

4. Committee of the Whole meeting of November 4, 2024.

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

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

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

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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.

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MAYOR

I hereby certify these Minutes are accurate.

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DEPUTY CORPORATE OFFICER