

DISTRICT OF SAANICH
MINUTES OF THE COUNCIL MEETING
HELD IN COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, OCTOBER 28, 2024

Chair: Mayor Murdock
Council: Councillors Brice, Chambers, de Vries, Harper, Phelps Bondaroff and Westhaver (via Teams)
Regrets: Councillors Brownoff and Plant
Staff: Brent Reems, Chief Administrative Officer (CAO); Sheila Allen, Director of Corporate Services (7:01 p.m.); Paul Arslan, Director of Finance (7:01 p.m.); Angila Bains, Director of Legislative and Protective Services/Corporate Officer; Lindsay Chase, Director of Planning (7:01 p.m.); Harley Machielse, Director of Engineering; Lesley Hatch, Senior Manager of Water Resources (7:01 p.m.); Maggie Baynham, Sustainability Project Manager (7:01 p.m. via Teams); Carley Friesen, Housing Planning and Policy Manager (7:01 p.m.); Jon Poole, Development Planning Process Manager (Current Planning) (7:01 p.m.); Cameron Scott, Manager of Community Planning (7:01 p.m. via Teams); Gina Lyons, Senior Planner (7:01 p.m.); Amanda Blick-McStravick, Planning Analyst – Housing (7:01 p.m.); Matt O'Halloran, Deputy Corporate Officer (7:01 p.m.); and Lynn Merry, Senior Committee Clerk (7:01 p.m.)

The Mayor called the meeting to order at 5:47 p.m. in Council Chambers.

MOVED by Councillor Harper and Seconded by Councillor Brice: “That the meeting be closed in accordance with the *Community Charter*, Part 4, Division 3, Section 90 (1) (e) as the matter relates to the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.”

RESULT: Carried 7 TO 0

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

OPPOSED: None

On a motion from Councillor Harper, the meeting adjourned to In Camera at 5:48 p.m.

The Council reconvened at 7:01 p.m.

Councillor Chambers read the following statement: “At the September 9, 2024 meeting of Council, I publicly accused Legislative Services staff of mismanaging the timer and of talking about me behind my back. I then sent staff an email criticizing their professionalism. After review of the video and my correspondence, I can advise the public that I was wrong in my actions and that my accusations were false. I deeply apologize for my conduct towards Legislative Services staff who are statutory officers of our municipality and serve our community with the highest professional conduct and integrity. Thank you for the opportunity to address this matter.”

MOVED by Councillor Chambers and Seconded by Councillor Phelps Bondaroff: “That the rules contained in the Council Procedure Bylaw be temporarily suspended to allow electronic participation at the meeting of October 28, 2024.”

RESULT: Carried 7 TO 0

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

OPPOSED: None

ADOPTION OF MINUTES

MOVED by Councillor Brice and Seconded by Councillor Harper: “That Council adopt the minutes of the:

- **Council meeting of October 7, 2024; and**
- **Special Council (Public Hearing) meeting of October 8, 2024.”**

RESULT: Carried 7 TO 0

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

OPPOSED: None

BYLAWS FOR FINAL READING

2870-30
Kathleen Street

3677 KATHLEEN STREET – FINAL READING

Memo of the Director of Legislative and Protective Services/Corporate Officer dated October 21, 2024.

To give final reading to “Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10083” to rezone 3677 Kathleen Street from the RS-6 (Single Family Dwelling) Zone to the RS-11 (Single Family Dwelling) Zone and approve Development Variance Permit DVP00518.

MOVED by Councillor Harper and Seconded by Councillor Phelps Bondaroff: “That Bylaw No. 10083 be given Final Reading.”

RESULT: Carried 7 TO 0

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

OPPOSED: None

Councillor Westhaver declared that pursuant to Section 100 (2) of the *Community Charter* that she is not entitled to participate in the discussion on the application for 1098 Jasmine Avenue as she resides in the neighbourhood. Councillor Westhaver exited the meeting at 7:06 p.m.

2870-30
Jasmine Avenue

1098 JASMINE AVENUE – FINAL READING

To give final reading to “Sanitary Sewer Bylaw, 2006, Amendment Bylaw, 2024, No. 10073” to include 1098 Jasmine Avenue in the Sewer Service Area.

MOVED by Councillor Brice and Seconded by Councillor Phelps Bondaroff: “That Bylaw No. 10073 be given Final Reading.”

RESULT: Carried 5 TO 1

IN FAVOUR: Murdock, Brice, de Vries, Harper, Phelps Bondaroff

OPPOSED: Chambers

RECUSED: Westhaver

Councillor Westhaver returned to the meeting at 7:08 p.m.

1110-30
Real Property Tax
Exemption Bylaw

PERMISSIVE TAX EXEMPTION BYLAWS

To give final readings to the following bylaws to approve new permissive, supportive housing and new affordable rental housing permissive tax exemption requests and to update name changes to two of the current churches:

- Tax Exemption Real Property Bylaw (New Affordable Housing), 2024, No. 10067;
- Tax Exemption Real Property Bylaw, 2023, Amendment Bylaw, 2024, No. 10068; and
- Tax Exemption Bylaw (Church Exemptions), 2012, Amendment Bylaw, 2024, No. 10070.

MOVED by Councillor Harper and Seconded by Councillor Brice: “That Bylaw No. 10067 be given Final Reading.”

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Brice: “That Bylaw No. 10068 be given Final Reading.”

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Brice: “That Bylaw No. 10070 be given Final Reading.”

RESULT: Carried 6 TO 1

IN FAVOUR: Murdock, Brice, Chambers, de Vries, Harper, Westhaver

OPPOSED: Phelps Bondaroff

2870-30
Salsbury Way

0 AND 3353 SALSBUARY WAY – FINAL READING

Memo of the Director of Legislative and Protective Services/Corporate Officer dated October 4, 2024.

To give final reading to “Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10009” to rezone 0 and 3353 Salsbury Way from the RS-6 (Single Family Dwelling) Zone to the RS-1 (Single Family Dwelling) Zone to subdivide to create five additional lots (two fee simple and four strata lots), for six lots total for single-family dwelling use; **and approve Development Variance Permit DVP00497.**

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Chambers: “That Bylaw No. 10009 be given Final Reading.”

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Chambers: “That Development Variance Permit DVP00497 be approved and issued.”

RESULT: Carried 7 TO 0

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

OPPOSED: None

PUBLIC INPUT ON BUSINESS ITEMS

V. Ascah, Calgary
760 Tolmie Avenue

- The area is significantly under-serviced; the use on the site will act as an economic driver for the area by bringing employment opportunities.
- The site will become a hub of activity with excellent urban design and provide a range of housing options.

A. Gill, McColl Place
560 Kenneth Street

- The two lot split will provide gentle infill housing; the existing single family home will be demolished.
- Two new homes with secondary suites will be constructed; the property is located close to services, schools, parks and public transit.
- Street improvements include new sidewalk and road widening.

D. Spence, Tolmie Ave
760 Tolmie Avenue

- The mixed use development proposes 100% purpose built rental units and a new commercial anchor store.
- The project includes 555 units across a range of unit sizes and types with over 30% of the homes being family oriented including 3 bedroom homes.
- The development will ensure residents can work, live and grow together; the development enhances connectivity, stormwater management features and supports active transportation with dedicated cycling infrastructure and dedicated bicycle access for residents.

K. Whitcroft, Saanich
760 Tolmie Avenue & Integrated Stormwater Management Planning Update

- It is important to provide the greatest long term benefits for all of Saanich and to retain natural environmental assets.

L. Stadland, on behalf of the Broadmead Residents Association
Mitigating Flooding at Rithet's Bog

- There is concern with potential habitat loss at Rithet's Bog; over 70% of wetlands have been lost to development.
- In the past, drainage ditches were installed to divert water out of the bog in order to facilitate farming; the ditches remain.
- There are remedial action items that are lower cost that could be considered including the decommissioning of the ditches.

J. Bourcet, Kang Developments
Interim Zoning Bylaw Amendments for Off-Street Parking

- A gradual approach in implementing the changes is requested; it would help to create certainty for in-stream applications.
- The in-stream protection period should be extended to at least March 2026; this aligns with the typical timelines it takes for processing development applications.
- Developers will still need to provide parking to meet the demands of residents.

D. Kors, Kors Development Services
560 Kenneth Street

- The application is to subdivide to create one additional lot (two lots total); it would provide gentle infill which is consistent with the neighbourhood.
- The property is within a convenient travel distance of parks, schools, shopping and public transit.
- Road improvements include the addition of sidewalk, bike lanes and road widening.

D. Dickson, Saanich

Council Procedure Bylaw Amendment

- It is unclear if a member of the public must provide their address going forward.
- Removing Open Forum is not supportable.

C. Hamill, on behalf of the Mount View Colquitz Community Association

760 Tolmie Avenue

- The Community Association recommends that a wording revision be made to the servicing requirements to remove reference to the plaza situated on Oak Street.
- Phase 2 of the plan outlines a permanent street closure of one half block on Oak Street; it may not be required to determine community amenities at this time.

S. Izard, Saanich

Council Procedure Bylaw Amendment

- Open Forum should be retained.
- Clarification is needed on whether or not a member of the public must provide their address; it may be appropriate to have them provide the municipality they reside in.

M. Najari, Leeds Place

Council Procedure Bylaw Amendment & Saanich Operations Centre Redevelopment

- It may be appropriate to retain Town Halls complementary to Open Forum.
- There is concern with the recommendation to engage with Infrastructure BC for the redevelopment of the Saanich Operations Centre; questions if partnerships with the federal and provincial governments have been explored.

CONSENT AGENDA ITEMS

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Harper: "That Consent Agenda Items D1 to D6 be approved."

RESULT: Carried 7 TO 0

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

OPPOSED: None

2860-40
Lorraine Road

3507 LORRAINE ROAD

Report of the Director of Planning dated October 1, 2024.

To approve Development Variance Permit DVP00489 for 3507 Lorraine Road to vary lot width for proposed Lot 2 in association with a subdivision application to create one additional lot (two lots total) under the current RS-12 (Single Family Dwelling) Zone.

"That Development Variance Permit DVP00489 be approved and issued."

ADOPTED ON CONSENT

1110-30
Heat Pump Financing
Service Bylaw

HEAT PUMP FINANCING PROGRAM – LOCAL AREA SERVICE BYLAWS FOR PARTICIPATING PROPERTIES

Report of the Director of Corporate Services and the Director of Finance dated October 3, 2024.

To give three readings to 10 Heat Pump Financing Local Area Service Bylaws to establish Local Area Services for financing for participating properties.

8-1063 Valewood Trail

“That Bylaw No. 10085 be given First Reading.”

ADOPTED ON CONSENT

“That Bylaw No. 10085 be given Second Reading.”

ADOPTED ON CONSENT

“That Bylaw No. 10085 be given Third Reading.”

ADOPTED ON CONSENT

856 Beckwith Avenue

”That Bylaw No. 10086 be given First Reading.”

ADOPTED ON CONSENT

“That Bylaw No. 10086 be given Second Reading.”

ADOPTED ON CONSENT

“That Bylaw No. 10086 be given Third Reading.”

ADOPTED ON CONSENT

1620 Blair Avenue

”That Bylaw No. 10087 be given First Reading.”

ADOPTED ON CONSENT

“That Bylaw No. 10087 be given Second Reading.”

ADOPTED ON CONSENT

“That Bylaw No. 10087 be given Third Reading.”

ADOPTED ON CONSENT

1759 Kisber Avenue

”That Bylaw No. 10088 be given First Reading.”

ADOPTED ON CONSENT

“That Bylaw No. 10088 be given Second Reading.”

ADOPTED ON CONSENT

“That Bylaw No. 10088 be given Third Reading.”

ADOPTED ON CONSENT

3491 Mayfair Drive

”That Bylaw No. 10089 be given First Reading.”

ADOPTED ON CONSENT

“That Bylaw No. 10089 be given Second Reading.”

ADOPTED ON CONSENT

“That Bylaw No. 10089 be given Third Reading.”

ADOPTED ON CONSENT

3781 Savannah Avenue

"That Bylaw No. 10090 be given First Reading."

ADOPTED ON CONSENT

"That Bylaw No. 10090 be given Second Reading."

ADOPTED ON CONSENT

"That Bylaw No. 10090 be given Third Reading."

ADOPTED ON CONSENT

3924 Dawe Road

"That Bylaw No. 10091 be given First Reading."

ADOPTED ON CONSENT

"That Bylaw No. 10091 be given Second Reading."

ADOPTED ON CONSENT

"That Bylaw No. 10091 be given Third Reading."

ADOPTED ON CONSENT

3987 Century Road

"That Bylaw No. 10092 be given First Reading."

ADOPTED ON CONSENT

"That Bylaw No. 10092 be given Second Reading."

ADOPTED ON CONSENT

“That Bylaw No. 10092 be given Third Reading.”

ADOPTED ON CONSENT

4078 Longview Drive

”That Bylaw No. 10093 be given First Reading.”

ADOPTED ON CONSENT

“That Bylaw No. 10093 be given Second Reading.”

ADOPTED ON CONSENT

“That Bylaw No. 10093 be given Third Reading.”

ADOPTED ON CONSENT

439 Davida Avenue

”That Bylaw No. 10094 be given First Reading.”

ADOPTED ON CONSENT

“That Bylaw No. 10094 be given Second Reading.”

ADOPTED ON CONSENT

“That Bylaw No. 10094 be given Third Reading.”

ADOPTED ON CONSENT

5370-30
Contract Management

DELEGATION OF APPROVAL FOR INVITATION TO TENDER 24-178 CEDAR HILL RECREATION CENTRE - BUILDING IMPROVEMENTS

Report of the Director of Engineering dated October 10, 2024.

To delegate the approval for Invitation to Tender 24-178 Cedar Hill Recreation Centre - Building Improvements to the Chief Administrative Officer.

“That Council approve the following resolutions:

- **The Chief Administrative Officer is hereby authorized to approve the award of ITT 24-178, and change orders within approved budget, for Cedar Hill Recreation Centre building improvements.**
- **The Chief Administrative Officer is hereby authorized to do all acts and things and execute all agreements and documents necessary to carry out the purchase.”**

ADOPTED ON CONSENT

6122-20
Stormwater
Management Plan

INTEGRATED STORMWATER MANAGEMENT PLANNING UPDATE – REVISED

Report of the Director of Engineering dated October 17, 2024.

To receive the report for information.

“That Council receive the report of the Director of Engineering dated October 17, 2024 on the Integrated Stormwater Management Plan project progress for information.”

ADOPTED ON CONSENT

5655-20
BC Active
Transportation Grant

COUNCIL ENDORSEMENT FOR BC ACTIVE TRANSPORTATION GRANT APPLICATION – REVISED

Report of the Director of Engineering dated October 17, 2024.

To endorse the application for the Province’s 2024/2025 Active Transportation Grants Program.

“That Council endorse an application to the BC Active Transportation Grants program for the Shelbourne Street Improvement Project Phase Three and Albina, Maddock and Orillia Sidewalk Improvement Project.”

ADOPTED ON CONSENT

5370-20
Contract Management

INCREASED ENGAGEMENT OF INFRASTRUCTURE BC FOR PRIVATE SECTOR PROCUREMENT PHASES FOR SAANICH OPERATIONS CENTRE REDEVELOPMENT PROJECT

Report from the Director of Engineering dated October 18, 2024.

To approve to increase the engagement with Infrastructure BC.

“That Council approve increased engagement with Infrastructure BC, and change orders within approved budget, for services relating to the Saanich Operations Centre Redevelopment.”

ADOPTED ON CONSENT

The Director of Corporate Services exited the meeting at 7:49 p.m.

BYLAWS FOR THREE READINGS

2870-30
Kenneth Street

560 KENNETH STREET – REZONING AND SUBDIVISION APPLICATION

Report of the Director of Planning dated October 1, 2024.

To give three readings to “Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10096” to rezone 560 Kenneth Street from the RS-6 (Single Family Dwelling) Zone to the RS-2 (Single Family Dwelling) Zone and approve Development Variance Permit DVP00519.

MOVED by Councillor Harper and Seconded by Councillor Phelps Bondaroff: “That Bylaw No. 10096 be given First Reading.”

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Phelps Bondaroff: “That Bylaw No. 10096 be given Second Reading.”

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Phelps Bondaroff: “That Bylaw No. 10096 be given Third Reading.”

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Phelps Bondaroff: “That Development Variance Permit DVP00519 be approved.”

RESULT: Carried 7 TO 0

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

OPPOSED: None

2870-30
Tolmie Avenue

760 TOLMIE AVENUE

Report of the Director of Planning dated October 7, 2024.

To give three readings to “Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10100” to rezone 760 Tolmie Avenue from the C-6UD (Uptown Douglas Highway Commercial) Zone to the CD-10UD – Core 1 (Comprehensive Development Uptown Douglas – Core 1) to support a three-tower, mixed-use development with 555 rental units; and approve Development Permit DPR01020.

Supplemental Memo from the Director of Planning dated October 17, 2024.

To correct the proposed unit count in the application from 554 to 555.

MOVED by Councillor Harper and Seconded by Councillor Phelps Bondaroff: “That Council require the applicant to replace the Tolmie Lane Lift Station as an Excess Service.”

In response to questions from Council, the Director of Engineering:

- Technical analysis of the existing pump station was undertaken with respect to the life remaining and the future benefit of residents; from the analysis, it was determined that it is reasonable for Saanich to contribute 30% of the overall costs of replacement.

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Phelps Bondaroff: “That the Zoning Bylaw, 2003, be amended to include a new CD-10UD – Core 1 (Comprehensive Development Uptown Douglas – Core 1) Zone.”

Council discussion ensued with the following comments:

- The proposed application is supportable; it is a complete community with mixed use and residential.
- It is close to public transit, services and amenities.
- The addition of 555 rental units is appreciated.
- This is a primary growth area that can support density.
- Placemaking should be considered.

- It will allow residents to live, work and play in the same area.

In response to questions from Council, the Directors of Engineering and Planning stated:

- Further technical analysis as part of the Uptown Douglas Pre-Zoning and Network Design Project will take place to find out the network capacity of Oak Street and the streetscape design; the application is advancing without a road closure at this time.
- The applicant has proposed to contribute funds which would be used for future infrastructure needs as a result of the technical analysis.
- This project is exempt from the Community Amenity Contributions (CACs) Policy because 100% rental units are proposed.
- There may be opportunities to explore daylighting of Cecelia Creek in the future but it may not be feasible for this site.
- Minor changes to the project data table will be submitted prior to Final Reading.
- The Uptown Douglas Plan identifies Oak Street as a critical corridor within the area; significant public input was received on the Plan.
- The next phase is the Uptown Douglas Pre-Zoning and Network Design Project; the public will have the opportunity to provide input.

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Phelps Bondaroff: "That the application to rezone 760 Tolmie Avenue from the C-6UD (Uptown Douglas Highway Commercial) Zone to the CD-10UD – Core 1 (Comprehensive Development Uptown Douglas – Core 1) Zone be approved."

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Phelps Bondaroff: "That Development Permit DPR01020 be approved."

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Phelps Bondaroff: "That Final Reading of the Zoning Bylaw Amendment and ratification of the Development Permit be withheld pending:

- Provision of all additional materials and information to satisfy the outstanding items identified in Appendix "A" – Outstanding Issues:
- Registration of a covenant to secure the following:

- **Transportation Demand Management measures, as identified in Bunt and Associates' memo, TIA Report Updates V03, dated May 31, 2024 and the report dated July 26, 2023; and**
- **A Housing Agreement to secure 100% of the residential units as rental for a period of 60 years or the life of the building."**

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Phelps Bondaroff: "That Bylaw No. 10100 be given First Reading."

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Phelps Bondaroff: "That Bylaw No. 10100 be given Second Reading."

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Phelps Bondaroff: "That Bylaw No. 10100 be given Third Reading."

RESULT: Carried 7 TO 0

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

OPPOSED: None

The Senior Planner (Community Planning) exited the meeting at 8:27 p.m.

CREDIT CARD SERVICE FEE BYLAW

Report of the Director of Engineering/Program Director, Permit and Application Modernization dated October 3, 2024.

To give three readings to "Credit Card Service Fee Bylaw, 2024, No. 10095" to introduce a credit card service fee for online e-commerce and in-person credit card payments.

MOVED by Councillor Harper and Seconded by Councillor Brice: “That Bylaw No. 10095 be given First Reading.”

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Brice: “That Bylaw No. 10095 be given Second Reading.”

Council discussion ensued with the following comments:

- Residents will be permitted to use credit cards as a payment method at Saanich; the transaction fees charged by credit card merchants would be a substantial increase in costs to the District.
- The bylaw will allow the fees to be passed on directly to the payee should they choose to use a credit card for payment.

In response to questions from Council, the Director of Finance stated:

- The transaction fees charged by credit card merchants are a percentage of the amount charged; credit card fees are significantly higher than other payment methods.

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Brice and Seconded by Councillor Harper: “That Bylaw No. 10095 be given Third Reading.”

RESULT: Carried 7 TO 0

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

OPPOSED: None

Councillor Westhaver exited the meeting at 8:32 p.m.

COUNCIL PROCEDURE BYLAW AMENDMENT

Report of the Director of Legislative and Protective Services/Corporate Officer dated October 15, 2024.

To give three readings to “Council Procedure Bylaw, 2021, Amendment Bylaw, 2024, No. 9732” to approve changes requested by Council, clarify electronic meeting processes and make general housekeeping updates.

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Brice: “That Bylaw No. 9732 be given First Reading.”

RESULT: Carried 5 TO 1

IN FAVOUR: Murdock, Brice, de Vries, Harper, Phelps Bondaroff

OPPOSED: Chambers

ABSENT: Westhaver

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Brice: “That Bylaw No. 9732 be given Second Reading.”

In response to questions from Council, the Director of Legislative and Protective Services/Corporate Officer stated:

- At the October 16, 2023 Council meeting, Council directed staff to prepare a bylaw amendment eliminating the potential barrier posed by the requirement of those providing input to share their residential address; there were concerns identified that members of the public who provide their name and address could be subjected to unfortunate circumstances and fear of retaliation for voicing differing opinions.
- Council can request a member of the public identify the municipality that they live in.
- Any member of the public can provide feedback with no limitations based on where they live.
- The provision to expel an individual who is attending a meeting electronically mirrors what is in the bylaw for those who attend meetings in person.
- The public can provide input at every meeting of Council on agenda items.
- For clarity, there is no “public forum”; it is “open form” and “public input”. Public input is still available for agenda items.

Council discussion ensued with the following comments:

- Provision of a resident’s name and street address could stifle public participation.

RESULT: Carried 5 TO 1

IN FAVOUR: Murdock, Brice, de Vries, Harper, Phelps Bondaroff

OPPOSED: Chambers

ABSENT: Westhaver

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Brice: “That Bylaw No. 9732 be given Third Reading.”

RESULT: Carried 5 TO 1

IN FAVOUR: Murdock, Brice, de Vries, Harper, Phelps Bondaroff

OPPOSED: Chambers

ABSENT: Westhaver

The Director of Legislative and Protective Services/Corporate Officer exited the meeting at 8:47 p.m.
Councillor Westhaver returned to the meeting at 8:55 p.m.

1110-30
Zoning Bylaw

ADDITIONAL INFORMATION FOR INTERIM ZONING BYLAW AMENDMENTS FOR OFF-STREET PARKING AND TRANSPORTATION DEMAND MANAGEMENT

Supplemental report of the Director of Planning dated October 15, 2024.

To give second and third readings to amended "Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10071," which would establish an effective date of the zoning bylaw changes to ensure minimal impact to in-stream applications; clarify electric vehicle parking supply requirements and provide further clarification on required measures within each Transportation Demand Management (TDM) Plan.

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor de Vries: "That Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10071 be amended in accordance with the edited version of the bylaw attached to the report of the Director of Planning dated October 15, 2024 as follows:

- a) That Transportation Demand Management (TDM) Plans be secured through legal agreements and non-market housing is exempt;
- b) That an effective date of March 10, 2025 be established to align with building code changes;
- c) That energized spaces are ensured for residential projects of more than 12 units;
- d) That TDM requirements allow for at least one additional TDM Plan package;
- e) That TDM Plan A – Transit – aligns with new direction from BC Transit;
- f) That TDM Plan B – Cycling – requires a secure bicycle repair station;
- g) That TDM Plan C – Carshare – secures membership for the lifetime of the building and provides new thresholds for carshare vehicle requirements; and
- h) That TDM Plan D – Unbundled Parking – sells or leases parking spaces separately from the unit."

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

- The March 10, 2025 effective date was chosen to align with BC Building Code changes.
- It would also allow minor changes to be made to in-stream applications if required.
- TDM requirements are evaluated on the overall proposal, not individual units.
- Typically, bus passes are provided to all units.
- BC Transit is changing to a pass program where they provide a monetary value to each unit rather than a bus pass; transit users would be provided a code for when they ride and that charge would be attributed to the funds provided for the development.

Council discussion ensued with the following comments:

- The more the process is streamlined, the quicker housing gets built.
- If parking is reduced, it may mean more community amenity space.
- It may be appropriate to provide bus passes to all units.

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor de Vries: “That Bylaw No. 10071 be given Second Reading, as amended.”

RESULT: Carried 6 TO 1

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

OPPOSED: Chambers

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor de Vries: “That Bylaw No. 10071 be given Third Reading.”

RESULT: Carried 6 TO 1

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

OPPOSED: Chambers

1110-30
Saanich Operations
Centre Redevelopment
Project Loan
Authorization Bylaw

SAANICH OPERATIONS CENTRE REDEVELOPMENT PROJECT BORROWING BYLAW
Report of the Director of Finance dated October 18, 2024.

To give three readings to “Saanich Operations Centre Redevelopment Project Loan Authorization Bylaw, 2024, No. 10105” to allow for the project's progression to the next phase, which includes the approval of the Inspector of Municipalities and an elector approval process.

MOVED by Councillor Harper and Seconded by Councillor Phelps Bondaroff: “That Bylaw No. 10105 be given First Reading.”

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Phelps Bondaroff: “That Bylaw No. 10105 be given Second Reading.”

Council discussion ensued with the following comments:

- Next steps include sending the bylaw to the Inspector of Municipalities for initial approval and then an Alternative Approval Process (AAP) will take place.

In response to questions from Council, the Directors of Engineering and Finance stated:

- A lease arrangement will be undertaken with a private partner; at the end of the lease, Saanich will retain and continue to own the property.
- 10% of the units will be affordable rental housing.
- After the AAP takes place and depending on the outcome, Final Reading will take place.

RESULT: Carried 6 TO 1

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

OPPOSED: Chambers

MOVED by Councillor Harper and Seconded by Councillor Phelps Bondaroff: "That Bylaw No. 10105 be given Third Reading."

RESULT: Carried 6 TO 1

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

OPPOSED: Chambers

The Manager of Community Planning exited the meeting at 9:09 p.m.

REPORTS FROM THE CAO OR DIRECTORS

5500-30
Water and Sewer
Utility Rate
Restructuring

2025 WATER AND SEWER UTILITY RATE RESTRUCTURING

Report from the Director of Engineering and the Director of Finance dated October 17, 2024.

To adjust the approach in the design of the 2025 Water and Sewer Utility rates.

MOVED by Councillor Brice and Seconded by Councillor Chambers: "That Council:

- **approve apportioning the increased budget requirement for the 2025 Water and Sewer Utility rates to the flat portion of the rate, keeping the consumption rate unchanged; and**
- **instruct staff to prepare the 2025 Water and Sewer Utility rates and bylaws to reflect this change in approach."**

In response to questions from Council, the Director of Engineering and the Senior Manager of Water Resources stated:

- The current rate structure is 90% based on consumption and 10% is the base fee; that is unique in comparison to other municipalities.
- It creates financial volatility for predicted revenue.
- Industry practice is a 50/50 split.
- It is recommended to move incrementally away from the 90/10 to 50/50.
- The change should have a net zero impact on taxpayers.

RESULT: Carried 7 TO 0

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

OPPOSED: None

The Director of Engineering, the Director of Finance and the Senior Manager of Water Resources exited the meeting at 9:33 p.m.

1030-30
Strata Conversion
Policy

STRATA CONVERSION POLICY

Report of the Director of Planning dated August 20, 2024.

To approve the amendments to the 2003 Council Policy for Approval of Strata Conversions.

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Harper: “That Council approve the proposed amendments to the 2023 Council Policy – Approval of Strata Conversions.”

The Director of Planning, the Acting Manager of Housing and Policy and the Planning Analyst presented the Strata Conversion Policy (PowerPoint on file) and answered questions from Council as follows:

- A strata conversion would mean that each unit on a property is individually owned; the strata would make decisions with respect to such items as maintenance and landscaping.
- Each unit would be individually owned and would have a separate title on the property; units could be sold individually.

Council discussion ensued with the following comments:

- This would allow homes built on one lot to be owned individually as strata units.
- Strata homeowners share common costs.

RESULT: Carried 7 TO 0

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

OPPOSED: None

The Development Planning Process Manager (Current Planning) exited the meeting at 10:09 p.m.

1110-30
Land Use and
Procedures Bylaw

COVENANT MODIFICATIONS AND DISCHARGES

Report of the Director of Planning dated September 23, 2024.

To give three readings to “Land Use and Development Application Fee Bylaw, 2006, Amendment Bylaw, 2024, No. 10017” and “Land Use and Development Procedures Bylaw, 2020, Amendment Bylaw, 2024, No. 10018” to establish a Covenant Modification or Discharge process and fee.

MOVED by Councillor Harper and Seconded by Councillor Brice: “That Bylaw No. 10017 be given First Reading.”

RESULT: Carried 6 TO 1

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

OPPOSED: Chambers

MOVED by Councillor Harper and Seconded by Councillor Brice: “That Bylaw No. 10017 be given Second Reading.”

In response to questions from Council, the Director of Planning and the Development Planning Process Manager (Current Planning) stated:

- Residents currently can apply to modify or discharge covenants without a fee.
- This bylaw permits a fee to be charged for the work required.
- The bylaw would ensure that the process is clear to applicants.
- Property owners can apply to the Land Title and Survey Authority (LTSA) to have discriminatory covenants removed.
- The recommended fee for modification or discharge is \$1,000 plus legal fees.

Council discussion ensued with the following comments:

- It is appropriate to ensure that residents are clear on the process.
- The applications are a benefit to property owners and therefore it is appropriate to charge a fee for the service.

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Brice: “That Bylaw No. 10017 be given Third Reading.”

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Brice: “That Bylaw No. 10018 be given First Reading.”

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Brice: “That Bylaw No. 10018 be given Second Reading.”

RESULT: Carried 7 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Brice: “That Bylaw No. 10018 be given Third Reading.”

RESULT: Carried 7 TO 0

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

OPPOSED: None

1970-45
Housing Supply Plan

HOUSING TARGET PROGRESS REPORT - REPORTING PERIOD 1.2

Report of the Director of Planning dated October 7, 2024.

To receive the report for information and direct staff to submit the Progress Report to the Minister of Housing.

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Harper: “That:

- the report of the Director of Planning dated October 7, 2024 be received for information; and**
- Council direct staff to submit the Progress Report to the Ministry of Housing.”**

The Acting Manager of Housing Planning and Policy presented the Housing Target Progress Report (PowerPoint on file).

Council discussion ensued with the following comments:

- It is promising to see Saanich move towards its housing targets.
- There were 1,083 units going through the Building Permit process in the last year with nearly a third of the units below-market.

In response to questions from Council, the Director of Planning and the Acting Manager of Housing Planning and Policy stated:

- The construction process takes place between the time a Building Permit is obtained and an Occupancy Permit approved.

- The Federal Accelerator Housing Fund is not tied to provincial housing targets.
- Provincial legislation outlines different steps that the Province would take if a municipality has not reached its housing targets including reviewing the steps the municipality has taken to try to reach its targets.

RESULT: Carried 7 TO 0

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

OPPOSED: None

The Director of Planning, the Acting Manager of Housing and the Planning Analyst – Housing exited the meeting at 10:25 p.m.

REPORTS FROM MEMBERS OF COUNCIL

1410-04
Report - Council

AGRICULTURAL ACQUISITION FUND

Notice of Motion from Councillor Chambers from Council meeting of September 9, 2024.

That the creation of an Agricultural Acquisition Fund be referred to the Strategic Planning process. Funds would be provided by property owners who apply to remove or exclude their properties from the Agricultural Land Reserve (ALR) and could be used by Saanich to purchase additional agricultural lands.

MOVED by Councillor Chambers and Seconded by Mayor Murdock: “That the creation of an Agricultural Acquisition Fund be referred to the Strategic Planning process.”

Council discussion ensued with the following comments:

- The Capital Regional District may be doing similar work through the Food and Farmland Service Bylaw.
- There are not a lot of applications to remove properties from the ALR therefore there would be a limited revenue source for a fund.
- Raising funds to purchase farmland is supportable but that may be better served on a regional level.

In response to questions from Council, the CAO stated:

- Saanich has identified some parcels that could be put into the Farmlands Trust.

RESULT: Failed 1 TO 6

IN FAVOUR: Chambers

OPPOSED: Murdock, Brice, de Vries, Harper, Phelps Bondaroff, Westhaver

1410-04
Report - Council

MITIGATING FLOODING AT RITHET'S BOG

Notice of Motion from Councillor Chambers from the Council meeting of September 9, 2024.

That staff reach out to the Rithet's Bog Conservancy to determine quick fixes that may mitigate flooding ahead of the Capital Regional District Watershed Plan that are inexpensive and will prevent species extinction and biodiversity loss.

MOVED by Councillor Chambers and Seconded by Councillor Phelps Bondaroff: "That Council direct staff to reach out to the Rithet's Bog Conservancy to determine quick fixes that may mitigate flooding ahead of the Capital Regional District Watershed Plan that an inexpensive and will prevent species extinction and biodiversity loss."

Council discussion ensued with the following comments:

- The Regional Watershed Plan will not be ready for approximately 5 years.
- Rithet's Bog is a significant bird area.
- There is no harm in asking the Conservancy if there are short term inexpensive fixes.
- All parks are currently managed by staff so consideration is perhaps not the best use of Council time.

In response to questions from Council, the CAO stated:

- Rithet's Bog is a Saanich asset.

MOVED by Councillor Harper and Seconded by Councillor Chambers: "That the motion be amended to add the words as follows: "to determine if there are quick fixes"."

RESULT (AMENDMENT): Carried 6 TO 1

IN FAVOUR: Murdock, Brice, Chambers, Harper, Phelps Bondaroff, Westhaver

OPPOSED: de Vries

RESULT (MAIN MOTION, AS AMENDED): Carried 6 TO 1

IN FAVOUR: Murdock, Brice, Chambers, Harper, Phelps Bondaroff, Westhaver

OPPOSED: de Vries

MOVED by Councillor Brice and Seconded by Councillor Phelps Bondaroff: "That the meeting continue past 11 p.m."

RESULT: Carried 6 TO 1

IN FAVOUR: Murdock, Brice, Chambers, Harper, Phelps Bondaroff, Westhaver

OPPOSED: de Vries

1410-04
Report - Council

BANNING PLASTIC WADS ON SAANICH BEACHES

Notice of Motion from Councillor Chambers from the Council meeting of September 9, 2024.

To request the Mayor write a letter to the Minister of the Environment, Department of Fisheries and Oceans and levels of government tasked with the safeguarding of our waters

and managing Canada's fisheries and ocean resources and ask them to ban plastic wads for shotgun shells that are washing up on Saanich beaches and go back to using papers so that recycling can happen.

MOVED by Councillor Chambers and Seconded by Councillor Phelps Bondaroff: "That Council request the Mayor write a letter to the Minister of the Environment, Department of Fisheries and Oceans and levels of government tasked with the safeguarding of our waters and managing Canada's fisheries and ocean resources and ask them to ban plastic wads for shotgun shells that are washing up on Saanich beaches and go back to using paper so that recycling can happen."

Council discussion ensued with the following comments:

- Plastic wads are washing up on Saanich beaches.
- This would be a small step in reducing plastic waste.

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Chambers: "That the item, Banning Plastic Wads on Saanich Beaches, be referred to the Sustainability and Climate Action Advisory Committee."

RESULT (REFER): Carried 7 TO 0

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

OPPOSED: None

ADJOURNMENT

MOVED by Councillor de Vries and Seconded by Councillor Brice: "That the meeting be adjourned."

RESULT: Carried 7 TO 0

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

OPPOSED: None

The meeting adjourned at 11:16 p.m.

MAYOR

I hereby certify these Minutes are accurate.

CORPORATE OFFICER