

DISTRICT OF SAANICH
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, NOVEMBER 4, 2024 AT 7:00 P.M.

Chair: Mayor Murdock
Council: Councillors Brice, Brownoff, Chambers, de Vries, Harper, Phelps Bondaroff (via Teams), Plant, Westhaver
Staff: Suzanne Samborski, Acting Chief Administrative Officer; Sheila Allen, Director of Corporate Services; Rebecca Newlove, Manager of Sustainability; Maggie Baynham, Senior Sustainability Planner; Sharon Froud, Deputy Corporate Officer; and Lynn Merry, Senior Committee Clerk

MOVED by Councillor Harper and Seconded by Councillor Westhaver: “That the rules of procedure contained in the Council Procedure Bylaw be temporarily suspended to allow electronic participation at the meeting of November 4, 2024.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

MOVED by Councillor Harper and Seconded by Councillor Westhaver: “That the rules of procedure contained in the Council Procedure Bylaw be temporarily suspended to revise the Order of Business to allow public input to be heard as Item B on the agenda.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

A. OPEN FORUM

L. Kutzner, Browning Park area

- Browning Park should be rezoned to a P-4N Zone protected habitat area; the current P-4 designation is no longer appropriate.
- Park misuse by homeless people has increased since the summer.
- Natural areas are being damaged and destroyed.

D. Secco, Saanich

- The climate emergency is much worse than thought.
- It is important that mature trees and tree canopy are retained at all costs.
- Small replacement trees do not have the same impact on climate change as larger, mature trees do.

J. Ellison, Browning Street

- Only 80 of the approximately 300 trees proposed for Shelbourne Street have been planted; it is unclear where the rest of the trees will be planted in the neighbourhood.
- Illegal camping in Browning Park is unacceptable.

M. Najari, Leeds Place

- It is not appropriate to remove Open Forum.
- Saanich should approach the Federal and Provincial Governments to find out if they would invest in the Saanich Operations Centre instead of using a private partner.
- Small replacement trees are not sufficient to replace mature trees.

S. Izard, Saanich

- The public should have to provide their address or municipality of residence when presenting to Council.
- The Council Procedure Bylaw could be amended to allow members of Council to respond to questions from the public.

MOVED by Councillor Plant and Seconded by Councillor Harper: “That the meeting recess temporarily.”

RESULT: Carried 8 TO 1

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

OPPOSED: Chambers

 The meeting recessed at 7:23 p.m. and reconvened at 7:26 p.m.

B. PUBLIC INPUT ON BUSINESS ITEMS

M. Cory, Saanich

Climate Plan Targeted Update

- There is a link between economic growth and climate change.
- Building and building materials contribute to greenhouse gas emissions.
- There is a correlation between living on busy, high density corridors and residents’ health.

S. Izard, Saanich

Climate Plan Targeted Update

- Saanich is miles away from reaching climate targets; there is no data provided on greenhouse gas emissions and targets.

M. Najari, Leeds Place

Climate Plan Targeted Update

- It is going to be difficult to meet climate targets.
- Current data and metrics are not included in the report.
- Questions what the carrying capacity of Saanich is and how many people can live in Saanich for the municipality to remain sustainable.

Councillor Plant assumed the Chair at 7:39 p.m.

C. COMMITTEE OF THE WHOLE BUSINESS ITEMS

2560-50
Climate Plan
Targeted Update

CLIMATE PLAN TARGETED UPDATE: TERMS OF REFERENCE

Report of the Director of Corporate Services dated October 23, 2024.

To endorse the Climate Plan Targeted Update: Terms of Reference.

The Manager of Sustainability presented the Climate Plan Targeted Update (PowerPoint on file) and answered questions as follows:

- The report was presented to the Sustainability and Climate Action Advisory Committee in October 2024.
- Funding comes from multiple sources including Federal and Provincial Government grants.
- The 2030 timeline is still important and it is necessary to move forward to meet goals as quickly as possible.
- The Climate Action Reserve Fund is funded through the Local Government Climate Action Program and annual budget allocations.
- An equity lens was used to inform the development of the actions and to guide implementation.
- Staff work with the Parks Department to estimate tree canopy pre and post development to ensure that urban tree canopy targets are considered.

MOVED by Councillor de Vries and Seconded by Councillor Chambers: “That it be recommended that Council endorse the Climate Plan Targeted Update: Terms of Reference (Attachment 1) as outlined in the report of the Director of Corporate Services dated October 23, 2024.”

Council discussion ensued with the following comments:

- Preservation of biodiversity is important.
- Education to residents will also be important.
- BC Healthy Communities and the BC Seniors Advocate should be included as stakeholders.
- Climate change is a global issue and has been exacerbated by the population growth over many years.

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

- Targets are reported out based on greenhouse gas emissions per capita.
- The Step Code is one example of a tool that Saanich uses to ensure development is moving towards its climate action goals.
- The City of Victoria is currently completing a report on “the cost of doing nothing” which means the cost of not investing what needs to be invested in terms of climate resiliency.
- Climate risks and actions for mitigating risk will be considered to make Saanich’s assets resilient to future climate change.

RESULT: Carried 9 TO 0

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

OPPOSED: None

2560-50
BC Energy Step Code

ENERGY AND CARBON EMISSIONS REPORTING REQUIREMENT FOR LARGE BUILDINGS

Report of the Director of Corporate Services dated October 22, 2024.

To present the proposed Energy and Carbon Emissions Reporting Requirements that would apply to buildings over a certain size threshold and discuss considerations and next steps for the program.

The Senior Sustainability Planner presented the Energy and Carbon Emissions Reporting Requirement for Large Buildings (PowerPoint on file).

MOVED by Councillor Chambers and Seconded by Councillor de Vries: “That it be recommended that Council:

- **Endorse the proposed Energy and Carbon Emissions Reporting Requirement, and associated program supports for large buildings; and**
- **Direct staff to bring forward a bylaw for consideration to establish the requirement and prepare for the program launch.”**

Council discussion ensued with the following comments:

- Data will be collected to provide better policy development.
- It is important to have a baseline and over time, monitor the results of changes made to buildings.
- Data collected will help to inform future actions both by Saanich and building owners.
- It will be important to inform the public on this new initiative.
- It may be helpful to hear why building owners opt out of the program.

 Councillor Westhaver exited the meeting at 9:28 p.m.

In response to questions from Council, the Senior Sustainability Planner stated:

- There were concerns identified around providing addresses of buildings in the project; there is an option to make addresses anonymous.
- Over 90% of buildings have voluntarily decided to publicly disclose.
- The voluntary benchmarking program will provide information to building owners and operators and give them useful data insights.
- Seven case studies of buildings that were recently electrified and findings from the study are available on the Saanich website.
- In late 2023, a Revitalization Tax Exemption Bylaw was adopted.
- There is a need for concierge services to help building owners identify opportunities and do feasibility studies.

- Municipalities in the region are working together to ensure proposed bylaws are identical.
- Utilities have automated systems set up so that utility information can be directly uploaded into the Energy Star Portfolio Manager for the building.
- Individual metered accounts are not accessible; the total energy used for the building is what is uploaded to the Portfolio Manager.
- Education will be focused on building owners and managers rather than tenants; the focus of the data would be on the larger infrastructure changes to the building.
- Data could be used to support change in tenant behaviour.
- Fines could be levied on those who do not participate although the program is meant to be supportive rather than punitive.
- Vancouver has had the program in place for a year and have had 90% compliance.
- The proposed bylaw would come back to Council in Q1 of 2025.

RESULT: Carried 8 TO 0

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

OPPOSED: None

ABSENT: Westhaver

ADJOURNMENT

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

RESULT: Carried 8 TO 0

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

OPPOSED: None

ABSENT: Westhaver

The meeting adjourned at 9:45 p.m.

MAYOR

I hereby certify these Minutes are accurate.

DEPUTY CORPORATE OFFICER