

DISTRICT OF SAANICH
MINUTES OF THE COUNCIL MEETING
HELD IN COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, FEBRUARY 24, 2025 AT 7:00 P.M.

Chair: Mayor Murdock
Council: Councillors Brice, Brownoff, Chambers, de Vries, Harper, Phelps Bondaroff, Plant, Westhaver
Staff: Brent Reems, Chief Administrative Officer; Harley Machielse, Director of Engineering; Troy McKay, Senior Manager of Transportation and Development Services; Carl Purvis, Manager of Current Planning; Cameron Scott, Manager of Community Planning; Tami Gill, Planner; Matt O'Halloran, Deputy Corporate Officer

ADOPTION OF MINUTES

MOVED by Councillor Brice and Seconded by Councillor Chambers: "That Council adopt the minutes of the:

- **Council meeting of February 3, 2025;**
- **Special Council meeting of February 10, 2025;**
- **Committee of the Whole meeting of February 10, 2025; and**
- **Special Council meeting of February 11, 2025."**

RESULT: Carried 9 TO 0

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

OPPOSED: None

BYLAWS

(For Final Reading)

1110-30
Zoning Bylaw
(Maximum House
Size on A-Zoned Land)

MAXIMUM HOUSE SIZE ON A-ZONED LAND - FINAL READING

Memo from the Director of Legislative and Protective Services/Corporate Officer dated February 3, 2025.

To give final reading to "Zoning Bylaw, 2003, Amendment Bylaw, 2025, No. 10058" to limit the house size of single-family dwellings on agricultural (A-zoned) properties to a maximum Gross Floor Area (R) of 400 m².

MOVED by Councillor Brownoff and Seconded by Councillor Phelps Bondaroff: "That Bylaw No. 10058 be given Final Reading."

RESULT: Carried 9 TO 0

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

OPPOSED: None

1110-30
Zoning Bylaw (Agri-
Tourism)

AGRI-TOURISM ACTIVITIES – FINAL READING

Memo of the Director of Legislative and Protective Services/Corporate Officer dated February 3, 2025.

To give final reading to “Zoning Bylaw, 2003, Amendment Bylaw, 2025, No. 10103” to allow agri-tourism activities, under specific conditions, as an accessory use to all lots where the primary use is “agriculture”.

MOVED by Councillor Brownoff and Seconded by Councillor Phelps Bondaroff: “That Bylaw No. 10103 be given Final Reading.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

2870-30
Tillicum (3745)

3745 TILLICUM ROAD - FINAL READING

Report of the Director of Legislative and Protective Services/Corporate Officer dated February 3, 2025.

To give final reading to “Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10107” to rezone 3745 Tillicum Road from the RS-6 (Single Family Dwelling) Zone to the RS-2 (Single Family Dwelling) Zone to create one additional lot (two lots total) for single-family dwelling use; and approve and issue Development Variance Permit DVP00526.

MOVED by Councillor Brownoff and Seconded by Councillor Westhaver: “That Bylaw No. 10107 be given Final Reading.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

MOVED by Councillor Brownoff and Seconded by Councillor Westhaver: “That Development Variance Permit DVP00526 be approved and issued.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

(Ratification of Permit Approval)

2860-20
Saanich Road

3440 SAANICH ROAD - DEVELOPMENT PERMIT AMENDMENT APPLICATION

Report of the Director of Legislative and Protective Services/Corporate Officer dated February 4, 2025.

To approve and issue Development Permit Amendment DPA00982 for 3440 Saanich Road to construct a 24-storey, mixed-use development with 318 market rental residential units and six commercial/retail units with variances requested for the building height, siting and parking.

MOVED by Councillor Brownoff and Seconded by Councillor Phelps Bondaroff: "That Development Permit Amendment DPA00982 be approved and issued."

RESULT: Carried 9 TO 0

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

OPPOSED: None

PUBLIC INPUT ON BUSINESS ITEMS D, E and G. Public Input is closed for Item F 1.

J. Ellison, Saanich
Antenna Application

- The antenna application is not supportable as the portion of the property could be used for agriculture; there is another communications tower in the area that may be able to provide the same service.
- The installation of the tower could impact birds and wildlife.

M. Cory, Saanich
Antenna Application

- A cell tower could impact birds, insects and pollinators.
- There is concern installing cell towers on agricultural lands; there may be more appropriate locations for cell towers.

K. Ledger, Saanich
Antenna Application

- Cell towers should not be installed on agricultural lands.

C. Mallet, Telus
Antenna Application

- Health Canada regulates telecommunications towers; cell towers provide vital services to the community.
- Installing cell towers on large parcels of land gives a larger setback from homes; the portion of the property for the proposed cell tower is not being used for growing.
- The monopole design does not pose a risk to birds.

M. Najari, Leeds Place

Delegation Authorization Bylaw

- It is not appropriate to delegate authority to staff; delegating authority would mean that items do not come to Council.

CONSENT AGENDA ITEMS

MOVED by Councillor Chambers and Seconded by Councillor Westhaver: “That Consent Agenda Items D2 to D4 be approved.”

Note: Item D1 – Antenna Application File: ANT00008 – 4060 Blenkinsop Road was removed from the Consent Agenda. The item would be considered under Reports from Directors.

RESULT: Carried 9 TO 0

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

OPPOSED: None

5700-40
Uptown Boulevard

3500 UPTOWN BOULEVARD UNIT 117 - THE CANADIAN BREWHOUSE & GRILL - LIQUOR-PRIMARY LICENCE APPLICATION

Report of the Director of Planning dated January 29, 2025.

To forward to a public hearing the request of a resolution of Council to the BC Liquor and Cannabis Regulation Branch for 117-3500 Uptown Boulevard (Canadian Brew House) for a new liquor-primary licence that would allow liquor-focused service through-out the entire establishment.

“That a Public Hearing be called to further consider the request for a resolution of Council to the BC Liquor and Cannabis Regulation Branch for 117-3500 Uptown Boulevard (Canadian Brew House) for a new liquor-primary licence that would allow liquor-focused service throughout the entire establishment.”

ADOPTED ON CONSENT

RESULT: Carried 9 TO 0

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

OPPOSED: None

5700-40
Douglas Street

3277 DOUGLAS STREET - THE UKRAINIAN-CANADIAN CULTURAL SOCIETY OF VANCOUVER ISLAND - LIQUOR-PRIMARY LICENCE APPLICATION

Report of the Director of Planning dated January 30, 2025.

To forward to a public hearing the request for a resolution of Council to the BC Liquor and Cannabis Regulation Branch for 3277 Douglas Street (Ukrainian-Canadian Cultural Society of Vancouver Island) for a new liquor-primary liquor licence for to allow liquor-focused service at cultural events throughout the existing establishment.

“That a Public Hearing be called to further consider the request for a resolution of Council to the BC Liquor and Cannabis Regulation Branch for 3277 Douglas Street (Ukrainian-Canadian Cultural Society of Vancouver Island) for a new liquor-primary liquor licence to allow liquor-focused service at cultural events throughout the existing establishment.”

ADOPTED ON CONSENT

RESULT: Carried 9 TO 0

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

OPPOSED: None

1050-20
CRD Hazmat
Agreement

CAPITAL REGIONAL DISTRICT (CRD) HAZARDOUS MATERIALS SERVICE AGREEMENT

Report of the Director of Legislative and Protective Services/Corporate Officer dated February 20, 2025.

To authorize the Mayor and Corporate Officer to execute the Hazardous Materials Response Service Agreement with the Capital Regional District for the term expiring December 31, 2025.

“That Council authorize the Mayor and Corporate Officer to execute the Hazardous Materials Response Service Agreement with the Capital Regional District for the term expiring December 31, 2025.”

ADOPTED ON CONSENT

RESULT: Carried 9 TO 0

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

OPPOSED: None

BYLAWS FOR THREE READINGS

2870-30
North Road

REZONING AND SUBDIVISION APPLICATION – 4155 NORTH ROAD

Report of the Director of Planning dated January 20, 2025.

To give three readings to “Zoning Bylaw, 2003, Amendment Bylaw, 2025, No. 10119” to rezone a portion of 4155 North Road from the RS-6 (Single Family Dwelling) Zone to the RS-4 (Single Family Dwelling) Zone, in association with a subdivision application to create one additional lot (two lots total) for single family dwelling use. Variances are requested for Lot A setbacks and lot depth for Lots A and B.

MOVED by Councillor Brownoff and Seconded by Councillor Westhaver: “That Bylaw No. 10119 be given First Reading.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

MOVED by Councillor Brownoff and Seconded by Councillor Westhaver: “That Bylaw No. 10119 be given Second Reading.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

MOVED by Councillor Brownoff and Seconded by Councillor Westhaver: “That Bylaw No. 10119 be given Third Reading.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

MOVED by Councillor Brownoff and Seconded by Councillor Westhaver: “That the application to rezone a portion of 4155 North Road from the RS-6 (Single Family Dwelling) Zone to the RS-4 (Single Family Dwelling) Zone be approved.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

MOVED by Councillor Brownoff and Seconded by Councillor Westhaver: “That Development Variance Permit DVP00505 be approved.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

2870-30
Quadra Street

4079 QUADRA STREET - HOUSING AGREEMENT BYLAW FIRST THREE READINGS

Memo of the Director of Legislative and Protective Services/Corporate Officer dated February 6, 2025.

To give three readings to “Housing Agreement Authorization Bylaw (4079 Quadra Street), 2025, No. 10136” to secure the residential units as rental for a period of ten years or longer.

MOVED by Councillor Brownoff and Seconded by Councillor Chambers: “That Bylaw No. 10136 be given First Reading.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

MOVED by Councillor Brownoff and Seconded by Councillor Chambers: “That Bylaw No. 10136 be given Second Reading.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

MOVED by Councillor Brownoff and Seconded by Councillor Chambers: “That Bylaw No. 10136 be given Third Reading.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

1110-30Building and Swimming
Pool Fence Bylaw**BUILDING AND SWIMMING POOL FENCE BYLAW AMENDMENTS**

Report of the Permit and Application Modernization Program Director dated February 12, 2025.

To give three readings to “Building Bylaw, 2019, Amendment Bylaw, 2025, No. 10050” and “Swimming Pool and Liquid Storage Tank Fence Bylaw, 1998, Amendment Bylaw, 2025, No. 10141” to amend bylaws to align with the digital application process, make updates that align with industry practice, and provide minor housekeeping changes.

MOVED by Councillor Brownoff and Seconded by Councillor Brice: “That Bylaw No. 10050 be given First Reading.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

MOVED by Councillor Brownoff and Seconded by Councillor Brice: “That Bylaw No. 10050 be given Second Reading.”

In response to questions from Council, the Permit and Application Modernization Program Director stated:

- The Building Bylaw pertains to all structures within Saanich.
- The bylaw change would inform any future applications for a Building Permit.
- Other similar municipalities were surveyed with respect to fees; the \$500 to \$600 range for fees was most consistent.

Council discussion ensued with the following comments:

- These changes will modernize the processes to ensure they are efficient.

RESULT: Carried 9 TO 0

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

OPPOSED: None

MOVED by Councillor Brownoff and Seconded by Councillor Brice: “That Bylaw No. 10050 be given Third Reading.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 10041 be given First Reading."

RESULT: Carried 8 TO 1

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

OPPOSED: Chambers

MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That First Reading of Bylaw No. 10041 be rescinded."

RESULT: Carried 9 TO 0

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

OPPOSED: None

Note: First Reading of the Bylaw was given with the incorrect bylaw number.

MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 10141 be given First Reading."

RESULT: Carried 9 TO 0

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

OPPOSED: None

MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 10141 be given Second Reading."

RESULT: Carried 9 TO 0

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

OPPOSED: None

MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That Bylaw No. 10141 be given Third Reading."

RESULT: Carried 9 TO 0

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

OPPOSED: None

Councillor Westhaver exited the meeting at 7:45 p.m.

1110-30Delegation Authorization
Bylaw (Development
Variance Permits)**DELEGATION AUTHORIZATION – DEVELOPMENT VARIANCE PERMITS AND VARIANCES BY DEVELOPMENT PERMIT AMENDMENT**

Report of the Director of Planning dated December 9, 2024.

To give three readings to “Delegation Authorization Bylaw (Development Variance Permits), 2025, No. 10121” and “Delegation Authorization Bylaw (Development Permits), 2020, Amendment Bylaw, 2025, No. 10142” to delegate the approval of minor development variance permits and development permit amendments for variances to staff.

MOVED by Councillor Brownoff and Seconded by Councillor Brice: “That Bylaw No. 10121 be given First Reading.”

RESULT: Carried 7 TO 1

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

OPPOSED: Chambers

ABSENT FOR THE VOTE: Westhaver

Councillor Westhaver returned to the meeting at 7:50 p.m.

MOVED by Councillor Brownoff and Seconded by Councillor Brice: “That Bylaw No. 10121 be given Second Reading.”

In response to questions from Council, the CAO and the Manager of Current Planning stated:

- The Development Tracker located on the Saanich website would note the types of applications that would be delegated to staff for approval.
- Applications would be listed on the Development Tracker on a case-by-case basis.
- The bylaw will help to streamline the processing of applications for minor variances.
- Historically, there have been between 9 and 17 applications for minor variances per year.
- If a variance was requested as part of a major development application, it would need Council approval; staff would only be delegated authority for minor variances.
- Staff can forward an application to Council if they feel it is in the public interest.

Council discussion ensued with the following comments:

- The bylaw amendments will help to streamline processes and decrease timelines for applicants; it will result in efficiencies.
- Delegating authority for minor variances is supportable.

RESULT: Carried 8 TO 1

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

OPPOSED: Chambers

MOVED by Councillor Brownoff and Seconded by Councillor Phelps Bondaroff: "That Bylaw No. 10121 be given Third Reading."

RESULT: Carried 9 TO 0

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

OPPOSED: None

MOVED by Councillor Brownoff and Seconded by Councillor Phelps Bondaroff: "That Bylaw No. 10142 be given First Reading."

RESULT: Carried 8 TO 1

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

OPPOSED: Chambers

MOVED by Councillor Brownoff and Seconded by Councillor Phelps Bondaroff: "That Bylaw No. 10142 be given Second Reading."

RESULT: Carried 8 TO 1

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

OPPOSED: Chambers

MOVED by Councillor Brownoff and Seconded by Councillor Phelps Bondaroff: "That Bylaw No. 10142 be given Third Reading."

RESULT: Carried 8 TO 1

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

OPPOSED: Chambers

REPORTS FROM THE CAO OR DIRECTORS

2310-20
Quadra McKenzie
Plan

QUADRA MCKENZIE PLAN – PHASE 3 ENGAGEMENT SUMMARY UPDATE AND CHECK-IN

Public Input for this item was closed. This item is a continuation from the Special Council meeting of February 11, 2025.

Report of the Director of Planning dated January 28, 2025.

To present the Phase 3 Community and Stakeholder Engagement Summary and provide recommendations for the Draft Quadra McKenzie Plan.

The Planner presented the Quadra McKenzie Plan (PowerPoint on file).

In response to questions from Council, the Director of Engineering, the Senior Manager of Transportation and Development Services; the Manager of the Community Planning and the Planner stated:

- Primary growth areas focuses growth to meet climate and sustainability objectives.

- Habitat sites and high value trees have been identified in the Quadra McKenzie Plan (QMP) and will be protected.
- Plan boundaries have been adjusted to move away from Swan Lake and Christmas Hill Nature Sanctuaries.
- Incentives will be provided to retain canopy cover and reduce impervious surfaces.
- The Urban Forest Strategy, Biodiversity Conservation Strategy, Natural Assets Inventory and Integrated Stormwater Management Plan inform land use planning and their concepts have been incorporated into the QMP.
- The University of Victoria has been part of the engagement process and continue to work with staff to ensure expansion aligns with the draft directions in the QMP.
- Discussions with the School Boards are ongoing in terms of growth projections and anticipated community needs.
- Future growth projections inform infrastructure and capacity modeling.
- Designated heritage buildings are protected by bylaw status and will be preserved; generally, heritage assets will be protected and enhanced as future land use development.
- Removal of a heritage designation requires approval of Council; this would be considered at a Council meeting where the public could provide input.
- At the time of redevelopment of land, connections would be considered to shorten walking distances to major centres, transit stops and parks.
- Saanich would not expropriate land to build connections ahead of redevelopment.
- Urban Design Guidelines include window to wall ratios which decrease the chance of bird strikes.
- Multi-family dwellings over six units are serviced by private garbage pickup companies; applicants must provide a pickup strategy as part of their application.
- The QMP provides policy guidance for future land use change; residents can continue to apply to rezone if they wish.
- The QMP will not result in homes being demolished; it will be up to the property owner, should they wish, to apply for a change of land use.
- Vehicle lanes on McKenzie will not be reduced; going forward, staff will work with BC Transit to explore rapid transit options.
- A variety of different techniques to gather input was completed including mail outs to all businesses and residences within the QMP area.
- All feedback received is assessed and considered for potential changes to the QMP.
- Changes to roads are reviewed with emergency services through the Administrative Traffic Committee.
- Infrastructure is needed to support development otherwise it cannot occur.
- Connections will be evaluated on a case-by-case basis.
- Development in corridors would be 3-6 storeys and corridor hubs 6-8 storeys.
- Special sites where there are heritage properties, habitat sites or biodiversity value could be developed with smaller footprints.
- Residential zones continue to permit development of single family homes.
- Apartments provide diverse housing options in terms of unit sizes, tenures and affordability.
- The QMP includes transit only lanes in the two most congested sections of Quadra Street between Reynolds and McKenzie and between Tattersall and Cook Street; this should improve transit travel time and reliability.
- Detailed analysis of each of the sub areas will take place.

MOVED by Councillor Plant and Seconded by Councillor de Vries: “That Council:

- **Receive the Phase 3 Community and Stakeholder Engagement Summary for information;**
- **Endorse Land Use Option #2 which scales back the intensity of land use changes with a focus on areas designated as Corridor and Corridor Hub;**
- **Endorse Transportation Option #2, which defers determination of a road cross-section on McKenzie Avenue to a future process and retains the Quadra Street cross-section in the Quadra McKenzie Plan;**
- **Endorse Process Option #2 to support an additional round of public engagement on the Revised Draft Plan prior to Council consideration of a Proposed Plan; and**
- **Allocate \$30,000 from the Housing Accelerator Fund to support additional public engagement, as outlined in Process Option #2.”**

It was the consensus of Council to consider each bullet point in the motion in seriatim.

Council discussion ensued with the following comments:

- There is a need for more details in the plan.
- Residents have expressed many different views and interests; there is a need to honour both current and future residents of Saanich.

MOVED by Councillor de Vries and Seconded by Councillor Phelps Bondaroff: “That bullet #2 be amended to add: “focused on the Quadra North area”.”

Council discussion ensued with the following comments:

- It is important to provide a variety of housing options for current and future residents.
- It is also important to support the well-being of current residents and their changing needs over time.
- Focusing on North Quadra may mean that other plan areas are not given the same consideration for changes.
- The greatest amount of public feedback was about the North Quadra area.

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

- The amendment would mean that the majority of changes to the land use concept would be focused on Quadra North but not preclude smaller scale changes in other QMP plan areas.

RESULT (AMENDMENT): Carried 5 TO 4

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

OPPOSED: Brice, Brownoff, Chambers, Westhaver

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

- The Provincial housing legislation is embedded in Saanich’s Zoning Bylaw.
- The QMP will work in tandem with the Official Community Plan (OCP).
- The intent is to retain heritage dwellings in their current locations.
- As properties redevelop, multi-use pathways can be considered.

- The Tree Protection Bylaw remains in effect.
- Corridor hubs are along OCP designated corridors and would permit 6-8 storeys; neighbourhood hubs refer to smaller scale community or commercial areas within a neighbourhood designation.
- With increased building height, there may be potential impacts on homes with solar panels; each development application would be considered on a case-by-case basis.

Council discussion ensued with the following comments:

- It is important that trees and tree canopy are retained.
- The amount of engagement is appreciated; there may be different ways of engaging the public such as a World Cafe model.
- There is a need for compact, walkable and connected communities close to services, transit and amenities.
- Residents should have the option to age-in-place.
- Without change, climate action, protection of the environment and housing needs will not be addressed.

MOVED by Councillor Harper and Seconded by Councillor de Vries: “That the meeting continue past 11 p.m.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

MOVED by Councillor Plant and Seconded by Councillor de Vries: “That the motion be amended to add: “and the revised draft plan be presented to Council prior to the public engagement”.”

Council discussion ensued with the following comments:

- It is important to have a check in.
- A balance is needed to ensure there is equity between existing residents and future residents.

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

- An additional 2-3 months may be added to the overall process to include a check in.

RESULT (AMENDMENT): Carried 8 TO 1

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

OPPOSED: Chambers

MOVED by Councillor Plant and Seconded by Councillor de Vries: “That Council receive the Phase 3 Community and Stakeholder Engagement Summary for information.”

RESULT: Carried 8 TO 1

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

OPPOSED: Chambers

MOVED by Councillor Plant and Seconded by Councillor de Vries: “That Council endorse the Land Use Option #2, focused on the Quadra North area, which scales back the intensity of land use changes with a focus on areas designated as Corridor and Corridor Hubs.”

RESULT: Carried 5 TO 4

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

OPPOSED: Brice, Brownoff, Chambers, Westhaver

MOVED by Councillor Plant and Seconded by Councillor de Vries: “That Council endorse Transportation Option #2, which defers determination of a road cross-section on McKenzie Avenue to a future process and retains the Quadra Street cross-section in the Quadra McKenzie Plan.”

RESULT: Carried 8 TO 1

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

OPPOSED: Chambers

MOVED by Councillor Plant and Seconded by Councillor de Vries: “That Council endorse Process Option #2 to support an additional round of public engagement on the Revised Draft Plan prior to Council’s consideration of a Proposed Plan and the revised draft plan be presented to Council prior to public engagement.”

RESULT: Carried 8 TO 1

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

OPPOSED: Chambers

MOVED by Councillor Plant and Seconded by Councillor de Vries: “That Council allocate \$30,000 from the Housing Accelerator Fund to support additional public engagement, as outlined in Process Option #2.”

RESULT: Carried 8 TO 1

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

OPPOSED: Chambers

Main Motion, as Amended:**“That Council:**

- **Receive the Phase 3 Community and Stakeholder Engagement Summary for information;**
- **Endorse Land Use Option #2, focused on the North Quadra area, which scales back the intensity of land use changes with a focus on areas designated as Corridor and Corridor Hub;**
- **Endorse Transportation Option #2, which defers determination of a road cross-section on McKenzie Avenue to a future process and retains the Quadra Street cross-section in the Quadra McKenzie Plan;**
- **Endorse Process Option #2 to support an additional round of public engagement on the Revised Draft Plan prior to Council consideration of a Proposed Plan and the revised draft plan be presented to Council prior to public engagement; and**
- **Allocate \$30,000 from the Housing Accelerator Fund to support additional public engagement, as outlined in Process Option #2.”**

MOVED by Councillor Plant and Seconded by Councillor de Vries: “That Council take a three minute recess.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

The meeting recessed at 11:20 p.m. and reconvened at 11:27 p.m.

2860-45
Blenkinsop

ANTENNA APPLICATION FILE: ANT00008 • 4060 BLENKINSOP ROAD

Report of the Director of Planning dated January 28, 2025.

To support the application at 4060 Blenkinsop Road to construct a 32.6 m high telecommunications tower with antenna and related equipment.

MOVED by Councillor de Vries and Seconded by Councillor Phelps Bondaroff: “That:

- **Council support Antenna Application ANT00008 to construct a 32.6 m high telecommunications tower with antenna and related equipment; and**
- **the Director of Legislative and Protective Services/Corporate Officer transmit Council’s resolution to Innovation, Science and Economic Development Canada (ISED).”**

In response to questions from Council, the CAO and the Manager of Current Planning stated:

- Antenna applications are solely under the jurisdiction of the Federal Government.
- Municipalities have limited approval authority in terms of antenna applications; they provide their recommendations to the Federal Government who makes the final decision.
- There will not be lighting on the tower.

Council discussion ensued with the following comments:

- Monopoles may present fewer issues with wildlife and birds.
- The tower will impact bees, insects and birds on this property and neighbouring properties.

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Chambers: “That the motion be amended to add: “and the staff report”.”

RESULT (AMENDMENT): Carried 9 TO 0

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

OPPOSED: None

RESULT (MAIN MOTION, AS AMENDED): Carried 9 TO 0

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

OPPOSED: None

Main Motion, as Amended:

“That:

- **Council support Antenna Application ANT00008 to construct a 32.6 m high telecommunications tower with antenna and related equipment; and**
- **the Director of Legislative and Protective Services/Corporate Officer transmit Council’s resolution and the staff report to Innovation, Science and Economic Development Canada (ISED).”**

REPORTS FROM MEMBERS OF COUNCIL

1410-04
Report - Council

REQUEST FOR LEAVE OF ABSENCE DURING FEDERAL ELECTION CAMPAIGN

Report from Councillor Plant dated February 17, 2025.

That Council grant Councillor Colin Plant a leave of absence without pay for the duration of the next federal election campaign period.

MOVED by Councillor Plant and Seconded by Councillor Harper: “That Council grant Councillor Colin Plant a leave of absence without pay for the duration of the next federal election campaign period.”

Council discussion ensued with the following comments:

- Councillor Plant is seeking election to be a Member of Parliament.
- It would not be viable to be an active member of Council while campaigning.
- Councillor Plant requested a leave of absence without pay during the writ period.
- Once the writ is dropped, Councillor Plant will provide a written confirmation of the time period.

RESULT: Carried 9 TO 0

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

OPPOSED: None

ADJOURNMENT

MOVED by Councillor de Vries and Seconded by Councillor Harper: “That the meeting be adjourned.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

the meeting adjourned at 11:57 p.m.

MAYOR

I hereby certify these Minutes are accurate.

CORPORATE OFFICER