

DISTRICT OF SAANICH  
MINUTES OF THE COUNCIL MEETING  
HELD IN COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, MARCH 14, 2022**

Present: **Chair:** Mayor Haynes (in person)  
**Council:** Councillors Brice, Brownoff, Chambers, de Vries, Harper (via teleconference), Mersereau, Plant and Taylor (via teleconference)  
**Staff:** Brent Reems, Chief Administrative Officer (CAO); Sharon Hvozdanski, Director of Planning (7:00 p.m.); Suzanne Samborski, Director of Parks, Recreation and Community Services; Valla Tinney, Director of Finance; Eva Riccius, Senior Manager, Parks; Carroll Porter, Senior Manager, Human Resources; Troy McKay, Senior Manager of Transportation & Development Services (7:00 p.m.); Cameron Scott, Manager of Community Planning (7:00 p.m.); Maggie Baynham, Senior Sustainability Planner (7:00 p.m.); Nadine Kawata, Planner (Community Planning) (7:00 p.m.); Brenda Weatherston, Community Programmer II Arts (7:00 p.m.); Andie Britton-Foster, Associate Municipal Solicitor; Angila Bains, Manager, Legislative Services/Municipal Clerk; Megan MacDonald, Senior Committee Clerk (7:00 p.m.); and Austin Winters, Committee Clerk (7:00 p.m.)

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

In Camera  
Motion

**MOVED by Councillor Brice and Seconded by Councillor Plant: "That the meeting be closed in accordance with the *Community Charter*, Part 4, Division 3, Section 90 (1) (a) and (e) as the matters relate to personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality and the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality."**

**CARRIED**

The Council meeting reconvened at 7:00 p.m.

**MOVED by Councillor Brice and Seconded by Councillor Plant: "That the rules of procedure contained in the Council Procedure Bylaw be temporarily suspended to allow electronic participation for the meeting of March 14, 2022."**

**CARRIED**

**ADOPTION OF MINUTES**

Minutes

**MOVED by Councillor Brice and Seconded by Councillor Plant: "That Council adopt the minutes of the Council meeting of February 28, 2022."**

**CARRIED**

**PUBLIC INPUT ON COUNCIL AGENDA ITEMS  
BY ELECTRONIC PARTICIPATION**

Public Input on  
Council Agenda  
Items

A. James, Austin Avenue

630 Gorge Road West

- Concerned about the requested variances for parking, setbacks and height.
- The reduction of minimum setbacks will have negative impacts on neighbours.
- Removal of mature trees on the property will be a detriment to the urban forest.

A. Cooper, Jolivet Crescent

630 Gorge Road West

- The proposal for 26 townhomes will bring much needed diversity to this area.
- Multifamily housing in close proximity to schools and Gorge Park is beneficial.
- The current buildings have reached the end of life, current residents will be compensated fairly and direct support is being provided for vulnerable tenants.

K. Whitworth, Viewmont Avenue

Short Term Solutions to advance Active Transportation

- It would be reckless to reallocate Quadra Street and Tillicum Road without thoroughly considering all aspects, including public transit and traffic impacts.
- Not supportive of the financial implications of the suggestions.

T. Phelps-Bondaroff, Rutledge Park Area

Short Term Solutions to advance Active Transportation and Mural Program

- The short term measures are supportable, cycling on Quadra is dangerous.
- High visibility markings should be installed in all school and playground zones.
- The Proposed Mural Program is supportable, it would be ideal to pair murals with community events so residents can witness the creation of the murals.

V. Wynn Williams, Colquitz Avenue

630 Gorge Road West

- The Gorge Tillicum Community Association has no objections to the proposal.
- This will provide gentle infill and family sized housing, the design blends with the heritage in the area.
- Further delays in the development will lead to higher costs, which will be passed on to future buyers, this development is ready for a public hearing.

M. Curbelo, Harriet Road

Short Term Solutions to advance Active Transportation

- The proposals are consistent with many existing plans.
- These initiatives and funding requests are necessary to ensure safe streets.
- Many economic and climate benefits can be gained from the recommendations.

P. Dvoracek, Gorge Road

630 Gorge Road West

- The removal of a mature tree on the neighboring property is concerning.
- Protection of trees on surrounding properties would be preferred.

S. Haddon, Quadra Cedar Hill Community Association (QCHCA)

Short Term Solutions to advance Active Transportation

- The QCHCA board could not reach a consensus on the short term solutions.
- The board is appreciative of measures to mitigate climate change and increased safety for vulnerable road users.
- The reallocation of a portion of Quadra Street was concerning to some as sufficient research has not been done to identify the possible unintended consequences that may arise, such as traffic and transit implications.

T. Barry, North Quadra

Short Term Solutions to advance Active Transportation

- The list of recommendations was created through a working group of the Active Transportation Advisory Committee, which included two members of Council.
- The unknown potential impact of the #6 bus is concerning to Quadra residents.

1410-01  
Council  
Proceedings

The Manager, Legislative Services/Municipal Clerk advised that public input as presented by a memo dated March 14, 2022, and noted all correspondence received before noon on March 14, 2022, forms part of the public record.

**MOVED by Councillor Brice and Seconded by Councillor Plant: "That Council receive the late memo from the Manager of Community Planning regarding the Cadboro Bay Local Area Plan, dated March 10, 2022, for the Council meeting of March 14, 2022."**

**CARRIED**

**MOVED by Councillor Brice and Seconded by Councillor Plant: "That Council receive for information the correspondence for the Council meeting of March 14, 2022."**

**CARRIED**

**CONSENT AGENDA ITEMS**

**MOVED by Councillor Brice and Seconded by Councillor Plant: "That consent agenda items C1, C3 and C5 be approved."**

**CARRIED**

- \* Items that were removed from the consent agenda will be considered under Reports from Directors. Item C4 – 2021 Pop-Up Dog Park Pilot Program Summary and 2022 Proposal will be considered as item E4. Item C6 – Poet Laureate Program will be considered as item E5. Item C7 – Proposed Mural program will be considered as item E6. Item C2 - 2540 Trent Street – Development Permit Application for Garden Suite will be considered as item E7.

1420-02  
ADP

**ADVISORY DESIGN PANEL – TERMS OF REFERENCE UPDATE**

Report of the Director of Planning dated February 22, 2022, to amend the Terms of Reference for the Advisory Design Panel to include two "Specialist" architect panellists to its membership.

**“That Council amend the Terms of Reference for the Advisory Design Panel to adhere to the Architectural Institute of British Columbia's Council rules to include two "Specialist" architect panelists to its membership and to consider recommendations from the British Columbia Society of Landscape Architects when appointing the two landscape architect members.”**

**ADOPTED ON CONSENT**

5170-20  
Investing in  
Canada  
Infrastructure  
Program Grant  
Application

**INVESTING IN CANADA INFRASTRUCTURE PROGRAM GRANT APPLICATION, HIGH-PRIORITY REHABILITATION INITIATIVE FOR STORMWATER AND SANITARY SEWER INFRASTRUCTURE**

Report of the Director of Engineering dated March 3, 2022, to seek Council endorsement for submission of a grant application to the Investing in Canada Infrastructure Program (ICIP), Green Infrastructure – Environmental Quality Sub Stream.

**“That Council endorse the application for grant funding for the High-Priority Rehabilitation Initiative for Stormwater and Sanitary Sewer Infrastructure project, through the Investing in Canada Infrastructure Program, Green Infrastructure - Environmental Quality (ICIP) stream.”**

**ADOPTED ON CONSENT**

**“That Council support the High-Priority Rehabilitation Initiative for Stormwater and Sanitary Sewer Infrastructure project and commit to the District of Saanich's share (\$1,650,177) of the project as well as cost overruns, as reflected in the 2022 to 2026 draft Drainage Capital Plan and the 2021 to 2025 approved Sanitary Sewer Capital Plan.”**

**ADOPTED ON CONSENT**

2860-20  
Earl Grey

**2969 EARL GREY STREET – RATIFICATION OF DEVELOPMENT PERMIT AMENDMENT**

Memo from the Manager, Legislative Services dated March 7, 2022, to ratify Development Permit Amendment DPA00962.

**“That Development Permit Amendment DPA00962 be approved and issued.”**

**ADOPTED ON CONSENT**

**BYLAWS FOR THREE READINGS**

1110-30  
Heat Pump  
Financing  
Service Bylaw

**OIL TO HEAT PUMP FINANCING PROGRAM**

Report of the Director of Finance dated March 2, 2022, to give Three Readings to "Heat Pump Financing Service Bylaw, 2022, No. 9761" to initiate the District of Saanich's Oil to Heat Pump Financing Program.

**MOVED by Councillor Brice and Seconded by Councillor Plant: “That Bylaw No. 9761 be given First Reading.”**

**CARRIED**

**MOVED by Councillor Brice and Seconded by Councillor Plant: “That Bylaw No. 9761 be given Second Reading.”**

**CARRIED**

**MOVED by Councillor Brice and Seconded by Councillor Plant: “That Bylaw No. 9761 be given Third Reading.”**

**CARRIED**

**REPORTS FROM DIRECTORS**

1970-45  
Long Term  
Financial  
Development

**LONG TERM FINANCIAL PLAN DEVELOPMENT**

Report of the Director of Finance dated March 4, 2022, to present KPMG’s Long Term Financial Plan Development Final Report (LTFP Report).

The Director of Finance introduced B. Peever and S. Malik of KPMG, who presented the Long Term Financial Plan Development (PowerPoint on file).

In response to questions from Council, the Director of Finance and KPMG presenters stated:

- The costs of various projects will likely change over time. This plan is a tool that can be updated as the financial implications of future work are fine-tuned.
- The District’s Debt Management Policy may need to be updated.
- The plan allows for a formalized approach to provide predictability of the tax lift.

**MOVED by Councillor Brice and Seconded by Councillor Plant: “That Council receive the Long Term Financial Plan Development - Final Report for information.”**

Council discussion ensued with the following comments:

- Appreciation was expressed for the report and the financial modelling ability.

**The Motion was then Put and CARRIED**

**MOVED by Councillor Brice and Seconded by Councillor Plant: “That Council direct staff to report to the Mayor’s Standing Committee on Finance & Governance on the Finance Department’s work plan resulting from recommended actions in the report.”**

**CARRIED**

2870-30  
Gorge Road

**630 GORGE ROAD WEST – REZONING AND DEVELOPMENT PERMIT APPLICATION**

Report of the Director of Planning dated February 23, 2022, to seek direction from Council on forwarding the application to a Public Hearing. The application is to rezone 630 Gorge Road West from the RA-1 (Apartment) Zone to the RT-5 (Attached Housing) Zone, and for a form and character development permit, to construct a 26-unit townhouse development. Variances are requested for lot coverage, setbacks, building separation, building height and parking.

Council discussion ensued with the following comments:

- The addition of diversity of housing in this area is appreciated.
- The loss of mature trees on the property and adjacent properties is concerning.

**MOVED by Councillor Plant and Seconded by Councillor Brice: “That a Public Hearing be called to further consider the rezoning application on Lot 12, Section 20, Victoria District, Plan 801, Except Those Parts in Plans 86 BL, 36 RW, and 22086 (630 Gorge Road West).”**

**CARRIED**

**MOVED by Councillor Plant and Seconded by Councillor Brice: “That prior to Public Hearing, the applicant provide Staff with the following:**

- **Details about the type of electric vehicle plug-ins proposed in each garage (total of 26 plug-ins);**
- **A community contribution statement equivalent to \$52,000; and**
- **Written permission from the neighbouring property owner to remove or alter trees on the adjacent property.**

The Director of Planning answered questions from Council as follows:

- If the applicant is unable to obtain written permission from the neighbouring properties, Council will be provided a report on alternative options at a later date.

**The Motion was then Put and CARRIED**

2320-20  
Cordova Bay

#### **LOCAL AREA PLAN UPDATE – PROCESS CHECK-IN**

Report of the Director of Planning dated March 3, 2022, to seek further direction on how to proceed with the Cadboro Bay Local Area Plan (LAP) Update, based on the recommendations from the Mayor’s Standing Committee on Housing Affordability and Supply.

Memo from the Mayor’s Standing Committee on Housing Affordability and Supply dated March 3, 2022.

Memo from the Planning, Transportation and Economic Development Advisory Committee dated February 15, 2022.

The Chair of the Mayor’s Standing Committee on Housing Affordability and Supply provided a brief overview of the recommendations recently passed by the committee. The following was noted:

- There is a need to accommodate a broader range of incomes. Policy changes to the Draft LAP are needed to promote diversity and affordability in this area.
- This area will only be attainable by those with higher income, the Committee recommends engaging the community to support a broader range of incomes.

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

- Work on this LAP has been in progress for approximately 2 years.
- In order for the economic conditions of a purpose built rental project to be viable, the current designations may need to change.
- There has been significant increases in land costs over the past two years.
- The density and height required to make purpose built rentals viable in the village may not be supportable by the community.

**MOVED by Councillor de Vries and Seconded by Councillor Mersereau: “That Council direct Staff to undertake additional work to assess an expanded/more intense Village Centre with the purpose of expanding purpose built rental housing and housing opportunities for a broader range of incomes.”**

Council discussion ensued with the following comments:

- It is important to fully consider all options during the creation of the plan, exploring alternative options now will ensure the plan is optimized prior to approval.
- There may be negative implications in the future with the limitations of the current land use designations, it is necessary to ensure the plan considers all aspects.
- To ensure affordable options, it is important to provide some diversity.

**The Motion was then Put and CARRIED  
With Councillor Chambers OPPOSED**

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The Manager of Community Planning exited the meeting at 9:36 p.m.

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2150-20  
PPP

**2021 POP-UP DOG PARK PILOT PROGRAM SUMMARY AND 2022 PROPOSAL**  
Report of the Parks, Recreation and Community Services dated March 3, 2022, to seek endorsement of the 2022 Summer Pop-Up Dog Park Program. Memo of the Parks, Trails and Recreation Advisory Committee dated February 18, 2022.

In response to questions from Council, the Director of Parks, Recreation and Community Services and the Senior Manager, Parks stated:

- When preparing the report Staff took a number of factors into consideration, including space available, geographic distribution and avoiding natural areas.
- The pop-up park in Gyro beach was included to provide feedback to better inform the People, Pets and Parks strategy.
- Council could provide direction to include other parks if desired.

**MOVED by Councillor Plant and Seconded by Councillor Chambers: “That Council refer the matter back to staff to review alternate sites including McMinn Park, Brydon Park and any other that park that does not meet current geographic equity in the mapping.”**

Council discussion ensued with the following comments:

- There are areas in Saanich that currently are not included in the pilot program.
- The program has received positive feedback, ensuring equity in the location of parks is important, all residents deserve this opportunity.
- Residents have expressed concerns about some parks, this feedback should be considered when planning for 2022.

**CARRIED**

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The Senior Manager of Parks exited the meeting at 9:46 p.m.

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1420-30  
ACH

**POET LAUREATE PROGRAM**  
Memo from the Arts, Culture and Heritage Advisory Committee dated January 31, 2022, to receive for information.

Council discussion ensued with the following comments:

- The amount that was approved for this program in previous years was not carried forward, unspent funds become part of the annual surplus at the end of the year.

**MOVED by Councillor Plant and Seconded by Councillor Brice: “That Council receive the memo of the Arts, Culture and Heritage Advisory Committee dated January 31, 2022 for information.”**

**CARRIED**

2200-35

**PROPOSED MURAL PROGRAM**

Report of the Director of Planning dated March 2, 2022, to provide direction on the development of a mural art program and funding of \$50,000 to the 2022 Mural Program.

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

- The proposal includes two phases. Phase one will include murals on Saanich owned properties summer 2022. The second phase will include community led murals and improvements to the existing mural program.
- This topic will return to Council later this year with a proposal for future years.
- Staff worked to get this pilot off the ground as soon as possible. The information from the pilot will help staff understand the financial implications for future years.

**MOVED by Councillor Plant and Seconded by Councillor Chambers: “That Council:**

- **endorse the development of a Mural Program as outlined in the Report of the Director of Planning dated March 2, 2022, and direct Staff to report back with proposed Program Guidelines and Community Mural Grant Parameters; and**
- **Support the creation of two to three outdoor murals on District of Saanich owned property as part of a 2022 Mural Program and refer a one-time resource request of \$50,000 to the 2022 budget process.”**

Council discussion ensued with the following comments:

- This program is supportable beyond the current one year request.
- The addition of this item to the budget in future years will be necessary to develop an ongoing mural program.
- The community will be supportive of this popular initiative.
- Road murals will not be installed in phase one.

**The Motion was then Put and CARRIED**

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 The Planner and Community Programmer II Arts exited the meeting at 7:34 p.m.  
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2860-30  
Trent Street

**2540 TRENT STREET – DEVELOPMENT PERMIT APPLICATION FOR A GARDEN SUITE**

Report of the Director of Planning dated February 25, 2022, to seek direction from Council on the application for a Development Permit with a variance to construct a 61 m<sup>2</sup> garden suite. A variance is requested for siting the garden suite in the front yard of a double-fronting lot.

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

- The Driveway Access Bylaw limits the parameters of tandem access driveways.



**MOVED by Councillor Brice and Seconded by Councillor Plant: “That Development Permit DPR00867 be approved and issued subject to confirmation by the Director of Planning that a covenant pursuant to section 219 of the “Land Title Act” and section 5.35(j) of the Zoning Bylaw has been registered against title to the subject property.”**

**CARRIED**

## REPORTS FROM COMMITTEES

1420-30  
ATAC

### SHORT TERM SOLUTIONS TO ADVANCE ACTIVE TRANSPORTATION

Memo from the Active Transportation Advisory Committee (ATAC) dated March 4, 2022.

**MOVED by Councillor Mersereau and Seconded by Councillor Harper: “That Council approve the eight short-term active transportation quick build recommendations of the Active Transportation Advisory Committee, and include these recommendations in the 2022 Financial Plan.”**

Council discussion ensued with the following comments:

- ATAC looked at ways to effectively improve the safety of vulnerable road users across the District, as directed by Council.
- There may be impacts to traffic and transit that have not been fully realized.
- It would be beneficial to give more opportunities for community consultation.

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

- Quadra Street is currently identified as a medium term priority in the Active Transportation Plan (ATP).
- If Council provides the direction from the ATAC memo, community consultation would not take place, it would be a direct inform and educate approach.
- The Quadra Street Corridor is part of the BC Transit Rapid Bus Strategy.

**MOVED by Councillor Harper and Seconded by Councillor Brice: “That the motion be amended to include: “exclude “on Quadra Street from Chatterton Way to Tolmie Ave” from recommendation 2 in the attached memo dated March 2, 2022”.”**

Council discussion ensued with the following comments:

- A fulsome consultation with BC Transit and other stakeholders is necessary prior to making substantial changes to a major corridor such as Quadra Street.
- The high volume of transit on Quadra Street requires further consideration.
- Staff would be able to provide better options during the refresh of the ATP.
- Moving forward with all the recommendations quickly may mean they are not implemented in the best way possible. There are benefits to ensuring this is done right the first time, mistakes could be costly and controversial.

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

- Temporary solutions and quick fixes would be implemented in the short term to maintain service levels. The funding approved will not allow for the major changes necessary for permanent changes to intersections and bus stops.

- Council could consider a smaller portion of Quadra Street, however it is important to consider impacts on service levels. Turn restrictions may be necessary.
- Quadra could be designated as a short term priority in the ATP Refresh, which would allow for more community consultation and stakeholder engagement.

**The Amendment was Put and CARRIED  
With Councillor Taylor OPPOSED**

**MOVED by Councillor Harper and Seconded by Councillor Plant: “That the rules of procedure contained in the Council Procedure Bylaw be temporarily suspended to allow the meeting to continue until 11:30 p.m.”**

**CARRIED**

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

- Recommendation #7 includes a pedestrian priority signal operation 24 hours a day. There are a number of intersections in Saanich that currently operate on pedestrian priority during daylight hours.
- The recommendation would be beneficial for the accessibility for all residents.

**MOVED by Councillor Plant and Seconded by Councillor Chambers: “That the motion be amended to exclude recommendation 7.”**

Council discussion ensued with the following comments:

- This recommendation was brought forward by the committee to make intersections more accessible for all residents.
- The increased service level to major intersections would have minimal impacts to traffic. This would be a cost effective solution that is easy to implement.

**The Amendment was Put and DEFEATED  
With Mayor Haynes, Councillors Brice, Brownoff, Chambers, de Vries,  
Harper, Mersereau and Taylor OPPOSED**

**The Main Motion, as Amended, was CARRIED**

**Main motion as amended:**

**“That Council approve the eight short-term active transportation quick build recommendations of the Active Transportation Advisory Committee, excluding “on Quadra Street from Chatterton Way to Tolmie Ave” from recommendation 2 in the attached memo dated March 2, 2022, and include these recommendations in the 2022 Financial Plan.”**

Adjournment      On a motion from Councillor Brownoff, the meeting adjourned at 11:18 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK