



**THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH**  
**Minutes of the REGULAR COUNCIL Meeting**

**March 10, 2025, 7:00 p.m.**  
**Council Chambers**

**Present:** Mayor Windsor, Councillor Graham, Councillor King, Councillor Newton, Councillor Paltiel, Councillor Riddell, Councillor Thompson

**Staff Present:** Christine Culham, Chief Administrative Officer; Kenn Mount, Fire Chief; Jarret Matanowitsch, Director of Planning and Building Services; Dale Puskas, Director of Engineering; Fernando Pimentel, Interim Director of Financial and Information Technology Services/Chief Financial Officer; Tony Bousquet, Manager of Information Technology; Kerri Clark, Manager of Development Services; Ivo Van der Kamp, Planner; Pamela Martin, Deputy Corporate Officer, Nareka Jacques, Corporate and Executive Assistant; Davin Contois, Planner

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**1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

**2. ACKNOWLEDGEMENT**

The Mayor respectfully acknowledged that the land on which we gather is the traditional territory of the WSÁNEĆ people which includes WJOLELP (Tsartlip) and STÁUTW (Tsawout) First Nations.

**3. APPROVAL OF AGENDA**

**3.1 Agenda of the March 10, 2025 Regular Council Meeting**

**MOVED AND SECONDED**

*That the agenda of the March 10, 2025 Regular Council meeting be approved as amended by:*

- *updating the minutes for item #4.1; and*
- *moving item #12.2.1 to take place after #8.1.*

**CARRIED UNANIMOUSLY**

**4. ADOPTION OF MINUTES**

4.1 Minutes from the March 5 and 6, 2025 Public Hearing Meeting

*MOVED AND SECONDED*

*That the minutes from the March 5 and 6, 2025 Public Hearing Meeting meeting be adopted as circulated.*

**CARRIED UNANIMOUSLY**

**7. PUBLIC QUESTIONS**

Pieta van Dyke (Central Saanich Road): Asked a question regarding the installation of a round-about on Central Saanich Road and Mt. Newton Cross Road and asked that the structural integrity of the building located at 1870 Doney Road be considered in addition to the historical designation, during the review of that application.

**8. PRESENTATIONS/PETITIONS AND DELEGATIONS**

8.1 Rob Irving

Joanna, Colleen, Colleen, and Rob Irving provided a presentation regarding their request for the District to allow Short Term Rentals in Central Saanich.

The Director of Planning and Building Services provided information regarding Short Term Rentals in Central Saanich and responded to questions from Council.

The Chief Administrative Officer responded to questions from Council.

*MOVED*

*That the District initiate a process to inform people who wish to apply for a Temporary Use Commercial Permit to allow for Short-Term Rentals, do to so now with a \$300 one time rush fee to move them towards the top of the list, so that they can be processed in a timely manner.*

***The motion did not proceed as there was not a seconder.***

**12. BYLAWS**

12.2 Development Application Bylaws

12.2.1 1934 Hovey Rd – OCP Amendment, Rezoning and Development Permit

The Director of Planning and Building Services, Chief Administrative Officer, Director of Engineering, and the Planner responded to questions from Council.

The applicants, Dave Sinclair from Legion Manor, Jason Potter from Bunt & Associates, and Chris Quigley from Aryze, responded to questions from Council.

*MOVED AND SECONDED*

*That OCP Amendment Bylaw No. 2205, 2024 (1934 Hovey Road) be given Third Reading.*

Opposed (3): Councillor King, Councillor Newton, and Councillor Thompson

**CARRIED (4 to 3)**

*MOVED AND SECONDED*

*That Zoning Amendment Bylaw No. 2206, 2024 (1934 Hovey Road) be given Third Reading.*

**CARRIED**

**Amendment:**

*MOVED AND SECONDED*

*That the motion be amended by adding: **That if possible and compatible, the orientation of the senior's housing be revised, without affecting density and unit count.***

**CARRIED UNANIMOUSLY**

**Amendment:**

*MOVED AND SECONDED*

*That the motion be amended by adding: **That, if possible, alternative access and egress to the Eastern property be considered, instead of through Hovey Road.***

Opposed (1): Councillor Paltiel

**CARRIED (6 to 1)**

**Motion as Amended:**

- *That Zoning Amendment Bylaw No. 2206, 2024 (1934 Hovey Road) be given Third Reading.*
- *That, if possible and compatible, the orientation of the senior's housing be revised, without affecting density and unit count; and*
- *That, if possible, alternative access and egress to the Eastern property be considered, instead of through Hovey Road.*

Opposed (3): Councillor King, Councillor Newton, and Councillor Thompson

**CARRIED (4 to 3)**

*MOVED AND SECONDED*

*That prior to consideration of adoption of the OCP Amendment Bylaw and the Zoning Amendment Bylaw, a housing agreement bylaw for the proposed Legion site has been adopted, which requires that all rental units be rented at affordable rental rates (CMHC, up to 80% of the market rate) and that the District has first right of refusal or right to assign for any property transaction, other than sale of the lot to Legion Manner.*

**CARRIED UNANIMOUSLY**

*MOVED AND SECONDED*

*That prior to consideration of adoption of the OCP Amendment Bylaw and the Zoning Amendment Bylaw, a housing agreement bylaw for the proposed market rental site has been adopted, which requires that all market rental units shall remain rental in*

*perpetuity, that 10% or more of the units (13 units) be provided as affordable rental units (CMHC, up to 80% of the market rate) in perpetuity, and that the District has first right of refusal or right to assign for any property transaction.*

**CARRIED UNANIMOUSLY**

*MOVED AND SECONDED*

*That prior to consideration of adoption of the OCP Amendment Bylaw or the Zoning Amendment Bylaw, a covenant be registered to secure:*

- a. That in collaboration with the Saanich Peninsula Hospital and Healthcare Foundation, the market rental units are offered to hospital staff before being offered to the wider public.*
- b. That the property at 7601 East Saanich Road shall provide 14 parking spaces to be used solely by visitors of the two proposed buildings and that this be secured on title prior to occupancy of either building.*
- c. That TDM measures, including off-site measures, as outlined in the Parking Variance Report by Bunt & Associates (Version 7) dated January 14, 2025, be provided, or alternatively, bonded for, prior to occupancy of any building.*
- d. That the following be provided prior to building permit issuance of any building:*
  - o \$100,000 to the Saanich Peninsula Outreach Society*
  - o \$50,000 for the Little League turf at Centennial Park*
  - o New sidewalks from Hovey Rd to Centennial Park (\$130,000)*
  - o \$50,000 to the Tsawout Nation, including first right of refusal for affordable homes*
  - o Right of first refusal for 1 month pre-leasing to the Saanich Peninsula Hospital workforce for units in the west building*
  - o New senior fitness pad at Legion Manor*
  - o \$200,000 contribution to the District Active Transportation Fund*

**CARRIED UNANIMOUSLY**

*MOVED AND SECONDED*

*That Bird Safe Design Guidelines be considered by the applicant, in discussion with staff.*

**CARRIED UNANIMOUSLY**

## **9. CORRESPONDENCE (Action Required or Recommended)**

### **9.1 AVICC re AGM + Convention - First Nations Chiefs Invitation - March 4, 2025**

The Chief Administrative Officer responded to questions from Council.

*MOVED AND SECONDED*

*That an invitation be extended to the Tsartlip and Tsawout Chiefs to attend the 2025 AVICC AGM and Convention.*

**CARRIED UNANIMOUSLY**

## 11. STAFF REPORTS

### 11.1 Heritage Inventory Review for 1870 Doney Rd.

*Councillor Thompson withdrew from the meeting at 9:07 p.m. due to a pecuniary conflict of interest, as he lives in close proximity.*

The Manager of Development Services provided a presentation on the report and responded to questions from Council.

The Director of Planning and Building Services responded to questions from Council.

#### **MOVED AND SECONDED**

*That Council not proceed with a temporary protection order to conduct a heritage assessment under section 606 of the Local Government Act and agree that a demolition permit may be issued for 1870 Doney Road, and that where possible, the District ask that the applicant demonstrate first where deconstruction or reclamation of the home can be established, ahead of the building permit.*

#### **CARRIED UNANIMOUSLY**

*Councillor Thompson returned to the meeting at 9:20 p.m.*

### 11.2 952 Paconla Place – Development Variance Permit

*Councillor Newton withdrew from the meeting at 9:21 p.m.*

The Planner provided a presentation on the report.

#### **MOVED AND SECONDED**

*That Development Variance Permit No. 3090-20-04/24 for the conversion of a garage to an accessory dwelling unit at 952 Paconla Place be scheduled for an Opportunity To Be Heard at a following Council meeting.*

#### **CARRIED UNANIMOUSLY**

### 11.3 Mt Newton Pathway Phase 2 – Canada Active Transportation Fund

The Director of Engineering provided a presentation on the report and responded to questions from Council.

#### **MOVED AND SECONDED**

- 1. That Council approve applying to the Government of Canada's Housing, Infrastructure and Communities Canada, Active Transportation Fund for Phase 2 of the Mt Newton Pathway, from Highway 17 to East Saanich Road.*

2. *That staff report on the potential of doing the entire project on the north side of the highway to East Saanich Road and that an application be made to consider both sides.*

**CARRIED UNANIMOUSLY**

## **12. BYLAWS**

### **12.2 Development Application Bylaws**

#### **12.2.2 1183 Verdier Ave – Affordable Housing Project (RZ and DP)**

*MOVED AND SECONDED*

*That Zoning Amendment Bylaw No. 2194 be adopted.*

**CARRIED UNANIMOUSLY**

*MOVED AND SECONDED*

*That Housing Agreement Bylaw No. 2195 be adopted.*

**CARRIED UNANIMOUSLY**

*MOVED AND SECONDED*

*That Central Saanich Housing Agreement Bylaw No. 1587, 2007 be rescinded.*

**CARRIED UNANIMOUSLY**

*MOVED AND SECONDED*

*That Development Permit 3060-20-10/24 for 1183 Verdier Avenue, which includes a variance for parking, be authorized for issuance.*

**CARRIED UNANIMOUSLY**

*MOVED AND SECONDED*

*That Covenant FB132771, requiring development to be in accordance with the Development Permit No. 3060-20-13/06, be authorized for discharge.*

**CARRIED UNANIMOUSLY**

## **13. UNFINISHED BUSINESS**

### **13.1 1048 Clarke Road – Development Permit (SSMUH)**

Susan Zedel, Advisory Planning Commission Chair expanded on comments and the motion made by the APC on the application.

The Director of Planning and Building Services responded to questions from Council.

*MOVED AND SECONDED*

*That Development Permit No. 3060-20-16/24 for three townhomes at 1048 Clarke Road be authorized for issuance.*

*MOVED AND SECONDED*

*That the motion be tabled to allow the Advisory Planning Commission Chair to speak.*

**CARRIED UNANIMOUSLY**

*MOVED AND SECONDED*

*That the motion be lifted from the table.*

**CARRIED UNANIMOUSLY**

***On the motion:***

*That Development Permit No. 3060-20-16/24 for three townhomes at 1048 Clarke Road be authorized for issuance.*

**CARRIED UNANIMOUSLY**

**15. CORRESPONDENCE (Receive for General Information)**

**15.6 Corr Laddish, S re Safety Concerns Regarding Off-Leash Dogs in Centennial Park - February 22, 2025**

The Director of Planning and Building Services responded to questions from Council.

*MOVED AND SECONDED*

*That the correspondence dated February 22, 2025 from S. Laddish be forwarded to the Parks and Master Plan update.*

**CARRIED UNANIMOUSLY**

*MOVED AND SECONDED*

*That the correspondence dated February 22, 2025 from S. Laddish be forwarded to CRD Bylaw.*

**CARRIED UNANIMOUSLY**

**16. CLOSED MEETING**

**16.1 Motion to Close**

*MOVED AND SECONDED*

*That Council convene a closed meeting pursuant to the following subsections of the Community Charter:*

*90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:*

- (e) 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; and*
- (k) 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.*

**CARRIED UNANIMOUSLY**

The meeting was closed to the public at 9:36 p.m.

The meeting recessed back to open at 9:57 p.m.

**17. ADJOURNMENT**

On motion, the meeting adjourned at 9:57 p.m.

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Mayor Windsor

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Emilie Gorman, Director of Corporate  
Services/Corporate Officer