

3. Committee of the Whole meeting of October 21, 2024.

DISTRICT OF SAANICH  
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
HELD IN COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, OCTOBER 21, 2024 AT 7:00 P.M.**

**Chair:** Mayor Murdock  
**Council:** Councillors Brice, Brownoff, de Vries, Harper, Phelps Bondaroff, Plant, Westhaver  
**Regrets:** Councillor Chambers  
**Staff:** Brent Reems, Chief Administrative Officer; Michael Kaye, Saanich Fire Chief; Sheila Allen, Director of Corporate Services; Paul Arslan, Director of Finance; Angila Bains, Director of Legislative and Protective Services/Corporate Officer; Lindsay Chase, Director of Planning; Trevor Hurst, Chief Information Officer (via Teams); Harley Machielse, Director of Engineering; Suzanne Samborski, Director of Parks, Recreation and Community Services (via Teams); Troy McKay, Senior Manager of Transportation and Development Services (8:52 p.m.); Cameron Scott, Manager of Community Planning (8:01 p.m.); Megan Squires, Strategic Projects Manager (8:52 p.m.); Tami Gill, Planner (8:01 p.m.); Sharon Froud, Deputy Corporate Officer; and Lynn Merry, Senior Committee Clerk

**MOVED by Councillor Plant 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: 8 TO 0**

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

**OPEN FORUM**

M. Najari, Leeds Place

- The elimination of Open Forum is not supportable.
- A webpage where residents could ask questions and Council provide answers could be considered.

S. Izard, Saanich

- Residents support keeping Open Forum.
- The Council Procedure Bylaw could have been amended to allow Council to answer questions posed at Open Forum.

D. Dickson, Monarch Place

- Questions if this is the last Open Forum in 2024.

A. Nazel, Falmouth Road

- The elimination of Open Forum is not supportable.

A. Cortez, Saanich

- It is important that the public can provide input and that development is planned sensitively.

## PUBLIC INPUT ON BUSINESS ITEMS

### M. Curbelo, Harriet Road Road Safety Action Plan

- The Plan is a positive step towards making roads safe in Saanich; Burnside Road needs improvements.
- Collaboration with the Ministry of Transportation and Infrastructure (MOTI) for safe highway crossings is appropriate; the most unsafe areas in Saanich are where MOTI highways intersect with arterial roads.
- More specificity on how improvements will be made for those areas over the 10 year plan are needed.
- Vision Zero could be implemented quicker with paint and plastic bollards whenever repaving or resurfacing of roads take place.

### P. Spindloe, Duke Street Draft Quadra McKenzie Plan & Road Safety Action Plan

- The Road Safety Action Plan is supportable although a more ambitious timeline could be considered.
- Planning for the growth that is going to occur is appropriate; the building heights proposed are supportable.
- When implementation of the plan is to occur, the transportation piece at the corner of Quadra and McKenzie should be done first; the rest of the improvements could be done as development occurs.

### J. Sandor, Laval Road Draft Quadra McKenzie Plan & Road Safety Action Plan

- The Road Safety Action Plan is supportable.
- The active and public transportation piece in the Quadra McKenzie Plan is appropriate and should be done as quickly and effectively as possible.
- There is a need to ensure not driving is a viable option and that alternate modes of transportation are available.
- Forcing new development onto arterial roads that are busy and dangerous is not appropriate.

### M. Najari, Leeds Place Draft Quadra McKenzie Plan

- There were no opportunities to ask questions of staff at the planning sessions for the draft Quadra McKenzie Plan.

### C. Astle, Shelbourne Street Draft Quadra McKenzie Plan

- The opportunity to increase housing supply and a diversity of housing types is agreeable.
- The potential of additional housing supports more services, entertainment and amenities.

### S. Izard, Saanich Draft Quadra McKenzie Plan

- The Swan Lake watershed and other watersheds in the area should have a comprehensive environmental and hydrological assessment and the results of the assessment be made public prior to updating the Quadra McKenzie Plan.
- Development can have strong negative impacts on ecosystems and ecologically sensitive areas.

I. Graeme, Dean Avenue

Draft Quadra McKenzie Plan

- The study area overlaps with four different watersheds; land use within the study area has implications on watershed values and natural assets with the watersheds and downstream.
- Workshop participants commented on the importance of watersheds.
- Reducing impervious surfaces and incorporating green roofs, bioswales and ponds to retain stormwater are becoming increasingly important in the face of climate change.
- It would be valuable to provide the Bowker Creek Blueprint to participants in future planning sessions.

D. Dickson, Monarch Place

Draft Quadra McKenzie Plan

- The planning sessions could have included a question and answer period.

Councillor Westhaver assumed the Chair at 7:49 p.m.

COMMITTEE OF THE WHOLE BUSINESS ITEMS

1970-40  
Strategic Plan

**STRATEGIC PLAN CHECK-IN**

To present the status of initiatives included in the 2023-2027 Strategic Plan.

The Director of Corporate Services presented the status of the initiatives in the Strategic Plan.

The CAO, the Director of Corporate Services, the Director of Legislative and Protective Services/Corporate Officer, the Director of Planning and the Director of Engineering answered questions from staff as follows:

- Some initiatives under Updating the Climate Plan are currently underway; there may be other initiatives added as a result of the update and funding would be required for them.
- The position description for a management role to lead formal Council-to-Council relationships with First Nations is being developed.
- The Nellie McClung Library Redevelopment project is fully funded.
- Policy review for enhancing access to government information through open data initiatives is currently underway.
- Co-operative housing was explored during the Rapid Deployment of Non-Market Housing initiative.
- Some initiatives are underway unfunded as the work can be incorporated into existing resources.
- The Strategic Plan is used to prioritize initiatives and action items that would be brought forward for budget consideration.

**MOVED by Councillor Plant and Seconded by Mayor Murdock: "That it be recommended that Council receive the report of the Director of Corporate Services dated October 4, 2024 for information."**

Council discussion ensued with the following comments:

- It would be helpful to get an update on the regional unification of Fire Departments.
- Updating the Comprehensive Arts Policy is appropriate.

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

- Bowker Creek and Cecilia Creek are included in the Climate Plan.
- An update on the Integrated Stormwater Management Plan will be provided to Council at their next meeting.
- The next set of priorities for the Speed Limit Establishment Policy will be brought to Council; the report could include feedback from the Police Department.

**RESULT: Carried 8 TO 0**

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

**OPPOSED:** None

**MOVED by Mayor Murdock and Seconded by Councillor de Vries: “That it be recommended that Council request that staff report back on options to update the Zoning Bylaw to allow more childcare spaces and to identify opportunities for childcare spaces on Saanich-owned properties.”**

Council discussion ensued with the following comments:

- The report could include resources and capacity required to undertake initiatives that would allow Council to be more permissive around zoning for daycare spaces to be created.
- There may be funding available from other levels of government to support the creation of more daycare spaces.
- Childcare is a key feature in supporting families in the community.
- Providing childcare spaces in the community is supportable.
- All levels of government should do their part in addressing affordable childcare.

**RESULT: Carried 8 TO 0**

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

**OPPOSED:** None

**MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Plant: “That it be recommended that Council request staff report back on incorporating “Exploring ways of promoting and supporting the creation and construction of more co-operative housing in the District” into the Strategic Plan.”**

Council discussion ensued with the following comments:

- Co-operative housing is another diverse housing option.
- The report could include advocacy to other levels of government.
- Receiving more information would be supportable.

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

- Co-operative housing can be a challenging tenure to develop.
- Ways to make the process for co-ops simpler can be explored.
- In the past, there was federal and provincial funding available for co-operative housing; that funding is now sporadic.
- Non-market housing is defined as rental housing development operated by a non-profit organization or government agency that is subject to a legal agreement securing affordability and rental tenure; co-operative housing would fit under this definition if it was a rental co-op.

**MOVED by Councillor Plant and Seconded by Mayor Murdock: “That the motion to explore ways of promoting and supporting the creation and construction of more co-op housing be postponed indefinitely.”**

**RESULT: Carried 8 TO 0**

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

**OPPOSED:** None

**MOVED by Councillor Plant and Seconded by Councillor Harper: “That it be recommended, that at the next Rapid Deployment of Non-Market Housing Program update, Council direct staff to include a section on co-op housing.”**

**RESULT: Carried 8 TO 0**

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

**OPPOSED:** None

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The Fire Chief, the Director of Corporate Services, the Director of Legislative and Protective Services/Corporate Officer, the Director of Finance, the Director of Parks, Recreation and Community Services exited the meeting at 8:47 p.m.

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2310-20  
Quadra McKenzie  
Plan

## **DRAFT QUADRA MCKENZIE PLAN**

To receive the Draft Quadra McKenzie Plan for information.

The Director of Planning, the Manager of Community Planning and the Planner presented the Draft Quadra McKenzie Plan (PowerPoint on file) and answered questions from Council as follows:

- The Urban Forest Strategy and Biodiversity Conservation Strategy are key foundational documents that informs this work.
- The retention of high value trees and the urban forest canopy is important.
- Additional trees will need to be planted to achieve tree canopy targets.
- Definitions continue to be refined; there are a range of types of community spaces including recreation centres, libraries and daycares.

- Staff are working with BC Transit on improvements on McKenzie Avenue for rapid transit; BC Transit is committed to improving the quality of transit stops.
- Incentives will be provided to encourage siting of buildings to preserve trees.
- Corridor hubs will create commercial or community uses at regular intervals throughout neighbourhoods; smaller scale public spaces will also be introduced.
- When assigning corridor designations, the block patterns and depths of lots are considered.
- Cedar Hill Cross Road is intended to be a frequent transit corridor by BC Transit.
- Swan Lake, Christmas Hill and other sites identified in the Biodiversity Conservation Strategy are excluded from this plan area as they are key biodiversity sites.

**MOVED by Councillor Harper and Seconded by Councillor Brice: “That it be recommended that Council receive the Draft Quadra McKenzie Plan dated October 2024 for information.”**

Council discussion ensued with the following comments:

- The plan is ready for further public consultation and consideration by Advisory Committees; it is thorough and forward looking.
- It considers the Urban Forest Strategy and the Biodiversity Conservation Strategy.
- Incentives to retain high value trees and tree canopy are supportable.
- Residents need to be informed of what a hub would look like.
- Over 2,000 residents participated in the first engagement process.
- The pedestrian environment for seniors needs to be considered.
- The heritage asset incentive is appropriate.
- It will be important for residents to get involved in future consultation processes.

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

- Swan Lake is an important environmental asset; high density in the general area of Swan Lake will not be considered.
- Two different projects will take place on Quadra and McKenzie; the McKenzie portion will be a joint project between Saanich and BC Transit with the potential of federal funding.
- Rapid bus infrastructure will be constructed along Quadra and McKenzie.

**RESULT: Carried 8 TO 0**

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

**OPPOSED:** None

## **ROAD SAFETY ACTION PLAN**

To approve the Road Safety Action Plan, a document that outlines integrated processes and actions to address safe speeds, road users, vehicles, road design, post-crash care, and land use planning.

The Strategic Projects Manager presented the Road Safety Action Plan (PowerPoint on file).

**MOVED by Councillor Plant and Seconded by Councillor de Vries: “That it be recommended that Council adopt the Road Safety Action Plan and direct staff to:**

- **Bring forward a resource request to increase annual operating funding by \$250,000 in the draft 2025 Financial Plan to support implementation of non-infrastructure items in the Road Safety Action Plan;**
- **Bring forward a one-time resource request of \$2,000,000 in the draft 2025 Financial Plan to support implementation of infrastructure changes in the short term (0-2 years);**
- **Develop a long-term funding strategy that considers a strategic mix of taxation and borrowing;**
- **Explore business cases for possible new revenue generation to be included in the 2026 Financial Plan; and**
- **Pursue provincial and federal grants dedicated to infrastructure and road safety improvements.”**

Council discussion ensued with the following comments:

- It is appreciated that secondary supporting actions such as intersection cameras are included in the plan.
- The plan is grounded in evidence and facts.
- It will be important to commit to staffing the plan.
- Partnering with the Saanich Police is appreciated.
- The BC Seniors Advocate should be consulted.
- It may be appropriate to highlight that most crashes are a result of driver error.
- Saanich is doing a great deal of work in terms of safety on roads.
- The installation of traffic cameras is supportable.

In response to questions from Council, the Senior Manager of Transportation and Development Services stated:

- Staff work with agency partners including ICBC, Saanich Police and the Capital Regional District (CRD) in supporting road safety.
- The CRD has provided input into the plan.
- A professional engineer that specializes in road safety will be hired to help with the implementation of policies.
- The Ministry of Transportation and Infrastructure (MOTI) does planning work at the regional and provincial level; they have guiding documents that outlines where their capital investments will be put; they do not have the capacity for additional improvements at the local level.
- The top five crash sites are at Ministry owned and operated intersections.
- BC Transit has solid design guidelines around how bus stops are created and where they are located.
- MOTI has adopted a new manual on the design of how traffic control is set up and established on roadways in BC.
- Schools provide feedback for crosswalk planning.
- There is little evidence that shows that anti-slip pavement is beneficial.
- The Police will provide data on crash trends and locations annually.
- There is a continued trend in using technology in vehicles to reduce crashes.

**RESULT: Carried 8 TO 0**

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

**OPPOSED:** None



ADJOURNMENT

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

**RESULT: Carried 8 TO 0**

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

**OPPOSED:** None

The meeting adjourned at 10:32 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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DEPUTY CORPORATE OFFICER