

MINUTES OF THE COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, JULY 6, 2009 AT 7:30 P.M.**

Present: **Chair:** Mayor Leonard  
**Council:** Councillors Brice, Derman, Hunter, Murdock, Sanders, and Wergeland  
**Staff:** Tim Wood, Administrator; Russ Fuoco, Director of Planning; Dwayne Halldorson, Manager of Underground Services; Carrie MacPhee, Manager of Legislative Services; and Maura Brothers, Senior Committee Clerk.

Minutes

**ADOPTION OF MINUTES**

**MOVED by Councillor Brice and Seconded by Councillor Murdock:**  
“That the Minutes of the Council and Committee of the Whole Meetings held June 22, 2009 and the Minutes of the Special Council Meeting held June 16, 2009, be adopted.”

**CARRIED**

**BYLAWS**

Mt. Douglas X Rd.  
XRef. EPW 65  
Bylaw 8981

**SANITARY SEWER BYLAW AMENDMENT – 1520 MT. DOUGLAS X ROAD**

Final Reading of the “Sanitary Sewer Bylaw, 2006, Amendment Bylaw, 2009, No. 8981”. To include 1520 Mt. Douglas X Road in the Sewer Service Area.

**MOVED by Councillor Brice and Seconded by Councillor Sanders:**  
“That Bylaw No. 8981 be adopted by Council and the Seal of the Corporation be attached thereto.”

**CARRIED**

ADM40 - Treasury  
Bylaw 9000

**DRAINAGE CONSTRUCTION AND IMPROVEMENT LOAN AUTHORIZATION BYLAW**

Three Readings of the “Drainage Construction and Improvement Loan Authorization Bylaw, 2009, No. 9000”. To authorize borrowing of \$1,797,000 for wood stave drain replacement on Cherrilee Crescent, Derby Road/Camrose Crescent and Garnet Road.

**MOVED by Councillor Wergeland and Seconded by Councillor Gerrard:**  
“That Bylaw No. 9000 be introduced and read.”

**CARRIED**

**MOVED by Councillor Wergeland and Seconded by Councillor Gerrard:**  
“That Bylaw No. 9000 be read a second time.”

**CARRIED**

**MOVED by Councillor Wergeland and Seconded by Councillor Gerrard:**  
“That Bylaw No. 9000 be now passed.”

**CARRIED**

ADM40 -Treasury  
Bylaw 9001

**SEWER CONSTRUCTION AND IMPROVEMENT LOAN AUTHORIZATION BYLAW**

Three Readings of the "Sewer Construction and Improvement Loan Authorization Bylaw, 2009, No. 9001". To authorize borrowing of \$1,500,000 for the Portage Lift Station.

**MOVED by Councillor Brownoff and Seconded by Councillor Brice:**  
"That Bylaw No. 9001 be introduced and read."

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice:**  
"That Bylaw No. 9001 be read a second time."

**CARRIED**

**MOVED by Councillor Brownoff and Seconded by Councillor Brice:**  
"That Bylaw No. 9001 be now passed."

**CARRIED**

PLD60  
Bylaw 8997

**4487 WILKINSON ROAD – ROYAL OAK LOCAL AREA PLAN AMENDMENT.**

First Reading of the "Official Community Plan Bylaw, 2008, Amendment Bylaw, 2009, No. 8997". To amend the Royal Oak Local Area Plan to designate 4487 Wilkinson Road for multi-family housing.

**MOVED by Councillor Wergeland and Seconded by Councillor Sanders:**  
"That Bylaw No. 8997 be introduced and read."

**CARRIED**

Wilkinson Road  
Bylaw 8998

**4487 WILKINSON ROAD.**

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2009, No. 8998". Rezoning from A-1 to RT-1 for proposed 7 attached housing units.

**MOVED by Councillor Brice and Seconded by Councillor Hunter:** "That Bylaw No. 8998 be introduced and read."

**CARRIED**

Simon Road  
Bylaw 8999

**1420 SIMON ROAD.**

First Reading of the "Zoning Bylaw, 2003, Amendment Bylaw, 2009, No. 8999". Rezoning from A-1 to RS-8 for proposed 3 lot subdivision.

**MOVED by Councillor Sanders and Seconded by Councillor Gerrard:**  
"That Bylaw No. 8999 be introduced and read."

**CARRIED**

**RESOLUTIONS FOR ADOPTION**

PQS100  
Tender 18/09

**TENDER 18/09 – CONCRETE CURB, GUTTER AND SIDEWALK.**

Report of the Director of Finance dated June 19, 2009 recommending Tender 18/09 for construction of concrete curbs, gutters and sidewalks be awarded to Island Asphalt Company (dba O.K. Industries Ltd.) in the amount of \$623,899.50.

**MOVED by Councillor Hunter and Seconded by Councillor Brice:** "That Tender 18/09 for construction of concrete curbs, gutters and sidewalks be awarded to Island Asphalt Company (dba O.K. Industries Ltd.) in the amount of \$623,899.50."

**CARRIED**

PQS100

Tender 19/09

**TENDER 19/09 – SUPPLY OF AGGREGATES AND GRANULAR MATERIALS.**

Report of the Director of Finance dated June 24, 2009 recommending Tender 19/09 for the supply of aggregates and granular materials be awarded jointly to Capital City Paving (estimated at \$442,372) and Lehigh Hanson Materials Ltd (estimated at \$512,652).

**MOVED by Councillor Derman and Seconded by Councillor Wergeland: “That Tender 19/09 for the supply of aggregates and granular materials be awarded jointly to Capital City Paving (estimated at \$442,372) and Lehigh Hanson Materials Ltd (estimated at \$512,652).”**

**CARRIED**ADM115 – CRD

CRD Bylaw 3616

**CAPITAL REGIONAL DISTRICT ARTS AND CULTURE SUPPORT SERVICE – PROPOSED INCLUSION OF THE TOWN OF SIDNEY AS A PARTICIPANT.**

Letter from the Capital Regional District dated June 18, 2009 requesting Council give consent to the CRD adopting Bylaw 3616, “Arts and Culture Support Service Establishment Bylaw No. 1, 2001, Amendment Bylaw No. 2, 2009”.

**MOVED by Councillor Sanders and Seconded by Councillor Hunters: “That Council give consent to the CRD adopting Bylaw 3616, ‘Arts and Culture Support Service Establishment Bylaw No. 1, 2001, Amendment Bylaw No. 2, 2009’.”**

**CARRIED**RSF 110Strawberry  
Festival 2009**SAANICH STRAWBERRY FESTIVAL 2009**

Councillor Brice stated:

- She would like Council to acknowledge the amazing work done by staff and volunteers at the Saanich Strawberry Festival held on Sunday July 5, 2009.

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 7:38 p.m.

The meeting reconvened at 10:28 p.m.

**RECOMMENDATIONS***From the Committee of the Whole Meeting held June 22, 2009*Portage RoadDevelopment  
Application**1205 PORTAGE ROAD – DEVELOPMENT PERMIT – KEN MAR, HARTMANN DESIGN**

Report of the Director of Planning dated June 10, 2009 recommending approval of Development Permit DPR00412 for proposed new single family dwelling.

**MOVED by Councillor Wergeland and Seconded by Councillor Brownoff: “That Council approve and issue Development Permit DPR00412 on that part of Lot 7, Section 16, Victoria District, Plan 5911, lying to the South of the Southerly boundary of Plan 776 RW except those parts in Plans 16109 and 3836 RW (1205 Portage Road), for a new single family dwelling.”**

**CARRIED**

RSF00  
Saanich Arts and  
Culture Strategy

**SAANICH ARTS AND CULTURAL STRATEGY**

Report of the Director of Parks and Recreation dated June 10, 2009 recommending Council approve the Saanich Arts and Culture Strategy as presented.

**MOVED by Councillor Derman and Seconded by Councillor Brice:  
“That Council approve the 2009 Saanich Arts and Culture Strategy as  
presented.”**

**CARRIED**

Adjournment

On a motion from Councillor Gerrard, the meeting adjourned at 10:30 p.m.

.....  
MAYOR

I hereby certify these Minutes are accurate.

.....  
MUNICIPAL CLERK



- Letters of support were provided by the adjacent neighbours at 1195 Portage Road, the Gorge Tillicum Community Association and the Portage Inlet Sanctuary Colquitz Estuary Society.
- Concept drawings for the proposed development with contact information were distributed to the properties directly across the highway at 1201, 1203, 1205 and 1208 Burnside Road; no responses were received.

In response to questions from Council, Mr. K Marr stated:

- The wharf depicted on the design drawing is an existing structure.
- There were two driveways on the property as the redefinition of Portage Road made access difficult; the septic field is located in the area that was the original driveway to the home.
- It was necessary to remove the existing house to allow access for the machinery use to install the tanks for the septic field.
- Though the house was demolished, the resulting materials were resold where possible.
- The owner is considering the use of permeable pavers for the driveway.
- It is intended that the cedar hedge currently located on the east side of the property be retained.

In response to questions from Council the Manager of Underground Services stated:

- It is required that the applicant provide some kind of water quality improvement to the stormwater running off the roof of the proposed development; running the water through a landscaped area prior to its drainage into Portage Inlet would be one method of addressing water quality.

Mr. K. Whitcroft, 1044 Inverness Road stated:

- He is pleased to see the developer using the footprint of the existing building.

## MOTION

**MOVED by Councillor Brice and Seconded by Councillor Wergeland:**  
**“That it be recommended that Council approve and issue Development Permit DPR00412 on that part of Lot 7, Section 16, Victoria District, Plan 5911, lying to the South of the Southerly boundary of Plan 776 RW except those parts in Plans 16109 and 3836 RW (1205 Portage Road), for a new single family dwelling.”**

In response to questions from Council, the Manager of Underground Services stated:

- The details of the servicing requirements, including stormwater management will be required prior to the building permit being issued.

**The Motion was then Put and CARRIED**

## Bow Road Rezoning

### **4012 BOW ROAD – REZONING APPLICATION – TIM SCHAUERTE.**

Report of the Director of Planning dated June 16, 2009 recommending the rezoning from A-1 to RS-8 for a proposed 3 lot subdivision be approved, and that prior to final reading a restrictive covenant be registered that would require payment of \$45,980 to Saanich for trail improvements in Feltham Park prior to or concurrent with subdivision of

the lands.

In response to questions from Council, the Director of Parks and Recreation stated:

- The surface for the trail in Feltham Park will be built to the new trail surface standard using an edged granular surface which will be more compact.
- Now that there is a program for trail signage, it will be installed as budget permits.
- It can be challenging to keep the commuter trail open during construction, but an attempt will be made to do so with appropriate signage to keep cyclists safe.

In response to questions from Council, the Manager of Underground Services stated:

- There would be opportunities for curb openings for stormwater drainage.
- Putting parking in the centre of the cul-de-sac would require expanding the radius from 9.5 to 13.0 m, having a significant impact on the proposed and existing lots.

Mr. G. Carrothers, 208-2750 Quadra Street, on behalf of the applicant stated:

- A three lot subdivision, with no variances, is proposed.
- All existing Garry Oaks and Firs, along with some other trees, will be retained.
- The existing cul-de-sac will be completed to create a 9.5 m radius.
- Proposed lot C can obtain sewer and drain services using the infrastructure for the existing house, but access through the park will be necessary to service lots A and B; Feltham Park was a road allowance at one time and has existing pipes to which these lots could be connected.
- Continuous access along the Feltham Park Trail is proposed during construction.
- Ridged fencing will be used to protect the existing trees during construction and the area will be restored to grass once construction is finished.
- The developer has agreed to donate \$45,980 which will be used in Feltham Park to reduce the grade from over 20% at the steepest portion to 12%, provide a new gravel surface, improve the drainage, install bollards, and remove invasive plants.

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

- If the application is sent to public hearing, drawings will be submitted depicting the following for the proposed dwelling: siting; elevation; form and character; building footprints; driveway access; and storm water management.
- The existing house will be deconstructed.
- Consideration would be given to providing more parking on the proposed lots than is required by the bylaw to mitigate the parking problems on the street.
- The intention is that the lots would be sold if the subdivision is approved.

Ms. C. Adamson, 4013 Bow Road, stated:

- Consideration should be given to having a green space in the middle of the cul-de-sac, perhaps as a means of traffic calming.
- Lighting needs to be addressed and there is not sufficient electric power currently available to the neighbourhood.

Mr. D. Pender, 3999 Bow Road stated:

- He and most of his neighbours have not been informed about the plans proposed for this development; he would like to see the design drawings mentioned by Council prior to the application proceeding.

Mr. M. Goode, 4003 Bow Road stated:

- He also has not received sufficient information about the proposal.
- The existing house was very well kept and should be deconstructed if possible to prevent waste of materials.

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

- As Saanich has already exceeded the Regional Growth Strategy's 2026 target for single-family dwellings with the Urban Containment Boundary, more focus is needed on adding multi-family development within major centres.

Mr. Gordon Callow, 2882 Park View stated:

- He and his wife were the previous owners of the subject property, which had been in his wife's family for some time.
- When informally discussing with Saanich Planning subdividing the property, he was told that there was no possibility of the municipality allowing access to sewer and drain services through Feltham Park; instead, engineered fill would need to be used to build up the lot to the north so that services could be connected to the south.
- Staff also informed him that it would be extremely rare for approval to be given to tear down an existing house and have two houses built in replacement.
- He is concerned that Saanich has two standards – one for private property owners wishing to subdivide and another for developers.

In response to questions from Council, Mr. G. Callow noted:

- He spoke to Planning three or four years ago and made the same inquiry a few times, receiving the same response regarding the possibility of accessing services through Feltham Park.
- Due to health concerns, he decided to sell the property.
- He doesn't have a problem with the new owner making changes to the property, but he is concerned about the possible two standards for subdivision in Saanich.

Ms. K. Thompson, 3992 A Bow Road, stated:

- Though improvements are needed for the trail in Feltham Park, that issue should be considered separately from the proposed development.
- The applicant has already put the properties that would be created by the subdivision up for sale, even though the application has not yet been approved, and there has been no consultation with the residents of the area.
- She is not convinced that the applicant would be able to develop

- three lots on the property while retaining the Garry Oaks.
- The concerns raised in regards to parking and extending the cul-de-sac need to be addressed.

Ms. Norma Callow, 2882 Park View stated:

- The subject property is very special to her as a previous resident and owner.
- She and her husband had the house completely renovated and put extensive effort into the gardens; it was painful to see large machinery used to remove the garden from the property and it is possible that the Garry Oaks on site were damaged in the process.
- The parking on Bow Road is very poor and adding two houses to the cul-de-sac will likely make the problem worse.
- She agrees with previous speaker that the improvements to the trail should be considered separately from the proposed development.

Mr. R. MacGregor, 3986 Bow Road stated:

- He shares the concerns raised by the previous two speakers in regards to the applicant's proposal.
- The parking issues on Bow Road need to be addressed, especially as emergency and refuse vehicles already have difficulty maneuvering in the area.

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

- The proposal will complete the 9.5 m cul-de-sac; putting in a green space would require a much larger cul-de-sac.
- Consideration could be given to using an additional 1 m of space from the subject property to improve the accessibility for vehicles.
- BC Hydro will be requested to bring sufficient power into the area.
- The need for a streetlight in the cul-de-sac would be considered during the engineering review.
- The existing house on the property could not be relocated onsite due to the setback requirements.
- Parks staff examined the Garry Oaks and confirmed that no damage had been sustained during the removal of the garden.
- The applicant indicates that he had attempted to speak with some of the neighbours.

The Mayor stated:

- The level of public consultation done by the applicant is inadequate and not in keeping with the standards expected by Council.

Councillor Brownoff stated:

- She reiterates the comments made by the Mayor on the inadequate public consultation process.

**MOTION:**

**MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: "That consideration of the rezoning application for 4012 Bow Road be postponed to allow the applicant to undertake additional public consultation."**

Councillor Sanders stated:

- Saanich community associations work hard to facilitate meetings with developers and the standard of public consultation expected in

Saanich is well-known by the development industry.

- Retaining or relocating existing houses is a sound environmental practice; houses have been relocated from sites that are equally as difficult to access as Bow Road.

Councillor Gerrard stated:

- There are too many outstanding issues with this proposal, in addition to the lack of public consultation.

Councillor Brice stated:

- Though she will support postponing the application, she does not want it to be interpreted as supporting the application itself.
- The applicant has put very little effort into the presentation this evening.

Councillor Wergeland stated:

- Public consultation does not require that the applicant receive complete agreement from all residents, only that they be made aware of what is being proposed in their neighbourhood; the “for sale” sign also gives the wrong message to the community.
- The challenge of moving an already built house and finding a location to move it to should not be underestimated.

The Mayor stated:

- The proposed zoning of RS-8 is in keeping with the rest of the neighbourhood, but it is expected that the applicant engage in public consultation to address the details of the development prior to Committee of the Whole.

Councillor Derman stated:

- In addition to undertaking public consultation, the applicant should consider what exactly is proposed for the site and how the details of the development will be guaranteed to Council.

### **The Motion was then Put and CARRIED**

Boleskine Road  
Rezoning

#### **433 AND 437 BOLESKINE ROAD/3385 AND 3389 WHITTIER AVENUE – REZONING APPLICATION – WARNER JAMES ARCHITECTS.**

Report of the Director of Planning dated June 22, 2009 recommending approval of the rezoning from RS-6 to M-1DW and Development Permit DPR2008-00028 for a proposed two storey office/warehouse building. Report of the Advisory Design Panel dated November 27, 2008 recommending approval of the design.

Mr. T. James, Warner James Architects, on behalf of the applicant stated:

- As the owner wishes to occupy a significant portion of the completed building, the intent is to produce a structure with a high level of architectural and sustainable design.
- The circular accent feature will face the intersection.
- The site slopes significantly along Whittier Avenue, so the layered building design will produce a horizontal massing appearance and reduce the perceived height.

- Each story has a different surface treatment which further emphasizes the horizontal appearance, along with a recess between the middle and top floor which includes a deck and planters.
- Proposed sustainable features include the green roof, numerous planting opportunities and the use of a green wall along the Whittier exposure.
- Access is off Boleskine Road for visitors and the two truck bays which lead into the warehouse portion of the site; as the warehouse is to be used by small trucks, not semi-trailers, no maneuverability issues are anticipated.
- Though the parking for building users will be located off Whittier Avenue, the majority is underground or screened by the mass of the building itself.
- The property is located close to major transit routes on Douglas Street and to the Galloping Goose Trail.
- Developing this site will complete the surrounding industrial area based on the use indicated in the Official Community Plan (OCP).
- The development is targeting a Leadership in Energy and Environmental Design (LEED) Gold Standard because the owner is committed to sustainability and the provincial government will only lease buildings with a minimum LEED Gold accreditation.
- The design is in scale with the surrounding buildings.
- For cyclists, there will be onsite bike storage, lockers and shower facilities.
- Stormwater management will include bioswale and permeable pavers, which will have storage tanks located underneath.

Mr. K. Grant, Keith N. Grant Landscape Architecture Ltd., on behalf of the applicant stated:

- The streetscape along the Boleskine Road frontage will continue the theme currently maintained to the east of the property, including a wide grass boulevard and larger deciduous tree plantings.
- Broad leaf evergreen and deciduous material will be used for the onsite planting for the Boleskine/Whittier Frontages to provide an edge to the streetscape while visually separating the surface parking and loading.
- The landscape treatment to the south along Whittier Avenue includes stepped planters with native material, which are both aesthetically pleasing and serve as rain gardens.
- The green wall on the west side of the building will consist of vine planting on a framework of stainless steel wire; this will provide solar relief during the summer months and solar gain during the winter.
- The bioswale is located on the eastern side of the property and consists of a shallow depression in the grass area; rainwater will be piped from the building to the bioswale and allowed to infiltrate the subsurface naturally.
- The green roof system is passive with medium depth soil (150 mm/6 inches) and the plant material would be hardy succulents, perennial or grass species; the plants will reduce the building's solar gain while cleaning and slowing rain before it enters the stormwater management system.

- The majority of the plant material used on the site will be indigenous to this area, as it is adaptable to local conditions and drought resistant.
- Saanich's development servicing document requested the applicant provide 16 trees onsite; in discussion with the Parks Division, Planning reduced the number of trees requested to 15, but asked that the trees be larger deciduous species.

Mr. T. James stated:

- Several months ago, the applicant met with the community association.
- The four houses currently located on the site of the proposed building will be either deconstructed or relocated to another property.
- The parking and setback variances requested for this development are in part due to the requirement by Saanich for the applicant to dedicate 3 m of space along the entire Whittier Avenue frontage for lay-by convenience parking; the applicant will also provide the planting bulbs that accompany this parking space.

In response to questions from Council, Mr. T. James stated:

- Security fencing has been added to the development's design drawings since the Advisory Design Panel meeting; he would consider having the police evaluate the proposal.
- It is prohibitively costly to make the green roof safely accessible to the building's users or to make it into a potential garden.
- The LEED assessment will not be completed until after the building has been occupied.
- There is no requirement to provide a sprinkler system for fire suppression to green roofs.
- There is sufficient room for 5 tonne trucks to drive straight into the access from Boleskine, turn right and then back into the loading bay.

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

- The report indicates there was no response from the Community Association, which means there must have been some miscommunication as this is the first time he has seen this proposal.
- The design proposal is a good one that will complete a portion of the neighbourhood.
- Though the LEED Gold standard is a good goal to aim for, there also needs to be consideration of the building's carbon foot print and energy use.
- Consideration could be given to incorporating solar power and to providing transit passes to reduce vehicle use.

Mr. K. Whitcroft, 1044 Inverness Road noted:

- He congratulates the applicant on the amount of green amenities included in the development.

Ms. Susan Belford, Mount View Colquitz Community Association, 3840 A Rowland Avenue noted:

- The proposed development is located on the border between the

Gorge Tillicum and the Mount View Colquitz Community Associations; the applicant did meet with Mount View Colquitz.

- There are many aspects to recommend the building, but there is too much parking; assertive car-sharing and transit passes should be considered to reduce the number of vehicle users.
- With less parking the space could be used for something else or the height of the building reduced.

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

- The proposal is currently in the conceptual design process; every aspect of sustainability will be considered as the LEED process continues, including the carbon footprint of the building.
- The applicant would likely be interested in considering traffic demand management proposals, such as transit passes and car-sharing; the development is already providing less parking than is required under the Zoning Bylaw.
- A member of the Gorge Tillicum Community Association was originally contacted and indicated that he should speak with Mount View Colquitz Community Association.

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

- Consideration will be given to using the stormwater cisterns for irrigation, but the natural rainfall in this area during the summer and the size of the cistern required generally does not make it a practical option.

In response to questions from Council, the Manager of Underground Services noted:

- Consideration could be given to using the planting bulbs on the street for stormwater management, but a design would need to be submitted for review.

Mayor Leonard stated:

- He commends the design, which has the potential to become a landmark building in Saanich; he thanks the applicant and owners for making an investment in the municipality during such difficult times.

**MOTION:**

**MOVED by Mayor Leonard and Seconded by Councillor Brice: “That a Public Hearing be called to further consider the rezoning application for 433 and 437 Boleskine Road/3385 and 3389 Whittier Avenue.”**

Councillor Brownoff stated:

- She would like to have information on energy consumption and the carbon footprint.
- The extra effort on the streetscape for Whittier Avenue to maintain the residential feeling is appreciated, as is the inclusion of the green wall.

Councillor Wergeland stated:

- He would like to note that the presentation was excellent, the proposed building is attractive and the building standards are great.

Councillor Sanders stated:

- It is a nice looking building and the landscaping will help it blend into the existing neighbourhood which includes some heritage homes in addition to the industrial buildings.
- The proposal includes adequate parking to ensure that the industrial use will not impact the residential properties.

Councillor Gerrard stated:

- There is a need for industrial land in the municipality, which makes up for the loss of four individual homes to this development.
- The proposed building will serve as an excellent example to the smaller scale businesses in the surrounding area and it is good to see biking facilities incorporated into the development; consideration could be given to geothermal heating as another sustainability amenity.

Councillor Derman stated:

- It is an excellent proposal with landmark potential, especially for an industrial area.
- The target of LEED Gold is commendable, but is not a standard that can be enforced by Council; at the Public Hearing, he would like to see a detailed proposal of the sustainability features for the development and what guarantees will be put into place to ensure those features are implemented.

**The Motion was then Put and CARRIED**

ADM40  
Bylaw 8200

**ZONING BYLAW 8200 – PROPOSED HOUSEKEEPING AMENDMENTS**

Report of the Director of Planning dated June 11, 2009 recommending Council approve amendment No. 1 to Zoning Bylaw 8200 to meet the requirements of the Provincial Interpretation Act and approve housekeeping amendments No. 2 through 17, as outlined in the comprehensive amendment table.

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Mayor Leonard left the meeting at 9:29 p.m.

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

- The current method for determination of grade includes the ambiguous term “any and all points”; the proposed amendment is simpler and easier to explain.

Mr. K. Whitcroft, 1044 Inverness Road noted:

- The recommended wording for the gross floor area in residential zones which includes mention of “un-insulated attic spaces” is problematic as spaces should be insulated for energy efficiency.
- Consideration should be given to remove concrete curb and gutter from item 13, in order to allow cut outs for swales.
- There is no definition for the terms “natural boundary” or “top of bank” in the watercourse bylaw.
- An amendment should be made to item 17 so that there is no allowance made to “build over the storm sewer statutory right-of-

way” as this will reduce the long-term potential to daylight streams.

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

- Typically the floor of an attic will be insulated to prevent heat escaping from the rooms below; the un-insulated space refers to rest of the attic.
- The Zoning Bylaw made provision for pervious surfaces, if they were engineered; there is no requirement that parking surfaces be impermeable.
- Staff will review the “natural boundary” and the “top of bank” definitions prior to Public Hearing to insure it is consistent.
- Not allowing owners to build next to buried storm drains could render many structures non-conforming and some lots completely unusable.

**MOTION:**

**MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: “That a Public Hearing be called to further consider the 17 proposed housekeeping amendments to Zoning Bylaw 8200.”**

**CARRIED**

RSF00

Saanich Arts and  
Culture Strategy

**SAANICH ARTS AND CULTURE STRATEGY**

Report of the Director of Parks and Recreation dated June 10, 2009 recommending Council approve the Saanich Arts and Culture Strategy as presented.

The Director of Parks and Recreation introduced the Saanich Arts and Culture Strategy and stated:

- Council adopted the Comprehensive Arts Policy in 2002 which provides a framework for the support and development of the arts in Saanich; the purpose of the proposed strategy is to support the existing policy, address goals identified in the OCP, and provide a valuable reference for staff when developing annual workplans.
- The proposal is similar to other service strategies prepared for Saanich such as Active Aging or Heritage.
- The strategy identifies community needs and opportunities, articulates a vision with some service priorities and provides an action plan for service development.
- Both the Arts, Culture, and Heritage and the Parks, Trails, and Recreation Advisory Committees have reviewed and endorsed the strategy.
- Individual initiatives included in the strategy will be brought to Council through the annual departmental work plans and the Strategic Plans; if additional resources are needed for specific initiatives, they will be brought before Council through the budget approval process.

The Community Arts Specialist presented the Saanich Arts and Cultural Strategy and stated:

- The strategy was developed through consultation sessions, public open houses, surveys and interviews with artists, art organizations, community associations and the public.
- During the consultation sessions, participants created values to drive

the strategy, highlighted their “Dreams and Visions for Saanich, and started a list of cultural assets.

- The guiding values created for the strategy by consultation participants include: creativity; communication; accessibility and equity; sense of community; quality of life and collaboration.

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Mayor Leonard returned to the meeting at 9:52 p.m.

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- There were six main goals identified as being the most important by the community through the consultation process; for each goal, objectives and actions were determined in order to create the strategy’s action plan.

Ms. C. Knight, an artist with the Riversong project stated:

- She has been highly involved in community-engaged art in Saanich for some time.
- Saanich is to be commended for hiring an excellent Community Arts Specialist.
- She hopes that Council will adopt the strategy.

Ms. S. Schlackl, an artist with Mosaic the City, 1219 Hillside Avenue, stated:

- She feels the strategy is very important and should be adopted by Council, as art bridges the gaps in communities.

Mr. K. Whitcroft, 1044 Inverness Road stated:

- He supports the strategy as it will help strengthen the community and will work well with the new David Foster Arts Centre at Cedar Hill Recreation Centre.

**MOTION:**

**MOVED by Councillor Wergeland and Seconded by Councillor Gerrard: “That it be recommended that Council approve the 2009 Saanich Arts and Culture Strategy as presented.”**

In response to questions from Council, the Director of Parks and Recreation stated:

- The priorities and priority levels of the actions in the strategy’s action plan were determined through the community consultation process.

In response to questions from Council, the Community Arts Specialist stated:

- The gaps identified in the strategy will be addressed through the strategy’s action plan, staff work plans and other community organizations where appropriate.

Councillor Hunter stated:

- He thanks the Community Arts Specialist for her work on the strategy, especially the comprehensive consultation process which included Saanich advisory committees.

Councillor Murdock stated:

- He is pleased to see action by Saanich on art in the community; however the time frames for implementing the items in the action

plan should be more detailed than the “three to five years” mentioned in the strategy.

- Staff members are to be congratulated on bringing the strategy forward and the collaborative consultation process; providing space for exhibition and performance is an important element of the strategy.

Councillor Brownoff stated:

- Considering Saanich’s rich cultural diversity, the priority should be raised for the third and fourth actions under goal 2’s objective B.
- Expanding arts opportunities for and with older adults needs to be addressed in the strategy, perhaps in connection with Saanich’s work on Age Friendly Cities with the World Healthy Organization.

Councillor Sanders stated:

- The Capital Regional District’s (CRD) current review of the Regional Arts Strategic Plan has identified gaps in the funding available from the CRD for arts organizations in the member communities; consideration needs to be given to adding a goal to establish an arts council or an arts festival society to address these gaps.

Councillor Derman stated:

- He congratulates staff, especially the Community Arts Specialist, on the strategy which points to a vision of cultural richness in Saanich.
- It is critical that we provide arts opportunities for youth in the community as changes in school funding have an impact of the availability of school arts programs.

**The motion was then put and CARRIED**

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 10:27 pm.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK