

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **SPECIAL PARKS & FACILITIES COMMITTEE** Meeting
Wednesday, April 23, 2008, at 6:30 p.m.
Central Saanich Fire Training Centre

PRESENT: Councillor Susan Mason, Chair
Mayor Jack Mar, Councillors Bryson, Garrison, and Thompson
Councillor King arrived at 7:14 p.m.
Gary C. Nason, Administrator
Ruby Shea, Administrative Assistant
Nirmal Bhattacharya, Municipal Engineer
Ron French, Fire Chief
Deputy Chief Constable Clayton Pecknold, Central Saanich Police Service

ABSENT: Councillor Graham

APPROVAL OF THE AGENDA

498.08 MOVED BY COUNCILLOR THOMPSON
 NO SECONDER
 That the Agenda for the Special Parks & Facilities Committee Meeting held on April 23, 2008, be approved as circulated.
 CARRIED UNANIMOUSLY

1. Central Saanich Facilities Planning Process – Workshop No. 2

The Administrator, Mr. Gary C. Nason, advised that the consultants who have been engaged to provide advice in connection with the District's facilities review project (Fire; Police; Municipal Hall; Works Yard) were in attendance at the Meeting to lead an approximate two hour workshop with Council. Mr. Nason advised that the purpose of the workshop was to report out on the substantial amount of work which has been undertaken as an outcome and follow-up to the initial workshop which was held on October 29, 2007, and the interim briefing which was given to Council on February 25, 2008. Mr. Nason advised that issues to be covered at the workshop would include:

1. Building Requirements (both Police and Fire) and Order of Magnitude Costs.
2. Keating Cross Road Re-alignment Analysis and Implications.
3. Site Development Options-Analysis for both Keating Cross Road "Triangular", and Works Yard, sites.
4. Outcome of Preliminary Investigations into Potentially Alternative Site(s).

Mr. Nason further advised that the various attendees who participated in the November, 2006 "Facilities Charette" were advised of the Meeting and invited to attend. Mr. Nason noted that several had indicated their intention to attend, and that they were provided with copies of the presentation in advance of the Meeting.

Mr. Nason further suggested a format and time allotment for the workshop, and then proceeded to introduce Mr. Kevin Hanvey of Omicron to lead the presentation.

Mr. Hanvey then proceeded to give a detailed presentation on the afore-noted topics.

An extensive question and answer period then took place, during which time Mr. Hanvey and Staff responded to various questions from members of the Committee.

The Chair then opened the Meeting for questions from the gallery.

Mr. Brian Butler, representing Butler Brothers Supplies Ltd., provided details on the terms of the Gravel Extraction Agreement between the District of Central Saanich and Butler Brothers Supplies Ltd. Mr. Butler advised that in his view there are significant topographical challenges at the Keating Cross Road ("triangular") site. Mr. Butler further advised that were

the District to proceed with site option No. 2 (Public Works Yard), this would not require Butler's gravel extraction operation to reprioritize its extraction sequencing timeframes.

Mr. Philip Chang, #203 - 1931 Mt. Newton Cross Road, expressed his appreciation for being invited to the workshop and advised that in his view Council faces a significant challenge in regards to the ever-escalating costs for construction of new buildings. Mr. Chang commended Council for its initiative in tackling this challenge and on the comprehensiveness of the evaluation process of the subject sites which has been conducted.

Mr. Wayne Watkins, 7055 Wallace Drive, questioned whether further consideration was still being given to relocation of the Works Yard to the municipally-owned property located north of the "triangular" site on Keating Cross Road.

The Administrator confirmed that no further consideration was being given to that particular option at this time.

Mr. Philip Chang asked several questions with respect to the various options as presented, and presented his perspective on the possible location and siting of the new Fire Hall.

Mr. Bob Viggers, 6898 Woodward Drive, noted that further consideration perhaps should be given at an appropriate future time on the possibility of combining the two buildings for Police and Fire into one building envelope with a combined heating plant, thereby deriving energy efficiencies and reduced costs.

Ms. Wendy MacDonald, 6455 Bryn Road, expressed her concerns with respect to the high cost of land in Central Saanich, and asked whether consideration has ever been given to relocating the Municipal Hall to site options 1 or 2 as potentially part of the new public safety building.

Mr. Wayne Watkins noted his support for the concept of the proposed Fire Hall as depicted in the presentation materials, particularly in regards to the configuration of the apparatus bay components.

Mr. Mike Robinson, 2980 Island View Road, advised that he was in attendance at the workshop representing the District's Advisory Planning Commission. Mr. Robinson advised that in his view the property located at 1720 Keating Cross Road may be the most viable site of those presented, and encouraged the District to proceed with further investigations in regards to the suitability of this particular site.

In response to a question, Mr. Jim McHattie, 1094 Sluggett Road, explained the topography of the property located at 1720 Keating Cross Road, and the potential viability of the site as a building location.

The Committee then proceeded to have a discussion in regards to various issues and perspectives on the information that was presented in the workshop presentation, and the following points were noted during the course of discussion and deliberations:

- Maintaining the current alignment of Keating Cross Road is likely an important planning issue, as the present curve in the road represents an effective division between the rural, and industrial land use and zoning designations.
- Locating either Police and/or Fire at the current Public Works site would represent many challenges, and one member of the Committee noted that he would categorically not be supportive of this particular option.
- One member of the Committee noted that he would not be supportive of relocating the Police to the Keating area, and that they should remain in their current location at the Municipal Hall site when it is redeveloped, and that only the new Fire Hall should be located in the Keating area. A view was also expressed that Police should be located in a separate building either in Brentwood Bay or at the current Municipal Hall location, and should not be isolated in the Keating area.
- Both Option Nos. 1 (the Keating "triangular" site) and Option No. 2 (the Public Works Yard site) represent many challenges and complexities, and there should be further exploration of the viability of the property located at 1720 Keating Cross Road for the potential location of the new main Fire Hall with possibly a Police

component. Due to the size and topography of this particular property, it may represent the most viable option for both the short and longer term.

- The majority of the Committee members in attendance indicated their support for further exploration and analysis of the viability of the 1720 Keating Cross Road site, including the need for further information on the appraised value of the site, the topography and its suitability for location of the subject building or buildings, and the capability of the site to support a joint Police and Fire facility.
- The next phase of work, in addition to the information requested on the potential viability of the site located at 1720 Keating Cross Road, should also include some degree of cost / benefit analysis and the rationale behind separate Police and Fire buildings as opposed to a joint combined facility, and information with respect to logistical considerations, energy saving efficiencies, space utilization efficiencies, and programming rationales.
- At some future appropriate point in time, Council should be provided with an update from the Police Board with respect to the status of future potential Police amalgamation or integration, and the implications of this for the Central Saanich Police Service. Information from the Police Board should also include some commentary on not only the financial cost, but the locational issues with respect to the Police being located in Keating as opposed to remaining at the current Municipal Hall site.
- Were the viability of the site located at 1720 Keating Cross Road to be confirmed, there would be merit to seriously considering proceeding with a joint Public Safety (Police / Fire) facility as it is necessary to keep focused on the big picture and longer term considerations.
- For multiple reasons the potential realignment of Keating Cross Road may not, at the end of the day, be a viable option to ever ultimately pursue.
- Were the District to acquire a portion of the property located at 1720 Keating Cross Road, inclusion of a dedicated park in any future redevelopment proposal for a new Fire Hall and/or Police Station should be further considered, thereby permitting the use of Park Land Acquisition funding to offset a portion of the costs of site acquisition.
- The first priority, however, should be proceeding with further analysis and investigation of the viability of the property located at 1720 Keating Cross Road as a potential site for either a new main Fire Hall or a combined or separate Police facility, as it is important to firstly determine whether these buildings could be located on the property. Then it would be appropriate to decide what the building components would entail, either a joint combined Police / Fire facility, or just a new main Fire Hall.
- If it is determined that it will be necessary to purchase property for the Fire Hall and/or Police project, consideration may have to be given to disposing of any potentially "surplus" municipally-owned property as a means to generate revenue, as well as entertaining potential P-3 possibilities to mitigate the considerable financial challenge for a project of this nature.

499.08 MOVED BY COUNCILLOR THOMPSON
 NO SECONDER

That it be recommended to Council:

That Staff and the consultants be authorized to proceed with further investigation and analysis of the property located at 1720 Keating Cross Road in terms of the potential viability of this particular site for Fire only, Police only and/or Fire and Police co-joined, including an appropriate dialogue with the property owner as required.

CARRIED

500.08 MOVED BY COUNCILLOR BRYSON
 NO SECONDER
 That it be recommended to Council:

That in conjunction with the foregoing analysis and further investigation of the property located at 1720 Keating Cross Road, Staff be requested to provide high-level information including the assessed values of any potentially "surplus" properties owned by the District.

CARRIED

ADJOURNMENT:

On motion, the Special Parks & Facilities Committee Meeting held on April 23, 2008, adjourned at 8:17 p.m.

Councillor Susan Mason
Chair

Recorded By: Ruby Shea
 Administrative Assistant