

MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
TUESDAY, MAY 13, 2008 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brice, Brownoff, Derman, Gillespie, Hunter, Ngai, Sanders and Wergeland.
Staff: T. Wood, Administrator; R. Fuoco, Director of Planning; S. Hvozdanski, Manager of Special Projects; and Andrea Park, Senior Committee Clerk.

PLD60
Official Community
Plan

OFFICIAL COMMUNITY PLAN REVIEW 2008

The report of the Director of Planning dated April 22, 2008 recommending that the Official Community Plan (2008) be considered for approval and referred to a Public Hearing and the supplemental report of the Director of Planning dated May 1, 2008 recommending that the Official Community Plan be amended to incorporate two new policies as outlined, with respect to public school site disposition and use, were introduced.

Mayor Leonard stated:

- This is a continuation of the meeting of May 6, 2008, commencing with Chapter 5 of the Draft OCP 2008. Once public input has been completed, the Director of Planning will prepare a report summarizing proposed revisions to the Plan for consideration at the Council meeting of June 9, 2008. At that time Council may consider referring the revised Official Community Plan (OCP) to a Public Hearing.

Chapter 5: Social Well – Being

The Manager of Special Projects introduced the policies contained in the Basic Needs and Strengthening Community sections of Chapter 5.

PUBLIC INPUT:

Ms. L. Popham, 6170 Old West Saanich Road, stated:

- The wording of Policy #16 in the Agriculture and Food Security section should be strengthened to control the deposit of fill and also ensure the soils agricultural capability is not ecologically threatened.
- Policy #18 should be reworded to support ecologically-responsible food production on a large or small level inside or outside the Agricultural Land Reserve (ALR).

Mr. N. Mogensen, 3760 Crestview Road, stated:

- The issue of climate change overrides everything in the OCP.
- We must aim for food self-sufficiency and stop eroding the agricultural land base.
- Suspend consideration of the OCP until the issues of climate change and food self-sufficiency are addressed.
- Local municipalities, rather than higher levels of government, are best-suited to independently institute measures to combat global warming.
- The quality of the natural environment must be preserved.

Mr. D. Murdock, 405-899 Darwin Avenue, stated:

- He appreciates including food security in the OCP; we need to protect our agricultural land and enhance our local food production.
- Saanich should encourage public and private community gardens for urban agriculture; support pocket markets and green roofs.
- Municipal procurement policies should support local producers; partner with other levels of government to ensure a viable market place for local food.
- A more ambitious plan to create affordable housing is required; secondary suites must be regulated when legalized; consider a requirement for 10% affordable housing with each new multifamily development; offer municipal property for that purpose.
- Share responsibility for homelessness issues and participate in regional initiatives.
- With respect to Arts and Culture, create an Arts Centre at the Cedar Hill Recreation Centre.

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

- Do not allow any land to be removed from the ALR.
- Policy 14 should be worded more strongly to enforce the buffering of agricultural land.
- Do not remove single family housing in order to build multifamily housing.
- Define the regulations which will govern alternative housing types.

Mr. Y. Bajard, 1896 Watson Street, stated:

- A pilot project is not necessary for secondary suites; proceed to legalize and regulate them community by community.
- Promote community and private vegetable gardens.

Ms. S. Critch, President, Camosun Community Association, stated:

- Speed up the legalization and regulation of secondary suites which is consistent with regional policy; it is more environmentally sensitive to maximize the use of existing housing stock rather than building new.
- She is disappointed in the lack of change in this OCP after submissions from interested groups.

Mr. P. Gerrard, 2878 Inlet Avenue, stated:

- He supports all the community values stated in Chapter 5.
- Council could further support local food production by donating land on Burke Street for a community garden; pocket markets, such as the one at Pearkes Recreation Centre, can be successful.
- Legalize secondary suites; consider small lot subdivisions for family housing; consider that some of the former Mt. View School site could be used to develop affordable housing and supportive housing; he supports inclusionary zoning and special zones which include many different uses in one designated area.
- Homelessness must be addressed by all municipalities in the region.

Mr. J. Bennett, Victoria Real Estate Board, stated:

- The Real Estate Board offers its expertise on housing issues to Saanich.
- Secondary suites should be recognized and gradually legalized.
- Incentives for affordable housing are needed; participate on the CRD Housing Action Team.
- The Board supports the position of the Greater Victoria Development Agency that more industrial land must be created; the industrial vacancy rate is poor in the Greater Victoria Area.

Mr. A. Lubkowski, 2886 Ilene Terrace, stated:

- Secondary suites should be clearly supported in the OCP subject to appropriate regulation and enforcement and ensuring that the accepted nature of single family dwellings in a neighbourhood is not denigrated.

Mr. E. Ochs, 2450 Camelot Road, stated:

- Support for alternative forms of transportation is important; the existing bike and pedestrian pathways are fragmented; he would appreciate stronger wording in support of bicycle and pedestrian movement.

Mr. S. Brygadyr, 847 Cameo Street, stated:

- He supports legalizing secondary suites, subject to regulation and enforcement; the creation of affordable housing should be encouraged.

Ms. S. Belford, 3840 Roland Avenue, stated:

- When considering new development, evaluate its impact on traffic; encourage alternative methods of transportation.

Ms. C. Lee, 151 Homer Road, stated:

- Water consumption should be evaluated based on the specifics of a location.
- Secondary suites are acceptable as long as there is effective bylaw enforcement.

Mr. A. Kemp, CEO, Rental Owners and Managers Society of BC, stated:

- It is important to legally recognize secondary suites; no apartment buildings are likely to be built due to federal tax regulations.
- Home ownership costs are escalating and the apartment vacancy rates are zero; more owners would offer suites for rent if they were legalized.
- His organization can offer training for new landlords through the municipality.
- He submitted a written report containing recommendations for additional policies with respect to rental housing.

Chapter 6: Economic Vibrancy

Chapter 7: Taking Action & Tracking Progress

The Manager of Special Projects outlined the policies contained in the Economic Infrastructure and Diversification and Enhancement sections of Chapter 6 and in the Implementation, Indicators, and Regional Context

sections of Chapter 7.

PUBLIC INPUT:

Mr. P. Gerrard, 2878 Inlet Avenue, stated:

- It appears that Saanich has defaulted to a regional plan with respect to employment and economic viability; an aggressive Saanich model to encourage clean high tech industries to locate here would be preferable.
- Encourage new revenue sources to compensate for pending tax increases due to planned sewage treatment facilities and hospital construction.
- Consider hiring an Economic Development Officer for Saanich.

Mr. G. Holloway, 4745 Rosehill Road, President, Royal Oak Community Association, stated:

- A more innovative approach to sustainable transportation is needed; we are too dependent on automobiles.
- Saanich could lead in considering the use of slower moving electric vehicles.

Mr. N. Mogensen, 3760 Crestview Road, stated:

- Our economy has created our present environmental problems; local municipalities can implement innovative solutions to influence the economy.
- Local residents and businesses could be encouraged to generate their own clean energy; certain beneficial industries could be encouraged to locate here.
- An auto dependent culture can no longer be supported.

Ms. S. Belford, 3840A Roland Avenue, stated:

- Under Diversification and Enhancement, strengthen the wording of Policy #13 to make local business more sustainable.
- Under Section 7.1 Implementation - Policy #5 which considers site specific OCP amendments is not good planning.
- A regional transportation strategy is needed.

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

- Recognize that growth will not be sustainable in the future and consider appropriate wording for the OCP.
- Since a portion of the District's revenue comes from new housing, consider how a future decrease in such income will impact future planning.

Ms. C. Lee, 151 Homer Road, stated:

- Consider electric vehicles since many cannot bicycle or walk.
- Consider new means of crossing highways.

MOTION:

Mayor Leonard stated:

- Public input has been completed on the Draft OCP 2008. Council will consider revisions arising from these meetings at the Council meeting of June 9, 2008.

**MOVED by Councillor Brownoff and Seconded by Councillor
Gillespie: "That the meeting be adjourned."**

CARRIED

Adjournment The meeting adjourned at 8:50 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK