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**Minutes of a Meeting of the Planning, Transportation and Protective Services Committee
Held Wednesday, March 26, 2014, in the Board Room, 625 Fisgard St., Victoria, BC**

Present: Directors: B. Desjardins (Chair), L. Wergeland (Vice Chair), C. Coleman (for D. Fortin), J. Cullington (for C. Hamilton), V. Derman, R. Kasper (for W. Milne), M. Loveless (for L. Cross), C. McBride (for T. Daly), J. Ranns, L. Seaton, D. Screech (for G. Hill), A. Bryson (Board Chair, ex-officio)

Staff: R. Lapham, Chief Administrative Officer; T. Whiting, Acting General Manager, Planning and Protective Services; S. Bagh, Senior Manager, Regional and Strategic Planning; J. Klassen, Manager, Local Area Planning, Juan de Fuca Electoral Area Planning; S. Santarossa, Corporate Officer; N More, Committee Clerk (recorder)

Also Present: Director M. Hicks

The meeting was called to order at 1:30 pm.

1. Approval of Agenda

MOVED by Alternate Director Loveless, **SECONDED** by Director Wergeland,
That the agenda with the addition of the supplementary agenda be approved.

CARRIED

MOVED by Director Derman, **SECONDED** by Alternate Director Coleman,
That the late delegation requests to address the Committee be granted.

CARRIED

2. Adoption of Minutes

MOVED by Director Derman, **SECONDED** by Director Seaton,
That the minutes of the February 26, 2014, meeting be adopted as previously circulated.

CARRIED

3. Chair's Remarks: There were none.

4. Presentations/Delegations

- 1) Michael Hall, Sidney North Saanich Industrial Group, re: agenda item 7: spoke in favour of the amendment. He expressed that local manufacturing companies employed a number of people and that employees were in need of housing options closer to where they work. He felt that lack of affordable housing was a restriction on the growth of industry. The delegation provided a copy of his presentation, on file at Legislative and Information Services.
- 2) Hildegard Horie, re: agenda item 7: spoke against the amendment. She was concerned about changing the rural nature of the community and losing arable land to urban sprawl, and favoured public consultation through an Official Community Plan (OCP) review.

- 3) Dunstan Browne, re: agenda item 7: spoke in favour of the amendment. He expressed that the change was driven by a need for affordable housing. The delegation provided detailed maps, on file at Legislative and Information Services.
- 4) Craig Mearns, re: agenda item 7: spoke in favour of the amendment. He felt there was a need for affordable housing for people working in the community and that the plan was for densification rather than sprawl.
- 5) Heather Gartshore, re: agenda item 7: spoke against the amendment. She felt changes to the OCP should wait until the establishment of workforce and affordable housing policies. The delegation provided a written submission, on file at Legislative and Information Services.
- 6) Lorrene Soellner, re: agenda item 7: spoke against the amendment. She felt any changes to the Regional Context Statement (RCS) should wait until the results of a CRD sea level rise mapping and risk assessment study and favoured public consultation through an OCP review. The delegation provided a written submission, on file at Legislative and Information Services.
- 7) Patrick Godfrey, re: agenda item 7: spoke against the amendment. He favoured public consultation through an OCP review. The delegation provided a written submission, on file at Legislative and Information Services.
- 8) Bert Slater, re: agenda item 7: spoke against the amendment. He favoured public consultation through an OCP review.
- 9) Irfane Fancey, re: agenda item 7: spoke against the amendment. He felt the development did not constitute slow and measured growth, as called for in the OCP.
- 10) Bernadette Greene, re: agenda item 7: spoke against the amendment. She was concerned about development pressures on rural and agricultural land, the lack of an affordable housing policy, and favoured public consultation through an OCP review. The delegation provided a written submission, on file at Legislative and Information Services.
- 11) Kyle Shick, re: agenda item 7: spoke in favour of the amendment. He felt there was a need for affordable housing and the proposed amendments fit the description of moderate growth.
- 12) Jack Thornburgh, re: agenda item 7: spoke against the amendment. He favoured public consultation through an OCP review and the inclusion of urban containment boundaries. He felt North Saanich's rural and agricultural land base was its strength. The delegation provided a written submission, on file at Legislative and Information Services.
- 13) Sheena Hurn, re: agenda item 7: spoke against the amendment. She felt that affordable housing was not specifically provided for within the proposed change to the Regional Context Statement and favoured public consultation through an OCP review.
- 14) Dr. Lydia Wingate, re: agenda item 7: spoke against the amendment. She was concerned about the validity of the survey that reported on the need for affordable

- housing and favoured public consultation through an OCP review. The delegation provided a written submission, on file at Legislative and Information Services.
- 15) Mike Stanlake, re: agenda item 7: spoke in favour of the amendment. He felt there had been strong support shown during various public consultations over the past ten years for appropriately located multi-family and higher density dwellings.
 - 16) Robin Richardson, Scott Plastics Ltd., re: agenda item 7: spoke in favour of the amendment. He felt an increase in housing would allow people who work in the area to live in the area, and lead to a vibrant community. The delegation provided a written submission, on file at Legislative and Information Services.
 - 17) Alice Finall, re: agenda item 7: spoke against the amendment. She felt that the changes would needlessly threaten the rural nature of the District, the current OCP provides sufficiently for the type of development envisioned by the community, and that the proposed amendment to the RCS could affect the sustainability of the region as a whole. She suggested the amendment be deferred to the ongoing Regional Sustainability Strategy (RSS) for complete review. The delegation provided a written submission, on file at Legislative and Information Services.
 - 18) Warren Schiewe, re: agenda item 7: spoke against the amendment. He felt that the provision of affordable housing for young people was best served by increasing wages and building more subsidized housing such as co-ops. He favoured public consultation through an OCP review. The delegation provided a written submission, on file at Legislative and Information Services.
 - 19) Brian Taylor, re: agenda item 7: spoke against the amendment and favoured public consultation through an OCP review.
 - 20) Antony (Spring) Harrison, re: agenda item 7: spoke against the amendment. He was concerned about high-density development applications without an affordable housing policy in place, questioned the need for more housing, and expressed dissatisfaction with the public consultation process to date. The delegation provided a written submission, on file at Legislative and Information Services.

Alternate Director Cullington left the meeting at 2:50 pm.

- 21) Geoff Orr, re: agenda item 7: spoke in favour of the amendment. He felt that the District had appropriately followed Regional Growth Strategy (RGS) guidelines and the relationship between regional and municipal planning needed clarification. The delegation provided a written submission, on file at Legislative and Information Services.
- 22) Dean Strongitharm, representing several property owners, re: agenda item 7: spoke in favour of the amendment and gave details in support of the proposed development. The delegation submitted a map, on file at Legislative and Information Services.
- 23) Art Finlayson, Saanich Peninsula Chamber of Commerce, re: agenda item 7: spoke in favour of the amendment. He expressed that the Chamber of Commerce had long been advocating for accessible worker housing on the Peninsula to attract workers

and diverse age groups to the community. The delegation provided a written submission, on file at Legislative and Information Services.

5. 2014 Planning, Transportation and Protective Services Terms of Reference – Revised

The Committee discussed the relationship of the Roundtable on the Environment (RTE) with the Environmental Services Committee and with the Planning, Transportation and Protective Services Committee. The RTE will soon review its own terms of reference.

MOVED by Board Chair Bryson, **SECONDED** by Alternate Director Kasper,
That the revised terms of reference for the 2014 Planning, Transportation and Protective Services Committee as attached in Attachment 1 be approved.

CARRIED

6. Otter Point Official Community Plan Bylaw No. 1, 2014, Bylaw No. 3819

Board Chair Bryson left the meeting at 3:17 pm.

S. Bagh provided an overview of the report.

MOVED by Director Ranns, **SECONDED** by Director Derman,
That it be recommend to the Capital Regional District Board:
That the proposed Otter Point Official Community Plan (Bylaw No. 3819) be reviewed as it relates to the Regional Growth Strategy and deemed consistent with the Regional Growth Strategy.

CARRIED

7. Regional Context Statement Amendment for the District of North Saanich

Board Chair Bryson returned to the meeting at 3:25 pm.

On the motion, the Committee discussed the following points:

- inconsistencies in relation to the RGS
- the role of the CRD in assessing whether the RCS is consistent with the RGS
- reasons for the amendment
- significance of the RCS in relation to the OCP

MOVED by Director Ranns, **SECONDED** by Director Derman,
The District of North Saanich be notified that the Board has reviewed proposed Bylaw No. 1352 (2014) as it relates to the RGS and does not accept the RCS as amended and associated addition of a North Saanich RUCSPA for the reason that amending Bylaw 1352 references (in Section 6.0) to additional housing units are not consistent with the growth policies of Section 1.1 of the RGS.

DEFEATED

Bryson, Coleman, Cullington, Kasper, Loveless, McBride, Seaton and Wergeland
OPPOSED

MOVED by Board Chair Bryson, **SECONDED** by Alternate Director Loveless,
That it be recommended to the Capital Regional District Board:

That the District of North Saanich be notified that the Board has reviewed proposed Bylaw No. 1352 (2014) as it relates to the Regional Growth Strategy (RGS) and accepts the Regional Context Statement in principle, but requests amendments to remove all references to the Regional Urban Containment and Servicing Policy Area (RUCSPA) so as to properly reference the RGS (2003) which does not presently contain a RUCSPA for North Saanich; and that the District of North Saanich be encouraged to implement a RUCSPA as part of the Regional Sustainability Strategy process.

MOVED by Director Ranns, **SECONDED** by Director Derman,

That the main motion be amended to remove the phrase “accepts the Regional Context Statement in principle, but”; as follows:

That the District of North Saanich be notified that the Board has reviewed proposed Bylaw No. 1352 (2014) as it relates to the Regional Growth Strategy (RGS) and requests amendments to remove all references to the Regional Urban Containment and Servicing Policy Area (RUCSPA) so as to properly reference the RGS (2003) which does not presently contain a RUCSPA for North Saanich; and that the District of North Saanich be encouraged to implement a RUCSPA as part of the Regional Sustainability Strategy process.

On the motion to amend, the Committee discussed the following points:

- what affect the amendment would have on the meaning of the main motion
- with or without the statement, the motion requests changes to the RCS
- respect for municipal jurisdiction while offering guidance on RGS consistency

The question on the amendment was called:

Bryson, Coleman, Cullington, Kasper, Loveless, McBride, Seaton and Wergeland
DEFEATED
OPPOSED

The question on the main motion was called. The Committee discussed the process of the RGS as per Provincial regulation and flexibility.

MOVED by Board Chair Bryson, **SECONDED** by Alternate Director Loveless,
That it be recommended to the Capital Regional District Board:

That the District of North Saanich be notified that the Board has reviewed proposed Bylaw No. 1352 (2014) as it relates to the Regional Growth Strategy (RGS) and accepts the Regional Context Statement in principle, but requests amendments to remove all references to the Regional Urban Containment and Servicing Policy Area (RUCSPA) so as to properly reference the RGS (2003) which does not presently contain a RUCSPA for North Saanich; and that the District of North Saanich be encouraged to implement a RUCSPA as part of the Regional Sustainability Strategy process.

Derman, Desjardins, Ranns, Screech
CARRIED
OPPOSED

8. **New Business:** There was no new business.

9. **Adjournment**

MOVED by Alternate Director Loveless, **SECONDED** by Director Derman,
That the meeting be adjourned at 4:20 pm.

CARRIED

CHAIR

COMMITTEE CLERK