

1. Council meeting of October 7, 2024.

DISTRICT OF SAANICH
MINUTES OF THE COUNCIL MEETING
HELD IN COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, OCTOBER 7, 2024

Chair: Mayor Murdock
Council: Councillors Brice, Brownoff, Chambers (via Teams), de Vries, Harper (via Teams), Phelps Bondaroff, Plant, Westhaver
Staff: Brent Reems, Chief Administrative Officer (CAO); Dean Duthie, Chief Constable; Michael Kaye, Fire Chief; Sheila Allen, Director of Corporate Services; Paul Arslan, Director of Finance; Lindsay Chase, Director of Planning; Trevor Hurst, Chief Information Officer; Harley Machielse, Director of Engineering; Suzanne Samborski, Director of Parks, Recreation and Community Services; Paul Douglas, Deputy Police Chief; Rob Warren, Deputy Police Chief; Troy McKay, Senior Manager of Transportation and Development Services (7:02 p.m.); David Sparanese, Senior Manager of Public Works (7:02 p.m.); Jason Adams, Manager of Solid Waste Services (7:02 p.m.); Andrew Connell, Parks Business Improvement Manager (7:02 p.m.); Nathalie Dechaine, Manager of Community Development/Business Systems (7:02 p.m.); Joanne Ko, Manager of Executive Services; Stacy McGhee, Program Manager, Strategic Facilities Planning (7:02 p.m.); Matt O'Halloran, Deputy Corporate Officer; Anita De Medeiros, Administrative Assistant, Saanich Police Department; and Lynn Merry, Senior Committee Clerk (7:02 p.m.)

The Mayor called the meeting to order at 5:00 p.m. in Council Chambers.

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor de Vries: “That the meeting be closed in accordance with the *Community Charter*, Part 4, Division 3, Section 90 (1) (c), (f) and (k) as the matters relate to labour relations or other employee relations; law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment and negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

On a motion from Councillor Phelps Bondaroff: the meeting adjourned to In Camera at 5:01 p.m. p.m.

The Council meeting reconvened at 7:02 p.m.

MOVED by Councillor Westhaver and Seconded by Councillor Phelps Bondaroff: “That the rules of procedures contained in the Council Procedure Bylaw be temporarily suspended to allow electronic participation at the Council meeting of October 7, 2024.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

MOVED by Councillor Westhaver and Seconded by Councillor Brice: “That the rules of procedure contained in the Council Procedure Bylaw be temporarily suspended to consider Item G4 – Mann Avenue Active Transportation Project prior to Item G1 on the agenda.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

APPEALS

1410-04
Report – Legislative

1410 ANNA CLARE PLACE – TREE PERMIT APPEAL

The Manager of Community Development/Business Systems presented the Tree Permit Appeal (PowerPoint on file).

The applicant, J. Riches, Anna Clare Place stated:

- If left in place, the trees and roots will damage the existing patio and fence.
- There are numerous other mature trees in the area that provide tree canopy.
- Douglas Fir trees should never have been planted along the fence line or utilized as property line hedging.
- Neighbouring properties are being negatively impacted by these trees.

In response to questions from Council, the Director of Parks, Recreation and Community Services and the Manager of Community Development/Business Systems stated:

- Replacement trees must be planted 1 metre from the property line; the 1 metre does not pertain to trees that are planted as part of an individual property owners' landscape plan.

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Brownoff: “That Council uphold the decision of the Director of Parks, Recreation and Community Services regarding the tree cutting permit refusal.”

Council discussion ensued with the following comments:

- There may be ways to mitigate concerns without tree removal.
- The neighbours are in agreement that the trees be removed.

In response to questions from Council, the CAO, the Director of Parks, Recreation and Community Services, the Manager of Community Development/Business Systems and the Parks Business Improvement Manager stated:

- There may be a need for tree replacement should the trees be removed.
- There is no horticultural evidence that the trees were planted by people; they could have grown as a result of the cones from the many other Douglas Fir trees in the area.

RESULT: Carried 8 TO 1

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

OPPOSED: Harper

ADOPTION OF MINUTES

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

- **Council meeting of September 9, 2024;**
- **Special Council meeting of September 23, 2024;**
- **Committee of the Whole meeting of September 23, 2024; and**
- **Special Council (Public Hearing) meeting of September 24, 2024.”**

RESULT: Carried 9 TO 0

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

OPPOSED: None

BYLAWS FOR FINAL READING

ZONING BYLAW, 2003, AMENDMENT BYLAW, 2024, NO. 10062

Memo of the Deputy Corporate Officer dated September 17, 2024.

To give Final Reading to “Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10062” to rezone 3007, 3021, 3023, 3029, 3035 and 3041 Tillicum Road; 278, 284 and 290 Obed Avenue, 3010, 3016, 3022, 3028 and 3042 Albina Street from the RD-1 (Two Family Dwelling) and RS-6 (Single Family Dwelling) Zones to the C-16 (Neighbourhood Mixed Use) Zone to construct a multi-storey, mixed-use rental residential and commercial project; and approve Development Permit DPR00911.

MOVED by Councillor Plant and Seconded by Councillor Westhaver: “That Bylaw No. 10062 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 Plant and Seconded by Councillor Westhaver: “That Development Permit DPR00911 be approved and issued.”

RESULT: Carried 9 TO 0

IN FAVOUR: Murdock, Brice, Brownoff, Chambers, de Vries, Harper, Phelps Bondaroff, Plant, 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 7:43 p.m.

2870-30
Jasmine Avenue

ZONING BYLAW, 2003, AMENDMENT BYLAW, 2024, NO. 10074

Memo of the Director of Legislative and Protective Services/Corporate Officer dated September 18, 2024.

To give Final Reading to “Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10074” to rezone 1098 Jasmine Avenue from the RS-18 (Single Family Dwelling) Zone to the RS-10 (Single Family Dwelling) Zone and RS-6 (Single Family Dwelling) Zone to accommodate a subdivision to create two additional lots (three lots total) for single-family dwelling use; and approve Development Variance Permit DVP00466.

MOVED by Councillor Plant and Seconded by Councillor Phelps Bondaroff: “That Bylaw No. 10074 be given Final Reading.”

RESULT: Carried 8 TO 0

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

OPPOSED: None

ABSENT: Westhaver

MOVED by Councillor Plant and Seconded by Councillor Phelps Bondaroff: “That Development Variance Permit DVP00466 be approved and issued.”

RESULT: Carried 8 TO 0

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

OPPOSED: None

ABSENT: Westhaver

Councillor Westhaver returned to the meeting at 7:44 p.m.

2870-30
Quadra Street

ZONING BYLAW, 2003, AMENDMENT BYLAW, 2024, NO. 10078

Memo of the Director of Legislative and Protective Services/Corporate Officer dated September 18, 2024.

To give Final Reading to “Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10078” to rezone 3995 Quadra Street from the C-3 (Shopping Centre) Zone to the C-3L (Shopping Centre/Major Liquor Retail) Zone to allow non-medical cannabis and liquor retail stores at Saanich Centre.

MOVED by Councillor Plant and Seconded by Councillor Phelps Bondaroff: “That Bylaw No. 10078 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
West Saanich Road

ZONING BYLAW, 2003, AMENDMENT BYLAW, 2024, NO. 10077

Memo of the Director of Legislative and Protective Services/Corporate Officer dated September 27, 2024.

To give Final Reading to “Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10077” to rezone 4410 West Saanich Road from the C-3 (Shopping Centre) Zone to the C-3L (Shopping Centre/Major Liquor Retail) Zone to allow non-medical cannabis and liquor retail stores at Royal Oak Shopping Centre.

MOVED by Councillor Plant and Seconded by Councillor Phelps Bondaroff: “That Bylaw No. 10077 be given Final Reading.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

2130-40
Harriet Road

HERITAGE DESIGNATION BYLAW, 2024 (3251 HARRIET ROAD), NO. 10060

Memo of the Director of Legislative and Protective Services/Corporate Officer dated September 25, 2024.

To give Final Reading to “Heritage Designation Bylaw, 2024 (3251 Harriet Road), No. 10060” to designate 3251 Harriet Road as a municipal heritage building.

MOVED by Councillor Plant and Seconded by Councillor Harper: “That Bylaw No. 10060 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
Transit-Oriented Area
Designation Bylaw

TRANSIT-ORIENTED AREA DESIGNATION BYLAW, 2024, AMENDMENT BYLAW, 2024, NO. 10072

To give Final Reading to “Transit-Oriented Area Designation Bylaw, 2024, Amendment Bylaw, 2024, No. 10072” to add Victoria General Hospital to the transit exchange map.

MOVED by Councillor Plant and Seconded by Councillor Westhaver: “That Bylaw No. 10072 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
Parks and Recreation
Fees and Charges Bylaw

PARKS AND RECREATION FEES AND CHARGES BYLAW, 2024, NO. 10076

To give Final Reading to “Parks and Recreation Fees and Charges Bylaw, 2024, No. 10076” for the 2024-2026 Parks, Recreation and Community Services Fees and Charges.

MOVED by Councillor Plant and Seconded by Councillor Westhaver: “That Bylaw No. 10076 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 Plant and Seconded by Councillor Brice: “That the rules of procedure contained in the Council Procedure Bylaw be temporarily suspended to allow two opportunities for public input as follows:

- **Prior to Business Items E – Consent Agenda and F – Bylaws for Three Readings; and**
- **Prior to Items G – Reports from Directors.”**

RESULT: Carried 9 TO 0

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

OPPOSED: None

PUBLIC INPUT ON AGENDA ITEMS E – CONSENT AGENDA AND F – BYLAWS FOR THREE READINGS

Nil

CONSENT AGENDA ITEMS

MOVED by Councillor Plant and Seconded by Councillor Brice: “That Consent Agenda Items E1 to E5 be approved.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

3690 SHELBOURNE STREET – FOOD PRIMARY LIQUOR LICENSE APPLICATION

Report of the Director of Planning.

To forward the Food Primary Liquor License Application with Patron Participation for TT Mix Karaoke at 3690 Shelbourne Street to a Public Hearing.

“That a Public Hearing be called to further consider the Food Primary Liquor License Application with Patron Participation for TT Mix Karaoke at 3690 Shelbourne Street.”

ADOPTED ON CONSENT

5700-40
Shelbourne Street

5370-20
RFQ 24-071

INCREASE AWARD – REQUEST FOR QUOTATION (RFQ 24-071) – VEHICLE UPFITTING – SERVICE BODIES

Report of the Director of Engineering dated September 19, 2024.

To approve the increase of \$43,335 for additional equipment requirements for RFQ 24-071 Vehicle Upfitting – Service Bodies.

“That Council approve the increased award of Request for Quotation 24-071, and change orders within approved budget, for vehicle upfitting – service bodies to Work Truck West in the estimated amount of \$43,335.”

ADOPTED ON CONSENT

5170-20
IT Services and
Technology

IT SERVICES AND TECHNOLOGY

Report of the Chief Information Officer dated September 26, 2024.

To approve the increase of the contracts under Sourcewell contracts 071321-CDW (IT Services) and 121923-CDW (Technology) on an as-and-when-requested basis for the duration of their terms and extension.

“That Council approve the increase of contracts 071321-CDW (IT Services) and 121923-CDW (Technology), and change orders within approved budget, on an as-and-when-requested basis with CDW Canada for the full duration of their respective terms and extensions.”

ADOPTED ON CONSENT

5370-20
Refuse Truck
Replacement

REFUSE TRUCK REPLACEMENTS

Report of the Director of Engineering dated September 27, 2024.

To approve the agreements under Sourcewell contract 110223-LEG with Labrie Group for the refuse truck replacement.

“That Council approve the purchase of refuse truck replacements, and change orders within approved budget, with Labrie Group.”

ADOPTED ON CONSENT

6820-20
Garbage and Organics
Cart Fees

SOLID WASTE SERVICES GARBAGE AND ORGANICS CART FEES

Report of the Director of Engineering dated September 20, 2024.

To approve a phased strategy as part of the annual Garbage Utility rate increases to subsidize the organics cart fees over the garbage cart fees.

“That Council approve a phased strategy to freeze organics cart fees at 2024 rates and apply future applicable cart fee increases to garbage cart fees in subsequent years until organics cart fees are 50% of the cost of garbage cart fees.”

ADOPTED ON CONSENT

BYLAWS FOR THREE READINGS

2870-30
Cadillac Avenue

ZONING BYLAW, 2003, AMENDMENT BYLAW, 2024, NO. 10082

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

To give Three Readings to “Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10082” to rezone 305 Cadillac Avenue from the RS-6 (Single Family Dwelling) Zone to the RS-1 (Single Family Dwelling) Zone.

MOVED by Councillor Plant and Seconded by Councillor Phelps Bondaroff: “That Bylaw No. 10082 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 Plant and Seconded by Councillor Phelps Bondaroff: “That Bylaw No. 10082 be given Second Reading.”

Council discussion ensued with the following comments:

- This is appropriate infill in the neighbourhood.
- It is within close proximity to services and amenities.

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 Phelps Bondaroff: “That Bylaw No. 10082 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 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 7:57 p.m.

6850-30
Jasmine Avenue

SANITARY SEWER BYLAW, 2006, AMENDMENT BYLAW, 2024, NO. 10073

Memo of the Director of Engineering dated September 23, 2024.

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

MOVED by Councillor Plant and Seconded by Councillor Brice: “That Bylaw No. 10073 be given First Reading.”

RESULT: Carried 8 TO 0

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

OPPOSED: None

ABSENT: Westhaver

MOVED by Councillor Plant and Seconded by Councillor Brice: “That Bylaw No. 10073 be given Second Reading.”

RESULT: Carried 8 TO 0

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

OPPOSED: None

ABSENT: Westhaver

MOVED by Councillor Plant and Seconded by Councillor Brice: “That Bylaw No. 10073 be given Third Reading.”

RESULT: Carried 8 TO 0

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

OPPOSED: None

ABSENT: Westhaver

 Councillor Westhaver returned to the meeting at 7:59 p.m.

1110-30
 Permissive Tax
 Exemption Bylaws

PERMISSIVE TAX EXEMPTION BYLAWS

Reports of the Director of Finance dated August 28, 2024.

To give Three 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 Plant and Seconded by Councillor Brice: "That Bylaw No. 10067 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 Plant and Seconded by Councillor Brice: "That Bylaw No. 10067 be given Second Reading."

Council discussion ensued with the following comments:

- Tax exemptions for new affordable housing is appropriate.

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 Brice: "That Bylaw No. 10067 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 Plant and Seconded by Councillor Brice: “That Bylaw No. 10068 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 Plant and Seconded by Councillor Brice: “That Bylaw No. 10068 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 Plant and Seconded by Councillor Brice: “That Bylaw No. 10068 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 Plant and Seconded by Councillor Brice: “That Bylaw No. 10070 be given First Reading.”

RESULT: Carried 8 TO 1

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

OPPOSED: Phelps Bondaroff

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

Council discussion ensued with the following comments:

- It is unclear if the groups provide a benefit to the community at large.
- It is appropriate to review applications for tax exemptions to ensure that they provide a benefit to the community at large.

RESULT: Carried 8 TO 1

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

OPPOSED: Phelps Bondaroff

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

RESULT: Carried 8 TO 1

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

OPPOSED: Phelps Bondaroff

LIBRARY AND FIREHALL #2 BORROWING BYLAWS

Report of the Director of Finance dated September 26, 2024.

To give Three Readings to the following bylaws to allow for borrowing of funds for both projects:

- “Nellie McClung Library Redevelopment Project Loan Authorization Bylaw, 2024, No. 10055”; and
- “Firehall #2 Redevelopment Project Loan Authorization Bylaw, 2024, No. 10056”.

MOVED by Councillor Plant and Seconded by Councillor Phelps Bondaroff: “That Bylaw No. 10055 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 Plant and Seconded by Councillor Phelps Bondaroff: “That Bylaw No. 10055 be given Second Reading.”

Council discussion ensued with the following comments:

- These are enabling bylaws to allow for borrowing for projects that were previously approved.
- There was robust public input and discussion during previous meetings.

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 Phelps Bondaroff: “That Bylaw No. 10055 be given Third Reading.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

1110-30
Loan Authorization
Bylaws

MOVED by Councillor Plant and Seconded by Councillor Brice: “That Bylaw No. 10056 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 Plant and Seconded by Councillor Brice: “That Bylaw No. 10056 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 Plant and Seconded by Councillor Brice: “That Bylaw No. 10056 be given Third Reading.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

REPORTS FROM THE CAO OR DIRECTORS

PUBLIC INPUT ON ITEM G – REPORTS FROM DIRECTORS

M. Ehle, Mann Avenue

Mann Avenue

- Residents feel that they were given only two days’ notice that work to install protected bike lanes and raised crosswalks on Mann Avenue would start and on street parking removed.
- Residents have been informed that they can apply for a permit to expand their driveway; this would result in a significant cost to homeowners.
- There is already an extensive trail system that connects Glanford to Wilkinson.
- Questions where garbage and compost bins should be put.

T. Elphick, Mann Avenue

Mann Avenue

- Residents are feeling anxious and unheard; Mann Avenue is a secondary emergency route for police, ambulance and fire.
- It will be difficult for guests with mobility issues to visit with no on-street parking available.
- More consultation is needed.

A. Roake, Mann Avenue

Mann Avenue

- Residents have been told that they must give up on-street parking in favour of bike lanes; designs must meet long term needs for all residents.
- There is already an amazing trail network in the area.

C. Upward, Mann Avenue

Mann Avenue

- Residents did not receive appropriate notification of the project.
- Visitors must now park on neighbouring streets; questions if vehicles could park on the boulevard.

S. Roberts, Mann Avenue

Mann Avenue

- The notice received said that there would be consultation but instead work started the next week.
- Work has taken place in the middle of the night and early in the morning.
- The cost to expand a driveway is expensive.

M. Chubey, Eastridge Crescent

Mann Avenue

- A traffic calming plan similar to that on Vanalman should have been considered for Mann Avenue; speed would have been reduced, bikes provided a safe right-of-way and on-street parking would remain.
- The addition of bike lanes will impact property values.
- It is unrealistic to think that residents will not have vehicles.

C. Weech, Mann Avenue

Mann Avenue

- As a cyclist, there are no safety concerns on Mann Avenue.
- Protected bike lanes, do not necessarily protect cyclists.
- 2.1% of road users are cyclists.
- There is concern with where visitors and contractors will park with the loss of on-street parking.

M. Wilder, Mann Avenue

Mann Avenue

- Residents were not informed of the installation of protected bike lanes and the removal of off-street parking.
- There are safety concerns with having to cross Mann Avenue at an unmarked intersection and with the lack of sidewalk on the north side of Mann Avenue.

M. Curbelo, Harriet Road

Mann Avenue

- If bike infrastructure was not built where there may be a loss of on-street parking, most of what is identified in the Active Transportation Plan would not be built.
- For cycling to be viable as a transport option, there needs to be a complete and safe bike network on direct routes.

P. Spindloe, Duke Street
Mann Avenue

- Questions if it is a District priority to provide public storage for private vehicles rather than providing safe transportation options.
- Every house on Mann Avenue has a driveway and/or a garage.

L. Gill, Mann Avenue
Mann Avenue

- It would be costly to expand driveways.
- Suitable notice was not provided to residents about the changes on Mann Avenue.
- There is only one sidewalk on Mann Avenue.
- It may be appropriate to look at single lane bike lanes.

T. Ashmore, Mann Avenue
Mann Avenue

- Residents were not shown a design plan which included the removal of all on-street parking.
- There are a significant number of cycling trails close by including the Centennial Trail which connects the Lochside Trail and the Galloping Goose.
- The removal of all on-street parking on Mann Avenue will negatively impact the side streets, with residents, deliveries and visitors having to park there.

J. Sandor, Laval Street
Mann Avenue

- The Active Transportation Plan has had extensive consultation.
- Physical infrastructure helps keep cyclists safe.

G. Carmichael, Elk Lake Drive
Mann Avenue

- It is unsafe for cyclists when they are caught between parked cars and traffic.
- It currently is uncomfortable to use Mann Avenue for cycling.
- The project is supportable.

S. Cerovic, Mann Avenue
Mann Avenue

- Notice was not provided until just before the work began; on-street parking has not been permitted since.
- There are numerous bike paths in close proximity.
- It may be appropriate to complete the bike lanes on Glanford Avenue.
- No on-street parking on Mann Avenue will result in residents having to park on side streets.

A. Cook, Vanguard Place
Mann Avenue

- There is a safe trail system already in place.
- No on-street parking will result in difficulties for visitors, residents with children and the disabled.
- Questions if there is a need for bike lanes on Mann Avenue.

D. Brown, Cloverdale Avenue

Mann Avenue

- Gravel trails are not appropriate for bikes.
- Mann Avenue is currently dangerous for cyclists.
- Notification to residents was not sufficient.

D. Schwabb, Quadra Street

Mann Avenue

- Mann Avenue is the most direct route to Camosun College.
- Biking on streets with parked cars and traffic is dangerous.

Resident, Eastridge Crescent

Mann Avenue

- The already-established and maintained trails in the area should be used.
- There was not enough communications with neighbours.

M. Barber, Mann Avenue

Mann Avenue

- Notification to residents was not sufficient.
- There is no need for protected bike lanes; removing off-street parking will impact adjacent streets.

B. Johnson, Saanich

Mann Avenue

- Residents should have been notified at the beginning of the project.
- All residents will be impacted by the elimination of on-street parking.
- Some streets with bike lanes also have on-street parking; questions if that would be possible for Mann Avenue.

M. Najari, Leeds Place

Mann Avenue and Saanich Operations Centre Redevelopment

- There was no consultation with Mann Avenue residents.
- Questions why the private sector is being considered as a partner in the Saanich Operations Centre Redevelopment.
- The units will not be affordable with a private partner.

C. Copeland, Eastridge Crescent

Mann Avenue

- Residents were concerned that public engagement did not take place prior to the project starting.

M. Brown, Cloverdale Avenue

Mann Avenue

- Sloped curb could be incorporated to allow residents to park on their properties easily.
- It is necessary to be forward thinking and plan infrastructure accordingly; children who grow up with parents who bike tend to cycle as adults.

G. Gillespie, Mann Avenue

Mann Avenue

- Although the Active Transportation Plan is supportable, the lack of communications is the issue.
- How projects are actioned and delivered is important and needs to be considered during implementation.
- It was difficult to find information on the project on the website; communications to residents needs to be earlier rather than after construction has started.

Resident, Mann Avenue

Mann Avenue

- It is difficult at times to bike when you have to pick up groceries or pick up children; the elimination of on-street parking will cause conflict with neighbours.

Resident, Mann Avenue

Mann Avenue

- It is difficult for utilities to work on roads that have protected bike lanes; it may be appropriate to consider regular bike lanes without concrete barriers.

B. Naravo, Mann Avenue

Mann Avenue

- It may be appropriate to consider registration of bicycles.

C. Grady, Mann Avenue

Mann Avenue

- The elimination of on-street parking impacts home businesses and homes with secondary suites.

C. Astle, Saanich

Mann Avenue

- Residential streets in Saanich without protective infrastructure are not safe for cyclists.
- Bike lanes on Mann Avenue are supportable.

L. Muser, Mann Avenue

Mann Avenue

- It may be nice to have sidewalks on both sides of the street.
- A compromise between bike lanes and on-street parking is needed.

L. Dixon, Vanalman Avenue

Mann Avenue

- Consultation and notification of the project should have taken place prior to construction starting.

Resident, Annie Street

Mann Avenue

- There are numerous bike connectors in the area.
- Protected bike lanes are needed for the safety of cyclists.

1410-04
Report – Council

MANN AVENUE ACTIVE TRANSPORTATION CAPITAL PROJECT

Presentation of the Director of Engineering.

To present the Mann Avenue Active Transportation Project.

Memo of the Director of Legislative and Protective Services/Corporate Officer dated October 1, 2024.

The Senior Manager of Transportation and Development Services presented the Mann Avenue Active Transportation Project (PowerPoint on file).

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

- Adequate notification of the project may not have taken place.
- Staff will be developing a policy to ensure a minimum of one month notification for projects of similar scope and will include the type of engagement that will be undertaken.
- There is not sufficient space for two drive lanes, two bike lanes and a parking lane.
- It is common practice for line painting to take place at night when traffic is minimal.
- Council did not provide direction to staff to pause the project prior to a presentation taking place.
- One raised crosswalk will be constructed at Mapleton; an additional raised crosswalk will be constructed next year where the Colquitz Trail crosses Mann Avenue.
- An additional sidewalk on Mann Avenue is not in the short or medium term priorities in the Active Transportation Plan.
- Work will start on the bike lanes at the south end of Glanford Avenue within the next five years.
- The bulk of the information on Mann Avenue is on the “Hello Saanich” webpage.
- Boulevard parking is not permitted.
- There has been an increase in cycling usage when protected bike lanes are installed.
- Accident data is received from Saanich Police and ICBC.
- Protected bike lanes are installed on roads when the number of vehicles and speeds are higher.
- There is significant literature that suggests that there is no or a positive impact with the addition of cycling infrastructure.
- Other similar projects included a reduction of on-street parking.

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor de Vries: “That Council receive the presentation on the Mann Avenue Active Transportation Capital Project for information.”

Council discussion ensued with the following comments:

- The development of a policy to address notification and consultation is appropriate.
- It is important to invest in safe active transportation infrastructure.
- Saanich needs to do everything it can to notify the public.
- There may be a need to get more statistics on whether or not property values would be impacted.
- There is concern with parked vehicles opening their doors and hitting cyclists.

- There is a need for more direct routes for cyclists.

RESULT: Carried 8 TO 1

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

MOVED by Councillor de Vries and Seconded by Councillor Plant: “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 Westhaver: “That Council request that all departments consider a one-month notification of significant projects and to consider additional opportunities to inform the public about these projects.”

Council discussion ensued with the following comments:

- It is appropriate to provide sufficient notice to engage the public and allow them to provide feedback.

RESULT: Carried 9 TO 0

IN FAVOUR: Murdock, Brice, Brownoff, Chambers, de Vries, Harper, Phelps Bondaroff, Plant, Westhaver
OPPOSED: None

2870-30
Kathleen Street

3677 KATHLEEN STREET – REZONING AND DEVELOPMENT VARIANCE PERMIT

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

To give Three Readings 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 Plant and Seconded by Councillor Brice: “That Bylaw No. 10083 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 Plant and Seconded by Councillor Brice: “That Bylaw No. 10083 be given Second Reading.”

Council discussion ensued with the following comments:

- This is appropriate density.
- No letters in opposition were received.

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 Brice: “That Bylaw No. 10083 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 Plant and Seconded by Councillor Brice: “That Development Variance Permit DVP00518 be approved and issued.”

RESULT: Carried 9 TO 0

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

OPPOSED: None

ZONING BYLAW AMENDMENT FOR MAXIMUM HOUSE SIZE LIMITS ON A-ZONED PROPERTIES

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

To give Three Readings to “Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10058” to limit the house size of single family dwellings located on agricultural (A-Zoned) properties to a maximum Gross Floor Area (R) of 500 m².

MOVED by Councillor de Vries and Seconded by Councillor Brice: “That Bylaw No. 10058 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 de Vries and Seconded by Councillor Brice: “That Bylaw No. 10058 be given Second Reading.”**

Council discussion ensued with the following comments:

- Other municipalities throughout the Province with more agricultural lands have lower housing size limits.

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

- 500 m² came from the guidance documents from the Province.
- It is the largest house size that is available; local governments can be more restrictive than that if desired.

MOVED by Councillor de Vries and Seconded by Councillor Phelps Bondaroff: “That Bylaw 10058 be referred back to staff to revise the maximum Gross Floor Area to 400 m².”

Council discussion ensued with the following comments:

- The biggest barrier to the viability of farmland is the price of land.
- A 400 m² home is over 4,000 square feet which can well accommodate multi-generational homes.
- It is important to use agricultural land for farming.

RESULT: Defeated 7 TO 2**IN FAVOUR:** Chambers, Plant**OPPOSED:** Murdock, Brice, Brownoff, de Vries, Harper, Phelps Bondaroff, Westhaver**MOVED by Councillor de Vries and Seconded by Councillor Phelps Bondaroff: “That Bylaw No. 10058 be amended by deleting the number “500 m²” in paragraph 1a) and paragraph 1b) and replacing both instances with the number “400 m²”.”****RESULT: Carried 8 TO 1****IN FAVOUR:** Murdock, Brice, Brownoff, Chambers, de Vries, Harper, Phelps Bondaroff, Westhaver**OPPOSED:** Plant**THE MAIN MOTION, AS AMENDED****RESULT: Carried 8 TO 1****IN FAVOUR:** Murdock, Brice, Brownoff, Chambers, de Vries, Harper, Phelps Bondaroff, Westhaver**OPPOSED:** Plant

MOVED by Councillor de Vries and Seconded by Councillor Phelps Bondaroff: “That Bylaw No. 10058 be given Third Reading, as amended.”

RESULT: Carried 8 TO 1

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

OPPOSED: Plant

6110-20
Saanich Operations
Centre

SAANICH OPERATIONS CENTRE REDEVELOPMENT – PROJECT UPDATE

Report of the Director of Engineering dated September 27, 2024.

To implement the Saanich Operations Centre Redevelopment project.

The Director of Engineering, the Program Manager, Strategic Facilities Planning, J. French, Infrastructure BC and T. Hwang, Colliers Intl. presented the Saanich Operations Centre Redevelopment Project (PowerPoint on file).

In response to questions from Council, the CAO, the Director of Engineering and the consultants stated:

- The benefits of a single counterparty option is to look at the site as a whole and turn the site over to one party to consider how the site would be planned cohesively for the Operations Centre and the residential component.
- The private sector partner would compensate Saanich for the value of the land that they would be using for their development.
- Affordable housing could be included in the criteria for the procurement process.
- The goal of involving a private sector partner is to leverage funds to reduce the cost to the District for building the Operations Centre.
- The District does not have the capacity to build this alone; there is a need for a private sector partner.
- The land would not be transferred to the private sector, only the buildings.
- When the lease ends for the residential portion, the entire project would return to Saanich.
- Bonding would provide project security.
- 10% affordable units have been built into the land value.
- An Alternative Approval Process (AAP) would be concluded prior to finalizing a partnership.
- Borrowing would be approximately \$150 million.
- This scale of development is not something Saanich has done on its own previously.
- Due to the risk analysis and financial means, a private partnership is recommended.
- The developer would be responsible for cost overruns.

MOVED by Councillor de Vries and Seconded by Councillor Harper: “That Council direct staff to proceed with:

- **a single-counterparty development option;**
- **the following transaction option:**
 - **Cash Inflow Option (single lump sum payment at financial close from the private partner to the District of Saanich for the Residual Land).**
 - **Cash Outflow Option 2 (progress payments during construction of the Saanich Operations Centre).**

- **Progressive Design Build (also known as ProgDB) procurement option.”**

Council discussion ensued with the following comments:

- The single counterparty option will create the largest land value for the District.
- It minimizes the risk to the District.
- Saanich will still own the land.
- The inclusion of the affordable housing component is appreciated.

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

- A Request for Quotation could potentially go out in November with the procurement process ending in approximately September 2026.
- The units will be rentals.

RESULT: Carried 8 TO 0

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

OPPOSED: None

ABSENT: Chambers

ADJOURNMENT

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

RESULT: Carried 8 TO 0

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

OPPOSED: None

ABSENT: Chambers

The meeting adjourned at 12:49 a.m.

MAYOR

I hereby certify these Minutes are accurate.

CORPORATE OFFICER