

DISTRICT OF SAANICH
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JANUARY 13, 2025 AT 7:00 P.M.

Chair: Councillor de Vries
Council: Mayor Murdock and Councillors Brice, Brownoff (via Teams), Harper, Phelps Bondaroff, Plant, Westhaver (via Teams)
Regrets: Councillor Chambers
Staff: Trevor Hurst, Acting Chief Administrative Officer; Cameron Scott, Manager of Community Planning; Megan Squires, Strategic Priorities Manager; Adam Smith, Planning Analyst; Dustin Bright, Planning Analyst; Sharon Froud, Deputy Corporate Officer; and Lynn Merry, Senior Committee Clerk

PUBLIC INPUT ON BUSINESS ITEMS

J. Sandor, Laval Avenue

Terms of Reference – Off-Street Parking and Loading Regulations Update

- The proposed timeline is concerning; a faster approach may be appropriate.
- There is a need to ensure accessible parking and loading zones remain.
- Removing minimum parking requirements is supportable.

M. Najari, Leeds Place

Terms of Reference – Off-Street Parking and Loading Regulations Update

- There is a need for public consultation as parking impacts all residents.

COMMITTEE OF THE WHOLE BUSINESS ITEMS

1110-30
Zoning Bylaw

TERMS OF REFERENCE - OFF-STREET PARKING AND LOADING REGULATIONS UPDATE

Report of the Director of Planning dated December 16, 2024.

To present a recommended approach to comprehensively refresh and modernize off-street parking and loading regulations.

The Manager of Community Planning, the Strategics Project Manager and the Planning Analysts presented the Terms of Reference – Off-Street Parking and Loading Regulations Update (PowerPoint on file).

MOVED by Councillor Plant and Seconded by Councillor Brice: “That it be recommended that Council delay the start of the above, longer 16-month planning process option by approximately six (6) months due to other planning work priorities, including the Quadra McKenzie, Burnside Tillicum Plan, Shelbourne Valley Action Plan Update, and Development Cost Charges (DCC) Bylaw, ending the project in early 2027 (Option 3).”

In response to questions from Council, the Manager of Community Planning stated:

- A consultant would be hired as there is a significant amount of technical analysis that needs to be done.
- A benefit of delaying this project would be that staff assigned to this project would be able to help out on other projects currently underway; other project timelines would not be impacted by a delay in this process.
- Having a broader public engagement process would result in minor increased costs to the overall project budget.
- The scope of work includes shared parking facilities among multiple land uses and owners.
- If delayed, Council would continue to have the opportunity to approve development with parking variances on a case-by-case basis.
- The provision of transit passes is focused on residential development on primary corridors with the option of a second Transportation Demand Management (TDM) measure including car share, cycling or unbundled parking.
- Other projects are depending on the update to the parking regulations; the interim parking regulations already approved by Council continue to inform other projects.
- Housing Acceleration Funds must be expended by the end of 2028 therefore a six month delay would not impact this funding.
- The difference between Options 2 and 3 is the six month delay to start the process outlined in Option 3.

Council discussion ensued with the following comments:

- Extending the timelines will allow more fulsome public consultation to take place.
- Parking impacts every single resident in Saanich therefore all residents should have the opportunity to provide feedback.
- Delaying the process could result in increased construction costs resulting in higher costs for purchasers or tenants.
- This process impacts other projects currently underway.
- Option 2 could be considered as it allows for public engagement without the six month delay in starting the process.

RESULT: Failed 4 TO 4

IN FAVOUR: Brice, Brownoff, Plant, Westhaver

OPPOSED: Murdock, de Vries, Harper, Phelps Bondaroff

MOVED by Councillor Harper and Seconded by Mayor Murdock: “That it be recommended that Council direct staff to extend the planning process timeline to 16 months to incorporate extensive public and stakeholder engagement (Option 2).”

Council discussion ensued with the following comments:

- Receiving public input on this process is important.

MOVED by Councillor Plant and Seconded by Councillor Brice: “That it be recommended that the item be referred to a future Council meeting when all members of Council are present.”

RESULT: Carried 5 TO 3

IN FAVOUR: Murdock, Brice, Brownoff, Plant, Westhaver

OPPOSED: de Vries, Harper, Phelps Bondaroff

ADJOURNMENT

MOVED by Councillor Plant and Seconded by Mayor Murdock: “That the meeting be adjourned.”

RESULT: Carried 8 TO 0

IN FAVOUR: Murdock, Brice, Brownoff, de Vries, Harper, Phelps Bondaroff, Plant, Westhaver

OPPOSED: None

The meeting adjourned at 8:22 p.m.

MAYOR

I hereby certify these Minutes are accurate.

DEPUTY CORPORATE OFFICER