

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **ADMINISTRATION AND FINANCE COMMITTEE** Meeting  
Monday, February 27, 2006 at 7:21 pm  
Central Saanich Municipal Council Chamber

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**PRESENT:** Councillor Christopher Graham, Chair  
Mayor Jack Mar  
Councillors: Bryson, Garrison, King and Mason  
Gary C. Nason, Administrator  
Trish Flanders, Municipal Clerk  
Hope V. Burns, Director of Planning & Building Services  
Nirmal Bhattacharya, Municipal Engineer  
Roland Rocheleau, Senior Engineering Technologist

**ABSENT:** Councillor Thompson

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**APPROVAL OF THE AGENDA:**

The Administrator, Mr. Gary C. Nason, noted the addition to the agenda of the following late items pertaining to the Brentwood Bay Traffic Corridor Revitalization Project:

- Correspondence dated February 24, 2006 from Neville D. Garner; and
- Site Context Plan – Local Area Improvement Analysis, West Saanich Road Revitalization;

244.06 MOVED BY COUNCILLOR MASON  
NO SECONDER

*That the Agenda for the Administration & Finance Committee Meeting held on February 27, 2006 be approved as amended.*  
CARRIED UNANIMOUSLY

**1. Brentwood Bay Traffic Corridor Revitalization Project – Report from Consultant on Possible Local Service Area/Financing**

- a) Report dated February 23, 2006 from Mr. David Gawley, David J. Gawley Consulting Services Re: Brentwood Bay Traffic Corridor Revitalization Project – Possible Local Service Area/Financing;
- b) Site Context Plan – Local Area Improvement Analysis, West Saanich Road Revitalization; and
- c) Correspondence Received Since January 1, 2006 Re: Brentwood Bay Traffic Corridor Revitalization Project:
  - Susan Stroud, #105 – 7088 Wallace Drive, January 29, 2006;
  - Elizabeth Chambers, 901 Verdier Avenue, January 25, 2006;
  - Grant Rogers, Marker Developments Ltd., January 25, 2006;
  - John & Heather Waters, 1189 Mt. Newton Cross Road, January 28, 2006;
  - Sandra Girard, 1059 Damelart Way, January 30, 2006;
  - Adelle Clements, 6516 Central Saanich Road, January 31, 2006;
  - Leslie Gentile, 7035 Wallace Drive, February 1, 2006;
  - Helen Antifaeff, 7254 Brentview Drive, February 1, 2006;
  - John Tidman and Ginny Alger, February 1, 2006;
  - Barrie Mathews, 7105 West Saanich Road, February 9, 2006;
  - David Hall, 765 Sea Drive, February 14, 2006;
  - Catherine Rasmussen, 8449 West Saanich Rd, February 13, 2006;
  - Jenny Olson, 1106 Marchant Road, February 18, 2006;
  - Janet King, 924 Mt. Newton Cross Road, February 21, 2006;
  - John Tidman, 722 Sea Drive, February 22, 2006;
  - Neville D. Garner, 1583 Mt. Newton Cross Road, February 24, 2006.

The Administrator referred to the late distribution of the Report from David Gawley Consulting Services, the Site Context Plan and the correspondence from Neville Garner. He then gave an overview of the history of this project and referred to the series of resolutions from the February 6<sup>th</sup>, 2006 Regular Council Meeting.

Mr. David Gawley, Consultant, gave a comprehensive overview of the following issues outlined in his report, and responded to a series of questions from members of the Committee:

- Issue No. 1 – Local Service Area Bylaw and the Initiative Process
- Issue No. 2 – Recovery of 1/3 from the Benefiting Properties
- Issue No. 3 – Levying of the Local Service Charge on the Property Owners
- Issue No. 4 – Other Potential Financing Options
- Issue No. 5 – Economic Impact Assessment of the Project

A lengthy discussion took place in regards to the various proposed financing options available to the District for funding the shortfall for the Brentwood Bay Traffic Corridor Revitalization Project, including the establishment of a Local Service Area, the use of the Federal Gas Tax Revenues, and the possible reprioritization or deletion of less pressing capital projects from the Five Year Financial Plan.

The Chair opened the floor for comments from the public in attendance at the meeting.

Mr. Frank Witthoef, 2361 Tanner Ridge Place, expressed concern with the proposed Local Service Area and the increased taxes that will be experienced by the local business community, and expressed further concern that any increase in business property tax will eventually affect the average residential property taxpayer.

Ms. Sue Stroud, #105 – 7088 Wallace Drive, stated that the Federal Gas Tax Revenues were intended to be used for projects to help the environment, and questioned the Committee on how the Brentwood Bay Traffic Corridor Revitalization Project meets this requirement.

Staff clarified that the Federal Gas Tax Revenues can be used for: Public Transit; Community Energy Systems; Water and Wastewater; Solid Waste Management; and Capacity Building.

Mr. John Tidman, 722 Sea Drive, advised that in 2005 there was some question as to whether the business community would be supportive of the revitalization project, and stated that if revitalization is to occur he would fully expect the project to proceed as originally proposed. Mr. Tidman further advised that many of the business property owners in this area are under constant pressure from Developers to support the proposal; however, an expectation that the business community is to contribute to this project exacerbates the problem that exists in the Brentwood Bay core as many of the local businesses are already struggling. He questioned the merits of conducting a referendum for this project, and suggested that all election candidates spoke favourably of the project during the 2005 election campaign.

Ms. Robin Ross, 1191 Lucille Drive, advised that she is losing clients to the Sidney area because of the lack of residential facilities in the Brentwood Bay area, and stated that the quality of life for many local residents will be affected by the decisions made on the Brentwood Bay Traffic Corridor Revitalization Project.

A lengthy discussion took place in regards to: the approved use of Federal Gas Tax Revenues for this project; public safety and traffic concerns; environmental protection issues; the need to make a decision on this project and proceed with the tendering process; various financing options; implementing a portion of the project only in an effort to reduce the overall project costs; the public consultation process is now outdated; and adding community involvement and artistic aspects into the project

**\*\* DEFEATED \*\***

245.06

MOVED BY COUNCILLOR MASON  
NO SECONDER

*That It Be Recommended To Council:*

*That the Report dated February 23, 2006 from David J. Gawley Consulting Services entitled "Brentwood Bay Traffic Corridor Revitalization Project" be received, and Staff be requested to provide a report identifying those capital projects that may be either reprioritized or deleted from the Five Year Financial Plan in order to accommodate, from a financing perspective, the District proceeding with the Brentwood Bay Traffic Corridor Revitalization Project.*

**MOTION DEFEATED**

OPPOSED: MAYOR MAR, COUNCILLORS BRYSON & GRAHAM

246.06      **\*\* DEFEATED \*\***  
              MOVED BY COUNCILLOR GARRISON  
              NO SECONDER  
              *That It Be Recommended To Council:*

*That Council not proceed with the establishment of a Local Service Area as a means of recovering from benefitting property owners in the area a portion of the costs for the Brentwood Bay Traffic Corridor Revitalization Project.*

**MOTION DEFEATED**  
OPPOSED: COUNCILLORS BRYSON, GRAHAM & KING

247.06      MOVED BY COUNCILLOR MASON  
              NO SECONDER  
              *That It Be Recommended To Council:*

*That further discussion on the Brentwood Bay Traffic Corridor Revitalization Project be referred to the next Regular Council Meeting.*

CARRIED UNANIMOUSLY

**ADJOURNMENT:**

*On motion, the Administration & Finance Committee Meeting held on February 27, 2006 adjourned at 8:37 pm.*

Recorded by: Trish Flanders  
                  Municipal Clerk