

MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JULY 20, 2009 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brownoff, Derman, Gerrard, Murdock, Sanders, and Wergeland.
Staff: Tim Wood, Administrator; Russ Fuoco, Director of Planning; Carrie MacPhee, Manager of Legislative Services; Von Bishop, Manager of Development and Municipal Facilities; and Maura Brothers, Senior Committee Clerk.

Minutes **ADOPTION OF MINUTES**

MOVED by Councillor Brownoff and Seconded by Councillor Derman:
"That the Minutes of the Council and Committee of the Whole Meetings held July 13, 2009 and the Special Council Meetings held July 7, 2009, July 13, 2009 and July 14, 2009 be adopted."

CARRIED

RESOLUTIONS FOR ADOPTION

PQS100
Sole Source
Request

100 TON STATIC PIPE BURSTER – SOLE SOURCE REQUEST.

Report of the Director of Finance dated July 13, 2009 recommending the contract to purchase a 100 Ton Static Pipe Burster be awarded to Bobcat Country Sales Inc. in the net purchase amount of \$95,190.

MOVED by Councillor Brownoff and Seconded by Councillor Murdock:
"That the contract to purchase a 100 Ton Static Pipe Burster be awarded to Bobcat Country Sales Inc, in the net purchase amount of \$95,190.00."

CARRIED

RECOMMENDATIONS

From the Special Committee of the Whole Meeting held May 26, 2009

Tillicum Road
Development
Permit

3170 TILLICUM ROAD – DEVELOPMENT PERMIT – RIO CAN HOLDINGS

MOVED by Councillor Derman and Seconded by Councillor Wergeland:
"That Council approve and issue Development Permit DPA2008-00020 on Lot 1, Sections 13, 14, 15, 15A, and 80, Victoria District, Plan 32836 (3170 Tillicum Road); and further that a Transportation Demand Management study for the entire Tillicum Mall site be completed prior to issuance of a building permit and implemented prior to occupancy of the mixed use building."

CARRIED

Adjournment On a motion from Councillor Gerrard, the meeting adjourned at 7:32 p.m.
The meeting reconvened at 8:30 p.m.

In Camera Motion **MOVED by Councillor Gerrard and Seconded by Councillor Derman:
“That the following meeting be closed to the public as the subject
matter pertains to the receipt of advice that is subject to solicitor-client
privilege, and to personal information about identifiable individuals
being considered for appointment.”**

CARRIED

Adjournment On a motion from Councillor Sanders, the meeting adjourned at 8:31 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, JULY 20, 2009 AT 7:33 P.M.

Present: **Chair:** Councillor Sanders
Council: Mayor Leonard and Councillors Brice, Brownoff, Derman, Gerrard, Murdock, and Wergeland.
Staff: Tim Wood, Administrator; Russ Fuoco, Director of Planning; Carrie MacPhee, Manager of Legislative Services; Von Bishop, Manager of Development and Municipal Facilities; and Maura Brothers, Senior Committee Clerk.

Carey Road
Rezoning

4231 CAREY ROAD – REZONING APPLICATION – JOHN LUDGERO PEREIRA.

Report of the Director of Planning dated July 6, 2009 recommending that the rezoning from RS-6 to RD-1 and Development Permit DPR00401 be approved for a proposed two-family dwelling, and that final reading and Development Permit ratification be withheld pending registration of a Right of Way Modification Agreement to permit the encroachment into the BC Hydro right of way.

The applicant, Mr. J. Pereira, 4231 Carey Road, stated:

- He has been working with his neighbours on the rezoning process for the last few years.
- If the rezoning and development permit applications are approved, he intends to live in one of the dwellings and sell or rent the other.

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

- The architect will be available to present the application if it is sent to Public Hearing.
- The underground storage tank will hold stormwater from the site, which can then be used for irrigation.
- He would be willing to consider using Built Green standards for the proposed development and guaranteeing this through covenant or other methods.
- As the existing addition on the property is does not meet the current building code standards, it will be removed and the new dwelling will be constructed within the existing building envelope.

MOTION

MOVED by Mayor Leonard Seconded by Councillor Gerrard: “That a Public Hearing be called to further consider the rezoning application for 4231 Carey Road.”

CARRIED

PLD55
Action Plans Terms
of Reference –
Shelbourne Corridor
and Uptown
Saanich

ACTION PLANS TERMS OF REFERENCE – SHELBOURNE CORRIDOR AND UPTOWN SAANICH.

Report of the Director of Planning dated June 25, 2009 recommending that the Terms of Reference be endorsed for the Shelbourne Corridor and the Uptown Saanich Action Plans

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

- The concept of district energy systems and general energy efficiency could be included in the environment section of the Terms of Reference (ToR) for both action plans.

- Though not explicitly stated in the Shelbourne ToR, it was always intended that the business community be engaged along with any appropriate community organizations; mention of the engagement process could be included in the Shelbourne ToR, but might not be restricted to a charette exercise.
- Anything that feeds into the zone of influence on the Shelbourne Corridor, including the pedestrian environment, will be considered in the action plan.
- Discussion is already underway with City of Victoria Planning staff regarding the action plan process.
- The Transit Study is scheduled for completion prior to the completion of the Uptown action plan process.
- It is intended that public input for the action plans be solicited through the Saanich website and wording indicating this can be included in the ToRs.
- Similar wording used in the Uptown ToR identifying stakeholders for the consultation process can be replicated for the Shelbourne ToR.

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

- He congratulates staff on the ToRs for these important action plans which will provide needed vision and direction to the Shelbourne Corridor and Uptown Centre.
- The Shelbourne ToR should include greenways under transportation, a charette exercise and a key deliverables section; furthermore, the wording in the environment section should include mention of restoration and rehabilitation of the historic environment, not just protection and enhancement of the status quo.
- The Uptown ToR does not include an environment section and is very vehicle focused; consideration should also be given to protection of the existing view corridors for current residents.
- Objective 6 in the Uptown ToR should say, "Ensure green buildings, energy efficiency, green infrastructure and green public spaces".
- All Saanich advisory committees should be given the opportunity to comment on the action plans.

Mr. R. Wickson, President of the Gorge Tillicum Community Association, 2836 Inez Drive, stated:

- He applauds the action plan process and looks forward to both study areas receiving a thorough examination.
- Charette exercises educate participants and help to build consensus among different community groups; funding for charettes may be available through various organizations.
- The ToRs indicate that the scope of the action plans will be the next 20 to 30 years, but we should be aware that both study areas will have significant regional impact, more on a scope of 50 to 100 years.

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

- Greenways are noted in the land use section of the Shelbourne ToR.
- The maps in the Official Community Plan (OCP) and the Regional Growth Strategy (RGS) refer to a 500 m proximate walking distance and do not exactly identify the circumference of the major centres; it was intended that the major centres be specifically defined through further analysis and public consultation.

MOTION: MOVED by Councillor Brownoff and Seconded by Councillor Derman: "That:

- 1) Staff amend the Terms of Reference for the Shelbourne Corridor Action Plan and the Uptown Saanich Action Plan to address comments made by the public and Council; and**
- 2) It be recommended that Council endorse the Terms of Reference for the Shelbourne Corridor Action Plan and the Uptown Saanich Action Plan as amended."**

Councillor Brownoff stated:

- The Uptown ToR seemed more comprehensive than the Shelbourne ToR.
- The issues identified at this meeting need to be addressed prior to Council ratifying the ToRs.

Councillor Murdock stated:

- He looks forward to the public engagement process for the action plans and supports the use of the website as an alternate means for acquiring feedback.
- The consultation process should also include the Saanich Parks, Trails and Recreation Advisory Committee and the Saanich Bicycle and Pedestrian Mobility Advisory Committee.

Councillor Gerrard stated:

- The business community, land use planning and transportation are all important components of the proposed action plans.
- Charettes push participants from different community groups to find a consensus, whereas general feedback is often anonymous.

Councillor Derman stated:

- Though he wants the action plans process to be undertaken expeditiously, it is important that the public comments on the ToR be incorporated.
- He congratulates staff on the excellent ToRs; incorporating the comments made this evening will ensure a better start to the action plan process.

Councillor Wergeland stated:

- If consensus can be reached between the different community groups consulted for the action plans, the result will be tremendous.

Councillor Sanders stated:

- She congratulates staff on the ToRs and supports the use of charette exercises during the action plan processes.

The Motion was then PUT and CARRIED

that the rezoning from RS 6 to M-1DW and Development Permit DPR00410 be approved for a proposed office with outdoor storage. Report of the Advisory Design Panel dated June 11, 2009 recommending approval of the design.

On behalf of the applicant, Mr. M. Moody, KMP Architecture, stated:

- The design of the proposed building incorporates reference to the applicant, a paving company that occupies the existing building, through metal cladding and fiber-cement relief panels in highway-inspired colours.
- The applicant is trying to be sustainable on a modest budget using sunshades on the south-facing elevation, accompanied by a high albedo roof to reflect sunlight.
- The proposed landscaping includes wide boulevards with tree plantings and sidewalks.
- The parking lot paving stones will allow infiltration of stormwater and an oil separator will be provided
- The application fits its surroundings and will enhance this industrial neighbourhood, in which this is one of the last residential properties.

In response to questions from the public, Mr. Moody stated:

- The appropriate community associations will be contacted to review the application.
- The landscaping will help prevent vehicles from jumping the curb when parking.
- The paving company vehicles to be stored on site will include trailers with equipment, but no heated tar.

MOTION:

MOVED by Mayor Leonard and Seconded by Councillor Derman: "That a Public Hearing be called to further consider the rezoning application for 476 Dupplin Road."

Councillor Brownoff stated:

- She recommends that the applicant contact the Gorge Tillicum Community Association and the Mount View Colquitz Community Association prior to Public Hearing.

Councillor Gerrard stated:

- The application is timely considering the previous item on the ToR for the Uptown Saanich Action Plan.
- Though he will support the motion, he concurs with the Mount View Colquitz Community Association that the spot zoning currently underway in this area shows a lack of vision, where there is an opportunity for something dynamic.

Councillor Wergeland stated:

- The proposed design leaves something to be desired, though it is an improvement over the current building; ideally, there would be some long term thought put into the development.

Mayor Leonard stated:

- The applicant should consider a more detailed and comprehensive presentation at the Public Hearing.

- It is important that traditional industrial use be represented in the Douglas Street/Uptown Saanich corridor.

Councillor Sanders stated:

- She encourages the applicant to take note of the other impressive developments in the area which respect the nearby residential neighbourhood.

The Motion was then PUT and CARRIED.

Adjournment

On a motion from Councillor Derman, the meeting adjourned at 8:29 p.m.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK