

# DISTRICT OF NORTH SAANICH

## Minutes of the meeting of Committee of the Whole

Monday, January 24, 2005 at 7:00 p.m.

**PRESENT:**

Chair	W. D. Bird
Mayor	T. Daly
Councillors	H. D. Goulet
	D. H. Hartshorne
	A. M. Scoones
	K. D. Thomas

**ABSENT:**

A. K. Utley

**ATTENDING:**

Chief Administrative Officer	B. C. Williams
Director of Corporate Services	S. M. Bowden
Director of Financial Services	R. M. Gillis
Director, Development & Community Services	T. Olsen
Director of Infrastructure Services	T. M. Tanton
Building Official/By-Law Enforcement Officer	G. G. Johal
Recording Secretary	T. R. Douglas

### LATE ITEMS/ADDITIONS TO AGENDA

The Chair called the meeting to order at 7:04 p.m., and introduced the following late items:

- Fax memorandum from Panorama Recreation with attached information regarding the Town of Sidney's resolution regarding the Peninsula Recreation Strategic Plan, to be added under item No. 5.
- Email dated January 20, 2004 from Anne Flanagan regarding a Section 57 notice, to be added under item No. 6.
- Report dated January 24, 2005 from the Chief Administrative Officer regarding the Sewage Capacity Issues report, to be added under item No. 7.
- Excerpt from the minutes of the January 19, 2005 Environmental Advisory Commission meeting, to be added under item Nos. 8 and 9.

### ADOPTION OF AGENDA

MOVED BY: COUNCILLOR THOMAS

1 That agenda be approved with the amendments noted above.

CARRIED

## **PRESENTATIONS**

### **CITIZEN'S ASSEMBLY ON ELECTORAL REFORM**

**Ms. Diana Byford, Citizens' Assembly on Electoral Reform**, provided information to Committee regarding the Citizens' Assembly on Electoral Reform's British Columbia Single Transferable Vote (BC-STV) electoral system, and the following was noted:

- British Columbia has used the Plurality system in all provincial elections, with the exceptions of 1952 and 1953 when the province experimented with a version of the Majority system called the Alternative vote. Currently all electoral districts in BC elect one MLA so our system is called Single Member Plurality (SMP). This system is also used throughout Canada. One implication of this system is that generally a one-party majority government is able to dominate parliament.
- The Citizens' Assembly has recommended our province adopt a new voting system (BC-STV) which is designed to make every vote count and reflect voters' support for candidates and parties as closely as possible. This system would allow voters' second and third (and subsequent) preferences to be chosen if their first choice is not elected. This system is designed to be fair because it is proportional and would give more power to voters because voters can select and rank candidates from any or all parties.
- This type of system would also encourage future governments to learn to work together and become more productive.
- Under the BC-STV system, ridings are larger and each riding elects more than one MLA. This allows for proportional representation and gives independent candidates and smaller parties more chance of being elected.
- At the next provincial election on May 17, 2005, voters in British Columbia will decide on the following referendum question: "Should British Columbia change to the BC-STV electoral system as recommended by the Citizens' Assembly on Electoral Reform."

**Wendy Bergerud, Citizens' Assembly on Electoral Reform**, suggested that Elections BC will conduct an education campaign to help avoid the occurrence of spoiled ballots. She noted that if this system is chosen by the BC electorate, it will be put into place for the 2009 election.

**Mr. Simpson, Munro Road**, asked if the BC-STV system advocates a coalition government.

**Wally du Temple, 765 Braemar Avenue**, asked if there are going to be any campaigns "for or against" this effort. He noted that an explanation of the tabulating process may be helpful.

It was noted that a "yes campaign" is being formed, however there is currently no indication of a "no campaign". The Citizens' Assembly for Electoral Reform is not associated with the "yes campaign".

MOVED BY: COUNCILLOR THOMAS

- 2 Committee of the Whole recommends to Council that the presentation by Diana Byford, Citizens' Assembly on Electoral Reform regarding the proposed British Columbia Single Transferrable Vote electoral system be received, and that Staff be directed to provide a link to the Citizens' Assembly for Electoral Reform website on the District's website, and that Staff be requested to recommend that other municipalities do the same.

CARRIED

## HOUSING AFFORDABILITY TRUST FUND

**Isobel Mackenzie, Capital Region Housing Authority**, provided information regarding the Regional Housing Trust Fund, and the following was noted:

- The CRD is proposing a Regional Housing Trust Fund because the Regional Growth Strategy identifies housing affordability as a regional priority.
- 81% of Capital Region residents support the Regional Growth Strategy and affordable housing.
- The Capital Region has the lowest vacancy rate and the most expensive homes in Canada.
- There are 390 families in the District of North Saanich that fall below the income cut off line.
- A housing Trust Fund can help address affordable housing in the CRD by offering an ongoing source of revenue, which enhances planning for affordable housing.
- Funding monies come from a pre-determined source of public funding. In the proposed Regional Housing Trust Fund, each municipality would decide how they wished to collect the money.
- The target is to generate \$1 million annually, and North Saanich's portion would be \$39,823. Municipalities can also offer land instead of cash.
- The Board (elected decision makers) will disperse the funds as they see fit.
- In British Columbia there are Housing Trust Funds in Langford, Colwood, Richmond, Whistler, Vancouver, Kelowna, Surrey and North Vancouver.
- A draft By-Law to establish a Regional Housing Trust Fund is the first step to implementing this initiative.

**Ted Humphreys, Community Social Planning Council of Greater Victoria**, noted that the integrated approach to affordable housing makes good economic sense and that affordable housing equals quality of life. He noted that the Quality of Life Challenge and the Housing Affordability Project contributed to the development of the Regional Housing Affordability Strategy. He advised that many people pay more than 30% of their income for housing that is sometimes inadequate and many of the working poor are employed in the service industry (tourism, retail, restaurant, and hospitality industries). He further noted that the waitlist for CRD social housing has increased.

It was noted that if the Regional Trust Fund is operated through the Capital Region Housing Corporation operational costs would be low because of the existing infrastructure. It was further noted that this is a regional issue that affects all municipalities and a discussion ensued regarding whether this fund could be part of a CRD levy for all municipalities. Ms. Mackenzie noted that there have been discussions about holding a referendum regarding this matter.

**Mr. Simpson, Munro Road**, noted that with co-operative housing the land is owned by the co-op but it is a not for profit organization, and he asked if co-op housing still exists.

**Joan Robinson, 8612 Echo Place**, suggested that the District might have an economic opportunity to collect a \$1 million income that does not come from taxes.

MOVED BY: COUNCILLOR SCOONES

- 3            Committee of the Whole recommends to Council that the presentation by Isobel Mackenzie, Capital Region Housing Authority, and Ted Humphries, Community Social Planning Council of British Columbia regarding the proposed Regional Housing Trust Fund be received, and that Council support the Regional Housing Trust Fund, and that the Capital Regional District be advised of North Saanich's consent to the proposed Regional Housing Trust Fund By-Law.

CARRIED

**\*DEFEATED\***

MOVED BY: COUNCILLOR GOULET

- 4            Committee of the Whole recommends to Council that Staff be requested to examine how the District of North Saanich could raise funds for the Regional Housing Affordability Strategy by means other than taxes.

MOTION DEFEATED

OPPOSED:    MAYOR DALY, COUNCILLOR BIRD  
                  COUNCILLOR HARTSHORNE, COUNCILLOR THOMAS

## **VICTORIA AIRPORT AUTHORITY REPORT TO NOMINATORS**

**Peter Dolezal, Director, Victoria Airport Authority (VAA)**, provided information regarding the VAA's activities, and the following was noted:

- After the 9-11 disaster, airline travel decreased but in 2004 ridership increased by 6%.
- Independent studies by the federal government indicate that the VAA has the lowest cost per passenger out of the 10 airports examined in Canada.
- Terminal improvements are expected to be completed in May 2006.
- It is anticipated that improvements to the parking areas at the airport will be undertaken this year.
- If the \$1.1 million increase in the annual rent payment to the federal government occurs, this will result in increased costs to travelers.

**Richard Paquette, President and CEO, Victoria Airport Authority**, displayed the drainage pattern of the airport and discussed the VAA's environment management plan and he the following was noted:

- Environmental issues are important to the VAA Board, and they have spent \$1.5 million in the last 5 years to improve the quality of storm water.
- The Tseycum First Nation's hookup to the VAA sewers has resulted in improved waters at the Pat Bay, TenTen Creek and Reay Creek monitoring stations.

- The airport's fire training area was rehabilitated and the airport dump sites were cleaned and tested to ensure contamination does not occur.
- A Glycol collection tank (contains de-icing materials) was put on site and a vacuum truck is utilized to remove Glycol from the ground as well.
- There are plans to renovate the sewage pump station to avoid overflow.
- Cadmium continues to show in the water at Reay Creek after storms occur, and a consultant has been hired to review this matter.

Mr. Paquette, Mr. Tremblay and Mr. Dolezal answered further questions of Committee and they were thanked for their presentation.

MOVED BY: COUNCILLOR THOMAS

- 5                    Committee of the Whole recommends to Council that the verbal report from Richard Paquette, President and CEO Victoria Airport Authority, and Peter Dolezal and Wayne Tremblay, Directors, Victoria Airport Authority regarding the Report to Nominators be received.

CARRIED

### **ADOPT A VILLAGE INITIATIVE**

**Sheilah Fea, 9130 Ardmore Drive, Chair, North Saanich Cultural Committee,** advised that Mr. Wally du Temple has joined the Cultural Committee to work on the adopt-a-village initiative, and the following was noted:

- The Cultural Committee is requesting support from the three peninsula Councils to create a long-term aid program that runs between five to ten years.
- A donation of \$10,000 from each peninsula Council, or donations from the community at large are options they are examining.
- Councillor King of the District of Central Saanich, is a liaison for this initiative and the Cultural Committee would like North Saanich and the Town of Sidney to also appoint a Council liaison to this committee.
- The Federation of Canadian Municipalities (FCM) and the Red Cross are working together to identify communities in need.

**Wally du Temple, 765 Braemar Avenue,** stated that FCM is working with the Canadian International Development Agency (CIDA) to determine what the needs in the disaster areas are and what role the municipal sector can play in the recovery and rebuilding efforts. FCM is also coordinating its action with its international partners including United Cities and Local Governments (UCLG), to favour a concerted municipal response. The FCM is requesting members to assist in providing essential services for the reconstruction of the disaster areas.

**Susan Gurney, 1879 Trincomali Terrace,** advised that the District of Squamish is targeting a \$1 million donation and the City of Nelson is targeting \$25,000 to rebuild a fishing fleet (includes the cost of four power boats, 40 catamarans and some fishing equipment).

**Brenda Wittingham, 9720 Ardmore Drive,** expressed concern that the more needy villages may not receive assistance and she asked if there is a way to ensure that donations are distributed fairly.

MOVED BY: COUNCILLOR GOULET

- 6 Committee of the Whole recommends to Council that Council support the North Saanich Cultural Committee's Adopt-a-Village initiative, and that Staff be requested to determine if North Saanich can provide tax receipts for donations toward this cause, and further that Councillor Scoones be appointed as the Council liaison to this initiative.

CARRIED

## **REFERRALS / REPORTS**

### **PANORAMA RECREATION CENTRE EXPANSION PROPOSAL**

**Doug Henderson, Peninsula Recreation Commission (PRC)**, was in attendance to answer questions regarding the proposed Panorama Recreation Centre expansion proposal. He advised that the Peninsula Recreation Commission (PRC) is requesting that a referendum be held regarding the proposal to determine if there is public support for the project.

The Chief Administrative Officer provided an overview of his report dated January 18, 2005 regarding the Panorama Recreation Centre Expansion proposal. He noted that the anticipated construction costs are \$8.66 million, and the infrastructure grant would total approximately \$2 million if granted. He further noted that discussions between the School Board and the PRC regarding the plan to construct a new school have not yet occurred.

Mayor Daly suggested that discussion continue regarding the section of the Peninsula Recreation Commission Strategic Plan document that relates to the analysis of the public survey results at the next Committee of the Whole meeting.

**Graham Ross, 10962 Heather Road**, asked Staff to clarify that the average price per household to borrow money for the expansion project would be \$60.89 over 10 years, and inquired if this amount is included in the 2005 anticipated tax increase.

The Chief Administrative Officer confirmed this amount, and it was noted that the Panorama's long term debt servicing is not in the current budget and that it would be included in the 2006 budget year if the project proceeds.

**Alex Marr, 1145 Cloake Hill Road**, suggested that there is not sufficient support from the community for the Panorama expansion proposal and that the use of satellite sites such as schools would be adequate.

MOVED BY: COUNCILLOR HARTSHORNE

- 7 Committee of the Whole recommends to Council that support be given to the Peninsula Recreation Commission going to referendum to seek approval from Peninsula residents to borrow funds for the proposed expansion of the Panorama Recreation Centre, and that the peninsula-wide referendum be held in conjunction with the November 2005 municipal election.

CARRIED

MOVED BY: COUNCILLOR GOULET

- 8 Committee of the Whole recommends to Council that Staff be requested to consult with the Peninsula Recreation Commission (PRC) and School District No. 63 regarding school closures, the construction of a new school and if School District facilities could be utilized by the PRC for recreation purposes and prepare a report outlining Staff's findings for consideration at a future Committee of the Whole meeting.

CARRIED

### **OUTSTANDING BUILDING PERMITS - PROPOSED SECTION 57 NOTICES**

The Director of Development and Community Services provided an overview of her report dated January 17, 2005 regarding Outstanding Building Permits - Proposed Section 57 Notices.

**Rob Roberts, 9175 Ardmore Drive**, asked if property owners will receive a list from Staff of outstanding issues before a final occupancy permit is issued. He noted that some work has been done on his property and he has not received a response as to whether the work completed in the summer of 2003 was approved.

**Gary Johal, Building Official/By-Law Enforcement Officer**, noted that property owners are permitted to examine their files, and he suggested that Mr. Roberts contact the Development Services Department to arrange for an inspection on the work completed to date. He advised Committee members that there are a variety of issues that are outstanding on these properties, many being safety issues, and he further noted that many of the outstanding issues are relatively simple to resolve.

MOVED BY: COUNCILLOR HARTSHORNE

- 9 Committee of the Whole recommends to Council that Council direct Staff to draft the necessary documentation required to file Section 57 Notices on Title of the properties located at 8502 Alec Road, 9175 Ardmore Drive, 10721 Bayfield Road, 10929 Boas Road, 2040 Cardinal Close, 8781 Forest Park Drive, 478 Hasquiat Place, 11299 Hickory Drive, 792 Lands End Road, 10762 Madrona Drive, 8994 Mainwaring Road, 1688 Mayneview Terrace, 1680 McTavish Road, 8612 Minstrel Place, and 8832 Moresby Park Terrace.

CARRIED

OPPOSED: COUNCILLOR GOULET

### **SEWAGE CAPACITY ISSUES**

Councillor Scoones noted that further information is required in order for Council to make a decision regarding the properties requesting inclusion in the Deep Cove/Pat Bay/McDonald Park Road sewer area, and that Staff have been requested to provide further information in this regard.

MOVED BY: COUNCILLOR SCOONES

- 10 Committee of the Whole recommends to Council that the report dated January 24, 2005 from the Chief Administrative Officer regarding Sewage Capacity Issues Report be received, and that consideration of the report dated January 18, 2005 from the Director of Infrastructure Services entitled, "Sewage Capacity Issues" be postponed to a future Committee of the Whole meeting and that Staff be directed to include in the report responses to all outstanding issues/questions raised by Council, and further that Council members submit any questions/issues to be addressed in the report to Staff as soon as possible.

CARRIED

**DEVELOPMENT PERMIT APPLICATION - 1885 MCMICKEN ROAD**

In response to a question, the Director, Development and Community Services noted that the developer is usually responsible for the cost of covenants.

MOVED BY: COUNCILLOR THOMAS

- 11 Committee of the Whole recommends to Council that issuance of the Development Permit Application for 1885 McMicken Road for the purpose of constructing a single family dwelling be approved, subject to registration of a covenant to protect native vegetation within the 15 metre setback from the natural boundary, and that Best Management Practices be followed during construction of the proposed house.

CARRIED

**DEVELOPMENT PERMIT APPLICATION - 2147 TRYON ROAD**

MOVED BY: COUNCILLOR THOMAS

- 12 Committee of the Whole recommends to Council that issuance of the Development Permit application for 2147 Tryon Road, for the purpose of constructing a single family dwelling in Development Permit area No. 1 be approved, subject to registration of a covenant to:

- (a) Protect the native vegetation, including all plants, shrubs and trees within 15 metres of the natural marine shoreline, as well as the arbutus and fir trees outside the covenanted area, which area is to include a critical root zones of the trees, being the drip line plus 1 metre;
- (b) Provide for a future trail to the southeasterly portion of the covenanted area and for drainage to the ocean, provided it is done in a non-evasive way;
- (c) Ensure construction of the drainage pipeline to the ocean front through the 15 metre proposed covenant to be done with small excavator-type equipment; and,
- (d) Protect the hedgerow along the northerly boundary of the lot, providing for gaps in the hedgerow protection area to facilitate the construction and maintenance of the garage and house, the gaps or distances into the hedgerow to be defined by District Staff.

CARRIED

**DEVELOPMENT VARIANCE PERMIT APPLICATION – 1014 LANDS END ROAD**

MOVED BY: COUNCILLOR THOMAS

- 13            Committee of the Whole recommends to Council that Staff be directed to proceed with the required notification for the application for a Development Permit at 1014 Lands End Road for the purpose of constructing an addition to the existing house, and that approval of the application be subject to the planting of indigenous species to protect and enhance slope stability of the bank.

CARRIED

**MINUTES**

**ENVIRONMENTAL ADVISORY COMMISSION MINUTES**

MOVED BY: COUNCILLOR THOMAS

- 14            Committee of the Whole recommends to Council that the minutes of the December 15, 2004 Environmental Advisory Commission meeting be received.

CARRIED

**HERITAGE ADVISORY COMMISSION MINUTES**

MOVED BY: COUNCILLOR SCOONES

- 15            Committee of the Whole recommends to Council that the minutes of the January 4, 2005 Heritage Advisory Commission meeting be received.

CARRIED

**ADJOURNMENT**

MOVED BY: COUNCILLOR THOMAS

- 16            That the meeting be adjourned at 10:25 p.m.

CARRIED

---

Councillor W.D. Bird