:

- Council has to consider the policies in the Gordon Head Local Area Plan as it pertains to the subject property.
- The applicants have revised their original proposal and significantly increased the park dedication; there are other developers who would not have been so accommodating in a similar situation.
- The issue of allowing secondary suites in the dwellings to help with affordability is a difficult issue to deal with; if suites are permitted it will increase traffic even more and there are already issues with parking.
- She supports the proposal proceeding to a Public Hearing however she is disappointed that Council has been placed in the position of having to decide the fate of the school field.

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

- The issue of prohibiting secondary suites was originally discussed as a method to reduce traffic because there were concerns.

Councillor Ngai stated:

- Secondary suites may not be suitable in the dwellings on the smaller lots that are being proposed but they could be considered for the larger dwellings; suites would make the houses more affordable for younger families.
- It is up to Council to ensure that the taxpayer's dollars are used to benefit the greater good for the Saanich community; it is unfortunate that school boards have been forced by higher levels of government to sell off school properties.
- She supports the proposed development.

Councillor Gillespie stated:

- It is not right that schools are closing and being sold; 200 schools will

be closed throughout the Province by the end of 2008.

- We need to let the Province know that municipalities want to have control of the title of school lands; if we do not stand firm then the sale of school lands will just continue.
- He does not support the proposed development and thinks the subject property should retain its existing zoning.

Councillor Hunter stated:

- It is not an easy decision for Council to make with regard to the outcome of the Fairburn property; he adheres to the Parks and Recreation Master Plan and to the Parks Priority Study which includes 50 percent of school ground property in the calculation of community open space.
- He feels the proposal is still lacking in park amenity but he will not stand in the way of the application proceeding to a Public Hearing.

Councillor Brice stated:

- She supports the proposal proceeding to a Public Hearing; the applicants have demonstrated good will and she was impressed with how quickly they responded to the Municipality's request to negotiate a larger park.
- These kinds of issues are difficult to deal with and there is no easy solution; school trustees are also in a difficult position and quite often have to make some tough decisions.

Councillor Brownoff stated:

- She agrees it is unfortunate that the School Board was forced by the Province to sell the Fairburn School property and that now Council has to deal with the situation at the end of the process; school closures and the loss of playing fields impacts our communities.
- There are still some issues that need to be resolved; parking has to be dealt with.

The Motion was then PUT and CARRIED, with Councillor Gillespie voting against.

Adjournment

On a motion from Mayor Leonard, the meeting adjourned at 10:26 p.m.

.....
CHAIR

I hereby certify these Minutes are accurate.

.....
MUNICIPAL CLERK