

2. Special Council meeting – Town Hall of October 22, 2024.

DISTRICT OF SAANICH  
MINUTES OF THE SPECIAL COUNCIL MEETING  
HELD AT CEDAR HILL GOLF COURSE  
1400 DERBY STREET  
**TUESDAY, OCTOBER 22, 2024 AT 6 P.M.**

Present:

**Chair:** Mayor Murdock  
**Council:** Councillors Brice, Brownoff, Chambers, de Vries, Harper, Phelps Bondaroff, Plant and Westhaver  
**Staff:** Lynn Merry, Senior Committee Clerk

Mayor Murdock called the Special Council meeting to order at 6:00 p.m.

Mayor and Council responded to a range of questions and concerns from the public including the following:

The importance of repurposing and recycling materials from the deconstruction of homes and the need for a deconstruction bylaw.

The Capital Regional District (CRD) has implemented policies that do not allow clean/treated wood to go into the landfill; it must be diverted. CRD policies could be used as a template for municipalities in the region.

Mature trees are the single best defense to climate change. There is a need to retain mature trees and tree canopy at all costs.

The Urban Forest Strategy has key policies to protect and preserve trees, which is a priority for Saanich. Saanich has a goal of planting up to 100,000 trees by 2064, in an effort to expand the tree canopy (which is about 2,500 trees per year) to 44%. The Urban Forest Strategy lays out tree canopy targets by land use types. To meet the targets, a significant number of trees will be required to be planted on boulevards, in parks and rights-of-ways as well as on private lands. An incentive program is being explored to encourage the retention of high value trees through development. The Natural Assets Inventory contains an estimated value of Saanich's urban forest.

Concern that only 10% of units at the Saanich Operations Centre Redevelopment will be non-market housing.

The number of affordable housing units has a direct impact on the residual land value. Saanich would retain the land as an asset in perpetuity with a land lease arrangement for commercial and residential use.

Concerns with the removal of Open Forum.

The Finance and Governance Standing Committee is exploring more ways of engaging the community in addition to hosting Town Halls.

The importance of road safety.

Saanich has recently adopted its first Road Safety Action Plan. Saanich is one of the first municipalities in the country to adopt a Road Safety Plan. A safe systems approach considers the full spectrum of transportation elements that work together to achieve Vision Zero.

The purchase of property on Lochside Drive over appraised value

Appraisals are based on comparators but there are few comparators on industrial land in the urban centre. The property is turn-key and staff will be able to move in immediately. The estimated cost of building something similar is approximately \$70 million.

Concern with the possible removal of “Big Pondy”

A development application for the adjacent property has not come to Council but there is a shared desire to retain high value trees.

Concern with the removal of on-street parking and the addition of bike lanes on Mann Avenue

Mann Avenue is a connector for cyclists from Glanford Avenue to Camosun College. The addition of bike lanes on Mann Avenue was identified in the Council approved Active Transportation Plan and was based on existing vehicle volumes and speeds. There is not sufficient space for two drive lanes, two bike lanes and a parking lane.

Adjournment

On a motion from Councillor de Vries, the meeting adjourned at 8:20 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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CORPORATE OFFICER