

- 3) That Development Permit DPR00507 be approved;
 - 4) That the Heritage Revitalization Agreement be approved;
 - 5) That Final Reading of the Zoning Bylaw Amendment and ratification of the Development Permit be withheld pending:
 - Registration of the Heritage Revitalization Agreement pursuant to s. 966 of the Local Government Act; and
 - Registration of a covenant to require the following:
 - i) That the proposed independent supportive living seniors residence and community care facility be constructed to a minimum BuiltGreen™ HD (High Density) Gold standard of energy efficiency; and
 - ii) That on-site transportation services be provided to all residents of the proposed residence.
- Advisory Design Panel report dated November 21, 2012 recommending approval of the design subject to the Panel's recommendations.
 - Letter from the Gorge Tillicum Community Association dated June 7, 2012 providing comments on the proposal.
 - 26 letters from residents commenting on the application.

In response to questions from Council regarding staff demand for parking and the proposed conditional requirement to supply a ride share or bus pass program should demand exceed the supply, the Manager of Current Planning stated that they were unable to include a conditional option in the proposed covenant.

The Development Coordinator stated:

- The municipality will monitor for overflow parking within the neighbourhood following completion of the proposed facility; enforcement or other measures could be taken if problems arise.
- A further parking needs study was recently completed by Bunt & Associates using just Vancouver Island data; this study also concluded that parking demand will be less than the number of spaces offered.

APPLICANT:

D. Regelous, President, Saanich Senior Living, stated:

- The most recent parking study was done to satisfy concerns raised by Council with respect to parking; they have also increased the amount of underground parking spaces.
- They are willing to secure a staff TDM program as determined by Council.

C. Lintott of Christine Lintott Architect, presented the development team which included D. Regelous, P. Merrick, design architect, J. Kuharchuk, Senior Vice-President, Development, Alison Keller, Community Relations, BayBridge Senior Housing representative, Tony Bayna, Carole Rossell Small & Rossell Landscape Architects, P. Ferguson, Consulting Engineer, R. Dixon, Traffic Engineer, and stated:

- This gateway site consists of the Cheltenham Court Motel site and the Craigflower Bridge store, service station and apartment site.
- The Craigflower Bridge, Craigflower Elementary School, rental apartments, the Gorge Waterway and single family homes are nearby.
- The building will be placed tight to the street with an inner courtyard.

- The bulk of the massing will face Gorge Road West and Admirals Road.

J. Kuharchuk stated:

- Their research determined that there was a significant need for seniors housing in this neighbourhood.
- The building is a joint venture of BayBridge Senior Housing and Saanich Senior Living and will now offer 83 independent supportive living suites on the top two floors, 45 assisted living suites on the second floor and 24 memory care units, with their own courtyard on the main floor, providing a continuum of care which will allow residents to remain in place for longer.
- Affordability is based on the number of suites, the amenities provided and trends in the community.

C. Lintott stated:

- The heritage Brookmans Grocery store is to be relocated closer to the corner and rehabilitated to serve the public and senior residents as a café; a Heritage Revitalization Agreement is to secure this process.
- Local area housing styles inform the design of the building.
- Street improvements include a landscape buffer between sidewalk and road on both Gorge and Admirals.
- Views from homes on Rockwell Avenue will be minimally impacted.
- Portion of property at rear of site cannot be built upon and will be transformed into a garden area accessible to all residents.
- 74 parking spaces will be provided for visitors, residents and staff in the underground garage and in a lay by at the main entrance.

J. Kuharchuk stated:

- The Saanich OCP identifies the need for alternative housing, including seniors housing.
- Benefits flowing from this development include: neighbourhood renewal as seniors sell older homes to move into a residence; reuse of an existing heritage resource; social benefits for seniors through interaction with school kids and other seniors; an enhanced gateway location; economic benefits from construction, jobs, and for the business suppliers.
- Four years of engagement with community has resulted in the proposed project.
- Parking spaces have been increased, although their studies show that only 56 spaces are needed; a shuttle bus service for residents and a sedan service will be available.
- Motorized scooter parking is planned at the front entrance with scooter storage and charging stations in the garage.
- A broad range of rents will be offered with companion suites available at less cost.

In response to questions from Council:

T. Bayna, BayBridge Seniors Housing, stated:

- After completion of the building, it will take 14 to 24 months to reach full occupancy.

- Peak periods for staffing are at mealtimes and 20-25 staff will be working.
- Shuttle bus service will be based on resident demand.

D. Regelous stated:

- With appropriate staffing and building design features, dementia care residents will be secure and safe.
- Scooters cannot be allowed in suites for safety reasons.
- It is expected that 70% of the residents will come from the local community.
- They are willing to provide a TDM program for staff that includes bus passes.

PUBLIC INPUT:

B. Brookman, on behalf of the Brookman family and the Wong family read from a letter submitted in support of the proposal and stated:

- It is time for the dilapidated site to be redeveloped; this is an opportunity to transform the image of senior housing.
- The applicant consulted well with the community.

J. Cross, Rockwell Avenue, stated:

- She is opposed to the development; her house will face the proposed building and her views will be impacted.
- There are parking problems in the area now.
- The structure appears enormous and will change the nature of the area.

H. Robinson, Gorge Road West, stated:

- He likes the project and prefers it to what might be proposed for the site under the existing zoning.

L. Gerrath, Davida Avenue, stated:

- He supports the project.

D. Collyer, Admirals Road, stated:

- The development is directly across the road from his house and will have a negative impact on his privacy and views of the Gorge waterway.
- Parking is already competitive in neighbourhood.
- The size of the building is a concern and the construction period will be unpleasant as he has learned from the recent bridge and road upgrades.

R. Hubbard, Viewmont Avenue, stated:

- The aging population will create a much bigger demand for dementia care than is reflected in the number of such suites offered by this development and other senior residences in Victoria.
- Local food sourcing is suggested.
- Caregiving staff who are dedicated to the one site are recommended.

H. Lewis, Dysart Road, Past President, Gorge Tillicum Community Association, stated:

- This is the best application that has come forward for the site .
- The applicant consulted the community and took suggestions and will

respect the heritage aspect of the property.

- The range of suites offered will ensure affordability.
- There are good resources in the neighbourhood for seniors.

D. Beech, resident, stated:

- The application should be supported; we need to manage our aging population.
- Traffic is a problem locally.

W. Farwell, Colquitz Avenue, stated;

- We haven't kept up with creating the housing needed for our aging population.
- The proponent appears to be sensitive to the neighbourhood concerns.
- Any TDM plan should consider special holiday days which create more demand for parking at the facility.
- It will be good to have such housing locally.

R. Wickson, President, Gorge Tillicum Community Association, stated:

- The Gorge neighbourhood is being renewed through investment by new homeowners and it is time for the next step.
- This development is an opportunity, both for seniors who will live there and for economic activity on the corner.
- The project appreciates its location on the Gorge waterway.
- The applicant consulted well with the neighbourhood.

J. Graham, Maddock Avenue, stated:

- As a person working with seniors, she is aware of their housing issues.
- Community building is important and it is preferable not to lose the seniors presently in the neighbourhood.
- The applicant desires to build a residence that suits the community.

T. Besant, Wyndeatt Avenue, stated:

- He favours the proposal.
- It is important that Council attend to the details when considering such projects; for example, the impact on small businesses such as the local service station, was not considered when the Craigflower Bridge project started.

J. de Wolfe, Dunkirk Lane, stated:

- The new building will block the views of the Gorge waterway; it appears to be high.
- Affordability will still be an issue.

N. Banks, Portage Road, stated:

- The three options for senior living offered by the project will be good for the neighbourhood.
- The reuse of the heritage Brookmans store is an attractive feature.

APPLICANTS RESPONSE:

- The tenants of the Cheltenham Motel and the existing businesses have continued to operate on a month to month lease basis; once the outcome of the rezoning application is known, notice may be given and assistance provided.
- The proponent will manage the construction phase to ensure that parking, noise and dust issues are controlled.
- This will not be a large scale operation and therefore, kitchen and laundry noise or nuisance is not expected to be a problem.
- The BayBridge Seniors Housing organization has some experience with sourcing food locally and will encourage it at this location.

Motion:

COUNCIL DELIBERATIONS:

MOVED by Councillor Derman and Seconded by Councillor Gerrard:

“That:

1. a) the Zoning Bylaw, 2003, be amended, to include a new Comprehensive Development Gorge Admirals Zone (CD-3GA);
- b) the application to rezone Lot 2, Section 21, Victoria District, Plan 39718 (994 GORGE ROAD WEST) and Lot 1, Section 21, Victoria District, Plan 4774 (998 GORGE ROAD WEST) from Zones C-3 (Shopping Centre) and C-10 (Tourist Accommodation) to Zone CD-3GA (Comprehensive Development Gorge Admirals) be approved; and
- c) the Heritage Revitalization Agreement be approved;
- d) prior to final reading of the zoning bylaw amendment and ratification of the Development Permit the applicant be required to:
 - i) register the Heritage Revitalization Agreement pursuant to s. 966 of the Local Government Act; and
 - ii) register a covenant to secure the following:
 - that the proposed independent supportive living seniors residence and community care facility be constructed to a minimum BuiltGreen™ HD (High Density) Gold standard of energy efficiency;
 - that on-site transportation services be provided to all residents of the proposed residence; and
 - that a Ride Sharing/Matching and/or Bus Pass Program be provided for employees of the Saanich Senior Living facility.”

Councillor Derman stated:

- The site is ready for redevelopment; this proposal will address a growing need for seniors housing in the community and be of long term benefit.
- The applicants have paid attention to the details and will be a conscientious provider.

Councillor Wade stated:

- She recognizes the need and demand for such a seniors facility.
- The companion suites proposed are a good feature.
- The proponent communicated well with people in the area.

Councillor Wergeland stated:

- The applicant listened to the community and developed a proposal that is appropriate for the site.
- The seniors facility will be an asset responding to an ongoing need.

Councillor Brice stated;

- The Gorge Tillicum community needs such a facility and the location is perfect; it will offer an opportunity for seniors to continue to live enriched and engaged lives.
- Mobility becomes a huge factor in the need for increased care and scooters may extend independence.
- The proponent appears to have gained an understanding of the community through their extensive consultation process.

Councillor Gerrard stated:

- The Gorge Tillicum neighbourhood lacks such a facility and this development will be great for the area.
- By adding the corner site to the original property, the applicant has been able to bring an excellent proposal forward; the residence will have many attractive and sustainable features.
- Meaningful consultation took place.

Councillor Sanders stated;

- By rehabilitating the historic Brookmans store on the site, the applicant will enable it to remain a part of the community.
- She appreciates the continuum of care that is now to be provided.
- The offer of a TDM program for employees is welcome.
- The addition of such a facility to the area is part of the continuing evolution of the neighbourhood and will be a positive step.

Councillor Brownoff stated:

- The proponent took the necessary time to listen to the people of the area.
- The architecture of the structure will reflect the homes in the neighbourhood; the accessible garden will be an excellent feature and the heritage revitalization agreement is important.
- This location on the Gorge waterway is excellent for seniors.
- The applicant must ensure that an effective staging and construction management plan for the project is prepared.

Mayor Leonard stated:

- The design and facilities proposed are attractive.
- Immediate neighbours have expressed concerns; however, the existing C-3 and C-10 zoning on the properties would have permitted other less desirable uses.
- The facility operator has a good track record and the owners will ensure the operation is not diminished.

The Motion was then Put and CARRIED

2870-30
Gorge Road West

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9258”
Second and Third Reading

MOVED by Councillor Derman and Seconded by Councillor Gerrard:
“ That Bylaw No. 9258 be read a second time.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Gerrard:
“That Bylaw No. 9258 be now passed.”

CARRIED

2870-30
Gorge Road West

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2014, NO. 9259”
Second and Third Reading

MOVED by Councillor Derman and Seconded by Councillor Gerrard:
“ That Bylaw No. 9259 be read a second time.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Gerrard:
“That Bylaw No. 9259 be now passed.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Gerrard:
“That it be recommended that Council approve Development Permit DPR00507on Lot 2, Section 21, Victoria District, Plan 39718 (994 GORGE ROAD WEST) and on Lot 1, Section 21, Victoria District, Plan 4774 (998 GORGE ROAD WEST).”

CARRIED

2870-30
Gorge Road West

“HERITAGE REVITALIZATION AGREEMENT AUTHORIZATION BYLAW, 2014, NO. 9260”
Second and Third Reading

MOVED by Councillor Derman and Seconded by Councillor Gerrard:
“ That Bylaw No. 9260 be read a second time.”

CARRIED

MOVED by Councillor Derman and Seconded by Councillor Gerrard:
“That Bylaw No. 9260 be now passed.”

CARRIED

Adjournment

On a motion from Councillor Gerrard, the meeting adjourned at 10: 20 pm.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK