



AGENDA

For the Council Meeting to be Held
In the Council Chambers
Saanich Municipal Hall, 770 Vernon Avenue
MONDAY, JANUARY 9, 2017, 7:00 P.M.

A. AWARDS PRESENTATION

1. Saanich Police Board Recognition of Service
2. Distinguished Budget Presentation Award
3. Canadian Award for Financial Reporting Achievement

B. DELEGATIONS

P. 3

1. Association of Professional Biologists – Role of Professional Biologists and Code of Ethics

P. 4

2. Capital Regional Food and Agriculture Initiative – Flavour Trails Program

C. ADOPTION OF MINUTES

1. Council meeting held December 19, 2016
2. Committee of the Whole meeting held December 19, 2016

D. BYLAWS

FINAL READING AND RATIFICATION OF PERMIT APPROVAL

1. **4079 BRAEFOOT ROAD – REZONING AND DEVELOPMENT VARIANCE PERMIT**
P. 5 Final reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2016, No. 9401” **and approval of Development Variance Permit DVP00377**. To rezone a portion of the property from Zone A-1 (Rural) to Zone RS-12 (Single Family Dwelling) for a proposed eight lot subdivision.

FIRST READING (SUBJECT TO A PUBLIC HEARING)

2. **1032, 1042 & 1052 CLOVERDALE AVENUE – REZONING TO RT-FC**
P. 6 First reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2017, No. 9410”. To rezone from Zone RS-6 (Single Family Dwelling) to Zone RT-FC (Attached Housing Four Corners) for the proposed construction of a 14-unit townhouse development.
3. **986 & 990 DOUMAC AVENUE – NEW ZONE RA-VC**
P. 7 First reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2017, No. 9411”. To create a new Apartment-Village Centre Zone RA-VC.
4. **986 & 990 DOUMAC AVENUE – REZONING TO RA-VC**
P. 9 First reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2017, No. 9412”. To rezone from Zone RS-18 (Single Family Dwelling) to Zone RA-VC (Apartment-Village Centre) for the proposed construction of a 4-storey, 25 unit strata-tilted apartment project with underground parking.
5. **814 MANN AVENUE – REZONING TO RD-1**
P. 10 First reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2017, No. 9413”. To rezone from Zone RS-6 (Single Family Dwelling) to Zone RD-1 (Two Family Dwelling) for the proposed conversion of an existing single family dwelling home into a duplex.

E. PUBLIC INPUT (ON BUSINESS ITEMS F)

F. RESOLUTIONS FOR ADOPTION

- P. 11** 1. **MUNICIPAL FINANCE AUTHORITY (MFA) BORROWING - 2017 SPRING ISSUE**
Report of the Director of Finance dated January 3, 2017 recommending that Council approve the included resolution to authorize long term borrowing with the MFA 2017 spring debt issue for the projects specified in the report.

* * * Adjournment * * *

AGENDA

For the Committee of the Whole Meeting
** IMMEDIATELY FOLLOWING**
The Council Meeting in the Council Chambers

- P. 13** 1. **1550 ARROW ROAD – REZONING AND DEVELOPMENT PERMIT**
From the Committee of the Whole meeting held March 14, 2016. Supplemental Reports of the Director of Planning dated December 13 and 21, 2016 recommending that Council approve the rezoning from RA-1 (Apartment) to the revised Zone CD-5AH Comprehensive Development Affordable Housing Zone; approve Development Permit DPR00614; and that final reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld to secure the items outlined in the report for the proposed construction of an affordable seniors' apartment.

* * * Adjournment * * *

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS

1410-02

Cncil Jan 9 117

District of Saanich
Legislative Division
770 Vernon Ave.
Victoria BC V8X 2W7

t. 250-475-1775
f. 250-475-5440
saanich.ca



Mayor
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LEGISLATIVE SERVICES

Application to Appear as a Delegation

Personal information you may provide on this form is collected under s. 26(c) of the FIPPA and will be used for the purpose of processing your application to appear as a delegation before Saanich Council. The application will form part of the meeting's agenda and will be published on the website. Your personal telephone number and e-mail address will not be released except in accordance with the *Freedom of Information and Protection of Privacy Act*. Questions about the collection of your personal information may be referred to the Saanich FOI Team, 770 Vernon Ave, Victoria, BC, V8X 2W7 or by telephone at 250-475-1775.

General Information

Name of Organization or Association

Meeting Date Requested (Except the last meeting of the month) Application must be submitted by 12:00 noon at least 10 days prior to the meeting date.
Day Month Year

Contact Information

Name of Contact Person (for Organization or Association)

Telephone Number

E-mail

Presentation Information

Please be specific and attach additional information if required. Maximum presentation time is 10 minutes.

Topic of Discussion *Please describe the topic of your presentation*

I have attached background materials Yes No Printed background information should be submitted for distribution with the agenda, or bring 13 copies to the meeting.

Audio/Visual Presentation Yes No Presentation materials need to be submitted by noon on the Friday before the meeting and tested on Saanich equipment.

For Office Use

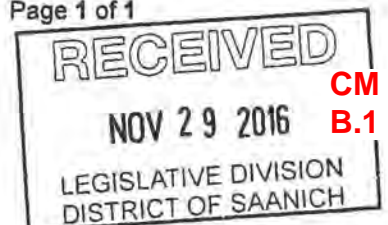
Delegation for Meeting: _____

Refer to Committee: _____

Refer to Department: _____ Direct Action: _____ Response: _____

Copy to Council

Page 1 of 1



encl Jan 9/16

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Refer to Committee: _____

Refer to Department: _____ Direct Action: _____ Response: _____

cncl Jan 9 117



LEGISLATIVE SERVICES

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Memo

To: Mayor and Councillors
From: Donna Dupas, Legislative Manager
Date: January 5, 2017
Subject: **4079 Braefoot Road – Final Reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2016, No. 9401” and Approval of Development Variance Permit**

File: 2870-30 Braefoot

At a Public Hearing held October 25, 2016, Council gave second and third reading to the above noted bylaw. Final reading of the bylaw was withheld pending completion of several items including the registration of a covenant and payment of security for the planting of boulevard trees.

Please note that there are no outstanding items to be addressed and Council is requested to

- a) give final reading to the "Zoning Bylaw, 2003, Amendment Bylaw, 2016, No. 9401" to rezone a portion of the subject property to Zone RS-12 (Single Family Dwelling – Minimum Lot Size 930 m²); and
- b) approve Development Variance Permit DVP00377.

This item is scheduled for the Council Meeting on January 9, 2017. If you have any questions please contact me at extension 3500.

Donna Dupas,
Legislative Manager

dh

cc: Paul Thorkelsson, CAO
Sharon Hvozdzanski, Director of Planning
Harley Machielse, Director of Engineering

CM
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encl Jan 9 117

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9410

**TO AMEND BYLAW NO. 8200,
BEING THE "ZONING BYLAW, 2003"**

Mayor
Councillors
Administrators
Council
Administration
Media

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - a) By deleting from Zone RS-6 (Single Family Dwelling) and adding to Zone RT-FC (Attached Housing Four Corners) the following lands:
 - Lot 9, Section 63, Victoria District, Plan 4628, except that Part in Plan 15395
(1032 Cloverdale Avenue)
 - b) By deleting from Zone RS-6 (Single Family Dwelling) and adding to Zone RT-FC (Attached Housing Four Corners) the following lands:
 - Lot 8, Section 63, Victoria District, Plan 4628, except that Part in Plan 14267
(1042 Cloverdale Avenue)
 - c) By deleting from Zone RS-6 (Single Family Dwelling) and adding to Zone RT-FC (Attached Housing Four Corners) the following lands:
 - Lot 7, Section 63, Victoria District, Plan 4628, except that Part in Plan 14267
(1052 Cloverdale Avenue)
- 2) This Bylaw may be cited for all purposes as the **"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9410"**.

Read a first time this day of

Public Hearing held at the Municipal Hall on the day of

Read a second time this day of

Read a third time this day of

Approved under Part 4 of the *Transportation Act* on the

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the

Municipal Clerk

Mayor

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9411

TO AMEND BYLAW NO. 8200,
BEING THE "ZONING BYLAW, 2003"

encl Jan 9/17

Mayor
Councillors
Administrator
Council
Administration
Media

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - a) By adding to Subsection 4.1 – Zones, the following new classification under Apartment:

"RA-VC"
 - (b) By adding to Subsection 4.2 – Zone Schedules, a new Zone Schedule 1450 – Apartment-Village Centre Zone - RA-VC, attached hereto as Schedule "A".
- 2) This Bylaw may be cited for all purposes as the **"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9411"**.

Read a first time this day of

Public Hearing held at the Municipal Hall on the day of

Read a second time this day of

Read a third time this day of

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the day of

Municipal Clerk

Mayor

**CM
D.3**

1450.1 Use Permitted

Use Permitted:

- (a) Apartment
- (b) Congregate Housing
- (c) Home Occupation Office and Daycare for preschool children
- (d) Accessory Buildings and Structures

1450.2 Lot Coverage

Lot Coverage:

The maximum coverage of all buildings and structures together shall be 55% of the lot area.

1450.3 Density

Density:

Buildings and structures for an apartment use or congregate housing use shall not exceed a Floor Space Ratio of 1.80.

1450.4 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:

- (a) Shall be sited not less than:
 - (i) 2.5 m (8.2 ft) from any lot line which abuts a street.
 - (ii) 5.0 m (16.4 ft) from an interior side lot line.
 - (iii) 6.0 m (19.7 ft) from a rear lot line which does not abut a street.
- (b) Shall not exceed a height of 16.0 m (52.5 ft).
- (c) Shall have not more than five levels of usable space of which not more than four may be designed for human habitation. If a level of usable space designed for other than human habitation comprises one of five levels of usable space, the ceiling of such level of usable space shall not be above the average elevation of the natural grade of the lot or lots on which the building is to be constructed.
- (d) Shall not exceed a horizontal width of 55.0 m (180.4 ft).

1450.5 Accessory Buildings and Structures

Accessory Buildings and Structures:

- (a) Shall be sited not less than:
 - (i) 2.5 m (8.2 ft) from any lot line which abuts a street.
 - (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.
- (b) Shall not exceed a height of 3.75 m (12.3 ft).
- (c) Together shall not exceed a lot coverage of 10%.

1450.6 Accessory Off-Street Parking

Accessory Off-Street Parking:

- (a) The parking area shall occupy not more than 30% of the surface of the lot area.
- (b) No portion of any parking area or driveway surface shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.
- (c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.
- (d) The parking area for an apartment use or a congregate housing use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

1450.7 General

General:

The relevant provisions of Sections 5, 6, 7, and Schedule B and F of this bylaw shall apply.

cncl Jan 9/17

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9412

TO AMEND BYLAW NO. 8200,
BEING THE "ZONING BYLAW, 2003"

Mayor
Councillors
Administrator

Council
Administration
Media

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - a) By deleting from Zone RS-18 (Single Family Dwelling) and adding to Zone RA-VC (Apartment-Village Centre) the following lands:

Amended Lot 5 (DD 248221-I), Block 1, Section 31, Lake District, Plan 1444

(986 Doumac Avenue)
 - b) By deleting from Zone RS-18 (Single Family Dwelling) and adding to Zone RA-VC (Apartment-Village Centre) the following lands:

Lot 4, Block 1, Section 31, Lake District, Plan 1444

(990 Doumac Avenue)
- 2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9412**".

Read a first time this day of

Public Hearing held at the Municipal Hall on the day of

Read a second time this day of

Read a third time this day of

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the day of

Municipal Clerk

Mayor

CM
D.4

cncl Jan 9/17

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9413

TO AMEND BYLAW NO. 8200,
BEING THE "ZONING BYLAW, 2003"

Mayor
Councillors
Administrator
Council Administration
Media

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - a) By deleting from Zone RS-6 (Single Family Dwelling) and adding to Zone RD-1 (Two Family Dwelling) the following lands:

Lot 4, Section 8A, Lake District, Plan 9811, except that Part in Plan 43838

(814 Mann Avenue)
- 2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9413**".

Read a first time this day of

Public Hearing held at the Municipal Hall on the day of

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Municipal Clerk

Mayor

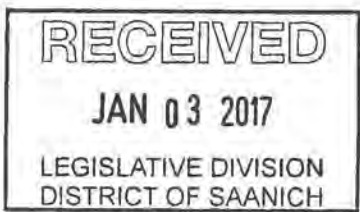
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The Corporation of the District of Saanich

Mayor
Councillors
Administrator
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Report



To: Mayor and Council
From: Valla Tinney, Director of Finance
Date: January 3, 2017
Subject: MUNICIPAL FINANCE AUTHORITY BORROWING - 2017 SPRING ISSUE

Purpose:

The purpose of this report is to present a resolution for Council adoption authorizing borrowing through the Municipal Finance Authority (MFA) spring 2017 borrowing issue.

Background:

Under the Community Charter, the final step in acquiring long term debt is a resolution of Council requesting the Capital Regional District consent to the borrowing and authorizing the MFA to obtain the funds on our behalf.

Discussion:

Debt funding for the capital programs have been established in the Financial Plan Bylaw and the following Loan Authorization Bylaws were recently adopted by Council:

<u>Bylaw No.</u>	<u>Purpose</u>	<u>Amount</u>
9381	Storm Drainage Capital Program	\$1,500,000
9383	Parks Capital Projects	1,300,000
9386	Gordon Head Recreation Centre Boiler Replacement	<u>836,630</u>
		<u>\$3,636,630</u>

The recommended borrowing term under Council's Debt Management Policy for these programs is fifteen years. Debt financing costs are included in the Financial Plan Bylaw: there is no additional impact on property taxes or user rates. In accordance with the November 28th report to Mayor and Council, the spring borrowing, received in April, will pay off the Temporary Borrowing Bylaws 9381, 9383 and 9386 in the amount of \$2,332,630 which were advanced to the District by MFA in December of 2016.

Recommendation:

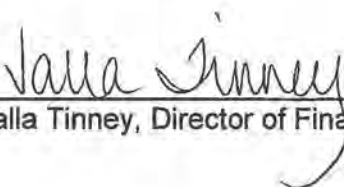
That Council approve the following resolution to authorize long term borrowing with the MFA 2017 spring debt issue for the projects specified in this report.

Resolution:

That Council approves borrowing from the Municipal Finance Authority of British Columbia, as part of their 2017 Spring Issue, \$3,636,630 as authorized through the following Loan Authorization Bylaws for the projects specified and that the Capital Regional District be requested to consent to our borrowing over a 15 year term and include the borrowing in their security issuing bylaw:

Bylaw Number	Purpose	Amount of Borrowing Authorized	Amount Already Borrowed	Borrowing Authority Remaining	Term of Issue	Amount of Issue
		\$	\$	\$		\$
9381	Storm Drainage Capital Program	1,500,000	-	1,500,000	15	1,500,000
9383	Parks Capital Projects	1,300,000	-	1,300,000	15	1,300,000
9386	Gordon Head Recreation Centre Boiler Replacement	836,630	-	836,630	15	836,630
Total		3,636,630	-	3,636,630		3,636,630

Report prepared by: 
 Paul Arslan, Senior Manager of Financial Services

Report reviewed by: 
 Valla Tinney, Director of Finance

ADMINISTRATOR'S COMMENTS

I endorse the recommendation of the Director of Finance


 For Paul Thorkelsson, Administrator

2970-30 Arrow

CW - JAN 09 2017



The Corporation of the District of Saanich

Mayor ✓
Councillors ✓
Administrator ✓
Com. Assoc. ✓
Applicant ✓

Dec. 22, 2016
Council
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Media

Supplemental Report - 2

Report To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: December 21, 2016
Subject: Development Permit and Rezoning Application – Revised Draft Zone
File: DPR00614; REZ00559 • 1550 Arrow Road

PURPOSE

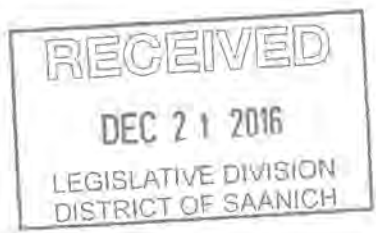
The purpose of this report is to provide a revised draft Comprehensive Development Zone for the application at 1550 Arrow Road. The draft Zone has been amended by removing:
1) Congregate Care; and 2) Community Care Facility, as permitted uses.

BACKGROUND

The staff report dated December 13, 2016, noted that the proposed draft Comprehensive Development Zone included Congregate Care and Community Care Facility as permitted uses. The purpose of including these two uses in the draft zone was to allow for the possibility in the future for a resident to age in place, rather than relocating if they required comprehensive support/medical services.

To be clear it is not the intent of the applicant, nor do they have long term goals, to operate a facility providing a higher level of support/medical services. The proposed uses were included in the zone so the potential to fulfil a community need could be considered on this site in the future.

Including these two uses (Congregate Care and Community Care Facility) has created confusion and/or concern for some members of the community, and as such, the applicant has requested the two uses be deleted from the proposed draft Comprehensive Development Zone to avoid any misunderstanding concerning the application currently under consideration by Council. A revised Comprehensive Development Zone is attached.




CW
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RECOMMENDATION

1. That the application to rezone from RA-1 (Apartment) Zone to the revised Comprehensive Development Zone be approved.
2. That Development Permit DPR00614 be approved.
3. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending payment of \$50,000 to the District of Saanich for Arrow Road improvements.
4. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a housing agreement securing that the property would only be developed for affordable rental seniors housing.

Report prepared by: 
 Andrea Pickard, Planner

Report prepared and reviewed by: 
 Jarret Matanowitsch, Manager of Current Planning


Report reviewed by: 
 Sharon Hvozdański, Director of Planning

ALP/ads
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cc: Paul Thorkelsson, CAO
 Graham Barbour, Manager of Inspection Services

CAO'S COMMENTS:

I endorse the recommendation of the Director of Planning.


 Paul Thorkelsson, CAO

SCHEDULE 1740

1740.1 Development Areas

Development Areas:

This zone contains regulations that apply to all areas within the zone and in addition the zone is divided into Development Areas A and B as shown on the attached plan forming part of this zone schedule.

1740.2 Definitions

Definitions:

In this zone:

“Affordable Housing” means a dwelling unit operated by a non-profit organization or government agency providing rental accommodation for seniors, persons with disabilities, or low income households, and where all rental rates are at the 80th percentile or lower of market rents as published by Canada Mortgage and Housing Corporation (Level 1 Affordability).

“Accessory Dwelling Unit” means a dwelling unit of 93 m² in floor area or less which is used for the accommodation of the owner, operator, manager, or caretaker providing on-site services

“Floor Space Ratio” means the gross floor area of all buildings on a Development Area excluding those portions located more than 1.5 m below finished grade, divided by the area of the relevant Development Area.

“Motor Scooters” means a power operated mobility aid similar to a wheelchair but configured with a flat area for the feet and handlebars for steering.

“Seniors” means any person aged 55 years of age or older.

1740.3 Uses Permitted

Uses Permitted:

- (a) Apartment for the provision of affordable rental seniors housing
- (b) Accessory Dwelling Unit
- (c) Accessory Buildings and Structures

1704.4 Development Area A

Lot Coverage:

- (a) The maximum coverage of all buildings and structures shall not exceed 25% of area of Development Area A

Density:

- (a) Buildings and structures shall not exceed a Floor Space Ratio of 0.7
- (b) The maximum density shall be one dwelling unit per 85 m² of area of Development Area
- (c) Only one accessory dwelling unit is permitted

Buildings and Structures:

- (a) Shall be sited not less than 100.0 m from a front lot line
- (b) Shall be sited not less than 17.0 m from a rear lot line
- (c) Shall be sited not less than 13.0 m from an interior side lot line
- (d) Shall not exceed a height of 9.0 m.

1740.5 Development Area B

Lot Coverage:

- (a) The maximum coverage of all buildings and structures shall not exceed 25% of area of Development Area B

Density:

- (a) Buildings and structures shall not exceed a Floor Space Ratio of 0.5
- (b) The maximum density shall be one dwelling unit per 110 m² of area of Development Area

Buildings and Structures:

- (a) Shall be sited not less than 10.0 m from a front lot line
- (b) Shall be sited not less than 50.0 m from a rear lot line
- (c) Shall be sited not less than 7.0 m from an interior side lot line
- (d) Shall not exceed a height of 7.5 m.

SCHEDULE 1740

1740.6 Accessory Off-Street Parking

Accessory Off-Street Parking:
Despite Section 7.4 of this Bylaw, 0.1 spaces per dwelling unit of the required parking spaces shall be designated and clearly marked as “Visitor Parking” and shall be freely accessible at all times.

1740.7 Bicycle Parking

Bicycle Parking:
Bicycle parking shall be provided in accordance with Table 7.4, except that where parking is provided for motor scooters the number of scooter parking spaces may be counted toward the bicycle parking requirement.

For the purpose of this section, motor scooter parking spaces must be secured, have electrical services for recharging, and have a minimum width of 1 m and length of 1.5 m.

1740.8 Accessory Buildings and Structures

- Accessory Buildings and Structures
- (a) Shall be sited not less than 10.0 m from any lot line which abuts a street
 - (b) Shall be sited not less than 1.5 m from an interior side lot line and rear
 - (c) Shall not exceed a height of 3.75 m.
 - (d) Together shall not exceed a lot coverage of 10%

1740.9 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B and F of this Bylaw shall apply.

1740.10 Plan of Development Areas
Plan of Development Areas:



1410-04
REF: 2874-30

CO Jan 9/16

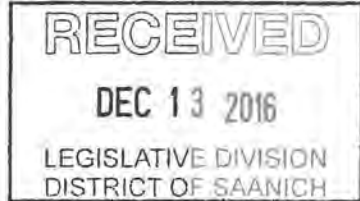


The Corporation of the District of Saanich

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Supplemental Report

Report To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: December 13, 2016
Subject: Development Permit and Rezoning Application
File: DPR00614; REZ00559 • 1550 Arrow Road



PURPOSE

The purpose of this report is to inform Council of the applicant's response to the issues raised by: Council and the public at the first Committee of the Whole meeting; residents during subsequent consultation work with the neighbourhood; and the Administrative Traffic Committee.

BACKGROUND

At the March 14, 2016 Committee of the Whole Meeting, Saanich Council considered an application to rezone the subject property from the RA-1 (Apartment) Zone to the RA-3 (Apartment) Zone for the purpose of constructing an affordable seniors' apartment.

At that meeting Council resolved to postpone consideration to allow the applicant to undertake further community engagement and make modifications to the application that address concerns.

Council members also provided a number of comments about the application including: height of the proposed building; pedestrian safety concerns on Arrow Road; a legal guarantee the property remains affordable housing in the future; a commitment to BUILT GREEN® Gold; and concerns about the design and safety of Arrow Road.

At the meeting Council also resolved to have the Administrative Traffic Committee provide more information on Arrow Road and what can be done in the short and long term to set priorities for road improvements.

Following the March 2016 meeting, the applicant contracted City Spaces Consulting to facilitate neighbourhood discussions and reconsideration of the proposed development.

Community meetings were held on May 3, June 30, July 15, and September 15, 2016. Based on community input a number of revisions have been made to the proposal, which are discussed below. The revised proposal was presented to the Gordon Head Residents' Association on October 13, 2016. Re-referrals were sent to both the Community Association and the Advisory Design Panel.

ADDITIONAL INFORMATION

In response to Council and neighbourhood concerns, and feedback from the Community Association, the Advisory Design Panel, and the Administrative Traffic Committee, the applicant has revised the proposal as outlined below.

1. Overall Proposal

The revised application no longer refers to a future Phase 2 that was to occur when the existing building was to be replaced. As there are no proposed changes to the existing building at this time, future development plans for this part of the site are no longer part of the application.

Rezoning to a site specific Comprehensive Development Zone is now proposed instead of rezoning to the RA-3 (Apartment) Zone as was originally outlined in the initial application. The proposed Comprehensive Development Zone identifies Development Areas A and B. Development Area B would include the existing seniors' apartment building, while Development Area A would include the proposed three storey seniors' apartment.

Should the existing building be considered for replacement in the future, the owners would need to submit a Development Permit application. If at that time they also propose to increase density, a rezoning application would also be required, as the proposed Comprehensive Development Zone would limit the density in Area B to the density of the existing building.

The new site specific Comprehensive Development Zone would include the following permitted uses:

- Apartment for the provision of affordable seniors housing;
- Congregate housing;
- Community care facility;
- Accessory dwelling unit; and
- Accessory buildings and structures.

As noted above, the proposed Comprehensive Development Zone includes both congregate housing and community care facility. Although the applicant is not proposing supportive seniors' housing at this time, including those as permitted uses could provide a better community service should that need be identified in the future. As drafted, the proposed Comprehensive Development Zone would allow for a suitable housing transition along the continuum of care, from fully independent seniors living to increasing levels of supportive care, thereby allowing residents to age in place rather than relocating if they required more support.

The Zoning Bylaw definitions for these uses are as follows:

Congregate Housing - a use providing serviced accommodations for persons aged 65 years or older or persons with physical or mental disabilities which includes common dining, recreational facilities, and housekeeping services.

Community Care Facility - a use as defined by Section 1 of the "Community Care Facility Act" of the Province of British Columbia (NOTE: the "Act" definition specifies this as a

premises that in the opinion of the medical health officer is used to provide care to three or more persons).

Similarly the proposed Comprehensive Development Zone would allow for one accessory dwelling unit to be occupied by an on-site manager or caretaker, although the applicant is not proposing to dedicate a dwelling unit for this purpose. Having an on-site manager or caretaker can be beneficial to provide a point of contact for the site, as well as being able to more effectively address any issues that arise from residents, visitors, or neighbours.

2. Unit Count

The proposed new building (Development Area A, Figure 3) has been reduced and now includes 16 less dwelling units. The original proposal was for the building to include 100 dwelling units, which has now been reduced to 84 units.

3. Massing

The proposed new building (Development Area A, Figure 3) has also been reduced in size with the third floor stepped back 6 m on the western elevation, and the second and third levels stepped back at an angle in the northeast corner by approximately 5 m of wall length (see Figures 6 and 7). A sun room/family room was removed from the proposal and the common areas have been reduced in size.

The net result is the proposed floor space ratio (FSR) and site coverage for the entire property, based on the existing and proposed new building, would be reduced with the revised proposal. The floor space ratio and site coverage for the previous proposal was 0.585 and 23.9%, which has now been decreased to 0.54 and 22.1%.



Figure 1: Aerial View of Surrounding Area



Figure 2: Original Site Plan

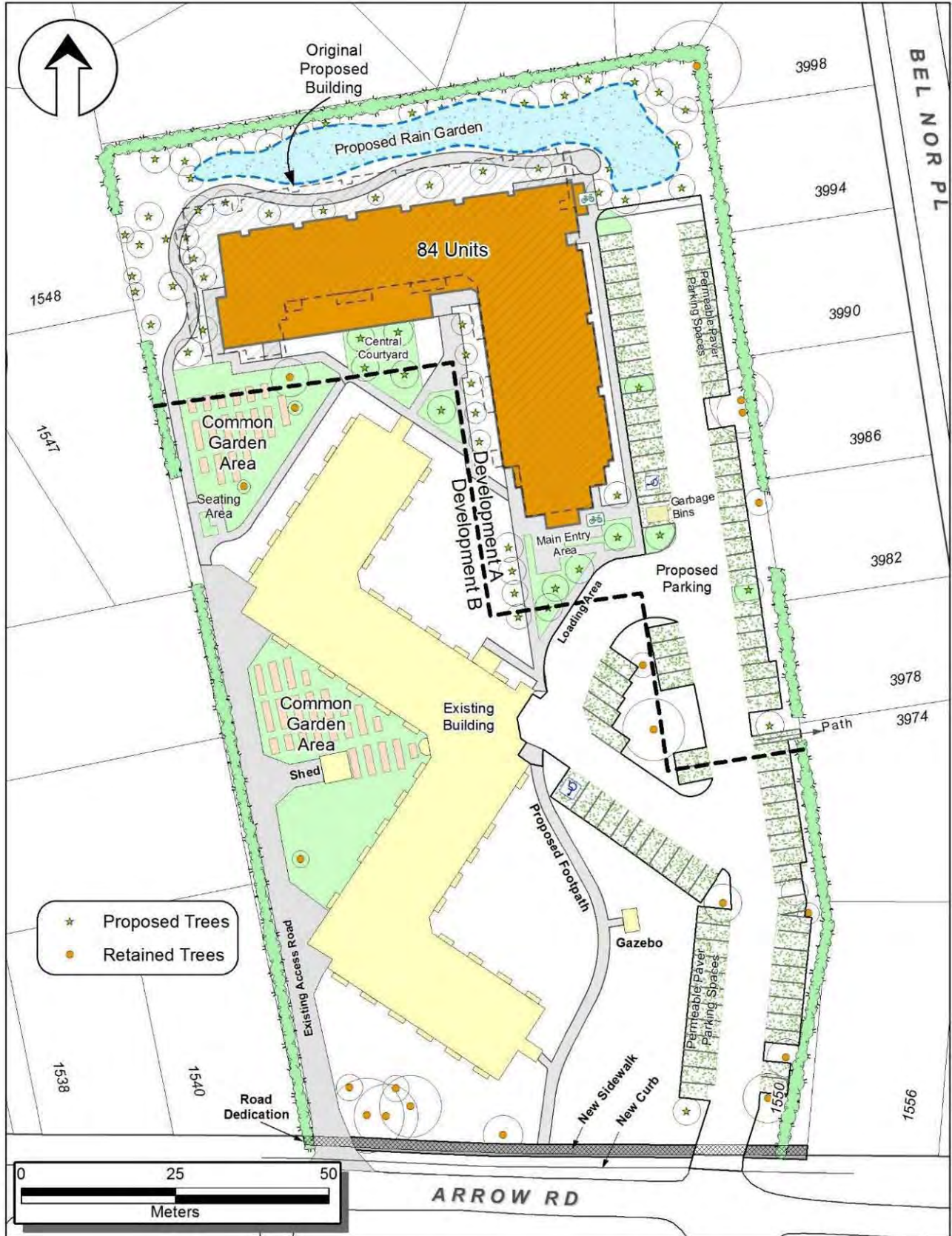


Figure 3: Revised Site Plan

Figure 4: Site Plan Highlighting Revisions

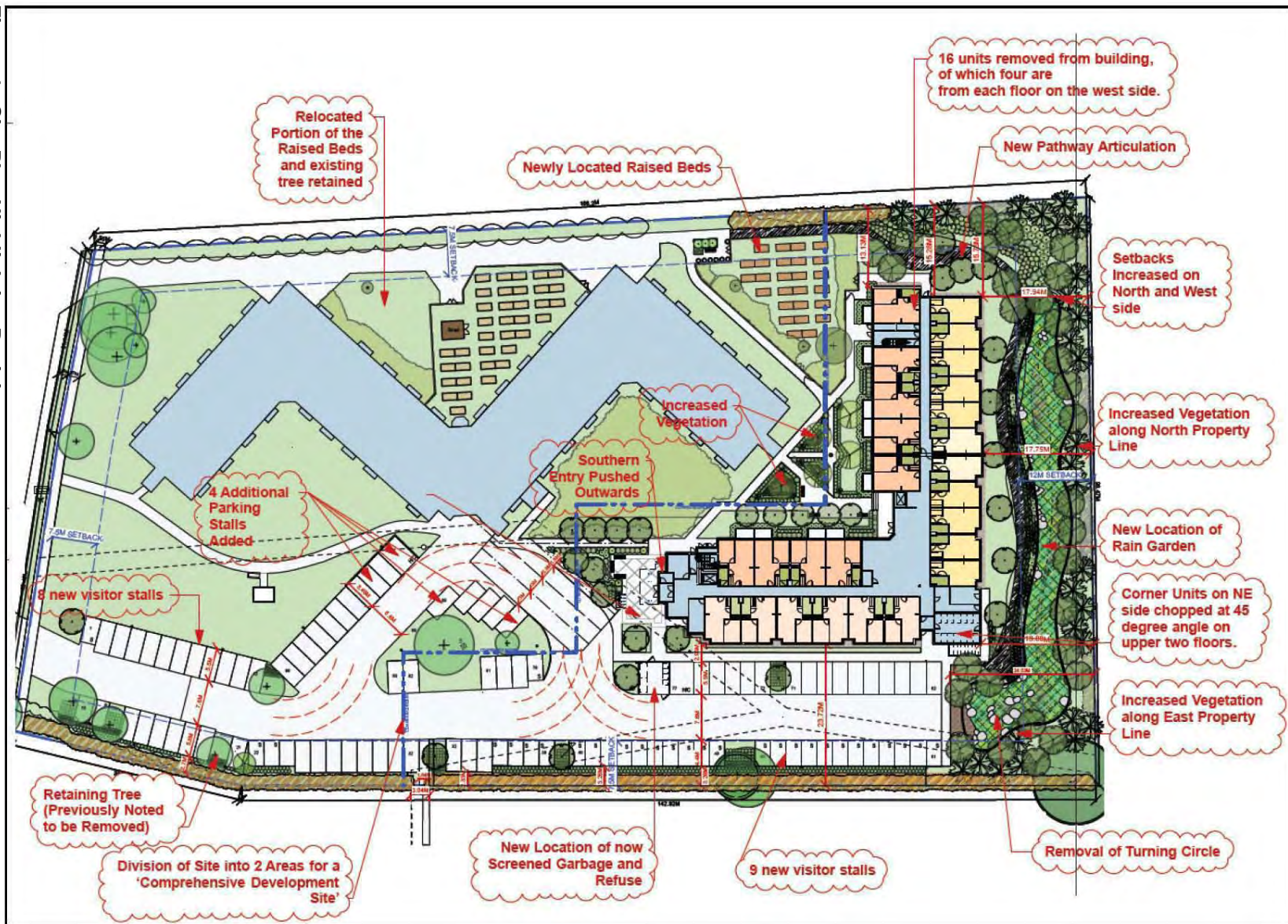




Figure 5: Images Highlighting Revisions



Figure 6: Northeast Corner



Figure 7: West Elevation - Looking from Northwest Corner



Figure 8: Neighbourhood Context – Looking Northeast

4. Setbacks

Setbacks for the proposed new building would be increased by 5 m from both the western (interior side) and north (rear) lot lines. The setbacks would be increased from 8 m to 13 m to the western side lot line, and from 12 m to 17 m to the rear lot line. The setback to the east lot line remains unchanged at more than 23 m (see Figure 3).

A revised shadow study has been provided reflecting the reduced building size (see Figure 9).

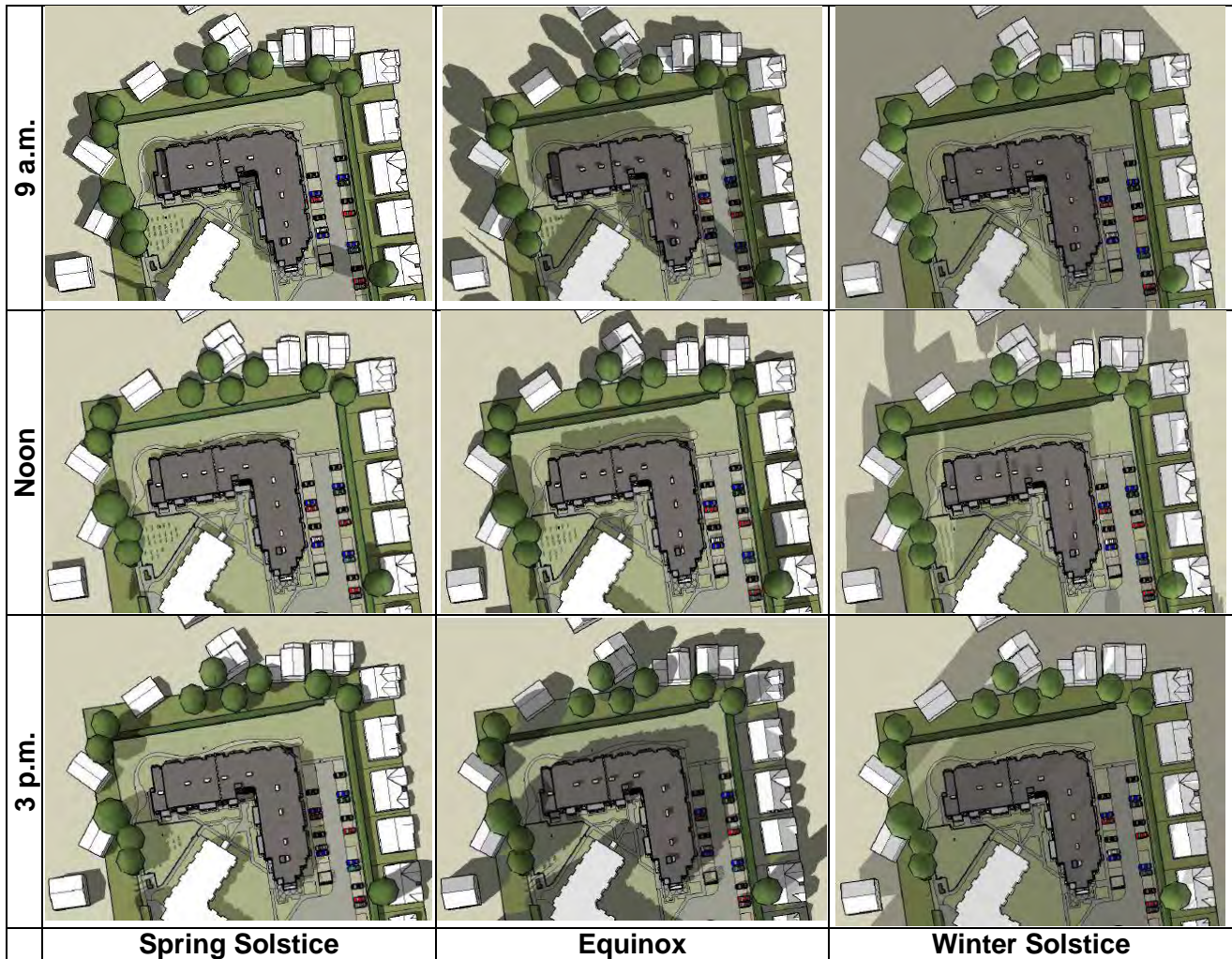


Figure 9: Shadow Study

5. Parking and Associated Lighting

With the reduction in number of dwelling units the total parking requirement has decreased. Although the number of dwellings is reduced, the applicant has increased the total number of parking spaces to address neighbourhood concerns. Both the total number of parking spaces and the proportion of visitor parking have been increased as summarized in the table below.

	Zoning Bylaw (Previous Proposal – 180 units)	Previous Proposal	Zoning Bylaw (Revised Proposal – 164 units)	Revised Proposal
Total Parking	90	95	82	99
Visitor Parking	54	7	50	17

Table 1: Summary of Parking Requirement and Proposed Parking

Although the total number of parking stalls exceeds the Zoning Bylaw requirement, the applicant is still seeking a variance on the number of visitor parking stalls. The Zoning Bylaw requirement for parking is based on a non-profit seniors' housing development, which is 0.5 parking spaces per dwelling unit. However, as a multi-family development the

proportion of visitor parking is 0.3 spaces per dwelling unit of the total number of required spaces. This results in a disproportionate amount of visitor parking spaces, or that 60% of the total required parking be designated for visitors. The applicant has increased the proposed number of visitor parking spaces from 7 to 17, which exceeds the number of visitor parking stalls recommended by the applicant's transportation consultant.

Due to lighting concerns, the height of the downcast lighting poles for the parking area has been also reduced, from 4.3 m to 3 m.

6. Rain Garden

The proposal previously included a rain garden between the existing and proposed buildings, which also provided a landscaping feature and gathering place. The revised proposal has relocated the rain garden along the northern lot line at the rear of the building with a larger area in the northeast corner. With the revised layout the rain garden would also serve as a vegetative buffer for the neighbours to the north and northeast of the site. The proposed walking trail would be located adjacent to the rain garden at the rear of the building.

The area where the rain garden was previously located would be used for garden beds, which would also serve as an activity and gathering place for residents.

7. Landscaping

The proposed landscaping has also been revised to address specific concerns of neighbours. Gaps in the existing landscaping would be infilled more intensively and the parking has been reconfigured to retain a pine tree along the east property line. More intensive landscaping with taller tree species is proposed along the northern lot line to enhance screening for the adjacent single family homes. The proposed number of trees to be planted on the site has increased from 46 to 93, large shrubs have increased from 29 to 126, and medium sized shrubs have increased from 334 to 589.

8. Building Layout and Design

Dwelling units at the west end of the building have been eliminated so the revised proposal has no units or balconies facing the adjacent single family homes. The west elevation is now limited to a main floor doorway and second and third floor windows located at the corridor ends.

The design character of the building has changed from a modern apartment style to a more traditional residential appearance. The roof line includes gabled peaks, with Juliette balconies, and bay windows on the north and east elevations. Balconies would remain on the south elevation and the west elevation overlooking the common courtyard. More cement board siding is proposed and it would be extended through the second floor. Alternating roof types and a mix of windows break up the face, in conjunction with the building articulations.



Figure 10: Proposed Main Entry



Figure 11: East Elevation – Juliette balconies and Bay Windows



Figure 12: South and West Elevation with Balconies Overlooking Centre Courtyard

9. Garbage and Recycling

The previous proposal sited the garbage and recycling enclosure adjacent to the turn-around at the north end of the drive aisle. The turn-around has been removed to provide more landscaping and mitigate noise concerns. The garbage and recycling has been relocated more than 60 m south closer to the main entrance.

10. Height of the proposed building

Initially a 9 foot floor to ceiling height was proposed. The revised proposal has reduced the floor to ceiling height to 8 feet, resulting in an overall height decrease of 0.86 m. With the revisions, the proposed building height is now 8.9 m.

11. Pedestrian safety concerns on Arrow Road

The applicant has committed to contribute \$50,000 towards improvements for Arrow Road to be undertaken by the District of Saanich. Road improvement comments provided by the Administrative Traffic Committee are discussed in more detail below.

12. A legal guarantee the property remains affordable housing in the future

There are two legal mechanisms for a local government to secure affordable housing. Generally one method would be used, however in this case the applicant is agreeable to both options to address neighbourhood concerns.

- Title Agreements: covenants or housing agreements are essentially legal agreements registered on Title that would have the same legal effect. They can be registered on Title under agreement with the property owner and with the mortgage lenders agreeing to a priority agreement so they cannot be discharged in the event of foreclosure.

- Zoning Bylaw: the other method available to secure affordable housing is through a site specific zoning regulation. The “Local Government Act” does allow a zoning bylaw to designate an area for affordable or special needs housing, however it must be done with consent from the property owners.

The proposed zone includes a definition of “affordable housing” as a dwelling unit operated by a non-profit organization or government agency providing rental accommodation for seniors, persons with disabilities, or low income households, and where all rental rates are at the 80th percentile or lower, of market rents as published by Canada Mortgage and Housing Corporation (Level 1 Affordability).

In addition to restricting the use to affordable housing, congregate housing, or a care facility through the Zoning Bylaw, the applicant is willing to register a housing agreement for the proposal to secure that the property could only be developed for affordable seniors housing, congregate housing, or a community care facility.

13. A commitment to BUILT GREEN® Gold

Although the development would attempt to achieve a BUILT GREEN® Gold performance level, the applicant is not confident to secure it by covenant since there are many variables in the scoring process that would not be known until they are working through detailed plans at the Building Permit stage.

14. Administrative Traffic Committee

The matter of Arrow Road was discussed at the May 17, 2016 meeting of the Administrative Traffic Committee (ATC). The Administrative Traffic Committee noted that, Arrow Road currently is a narrow road with no curbs, narrow sidewalks, no transit routes, no park, and no Safe Routes to School designation. Three options were reviewed by the Engineering Department ranging from the simplest to more complex improvements from the eastern edge of the subject property to Cedar Hill Road, a distance of approximately 200 - 220 m.

Option 1

Place an extruded asphalt curb on or near the existing white road edge line, without any road modifications or widening. The cost estimate is \$7,000 – \$9,000.

Option 2

In addition to an extruded asphalt curb, install a raised asphalt sidewalk between existing driveways behind the curb. There would be some widening of the sidewalk where possible, but no road widening. The cost estimate is \$40,000 – \$50,000.

Option 3

Installation of a concrete sidewalk on the north side of Arrow Road, separated where possible. This option includes road widening and the loss of 11 trees. Vegetation and landscaping on the adjacent properties would be significantly impacted. The cost estimate is \$200,000 – \$250,000.

This Administrative Traffic Committee feedback was provided to the applicant, who is proposing to provide a contribution of \$50,000 to the District of Saanich for Arrow Road improvements.

Staff recommend the Option 2 sidewalk improvements be implemented. These would be significant pedestrian improvements above the current situation, and would not involve the tree impacts or cost implications of Option 3.

The applicant is also required to widen Arrow Road, including a concrete curb, gutter, and separated sidewalk. These improvements would apply to approximately 80 m of frontage adjacent to the subject property.

CONSULTATION

Community Association

The revised proposal was referred to the Gordon Head Residents' Association for comment. A response was received October 19, 2016 with the following issues highlighted:

- There is a need for non-profit seniors housing in Gordon Head;
- The revisions improve the proposal, however further changes could be considered;
- A covenant restricting the land use to seniors housing should be required;
- Saanich would benefit from additional tax revenue and social housing, therefore the District should fund improvements to Arrow Road to some level; and
- Density should not be increased without corresponding upgrades to Arrow Road between the site and Cedar Hill Road.

The applicant has agreed to restrict the land use to seniors' housing through a housing agreement registered on title, in addition to the provisions in the proposed Comprehensive Development Zone.

Advisory Design Panel

The revised proposal was considered by the Advisory Design Panel (ADP) at their October 5, 2016 meeting. The Advisory Design Panel recommendation was to approve the proposal, with consideration to comments made regarding deer fencing and the common gardens and garden plots. In response to the Advisory Design Panel comments, the applicant has clarified that the deer fencing around the garden plots is an open mesh with wooden posts, the garden plots would be raised so that kneeling is not required, and the common gardens are fully accessible.

SUMMARY

Based on feedback from Council, surrounding neighbours, the Gordon Head Residents' Association, and the Advisory Traffic Committee, the applicant has undertaken a number of changes to the proposed affordable seniors' housing project.

In an attempt to address concerns about future development of this site, the applicant is only seeking approval for the proposed new building. The existing building would remain and would be limited to its existing density through the new proposed zone. In addition to land use restrictions put in place through zoning, the applicant is willing to register a Housing Agreement on the subject lands, restricting the uses to affordable seniors housing, congregate housing, or a community care facility.

In an attempt to address neighbour concerns, the applicant has reduced the number of units in the proposed building from 100 to 84. This has enabled the massing, setbacks, and height of the proposal to be reduced, in order to pull the building further away from adjacent properties, and reduce the height and shadowing impacts.

In terms of building and site design, the architectural character of the proposed building has changed from a more modern apartment style to a more traditional residential appearance, with the inclusion of gabled peaks, Juliette balconies, and bay windows. The applicant has enhanced the landscaping and incorporated a rain garden in the north end of the site, eliminated the vehicle turnaround at the north end of the parking area in an attempt to reduce vehicle noise, shifted the garbage from the north end to the middle of the site further from neighbours, and increased the overall number of parking stalls on site from 90 to 99.

With regard to pedestrian safety along Arrow Road, the applicant has committed \$50,000 towards improvements, which would be managed by the District of Saanich. This is in addition to the required improvements (sidewalk, boulevard) along the property frontage.

RECOMMENDATION

1. That the application to rezone from RA-1 (Apartment) Zone to the Comprehensive Development Zone be approved.
2. That Development Permit DPR00614 be approved.
3. That Final Reading of the Zoning Bylaw amendment and ratification of the Development Permit be withheld pending payment of \$50,000 to the District of Saanich for Arrow Road improvements.
4. That Final Reading of the Zoning Bylaw amendment and ratification of the Development Permit be withheld pending registration of a Housing Agreement securing that the property would only be developed for affordable seniors housing, congregate housing, or a community care facility.

Report prepared by:


Andrea Pickard, Planner

Report prepared and reviewed by:


Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:


Sharon Hvozdzanski, Director of Planning

ALP/ads
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cc: Paul Thorkelsson, CAO
Graham Barbour, Manager of Inspection Services

CAO'S COMMENTS:

I endorse the recommendation of the Director of Planning.


Paul Thorkelsson, CAO

DISTRICT OF SAANICH

DPR00614

DEVELOPMENT PERMIT

To: **Mount Douglas Seniors Housing Society, Inc. No. S9640**
22 - 1550 Arrow Road
Victoria BC V8N 1C6

COPY

(herein called "the Owner")

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to the lands known and described as:

Lot A, Section 56, Victoria District, Plan 23817 Except Part in Plan 27015
1550 Arrow Road

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By requiring the buildings and lands to be constructed and developed in accordance with the plans prepared by Number Ten Architectural Group and Westbrook Consulting, date stamped Received October 19, 2016, and LADR Landscape Architects date stamped Received October 19, and December 12, 2016, copies of which are attached to and form part of this permit.
4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.
6.
 - (a) Prior to issuance of a Building Permit, the Owner shall provide to the Municipality security by cash, certified cheque, or an irrevocable letter of credit in the amount of \$166,915.44 to guarantee the performance of the requirements of this Permit respecting landscaping.
 - (b) A Landscape Architect registered with the British Columbia Society of Landscape Architects must be retained for the duration of the project until the landscaping security has been released. Written letters of assurance must be provided at appropriate intervals declaring the registered Landscape Architect, assuring that the landscape work is done in accordance with the approved landscape plan, and indicating a final site inspection confirming substantial compliance with the approved landscape plan (BCSLA Schedules L-1, L-2, and L-3).
 - (c) All landscaping must be served by an automatic underground irrigation system.

- (d) The owner must obtain from the contractor a minimum one-year warranty on landscaping works, and the warranty must be transferable to subsequent owners of the property within the warranty period. The warranty must include provision for a further one-year warranty on materials planted to replace failed plant materials.
 - (e) Any protective fencing of trees or covenant areas must be constructed, installed and signed according to the specifications in Appendix A.
 - (f) No site activity shall take place prior to the installation of any required tree of covenant fencing and the posting of "WARNING – Habitat Protection Area" signs. The applicant must submit to the Planning Department a photograph(s) showing the installed fencing and signs. Damage to, or moving of, any protective fencing will result in an immediate stop work order and constitute a \$1,000 penalty.
 - (g) The landscaping requirements of this Permit shall be completed within four months of the date of issuance of the Certificate of Occupancy for the development, in default of which the Municipality may enter upon the lands, through its employees or agents, and complete, correct or repair the landscaping works at the cost of the Owner and may apply the security, interest at the rate payable by the Municipality for prepaid taxes.
 - (h) In the event that any tree identified for retention is destroyed, removed, or fatally injured, a replacement tree shall be planted in the same location by the Owner in accordance with the replacement guidelines as specified within the Saanich Tree and Vegetation Retention, Relocation, and Replacement Guidelines. The replacement tree shall be planted within 30 days of notice from the Municipality in default of which the Municipality may enter upon the lands and carry out the works and may apply the security provided herein in payment of the cost of the works. For the purpose of this section, existing trees identified for retention and new trees planted in accordance with the landscape plan attached to and forming part of this permit shall be deemed to be "trees to be retained".
7. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in their absence, the Manager of Current Planning.
8. Notwithstanding the provisions of Section 7 of this Permit the following changes will be permitted and not require an amendment to this Permit:
- (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.
 - (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with the Director of Planning, or Manager of Current Planning in their absence.

- (c) Where items noted under Section 8(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.
 - (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the landscape plans forming part of this Permit.
9. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors, and assigns as the case may be or their successors in title to the land.
10. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____

ISSUED THIS _____ DAY OF _____ 20 _____

_____ Municipal Clerk

APPENDIX A

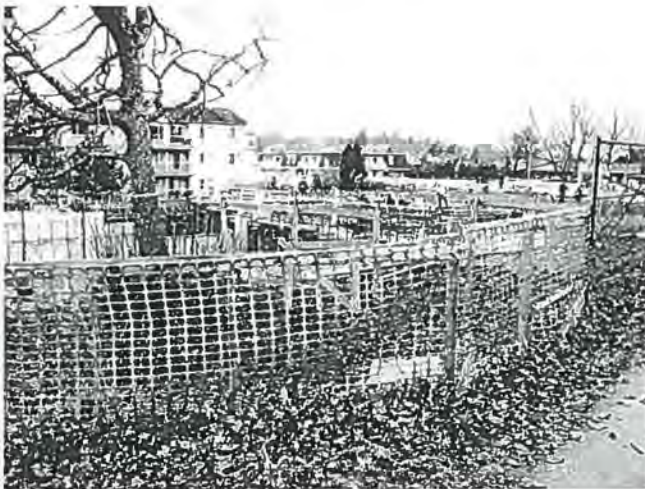
PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

Protective fencing around trees and covenant areas is an important requirement in eliminating or minimizing damage to habitat in a development site.

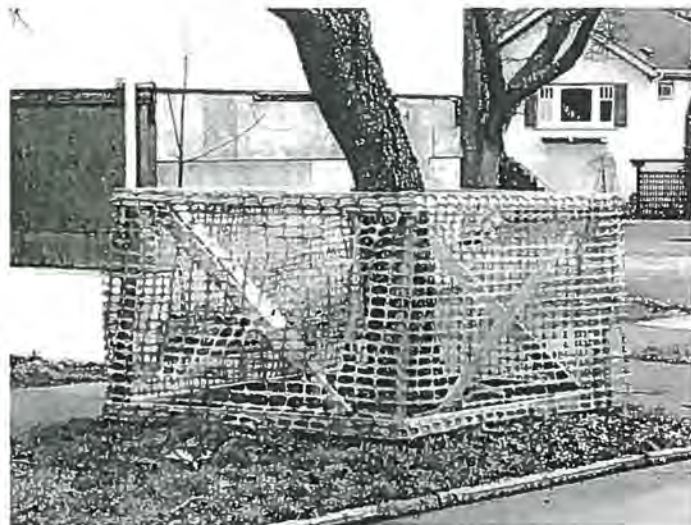
Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

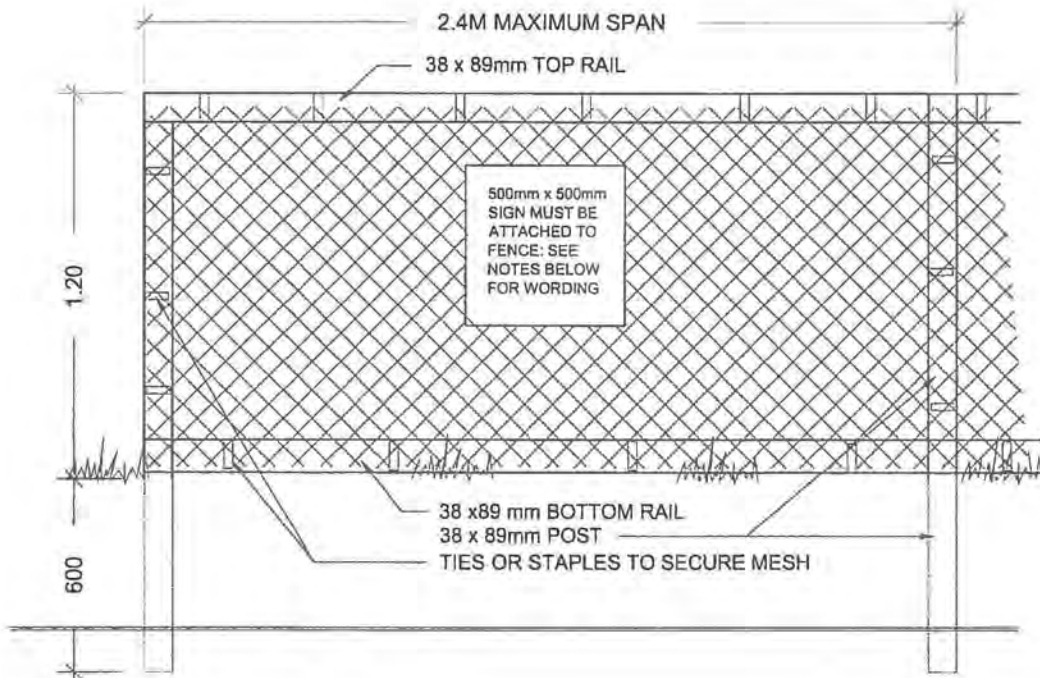
Specifications:

- Must be constructed using 2" by 4" wood framing and supports, or modular metal fencing
- Robust and solidly staked in the ground
- Snow fencing to be affixed to the frame using zip-ties or galvanized staples
- Must have a "WARNING – HABITAT PROTECTION AREA" sign affixed on every fence face or at least every 10 linear metres



Note: Damage to, or moving of, protective fencing will result in a stop work order and a \$1,000 penalty.





TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



DETAIL NAME: **TREE PROTECTION FENCING**

DATE:	March/08
DRAWN:	DM
APP'D:	RR
SCALE:	N.T.S.

H:\shared\parks\Tree Protection Fencing.pdf

Revised 20 Dec 2016

HOUSING AGREEMENT
(Pursuant to Section 483 of the *Local Government Act*)

THIS AGREEMENT is made the _____ day of _____, 2009.

BETWEEN:

**THE CORPORATION OF THE
DISTRICT OF SAANICH**
770 Vernon Avenue
Victoria, BC V8X 2W7

(the "**Municipality**")

OF THE FIRST PART

AND:

MOUNT DOUGLAS SENIORS HOUSING SOCIETY, INC.
NO. S9640
#22-1550 Arrow Road
Victoria, BC
V8N 1C6

(the "**Owner**")

OF THE SECOND PART

WHEREAS

- A. Under Section 483 of the *Local Government Act* the Municipality may, by bylaw, enter into a Housing Agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in Section 483(2) of the *Local Government Act*,
- B. The Owner is the registered owner in fee simple of lands in the Municipality of Saanich, British Columbia, at civic addresses of 1550 Arrow Road and legally described as:

PID 003-146-626
Lot A, Section 56, Victoria District, Plan 23817 Except Part in Plan 27015

(the "Lands");
- C. The Owner has made application to the Municipality for a Development Permit Amendment to permit the construction of a residential development.
- D. The Municipality and the Owner wish to enter into this Agreement, as a Housing Agreement pursuant to Section 483 of the *Local Government Act*, to ensure that all dwelling units remain available for affordable rental housing.

NOW THIS AGREEMENT WITNESSES that pursuant to Section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this Agreement, the parties agree each with the other as follows:

1.0 Definitions

1.1 In this Agreement:

"Affordable Housing" means a dwelling unit operated by a non-profit organization or government agency providing rental accommodation for seniors, persons with disabilities, or low income households, and where all rental rates are at the 80th percentile or lower of market rents as published by Canada Mortgage and Housing Corporation (Level 1 Affordability).

"Owner" includes a person who acquires an interest in the Lands and is thereby bound by this Agreement.

"Seniors" means any person aged 55 years or older

2.0 Affordable Rental Housing

2.1 The Owner covenants and agrees that

- (a) The Lands shall only be developed for the purpose of providing affordable seniors rental housing; with the exception of one dwelling unit which may be occupied by the owner, operator, manager, or caretaker providing on-site services

3.0 Notice to be Registered in Land Title Office

3.1 Notice of this Agreement will be registered in the Land Title Office by the Municipality at the cost of the Owner in accordance with Section 483 of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

4.0 GENERAL PROVISIONS

4.1 Notice

If sent as follows, notice under this Agreement is considered to be received

- (a) seventy-two (72) hours after the time of its mailing (by registered mail) or faxing; and
- (b) on the date of delivery if hand-delivered,

to the Municipality:

The Corporation of the District of Saanich
770 Vernon Avenue

Victoria, BC V8X 2W7

Attention: Director or Planning

Fax: (250) 475-5430

to the Owner, for portions of the Lands not in a strata plan:

Mount Douglas Seniors Housing Society, Inc. No. S9640
#22-1550 Arrow Road
Victoria, BC
V8N 1C6

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail service or facsimile service is interrupted by strike, work slow-down, force majeure, or other cause,

- (a) a notice sent by the impaired service is considered to be received on the date of delivery, and
- (b) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

4.2 Time

Time is to be the essence of this Agreement.

4.3 Binding Effect

This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees. In accordance with Section 483(6) of the *Local Government Act*, this Agreement is binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.

4.4 Waiver

The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

4.5 Headings

The headings in this Agreement are inserted for convenience and reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

4.6 Language

Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

4.7 Cumulative Remedies

No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

4.8 Entire Agreement

This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.

4.9 Further Assurances

Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.

4.10 Amendment

This Agreement may be amended from time to time upon terms and conditions acceptable to the parties.

4.11 Law Applicable

This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

4.12 Coming into Force

This agreement shall not come into effect until Saanich Council has adopted a Zoning Bylaw amendment to rezone the Lands to the Comprehensive Development Affordable Housing Zone.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first written above.

**THE CORPORATION OF THE DISTRICT
OF SAANICH** by its Authorized signatory

Donna Dupas
Municipal Clerk

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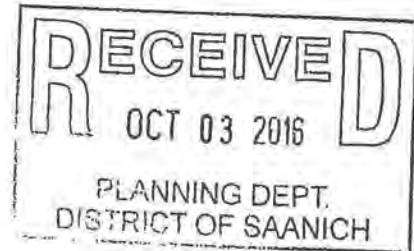
**MOUNT DOUGLAS SENIORS HOUSING
SOCIETY, INC. NO. S9640**
by its Authorized signatory

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Memo

To: Planning Department
From: Jagtar Bains – Development Coordinator
Date: October 3, 2016
Subject: Servicing Requirements for the Proposed Development- REVISED



PROJECT: TO REZONE FROM RA-1 TO SITE SPECIFIC ZONE TO ALLOW A TOTAL OF 164 UNITS. DEVELOPMENT APPLICATION IS TO

**SITE ADDRESS: 1550 ARROW RD
PID: 003-146-626
LEGAL: LOT A SECTION 56 VICTORIA LAND DISTRICT PLAN
DEV. SERVICING FILE: SVS01947
PROJECT NO: PRJ2015-00302**

The above noted application for rezoning & Development Permit has been circulated to the Engineering Department for comment. A list of servicing requirements has been attached on the following page(s). To allow Council to deal effectively with this application, we would appreciate confirmation, prior to the Public Hearing, that the applicant agrees to complete the servicing requirements. Should there be any disagreement with any of these requirements, it should be discussed with the undersigned prior to the Public Hearing.



Jagtar Bains
DEVELOPMENT COORDINATOR

cc: Harley Machielse, Director of Engineering
Catherine Mohoruk, Manager of Transportation & Development

General Information on Development Servicing

Servicing requirements are stated at this time for the applicant's information. The requirements must be met prior to building permit issuance, including consolidation or subdivision, payments and/or deposits.

Services which must be installed by a developer must be designed by a Professional Engineer hired by the developer and installed under the Engineer's supervision. The design must be approved prior to building permit issuance. The approval process may take up to 30 working days of staff time to complete circulations and request revisions of the Engineer. Certain circumstances can lengthen the approval process.

A Financial sheet is issued with the design drawing which will state:

- 1) The estimated cost of developer installed servicing plus 20% which must be deposited.
- 2) The estimated cost of Municipal installed servicing which must be paid.
- 3) The Development Cost Charges payable.
- 4) Any special conditions which must be met.

This information is not intended to be a complete guide to development procedures. A more complete listing may be found in Section 2 of the Engineering Specifications, Schedule H to Bylaw 7452 (Subdivision Bylaw).

Drain

1. AN APPROPRIATELY SIZED STORM DRAIN CONNECTION IS REQUIRED TO SERVE THIS DEVELOPMENT FROM THE EXISTING 375 MM MAIN LOCATED IN THE NORTHEAST CORNER OF THIS PROPERTY.
2. STORM WATER MANAGEMENT MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. THIS SUBDIVISION/DEVELOPMENT IS WITHIN TYPE II WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, OIL/GRIT SEPARATOR OR GRASS SWALE AND SEDIMENT BASIN. FOR FURTHER DETAILS, REFER TO SECTION 3.5.16, STORM WATER MANAGEMENT AND EROSION CONTROL OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW.
3. THE EXISTING SUBSTANDARD DRAIN ON ARROW ROAD, BETWEEN 375 MM MAIN AND THE SILT TRAP NEAR THE SOUTHEAST CORNER OF THIS PROPERTY, MUST BE UPGRADED PRIOR TO THE CONSTRUCTION OF ROAD IMPROVEMENTS.

Gen

1. THE BUILDING IS REQUIRED TO COMPLY WITH THE 2012 BC BUILDING CODE AND MUNICIPAL BYLAWS. BUILDING AND PLUMBING PERMITS WILL BE REQUIRED FOR ALL WORKS.
2. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.
3. A CONSTRUCTION FIRE SAFETY PLAN FOR THE PROJECT IS TO BE PREPARED IN ACCORDANCE WITH THE BC FIRE CODE AND SUBMITTED PRIOR TO ISSUING A BUILDING PERMIT. TWO DRAFT PLANS (1 HARD COPY/1 DIGITAL) ARE TO BE SUBMITTED TO THE FIRE PREVENTION DIVISION FOR REVIEW AND COMMENT. A \$100 REVIEW FEE IS TO BE PAID (CASH OR CHEQUE) AT THE TIME OF SUBMISSION.
4. LETTER OF COMMITMENT FROM THE REGISTERED PROFESSIONAL OF RECORD IS REQUIRED STATING THE STANDPIPE SYSTEM SHALL BE PROGRESSIVELY INSTALLED DURING CONSTRUCTION AS PER THE 2012 BC BUILDING CODE, PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

Hydro/tel

1. UNDERGROUND WIRING SERVICE CONNECTION IS REQUIRED TO SERVE THIS DEVELOPMENT.

Road

1. THE CORPORATION WISHES TO ACQUIRE 1.55 M WIDE PROPERTY DEDICATION FOR ROAD ALLOWANCE ALONG THE ENTIRE FRONTAGE OF THIS PROPERTY ON ARROW ROAD.
2. ARROW ROAD, FRONTING THIS PROPERTY, MUST BE IMPROVED TO RESIDENTIAL MUNICIPAL STANDARDS COMPLETE WITH NON-MOUNTABLE CONCRETE CURB, GUTTER AND SEPARATED 1.8 M WIDE SIDEWALK. CURB AND SIDEWALK ARE TO BE ALIGNED AS SHOWN ON THE ATTACHED PLAN.

Sewer

1. AN APPROPRIATELY SIZED SEWER CONNECTION IS REQUIRED FROM THE EXISTING MANHOLE LOCATED AT THE REAR OF 3998 BEL NOR PLACE TO SERVE THIS DEVELOPMENT.
2. SANITARY SEWER LOADING CALCULATIONS ARE REQUIRED FOR THIS PROJECT FROM A CONSULTING ENGINEER, BASED ON THE CURRENT B.C. BUILDING CODE REQUIREMENTS, TO DETERMINE WHETHER THE EXISTING SYSTEM CAN PROVIDE THE REQUIRED FLOW OR UPGRADE IS REQUIRED.

Development File: SVS01947
Civic Address: 1550 ARROW RD
Page: 2

Date: Oct 3, 2016

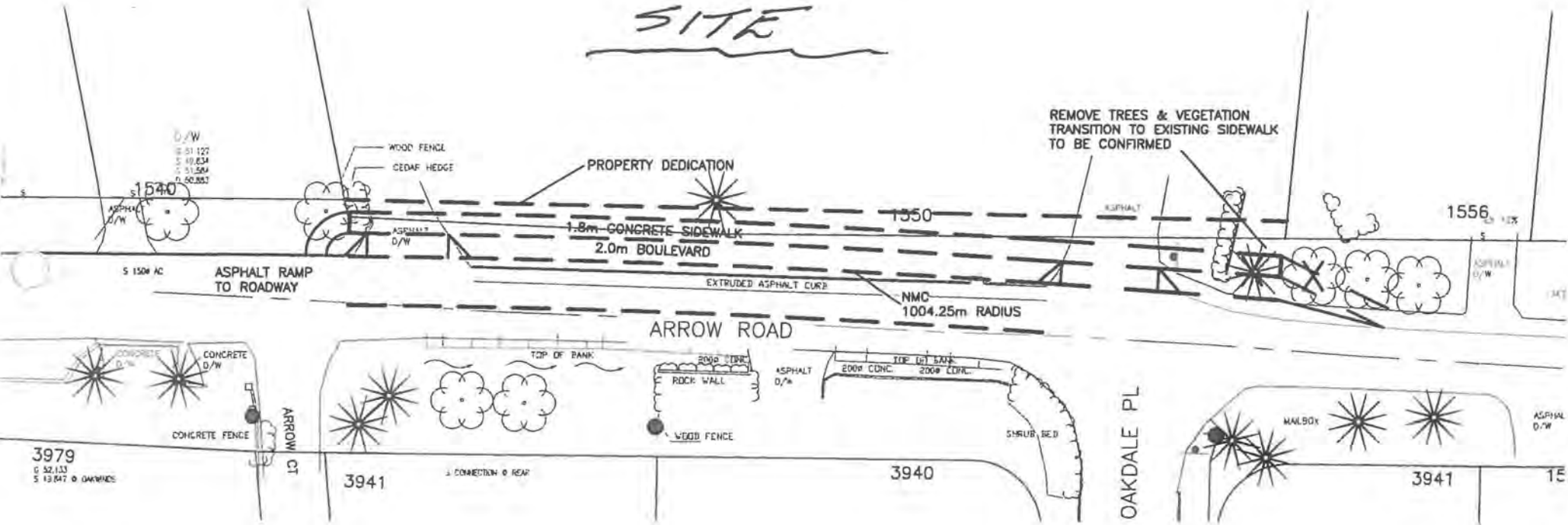
Water

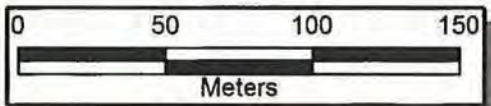
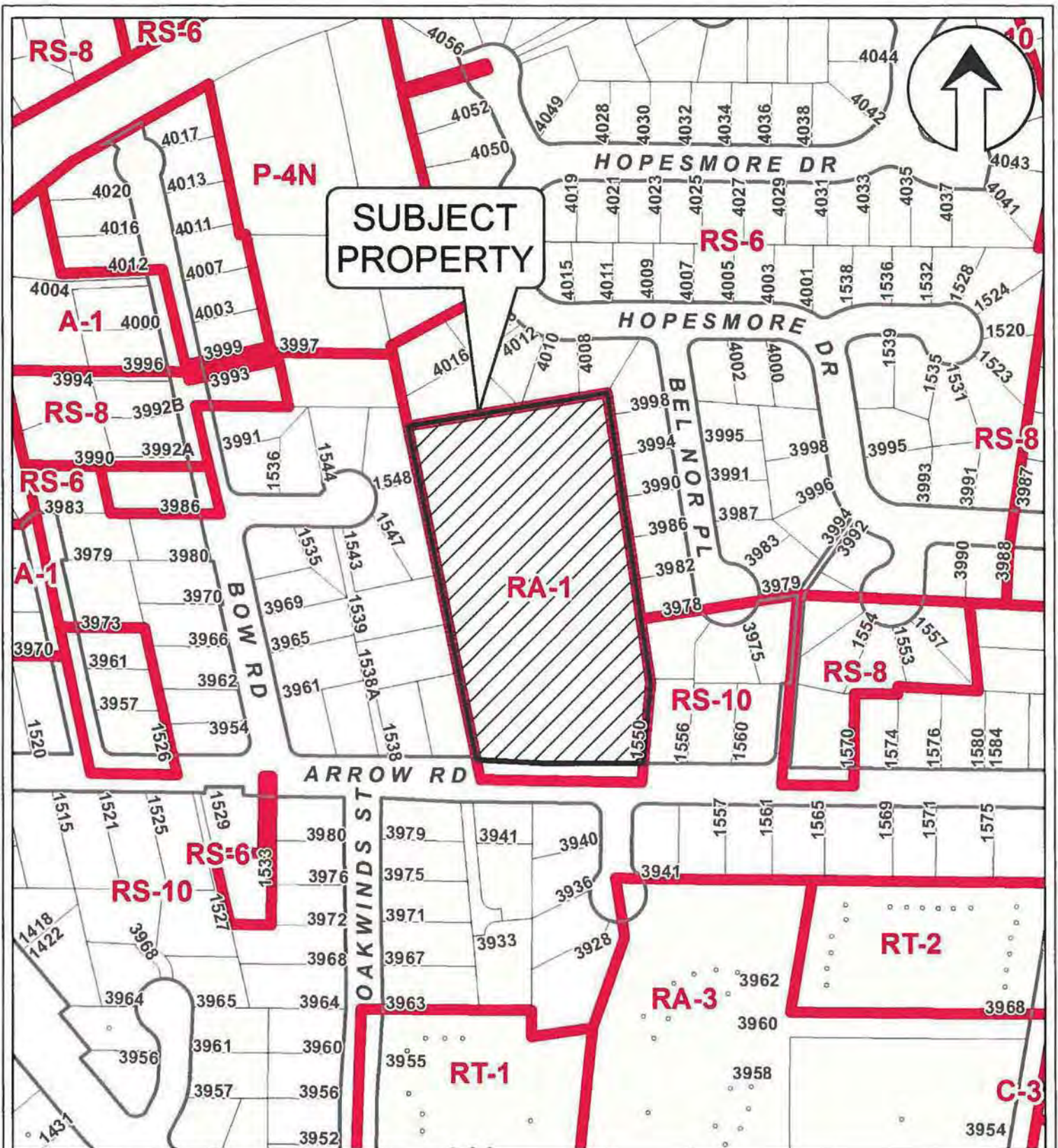
1. FIRE FLOW REQUIREMENT CALCULATIONS FOR THIS PROJECT MUST BE SUBMITTED BY THE CONSULTING ENGINEER BASED ON FIRE UNDERWRITERS SURVEY TO ALLOW THE MUNICIPALITY TO DETERMINE WHETHER THE EXISTING WATER SYSTEM CAN PROVIDE THE REQUIRED FLOW OR UPGRADING IS REQUIRED.
2. A PUMPER CONNECTION FOR THE FIRE SPRINKLER SYSTEM MUST BE PROVIDED AT A LOCATION ACCEPTABLE TO THE FIRE DEPARTMENT AND WITHIN 45 M OF A FIRE HYDRANT. THIS PUMPER CONNECTION IS TO BE FREE-STANDING AND OUTSIDE OF COLLAPSE ZONE OF THE BUILDING.
3. WATER METER SIZING CALCULATIONS MUST BE COMPLETED AS PER AWWA MANUAL M22 TO DETERMINE WHETHER THE EXISTING 75 MM SERVICE ON ARROW ROAD IS ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT OR UPGRADING IS REQUIRED. ONLY ONE FIRE LINE CONNECTION WILL BE PERMITTED.

RECEIVED
 OCT 03 2016
 PLANNING DEPT.
 DISTRICT OF SAANICH



SITE





District of Saanich
Planning Dept.
 June 8, 2015

2870-30
Arrow Road

1550 ARROW ROAD – REZONING AND DEVELOPMENT PERMIT

Report of the Director of Planning dated February 18, 2016 recommending that Council approve the rezoning from RA-1 (Apartment) zone to RA-3 (Apartment) zone and that Development Permit DPR00614 be approved for construction of one three-storey and one three/four-storey building for affordable seniors housing. The proposed development would occur in two phases.

In response to questions from Council, the Manager of Current Planning stated:

- Further information could be provided on any precedence where Saanich has not registered a restrictive covenant on a proposed development in order to allow the applicant to get a better mortgage rate.
- The applicant considers the proposed development, which provides affordable housing for seniors, a community contribution.
- On average, the value of a community contribution for market housing is \$1,500 per unit; the contribution would be directed towards an amenity that is agreeable to the community and applicant.

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

- Although there is merit in the construction of a sidewalk on Arrow Road, it is not considered a priority within the next five years.
- Interim steps could be taken to mitigate safety concerns; an asphalt curb could be installed at a cost of approximately \$50,000.
- Sidewalk construction on Arrow Road would tentatively take place in 5-10 years based on current funding levels for new sidewalks.

APPLICANT:

P. Daniel, Anglican Diocese of British Columbia; M. Anthony, Number 10 Architectural Group; and R. Lussier, LADR Landscape Architecture presented and highlighted:

- There is a pressing demand for affordable seniors housing; the Mount Douglas Seniors Housing Society's mandate is to provide affordable housing.
- Phase 1 of the development includes the addition of 100 new residences in a three-storey building at the north side of the property; the existing building will be retained which currently provides seniors affordable housing.
- Existing tenants will not have their rents increased as a result of this development; neighbours have been given the opportunity to provide feedback.
- The Gordon Head Residents' Association has no objections to the project.
- Half of the 820,000 seniors in BC live on \$24,000 or less.
- There is a wait list for affordable housing; neighbours agree that affordable housing is needed.
- Shadow studies show that shadowing is contained within the property except in December.
- Within 10-30 years, the existing building will be at the end of its' useful life; Phase 2 would include demolition of the existing building and construction of one three/four storey building with 140 units.
- The total proposed density of 240 units would have a floor space ratio of 0.835 and the units would be on average under 500 square feet.
- Construction of a two storey building in Phase 1 is not financially feasible; green space would be lost.
- The traffic study estimates an increase of one additional vehicle trip every 6 minutes on average with the addition of 100 units in Phase 1.

- The pedestrian connector from the property to Cedar Hill Road would be upgraded; 14 visitor parking stalls will be incorporated into the proposed development.
- Affordable rents are dependent on mortgage borrowing rates; the best rate Canada Mortgage and Housing Corporation (CMHC) can offer is 2.4% for ten years which could reduce rents by an additional \$100 per month.
- Mortgage insurance would not be available if a restrictive covenant was registered on the property or if a site specific zone was created; that would mean the 2.4% interest rate would not be available.
- Phase 2 will require a Development Permit application separate from this application and the height of the Phase 2 building would have to be approved through the Development Permit process.
- Property amenities include the addition of a walking trail, central formal garden, landscaped rain garden, new common gardening area and a new Handy Dart pick up and drop off area; building amenities include scooter storage, lounges, meeting rooms and chapel, sun rooms, family dining room, laundry and exercise room.
- All suites have been designed to meet adaptable housing standards with increased accesses, entry ways and washrooms; there are some fully assessable suites on the second and third floors.
- The proposed new Phase 1 building will be approximately eight feet higher than the existing building.
- The landscape is designed to be attractive and functional; it will provide an outdoor amenity space for residents, will play an important role in storm water management and will provide screening for the neighbours.
- The material used for the pathway around the property will meet BC Accessible Parks and Trails criteria.

In response to questions from Council, the applicant stated:

- The original proposal was for a four storey building; after discussion with staff, the proposed building was reduced to three storeys.
- The property is approximately four acres and could accommodate up to 240 units.
- The Society is self-sufficient; therefore grants were not sought.
- The private pathway could be opened to the public.
- The building would include the necessary conduits to be solar ready; to be as cost effective as possible, the project will be built to a BUILT GREEN® Silver standard of construction.
- He would provide a guarantee, in writing, that the building would continue to be used as affordable housing for seniors if CMHC would allow mortgage insurance on the property.
- Eliminating balconies on the west side of the property could be considered to protect the privacy of neighbours.
- There would be two elevators in the proposed new building.
- Smoking would be allowed outdoors in a gazebo located near the existing building.
- The proposed new amenities would be available for use by all residents of the property.
- He would consider providing a financial contribution towards the construction of sidewalk on Arrow Road.
- Residents living in the existing building support the new proposed development.

- Approximately 40% of existing residents own vehicles; some parking stalls are being rented out by residents.
- Construction of a two-storey building would mean the loss of green space.

PUBLIC INPUT:

G. Karen, Manager, Mount Doug Court, stated:

- The people that live in Mount Doug Court are the closest neighbours to the proposed development; it is important that the development allows for the maximum amount of safe and comfortable housing with the least amount of green space lost.

T. Price, Arrow Road, stated:

- The residents of Mount Doug Court are good neighbours and the facility provides a valuable service to the community; the proposed Phase 2 would not take place for approximately ten years.
- The proposed Phase 2 building should not be constructed over two storeys; the green space in front of the existing building could be used for additional parking.
- Bowker Creek drains onto the rear of the property which results in the property being swampy and wet.

K. Melliship, Greater Victoria Housing Society, stated:

- There is a need for affordable housing for seniors and the demand is forecasted to continue for the next twenty years.
- Interest rates and land values will increase which will make it difficult and costly to build affordable housing; available land should be used as intensively as possible.
- The existing affordable housing stock is nearing the end of its' economic life and will need major renovations to maintain.

D. Melnick, Bel Nor Place, stated:

- One-third of the property is swamp and has drainage problems.
- Registering a covenant or a housing agreement on the property will ensure that the property remains as affordable housing; a third-storey will mean that neighbours will lose their privacy.

J. Koruek, Bow Road, stated:

- The owner should consider selling the property and building elsewhere where variances are not required; Arrow Road is dangerous; a sidewalk should be considered as part of the application.
- There is concern that the traffic study is conservative, that there will be an increase in noise from emergency vehicles attending the site and that the parking lot will be visible from Arrow Road.

C. Gregg, Bel Nor Place, stated:

- The Arrow Road Action Committee agrees that there is a need for additional affordable housing for seniors at this location; the proposed development should respect the needs of the new residents and the existing residents in the neighbourhood.
- Concerns include the potential for density more than three times the current number of residents, the proposed height of the buildings in comparison to surrounding homes, overshadowing and minimal setbacks to neighbours, the increased risk to pedestrians and vehicles along Arrow Road, parking, the

creation of an RA-3 zone in a residential area, and the uncertainty of future use of the property without the use of a restrictive covenant.

- The applicant is unwilling to agree to a compromise; consideration should be given to construction of a two-storey building.

W. Weicker, Quiver Place, stated:

- The proposed development is too large for the neighbourhood; tripling the number of units on this property is a concern.
- Site specific zoning is necessary to restrict the allowable floor space ratio and density to protect the neighbourhood in the future; there is no hardship outlined in the proposed development that would warrant approval of variances.
- The proposed development needs to respect the character of the neighbourhood; Saanich's long-term vision and community plans should be respected.

D. Mattison, Bel Nor Place, stated:

- Other approved RA-3 rezoning applications have included the addition of sidewalks, were not surrounded entirely by single family residences and are located on major roads.
- Approval of this application may set a precedent for owners of RA-1 and RA-2 properties to rezone to RA-3.

S. Yarmie, Oakwinds Street, stated:

- The height of the proposed new building exceeds what is recommended under the Zoning Bylaw; a two-storey building would be preferable.
- Construction of sidewalk should be included as part of the proposed development; traffic calming is needed for Arrow Road to prevent vehicle shortcuts to McKenzie Avenue.

M. Buckland, Quiver Place, stated:

- The proposed development is not a good fit for the neighbourhood; additional affordable housing units for seniors in buildings not greater than two storeys would be welcomed.
- A considerable amount of water collects on the property; a rain garden will be installed on the west side of the property but that will not alleviate the drainage concern.
- Native vegetation relies on large amounts of water and ridding the property of water will lead to decimation of the local vegetation; mature trees should be planted to ensure the privacy of neighbours.
- Smoking should not be permitted on the pathway or near residences; RA-2 zoning should be considered; that would be a win-win situation.

L. Jackson, Bel Nor Place, stated:

- Concerns include the proposed density, additional parking and increased traffic, the location of the garbage bins, the lights in the parking lot being on all night and the variances requested.
- The proposed development is not in keeping with the character of the neighbourhood; the number of residents on the property could increase from 80 to approximately 200.
- Increased density means increased garbage, service vehicles and traffic.

M. Wilson, Hopesmore Drive, stated:

- Neighbours are in favour of additional affordable housing for seniors; concerns

include the proposed building height and increased density.

- The proposed development fails to comply with Saanich policies and does not fit within the character of the neighbourhood; the applicant should reconsider no more than two-storeys and no more than double the number of suites.

B. Tabata, on behalf of the Gordon Head Residents' Association (GHRA), stated:

- The Association generally has no objections; the proponent is to be commended for having public consultation early in the process.
- The applicant should continue to engage with neighbours in relation to setbacks, and fencing and vegetation buffers to reduce the impact of the higher density; upgrades to Arrow Road should be considered to improve safety for pedestrian and cyclists.
- Rezoning signage should be posted at the site; the GHRA is disappointed that no offsite upgrades are planned; a number of residents' concerns could be addressed by improvements to Arrow Road.

R. Folk, stated:

- With any new development, increased traffic and density are concerns; neighbours tend to adapt to the changes associated with new development over time.
- Consideration should be given to the residents of Mount Doug Court and the benefits for them.

R. Watts, Chair, Dawson Heights Housing, stated:

- There is a shortage of affordable housing for seniors and long wait lists; it is extremely difficult for seniors to find safe and affordable housing.

K. Hope, Executive Director, Dawson Heights Housing, stated:

- The situation for seniors to find affordable housing is dire; the vacancy rate remains at 0%.
- There is a wait list for housing with very little turnover; the need is there and the resources to respond are limited.

D. Bujet, Bel Nor Place, stated:

- Affordable seniors housing is supportable but a three-storey building at this location is not appropriate.
- The proposed development is not in keeping with the neighbourhood; there is concern with the light coming from the parking area and smoking on the pathway near residences.

P. Gerrand, Cedar Hill Road, stated:

- Seniors need access to affordable and safe housing; neighbours can adapt to having a three-storey building.
- There will be a greater need for affordable housing as the population ages.

J. Scigliano, Livingstone Avenue S., stated:

- She supports seniors affordable housing but does not support the proposed development in its current form.

D. Cooper, Mount Douglas Seniors Housing Society, stated:

- There are challenges with every development; there is a need for affordable housing for seniors.
- The building height is masked by the hedges; the location of the building on the

property and the fact that the property is lower in comparison to neighbouring properties are favourable elements.

APPLICANT'S RESPONSE:

- The Mount Douglas Seniors Housing Society is not-for-profit; strata titling in the future is not being considered.
- The maintenance area will be located within the building.
- Approximately 90-94% of residents are single.
- The GHRA did not take a position on the height or density of the building.
- The height of the proposed building is approximately 8 feet higher than the height of the existing building.
- The number of visitor parking stalls can be increased by decreasing the number of parking stalls for residents.
- Garbage bins are enclosed on three sides and the top; garbage pickup is contracted and they pick up as necessary.
- The Society pays property taxes on the property.
- Originally, the property was given to the Anglican Society; most of the land surrounding the property was field that was subdivided and sold by the Society.
- The lights in the parking area are kept on overnight for security reasons.

COUNCIL DELIBERATIONS:

Councillor Derman stated:

- The public supports affordable housing for seniors; they are concerned about the proposed development and whether it fits within the neighbourhood.
- Meaningful consultation has not taken place to address concerns; the applicant should consider a site specific zone or a covenant to decrease future risk and give residents some certainty in relation to future use.
- The applicant could consider grants if there is a concern with financing the project with a design that would fit within the neighbourhood; the applicant needs to consider a commitment to BUILT GREEN® Gold and providing a legal assurance in addressing potential future use.

MOVED by Councillor Derman and Seconded by Councillor Brice: "That the meeting continue past 11:00 p.m."

CARRIED

Councillor Haynes stated:

- More affordable housing for seniors is needed; there are grants available through the Regional Housing Trust Fund.
- The applicant needs to address the concerns of the neighbours, including the height of the building and the safety concerns on Arrow Road.

Councillor Brice stated:

- Care and sensitivity must be taken when developing in an established community; an appropriate design could provide affordable housing and be in harmony with the neighbourhood.
- The applicant should consider the comments of neighbours and come back with a design that is supportable.

Councillor Brownoff stated:

- There is a need for additional affordable housing for seniors but infill has to be sensitive to existing neighbours.
- The public consultation process was not fulsome; a transitional design could be considered that would fit within the neighbourhood.
- The applicant should consider a commitment, in writing, to ensure that the property remains affordable housing for seniors in the future.

Motion:

MOVED by Councillor Murdock and Seconded by Councillor Haynes: “That consideration of the rezoning application for 1550 Arrow Road be postponed to allow the applicant to undertake further community engagement and make modifications to the application that addresses concerns.”

Councillor Murdock stated:

- There is merit to the proposed development; the applicant should consider further engagement with the residents to address their concerns.
- There could be development on the property that would be a reasonable fit within the neighbourhood; neighbours agree that there is a need for affordable seniors housing.
- No attempt to modify the application was made after receiving feedback from neighbours.

Councillor Sanders stated:

- Consideration must be given to balancing the benefits to the neighbours versus the community at large; neighbours support the addition of affordable seniors housing but not to the extent of the application.
- The applicant should consider making a legal commitment to limit the future use of the property, the addition of a sidewalk on Arrow Road and working with the neighbours on a compromise.

Councillor Derman stated:

- Additional affordable seniors housing is supportable on this property; the applicant needs to work with the neighbours to come up with a compromise.
- A legal guarantee, through a site specific zone or covenant, is needed to secure future use of the property; a commitment to BUILT GREEN® Gold standard of construction is recommended.
- Securing a grant would assist with financing and could allow for amenities such as sidewalks being included as part of the application.

Councillor Brownoff stated:

- The applicant and the community must work together as good neighbours and address concerns; there is a need for affordable housing.

Councillor Plant stated:

- The challenge is making this proposed development fit within the neighbourhood; further consultation needs to take place.

In response to a question from Council, the Legislative Manager stated that a postponement of the item would give the applicant the opportunity to make revisions to the application and return to Council in due course; rejection of the application would mean that applicant could not reapply to rezone the property within a six month period.

Councillor Wergeland stated:

- Increased density and traffic is always a concern of neighbours when development occurs; residents tend to adapt to development over time.
- Further consultation needs to take place and a compromise sought.

The Motion was then Put and CARRIED

MOVED by Mayor Atwell and Seconded by Councillor Plant: “That staff be requested to provide more information on Arrow Road and what can be done in the short and long term to allow Saanich to set priorities for road improvement.”

Mayor Atwell stated:

- Arrow Road may need to be made a priority for road improvements for the safety and harmony of residents.

Councillor Murdock stated:

- Arrow Road is worthy of consideration for road improvements; improvements to the traffic, pedestrian and cyclist environment could be considered by the applicant as part of the development proposal.

MOVED by Councillor Murdock and Seconded by Councillor Brownoff: “That the motion be amended to replace “staff” with “Administrative Traffic Committee”.”

Councillor Brownoff stated:

- Priorities have already been set for road improvements; the Administrative Traffic Committee (ATC) could provide suggestions for improvements that would increase pedestrian, cyclist and traffic safety which could then be incorporated into the development application.

Councillor Haynes stated:

- It is appropriate to improve Arrow Road but it is also important to keep the ambiance of the roadway.

Councillor Derman stated:

- Road improvements may mean increased traffic volumes and speeding; traffic calming may be necessary.
- It is important to maintain the ambiance of the neighbourhood.
- Grant funding may allow the applicant to include road improvements within the development application.

Councillor Sanders stated:

- Improvements to Arrow Road are needed for safety reasons but it is important that the road not become a through way.

Councillor Wergeland stated:

- Priorities have been set for road improvements; it may not be appropriate for Arrow Road to be considered for improvements at this time.

Mayor Atwell stated:

- Re-prioritization for road improvements may be needed.
- Staff could be asked to provide information that would give Council the ability to re-prioritize; a staff report could also include community input.
- Funding for road improvements could be considered.

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

- A staff report could be completed within a few months.
- ATC meets every month and it may be possible to include Arrow Road on the next agenda.

Councillor Plant stated:

- A staff report is preferable.

Councillor Haynes stated:

- Staff may have other priorities on their desks; in the short term, asking the ATC to review and make recommendations is preferable.

Councillor Brice stated:

- The ATC will provide information which the applicant could include as part of his application.

Mayor Atwell stated:

- Staff could provide information and scope which would assist with setting priorities.

**The Amendment to the Motion was then Put and CARRIED
with Mayor Atwell and Councillor Plant OPPOSED**

**The Main Motion as Amended was CARRIED
with Mayor Atwell OPPOSED**

Motion as Amended:

“That the Administrative Traffic Committee be requested to provide more information on Arrow Road and what can be done in the short and long term to allow Saanich to set priorities for road improvement.”



The Corporation of the District of Saanich

Report

To: Mayor and Council

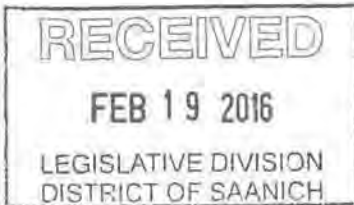
From: Sharon Hvozdzanski, Director of Planning

Date: February 18, 2016

Subject: Development Permit and Rezoning Application
File: DPR00614; REZ00559 • 1550 Arrow Road

PROJECT DETAILS

Project Proposal: To rezone from RA-1 (Apartment Zone) to RA-3 (Apartment Zone) to construct one three-storey and one three/four-storey building for affordable seniors housing. The proposed development would occur in two phases.
Phase one: construction of one three-storey, 100 unit building
Phase two: construction of one three/four-storey, 140 unit building and demolition of the existing building.



The proposed rezoning would accommodate the increased density for the entire project (both phases), however, the Development Permit Application is for Phase one only. A future Development Permit Amendment application would be required for Phase two. Variances are requested for horizontal building width, building separation, and the number of visitor parking spaces.

Address: 1550 Arrow Road

Legal Description: Lot A, Section 56, Victoria District, Plan 23817 Except Part in Plan 27015

Owner: Mount Douglas Seniors Housing Society, Inc. No. S9640

Applicant: Number Ten Architectural Group c/o Mark Anthony

Parcel Size: 1.61 ha

Existing Use of Parcel: Senior's Housing RA-1 (Apartment Zone)

Existing Use of Adjacent Parcels: North: RS-6 (Single Family Dwelling Zone) and P-4N (Natural Park Zone)/ Bow Park

**CW
2**

South: RS-10 (Single Family Dwelling Zone) and RA-3 (Apartment Zone)
East: RS-6 and RS-10 (Single Family Dwelling Zones)
West: RS-10 (Single Family Dwelling Zone)

Current Zoning:	RA-1 (Apartment Zone)
Minimum Lot Size:	n/a
Proposed Zoning:	RA-3 (Apartment Zone)
Local Area Plan:	Gordon Head
LAP Designation:	General Residential
Community Assn Referral:	Gordon Head • Referral sent June 5, 2015. Response received October 22, 2015 indicating no objection with comments relating to consultation and upgrades to Arrow Road.

PROPOSAL

To rezone from RA-1 (Apartment Zone) to RA-3 (Apartment Zone) to construct one three-storey and one three/four-storey building for affordable seniors housing. The proposed development would occur in two phases.

Phase one: construction of one three-storey, 100 unit building (see Figure 1).

Phase two: construction of one three/four-storey, 140 unit building and demolition of the existing building.

The proposed rezoning would allow the increased density for the entire project (both phases), however, the Development Permit application is for Phase one only. A future Development Permit Amendment application would be required for Phase two. Variances are requested for horizontal building width, building separation, and the number of visitor parking spaces.

PLANNING POLICY

Official Community Plan (2008)

4.2.1.1 “Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact, Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainably; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.”

4.2.1.2 “Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.”

4.1.2.18 “Encourage new development to achieve higher energy and environmental performance through programmes such as “Built Green”, LEED or similar accreditation systems.”



Figure 1: Site Plan

- 4.2.1.20 “Require building and site design that reduce the amount of impervious surfaces and incorporate features that will encourage ground water recharge such as green roofs, vegetated swales and pervious paving material.”
- 4.2.4.4 “Support institutional land uses that fit with the character of residential neighbourhoods.”
- 4.2.2.5 “Encourage accessibility through incorporation of “universal design” in all new development and redevelopment.”
- 4.2.3.4 “Investigate criteria for considering inclusionary zoning and density bonusing as part of development applications, in return for the provision of affordable and/or special needs housing.”
- 4.2.3.7 “Support the following building types and land uses in Major and Neighbourhood Centres:
- Townhouse (up to 3 storeys)
 - Low-rise residential (up to 4 storeys)
 - Mid-rise residential (up to 8 storeys)
 - Live/work studio & Office (up to 8 storeys)
 - Civic and institutional (generally up to 8 storeys)
 - Commercial and Mixed-Use (generally up to 8 storeys).”
- 4.2.4.2 “Evaluate zoning applications for multiple family developments on the basis of neighbourhood context, site size, scale, density, parking capacity and availability, underground service capacity, adequacy of parkland and visual and traffic impacts.”
- 4.2.4.3 “Support the following building types and land uses in Neighbourhoods:
- single family dwellings;
 - duplexes, tri-plexes, and four-plexes;
 - townhouses;
 - low-rise residential (up to 4 storeys); and
 - mixed-use (commercial/residential) (up to 4 storeys).”
- 4.2.9.18 “Integrate transit with other modes of transportation by:
- ensuring safe accessible pedestrian and cycle routes between transit stops and major local and regional destinations;
 - focusing particularly on sidewalks, corners and intersections, pick-up/drop-off points (for handyDART and conventional system), pathways and entranceways to buildings.”
- 5.1.1.12 “Strengthen local sustainable agriculture by supporting “backyard gardening” and community gardening initiatives.”
- 5.1.2.1 “Focus new multi-family development in “Centres” and “Villages”.
- 5.1.2.2 “Evaluate applications for multi-family developments on the basis of neighbourhood context, site size, scale, density, parking capacity and availability, underground service capacity, school capacity, adequacy of parkland, contributions to housing affordability, and visual and traffic/ pedestrian impact.”

5.1.2.16 “Integrate seniors and special needs housing into the community where there is good access to public transit and basic support services.”

5.1.2.17 “Support the provision of a range of seniors housing and innovative care options within “Centres”, “Villages”, and Neighbourhoods, to enable people to “age in place”.”

Gordon Head Local Area Plan (1997)

5.5 “Use development permits to ensure that new multi-family developments respect the scale of adjacent uses and the environment character of Gordon Head.”

Draft Shelbourne Valley Action Plan

The subject property is within the study area for the draft Shelbourne Valley Action Plan (SVAP). Although the SVAP has not yet been adopted, draft policies relevant to this proposal should be considered.

5.1.2 “Consider site-specific changes to land use and height designations, where projects advance overall plan objectives and provide significant community contributions.”

5.4.1 “Promote a range of housing types, forms and tenures to support a diverse, inclusive and multigenerational community.”

5.4.5 “Subject to the Zoning Bylaw, seniors housing and care facilities, including congregate housing and nursing homes, shall be permitted in all areas designated for apartment use.”

5.4.6 “Encourage seniors housing in walkable areas convenient to services and without hilly topography.”

6.1.8 “Construct sidewalks on all residential streets within 500 metres of the primary intersection of a Centre or 200 metres of the primary intersection of a Village.”

7.6.2 “Work with developers to provide drop-off bays that accommodate handyDART buses in developments that have a focus on seniors or other populations with potential mobility issues.”

Development Permit Area Guidelines

The development proposal is subject to the Saanich General Permit Area. Relevant guidelines include: retaining existing trees and native vegetation where practical; designing buildings to reflect the character of surrounding developments with special attention to height; providing high quality architecture; balancing the needs of all transportation modes; reducing impervious site cover; designing above grade parking to be complementary to the surroundings; and encouraging pedestrian activity.

DISCUSSION

Neighbourhood Context

The 1.6 ha (3.8 ac) subject property is located approximately 300 m north-west of the McKenzie Avenue and Cedar Hill Road intersection at the edge of the University Major “Centre”.

Surrounding properties are primarily developed with single family dwellings, with multi-family developments along McKenzie Avenue and Cedar Hill Road.

The property is currently developed with an 80 unit, affordable senior's apartment that was constructed in 1970 and is owned and managed by the Mount Douglas Seniors Housing Society (MDSHS). The MDSHS is one of several Charitable Housing Societies established by the Anglican Diocese of BC which operates as a separate legal entity.

The property is located less than 300 m from a wide range of commercial and retail services within the University "Centre". Bow Park is approximately 300 m walking distance away. Nellie McClung Library is approximately 0.5 km distant and Gordon Head Recreation Centre and Lambrick Park are within 1.5 km.

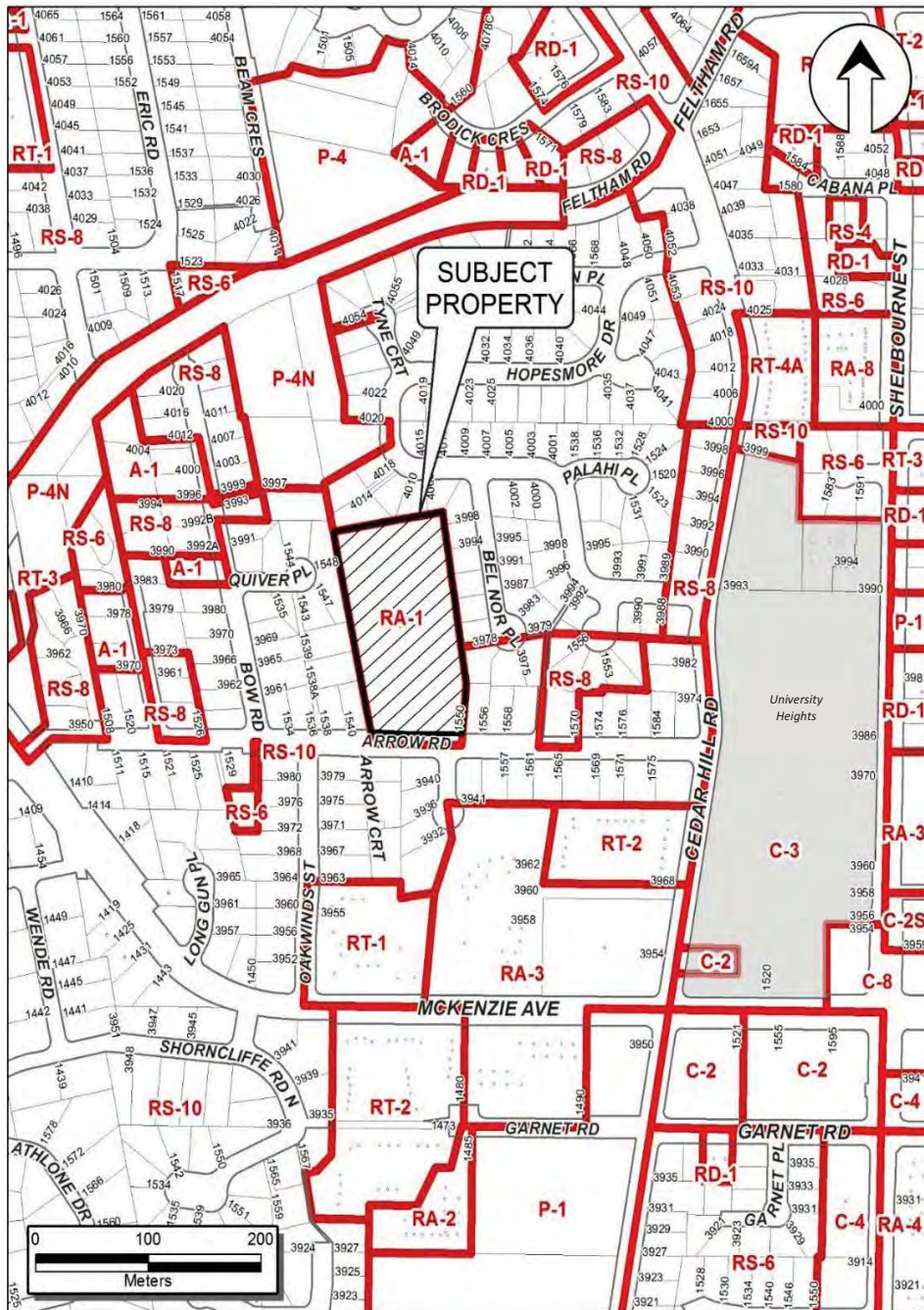


Figure 2: Context Map

The property owners hold a private easement along the northern boundary of 3974 Bel Nor Place for a pathway to provide access to Bel Nor Place. From Bel Nor Place public pathways provide a connection to Hopesmore Drive, where there is a pedestrian crosswalk at Cedar Hill Road (see Figure 3). Arrow Road also has a non-separated asphalt sidewalk on one side from the subject property to Cedar Hill Road where there is another crosswalk. Road improvements for the development include widening Arrow Road complete with curb, gutter and a 2 m separated sidewalk along the property frontage. Land dedication of 1.55 m width along the property line would be provided to construct the necessary improvements.



Figure 3: Aerial View of Surrounding Area

Land Use and Density

The property is zoned RA-1 (Apartment Zone) and currently contains a two-storey 80 unit apartment building. The applicants propose to redevelop the site in two phases with a total build-out of 240 units. The proposed development would not comply with the density permitted in the RA-1 zoning provisions, therefore rezoning to permit a higher density is required.

The site has a current lot coverage of 12%. The existing building contains a housing mix of 72 bachelor and 8 one-bedroom suites. The applicants propose to redevelop the site in two phases. Phase one would retain the existing building and construct a new three-storey 100 unit building on the northern portion of the lot for a total density of 180 units. The proposed dwelling units in Phase one would be 37 bachelor (393 ft²) units and 63 one-bedroom (509 ft²) units.

Phase two would involve deconstructing the existing building and constructing a new 140 unit building for a total of 240 units at final build out. At this time the Phase two building is envisioned as primarily a three-storey building with a fourth floor on that portion fronting Arrow

Road. A Development Permit is requested for the Phase one building only, with a subsequent Development Permit Amendment being required in the future to address the design of Phase two. Lot coverage would increase to 24% at the completion of Phase one and 27% at Phase two. The anticipated time frame for Phase two is 10-30 years after the completion of Phase one. It should be noted that although Phase two is conceptually shown as a three/four-storey building, a height variance would need to be approved by Council as part of a future Development Permit Amendment to realize the fourth storey.

The existing access would be maintained as the main entrance into the site with some improvements such as additional banks of parking spaces, additional tree planting/landscaping and incorporating permeable pavers for the parking spaces. The number of parking spaces would be increased from the current 53 to 95 at Phase one. Additional parking would be added at Phase two.

The phased approach to redevelopment of the site can be beneficial as it would:

- Require the road and sidewalk improvements to occur as part of Phase one;
- Permit the proposed Phase one building to be constructed in an open area at the rear of the property allowing the existing building closer to Arrow Road to remain;
- Allow the positive and negative impacts of Phase one to be taken into consideration during the design of Phase two; and
- Introduce the streetscape changes along Arrow Road to occur more gradually over time.

Proposals to rezone for new multi-family developments would be considered somewhat differently than redevelopment of existing sites. A proposal to change the existing land use from single family to multi-family residential would generally be more supportable if the site is within, or in close proximity to, an identified “Centre” or “Village” or located on a major corridor. Where there are existing multi-family sites in primarily single family neighbourhoods such as the subject property, redevelopment applications would be anticipated as those buildings age. Due to the increased development cost since the time of original construction, a request for higher density would often be anticipated in order for the redevelopment to be economically sustainable, especially in a non-market housing situation. However, even with the redevelopment of an existing site, consideration must be given to neighbourhood concerns, and often those concerns can be addressed through good design. A key consideration with development proposals such as this is balancing the benefits provided to the broader community with the potential impacts on the existing neighbourhood.

The proposed density of the development at build-out would have a floor space ratio (FSR) of 0.835 and 150 units/ha. Although the proposed density may raise concerns, by comparison it is significantly lower than similar developments approved as summarized in Table 1. Density measured by unit count would not reflect variations resulting from the size of units and generally speaking, market housing would provide larger units than affordable housing developments. Unit density would also not capture floor area used for common amenities. The overall impacts of a development resulting from the building mass is best represented by the FSR, which has a direct relationship to property size. Density measured by units per hectare and the FSR are provided for comparison.

Affordable Housing

The site is managed by the Mount Douglas Seniors Housing Society (MDSHS) and all of the dwelling units are for rental purposes only, with tenants selected by age and income restrictions. Tenants must be 55 years or older with an annual income below a determined level. The annual income level is set annually and currently residents must have an annual income of \$30,000 or less. The average income of existing tenants is just over \$17,000. Rental

applications are coordinated through BC Housing's Seniors Rental initiative which also oversees the Shelter Aid for Elderly Renters (SAFER) program. Some housing providers choose to gear rent to income (30% of total income) or alternatively where rental rates are fixed, subsidies are available for tenants aged 60 or older paying more than 30% of their gross monthly income towards housing. Currently, persons with monthly income above \$2,223 (singles) do not qualify for the SAFER subsidies. The proposed development would have a fixed rental rate with the expectation that many residents would qualify for subsidies through the SAFER program.



Figure 4: University Major Centre Boundary

Address	Purpose	Lot Size	Total Units	Units/ha	FSR
3812 Carey Rd	Affordable Seniors Rental, Independent living (portion of Campus of Care)	6,073 m ²	55	91	1.14
4349 West Saanich Rd	Social housing (Rosalie's Village)	3,750 m ²	42 (8 units as townhouses)	112	1.2
3811 Rowland Ave	Market housing	6,178 m ²	74	120	1.2
114, 120 Gorge Rd W & 2921 Earl Grey St	Market housing	1,764 m ²	24	136	1.2
4000 Shelbourne St	Market housing	3,974 m ²	56	141	1.7
931, 935, 945 Cloverdale Ave & 914, 922, 930 Inverness Rd	Market housing & 107 m ² of commercial space	2,180 m ²	42	193	1.49
1000, 1006, 1010 Inverness Rd & 3315, 3321, 3329, 3333, 3339 Glasgow Ave	Market housing	4400 m ²	91	207	1.62
994, 998 Gorge Rd W	Senior's facility – Independent, assisted, and community care	6,344 m ²	144	227	1.78
3207 Quadra Street	Seniors supportive housing (Cool Aid Society)	1768 m ²	45	254	1.2
433, 437 Boleskine Rd & 3385, 3389 Whittier Ave	Market housing & 1,121 m ² commercial space	1,744 m ²	60	344	4.24
3185 Tillicum Rd & 273, 279, 285 Burnside Rd W	Rental housing & 224 m ² commercial space	2,811 m ²	104	370	2.3
Subject Application as proposed at build-out	Affordable Seniors Rental, Independent living	1.6 ha	240	150	0.835

Table 1: Recent Multi-Family Developments

The anticipated useful life of the existing building is up to 40 years with capital improvements and maintenance. A market assessment undertaken by the applicants noted that in 2006 two thirds of senior renters were in core housing need compared to one third of senior owners. Core housing need is defined as housing requiring major repairs, housing costs representing 30% or more of total before-tax income, or housing that has inadequate number of bedrooms for the household size. The market assessment also noted that there were typically 80-90 seniors on a waiting list for non-market seniors housing in Saanich between 2012 and 2014. A survey of residents in the existing building and at a similar housing development was conducted to determine the preferred features and amenities. There were approximately 100 respondents that determined: the majority of respondents live alone, 75% were 65 years or older, the ratio of females to males is 2:1, approximately 50% own a car and one bedroom units are the preferred type of dwelling unit.

Securing Affordability:

There are two legal mechanisms for a local government to secure seniors affordable housing.

- Title Agreements: covenants or housing agreements are essentially legal agreements registered on Title that would have the same legal effect. They can be registered on Title

under agreement with the property owner and with the mortgage lenders agreeing to a priority agreement so they cannot be discharged in the event of foreclosure.

- Zoning Bylaw: the other method available to secure affordable seniors housing is through a site specific zoning regulation. The Local Government Act does allow a zoning bylaw to designate an area for affordable or special needs housing, however it must be done with consent from the property owners.

The applicants have received pre-development financing from CMHC (Canadian Mortgage and Housing Corporation). Mortgage insurance through CMHC is necessary to obtain the lowest rate of financing from lenders for project financing. CMHC has advised the applicants that mortgage insurance would not be available if there are covenants on Title related to affordability, or zoning on the property that restricts the use to affordable housing. Not having CMHC mortgage insurance may result in the project not receiving the lowest rate of financing available. Staff have confirmed this matter through a conversation with a CMHC representative. CMHC's concern is that should the property owner default on the mortgage, the restriction to affordable housing would impact the market value of the property.

With this particular proposal the applicants have advised us the difference between insured or non-insured mortgage financing is a full percentage point. On a project of this size the ability to obtain a CMHC insured mortgage would result in significant cost savings, which would ultimately be reflected in a monthly rental rate reduction for tenants of approximately \$100 per month.

Due to the financial impacts of not obtaining CMHC mortgage insurance for the project the applicants prefer not to register an affordability covenant, and for the same reason they do not consent to a site specific zoning regulation.

The impact of not securing the project as affordable seniors housing imposes a risk that the development could become market housing in the future without requiring Council approval. When considering the level of risk that the project would be converted to market housing the following factors can be considered:

- The applicants have a 40+ year track record of providing affordable seniors housing and they have clearly stated their intent to continue providing affordable seniors housing on a long term basis;
- The development would remain as rental housing unless Council approval was granted to strata title the property in the future; and
- The Development Permit drawings would control the form and character of what could be built on site, with any changes requiring Council approval.

Given the above considerations and the potential cost savings that would be directed to maintaining rental rates as low as possible, staff are not recommending a covenant or restricting affordability through zoning as part of this project.

Site and Building Design

Prior to determining their redevelopment plan, the applicants undertook various surveys and studies to confirm the existing building condition, market demands, and the financial feasibility of the project.

Redevelopment of the site has been designed to work around retaining the existing building and units until the new building is constructed, which allows the current tenants to remain in their homes. Phase one would be constructed on the portion of the site that is primarily an open

space with some garden plots. The garden plots would be expanded and relocated elsewhere on the site.

The proposed building has an L-shape configuration with the two wings parallel to the north and east property lines creating a south-west facing central courtyard that would be designed as a formal garden to serve as a common outdoor amenity area.

Balconies are proposed for the south and west facing elevations overlooking the central garden area, but not on the north and east elevations. The option of including balconies on all elevations was discussed with the applicants, however the applicants prefer not to construct balconies on the north and east elevations for the following reasons:

- Seniors tend to be more sensitive to wind, cooler temperatures and drafts;
- Balconies on the north and east elevations would not receive the same solar exposure as the south and west elevations would and therefore be cooler, darker areas less likely to be used for active living and could be prone to use as storage areas;
- In addition to receiving more solar exposure, the west and south elevations also overlook the common courtyard area providing more opportunity for social interactions with other residents;
- Excluding balconies on the north and east elevations also mitigates privacy concerns for adjacent properties; and
- The overall development has also been designed to encourage socialization between tenants and discourage seniors to remain isolated within their dwelling unit, therefore residents would be encouraged to use the common outdoor living areas proposed.

To encourage socialization the proposed development would include the following amenities:

- A walking trail throughout the site which provides connectivity to various outdoor features and seating areas, as well as connecting to a scooter storage area (33m²);
- An entry plaza (195m²) at the main entrance to the proposed building in the southeast corner. The entry plaza is adjacent to the main lobby and interior waiting area (48m²) and a passenger drop-off/loading zone designed to accommodate handyDART services;
- A central formal garden (785m²) bounded by the two wings of the proposed building which also connects to a central lounge area;
- A central lounge area (126m²) which would include a multi-purpose/Chapel room;
- A landscaped rain garden area that would include an outdoor seating area and be adjacent to an outdoor terrace connected to an interior sun room/family dining area (32m²);
- Central lounges are also proposed on the second and third floor (each 67m²) with a laundry room/gathering area (18m²) on the second floor and exercise room (18m²) on the third floor;
- A common fenced gardening area that would provide for 70 raised garden plots and a garden shed;
- A gazebo that would provide for an outdoor smoking area; and
- The new aviary noted above would also be located adjacent to the walking trail.

The exterior finishes for the proposed building include a combination of light grey stucco, two colours of brown-toned cement board siding, light grey cement board panel and trim as window accents, and weathered zinc for roof canopies above balconies, projections over main living area windows, and the canopies above the main entrance and common terraces.



Figure 5: Southeast Elevation Looking at Main Entry Area – Note East Elevation without Balconies (Provided by Number Ten Architectural Group)



Figure 6: Partial West Elevation Looking into Central Courtyard - Note South and West Elevations with Balconies (Provided by Number Ten Architectural Group)



Figure 7: Neighbourhood Context – Looking Northwest (Provided by Number Ten Architectural Group)



Figure 8: Neighbourhood Context – Looking Northeast (Provided by Number Ten Architectural Group)



Figure 9: Streetscape at Phase 2 Build Out– Looking Northwest (Provided by Number Ten Architectural Group)

The applicants provided a shadow study to determine the impacts of a three-storey building on the adjacent single family dwellings (see Figure 10). Although the addition of a three-storey building in this location would be a change for neighbouring properties, the potential impacts from overshadowing are mitigated by a rear yard setback of 12 m and limiting the proposed building to three levels. A comparison between the zone regulations and proposed development is summarized Table 2 below.

	RA-1 (Current Zone)	RA-3 (Proposed Zone)	Proposed Building
Rear Setback	10.5 m	12.0 m	12.0 m
Height	7.5 m	11.5 m	10.1 m
Levels	n/a	5 with only 4 habitable above grade	3 levels

Table 2: Comparison of Current and Proposed Zone

Height and Density

A number of public submissions expressing concern about the proposal have indicated they would support a two-storey building. The applicants have considered this option and determined that a two-storey building would not be financially sustainable for them nor provide a sufficient number of dwelling units to fulfill their mandate.

To demonstrate visual impact of the proposal the applicants completed a view impact assessment from Bel Nor Place and Hopesmore Drive to show the extent that the proposed building would be visible. The view angles were taken 5 ft above the road level as shown on Figure 11.

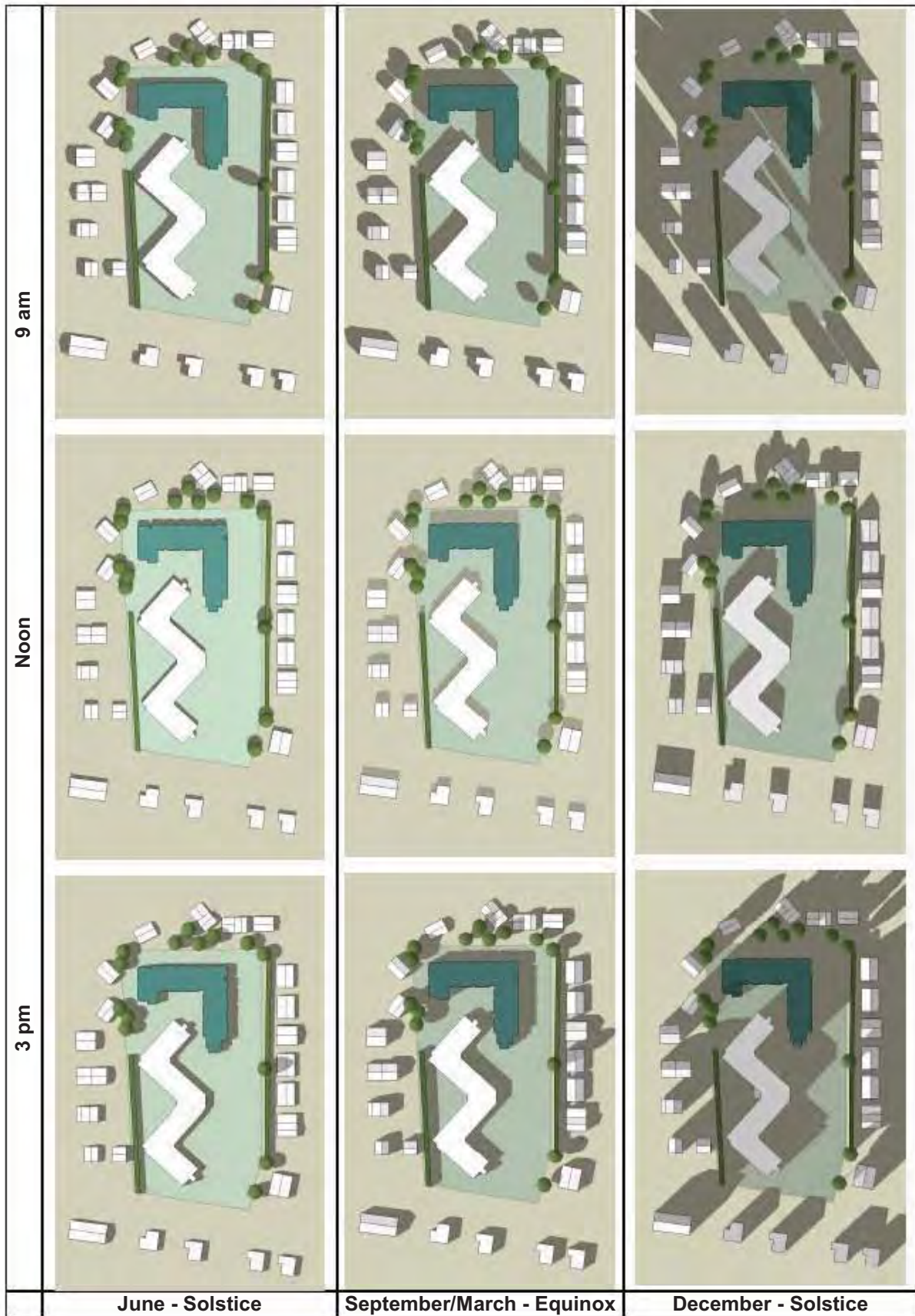
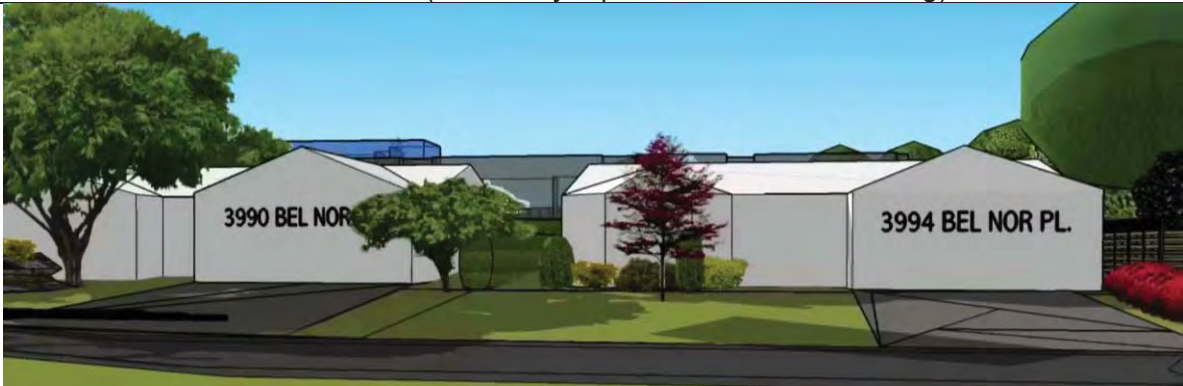


Figure 10: Shadow Study of Proposed Building (Provided by Number Ten Architectural Group)



From Bel Nor Place at Phase 1 (Dark Grey represents Phase 1 building)



From Bel Nor Place at Phase 2 (Blue represents Phase 2 building)



From Hopesmore Drive at Phase 1 (Dark Grey represents Phase 1 building)



From Hopesmore Drive at Phase 2 (Dark Grey represents Phase 1 building – Phase 2 not visible)

Figure 11: Visual Impact from Adjacent Streets

Requested Variances

The proposal includes the following variances:

- To increase the maximum horizontal building width to 63.1 m (55 m permitted);
- To reduce the building separation requirements on the same building to 1.5 m and between buildings of 11.5 m (12 m required); and
- To reduce the required number of visitor parking spaces from 54 to 7, or to 0.038 spaces per dwelling unit from the required 0.3 spaces per dwelling unit.

Horizontal Building Width:

The maximum building width is intended to avoid creating large blank walls and to soften a building's mass, which can be particularly important when the minimum setbacks are applied.

The proposed building width would be 63.1 m in the east-west direction and 58.5 m in the north-south direction (maximum of 55 m permitted). Articulations along the relevant building elevations and the mix of exterior materials softens the building mass. Due to the size of the subject property the relevant building face would represent 68% of the lot width. Given the above, the variance is supportable.

Building Separation:

Building separation requirements are intended to provide privacy and access to daylight through windows. A variance to this regulation is required for two purposes, one to allow for windows within small alcoves between dwelling units within the same building, and another for the separation between the existing and proposed buildings. Depending upon where the windows are located relative to the habitable rooms or outside walls of the building, the separation requirements are 12 m or 15 m.

Within the alcoves the separation between opposing windows, or windows and the outside wall, is as close as 1.5 m. The alcoves are located on the north and east elevations where balconies are not proposed, therefore including windows on all walls within the alcove would maximize natural lighting. The subject windows are not the main window in the living area, nor would the offending sightline extend any distance into the main living area.

Between buildings the separation is 11.5 m to the outside corner of the existing building. The end of the existing building has no windows or openings to habitable rooms and the area between buildings would be developed with trees and the common formal garden. When Phase two proceeds the variance would no longer be applicable. Given the above, the variances are supportable.

Visitor Parking:

The applicants had a parking study undertaken to determine the appropriate amount of parking required. The study determined the rate of vehicle ownership for the subject site at 0.41 vehicles per unit, which is consistent with ownership rates in eight similar housing developments in the region. The report noted that more vehicles were parking in resident parking spaces than the number of vehicles owned by on-site residents. The parking study indicates that peak parking demand rates for residents is 0.4875 per unit and 0.0375 per unit for visitors. The amount of total parking spaces proposed is based on the Zoning Bylaw requirements of 0.5 per unit, which captures both resident and visitor parking.

The Zoning Bylaw requirement for parking is based on a non-profit senior's housing development, which is 0.5 parking spaces per dwelling unit. However, as a multi-family development the proportion of visitor parking is 0.3 spaces per dwelling unit of the total number of required spaces. This results in a disproportionate amount of visitor parking spaces, or that

60% of the total required parking be designated for visitors. The parking study provided recommends 7 visitor and 88 resident parking spaces be provided. Based on the parking study a variance to reduce the total number of visitor parking spaces to 7 is requested, or 0.038 per dwelling unit compared to the required 0.3 per unit. Given the above, the variance is supportable.

Environment

Stormwater management includes rain gardens, permeable pavers and underground detention chambers. The rain garden and detention chambers would be constructed with impervious liners to prevent influence from, or additional runoff to, the groundwater system. Permeable pavers in the parking spaces would also receive runoff from a hard surface drive aisle. With both systems, overflow resulting from an extreme event would be directed to the municipal drain system with oil interceptors included with the parking drainage system.

The applicants have committed that construction would meet, or be equivalent to, BUILT GREEN® Silver, although they would attempt to achieve a Gold performance level when working through final details at the Building Permit stage. BUILT GREEN® Silver is comparable to the improved BC Building Code energy efficiency standards, therefore a covenant is not recommended to secure this commitment.

Road Infrastructure and Traffic

A number of residents in the area have submitted comments for Council's consideration, including concerns about the existing condition of Arrow Road and potential traffic impacts. Arrow Road currently has a line painted, asphalt shoulder on the north side. Due to the vertical curvature in the roadway a "Limited Sight Distance" sign and speed advisory sign of 20 km/h are posted.

The servicing requirements for the proposed development will require a separated 2 m wide sidewalk as part of the improvements along the subject frontage which is approximately 81.5 m in length. However, the concerns raised pertain to Arrow Road more generally and particularly that portion of Arrow Road between the site and Cedar Hill Road. The road length from the eastern edge of the property to Cedar Hill Road is approximately 200 m in length.

With respect to the condition of Arrow Road, Engineering have provided the following input.

- Arrow Road is classified as a Residential Road, which typically do not have sidewalks.
- Arrow Road currently has a line painted, asphalt shoulder on the north side.
- The priority for sidewalk improvements initiated by the District are determined by the Pedestrian Priorities Implementation Plan (PPIP) and are broadly based on Pedestrian Safety and Demand. The PPIP was last updated in 2012.
- Arrow Road has not been identified as a priority improvement in the PPIP.
- Improvements to Arrow Road have not been identified in the Engineering 5-year Capital Works Program so road improvements would only be anticipated through the development application process.

Engineering projects are prioritized based on objective criteria and implemented through the 5-year Capital Works Program, which is reviewed annually. Engineering has reviewed the section of Arrow Road between the proposed development and Cedar Hill Road against the other sidewalk needs of the Municipality. Although this location has several merits for a new sidewalk, it does not rank high in priority when compared to other missing sidewalk locations throughout the municipality. New sidewalks are prioritized based on proximity to "Centres" and "Villages", schools, hospitals, parks, and transit. Other considerations include traffic volumes and speed, sidewalk connectivity, and whether a location is already identified in a community

plan. This location will be kept on the missing sidewalk list but given current priorities, it does not fall within the 5-year transportation capital plan.

The applicants had a traffic review undertaken to address concerns raised by the neighbourhood regarding traffic impacts, pedestrian accommodation and safety. The traffic review considered the current condition and anticipated impacts resulting from the proposed increased density at Phase one and Phase two. The traffic review was conducted during the time frame that is typically the busiest traffic period for residential roads.

The study noted that traffic to/from the site contributes at most, 24% of Arrow Road traffic. Using the number of dwelling units the additional traffic loading to and from the site was calculated for both the western and eastern portions of Arrow Road. With the addition of 100 units at Phase one there would be a 2.3 times increase in traffic to/from the site, which equates to a 10% increase in peak hour traffic on the western portion and 20% increase on the eastern portion of Arrow Road. That increase would equate to one additional vehicle trip every 6 min 40 sec on average.

With the additional 60 units at Phase two, the projection is a 15% increase in peak hour traffic on the western portion and 31% on the eastern portion. That increase would equate to one additional vehicle trip every 4 min 17 sec on average.

Overall the peak traffic hour along Arrow Road would increase from the existing 45 total vehicles, to 58 at Phase one, and 65 at Phase two. The peak hour traffic is considered to be within the residential road limit of 100 total vehicles.

The traffic review also noted that although the existing road does not meet the current road width specifications and does not provide a high degree of pedestrian comfort and safety, it is typical of many other residential roads throughout the District. The option for residents to utilize the pathway through to Bel Nor Place provides a flatter, preferable pedestrian route. One positive aspect of the limited sight lines and narrow roadway is that they inherently provide traffic calming.

CLIMATE CHANGE AND SUSTAINABILITY

Policy Context

The Official Community Plan (OCP) adopted in 2008 highlights the importance of climate change and sustainability. The OCP is broadly broken down into the pillars of sustainability including environmental integrity, social well-being and economic vibrancy. Climate change is addressed under the environmental integrity section of the OCP and through Saanich's Climate Action Plan.

Climate change is generally addressed through mitigation strategies and adaptation strategies. Climate change mitigation strategies involve actions designed to reduce the emissions of greenhouse gases, primarily carbon dioxide from combustion, while climate change adaptation involves making adjustments and preparing for observed or expected climate change, to moderate harm and to take advantage of new opportunities.

The following is a summary of the Climate Change and Sustainability features and issues related to the proposed development. This section is not and cannot be an exhaustive list or examination of the issue. However, this section is meant to highlight key issues for council and keep this subject matter at the forefront of council's discussion.

Climate Change

This section includes the specific features of a proposal related to mitigation and adaptation strategies. Considerations include: 1) Project location and site resilience, 2) Energy and the built environment, 3) Sustainable transportation, 4) Food security, and 5) Waste diversion.

The proposed development includes the following features related to mitigation and adaptation:

- The proposal is located at the edge of the University Major “Centre”.
- The subject property is located approximately 250 m walking distance from public transit stops at Oakwinds Street and McKenzie Avenue, 325 m from stops at Hopesmore Drive and Cedar Hill Road, and 450 m from stops at McKenzie Avenue and Cedar Hill Drive.
- The current level of public transit service in the area includes a total of four routes available on Cedar Hill Road at Hopesmore Drive (Rte #12), Oakwinds Street at McKenzie Avenue (Rte #17 and 26), and Cedar Hill at McKenzie Avenue (Rte # 12, 17, 24, 26). Buses travel along all four routes at an average of every 31 minutes during week days. The average frequency of bus service at Oakwinds Street is approximately every 26 minutes and at Hopesmore Drive every 30 minutes.
- The proposal includes a passenger drop-off/loading zone designed to accommodate handyDART services.
- BC Transit’s response noted they would consider installing new, fully accessible bus stops on Cedar Hill Road at Arrow Road as a result of the increased transit service anticipated from the proposed development.
- The proposal is an in-fill development that is able to use existing roads and infrastructure to service the development.
- Sustainable development practices would be followed and the applicants have committed that construction would meet, or be equivalent to, BUILT GREEN® Silver, although they would attempt to achieve a Gold performance level when working through final details at the Building Permit stage. Since BUILT GREEN® Silver is comparable to the improved BC Building Code a covenant is not recommended to secure this commitment.
- The proposal enhances food security by including approximately 600 m² of area allocated for 70 garden plots.
- The construction company would designate a Waste Management Coordinator to oversee recycling procedures, documentation and proper handling of hazardous wastes.

Sustainability

Environmental Integrity

This section includes the specific features of a proposal and how it impacts the natural environment. Considerations include: 1) Land disturbance, 2) Nature conservation, and 3) Protecting water resources.

The proposed development includes the following features related to the natural environment:

- The proposal is an infill development in an already urbanized area without putting pressures onto environmentally sensitive areas or undisturbed lands.
- The proposal includes sustainable stormwater management practices by using a combination of rain gardens, permeable pavers, and underground detention chambers.
- An erosion and sedimentation plan would be implemented during development.
- Wood used in the construction would be certified by the Forest Stewardship Council.

Social Well-being

This section includes the specific features of a proposal and how it impacts the social well-being of our community. Considerations include: 1) Housing diversity, 2) Human-scale pedestrian oriented developments, and 3) Community features.

The proposed development includes the following features related to social well-being:

- The proposed development would provide additional non-market housing for our low income, senior population, which is a recognized need for this sector of society.
- The residential design incorporates a variety of outdoor areas for active use, seating and social interaction.
- The proposal is designed to encourage physical activity and social interaction and includes 409 m² of indoor amenity space.
- The proposed three-storey, L-shaped building includes three main areas where outdoor areas designed for active use are connected to, and form a human scale extension of, adjacent indoor common areas.
- The site and dwelling units are designed to have barrier free access and be welcoming to people of all ages and physical ability and includes four fully accessible units that would be suitable for residents using wheelchairs.
- The proposed development would create a human scale, pedestrian oriented development by including the range of outdoor features distributed throughout a relatively large development size, including a walking trail around the perimeter with a variety of seating areas.
- The proposal would create a pedestrian friendly streetscape with a new separated sidewalk, which would be required as part of Phase one.
- By constructing Phase one at the rear of the property and maintaining the existing building adjacent to the road the streetscape changes would occur more gradually over time.
- A phased approach would allow both the positive and negative impacts of Phase one being taken into consideration during the design of Phase two.

Economic Vibrancy

This section includes the specific features of a proposal and how it impacts the economic vibrancy of our community. Considerations include: 1) Employment, 2) Building local economy, and 3) Long-term resiliency.

The proposed development includes the following features related to economic vibrancy:

- The development would create short-term jobs during the construction period.
- The owners are a Charitable Housing Society that have been managing and operating the existing site for the past 40 years and the property will be debt free this year.
- The owners had an independent financial review to assess the estimated project costs, including ten-year projections, to confirm the project is economically feasible.
- The owners have grant support from Vancity Community Foundations, secured pre-development financing, and had their financial model approved in principle.
- The overall project has been designed with the objective of cost containment in order to ensure rental rates remain as affordable as possible.

COMMUNITY CONTRIBUTION

The proposed development is by nature a community contribution as it would provide affordable seniors rental housing. When development proposals are supported because they would provide housing to a vulnerable sector of the community, such as low income seniors, usual practice is to recommend that it be secured by covenant. Due to the financial impacts discussed above, staff are not recommending a covenant for this project.

Over the long term, the development would remain as rental housing because Council approval would be required to strata title the property; however, the risk is that the development could become market rental with no age or income restrictions without requiring Council approval.

CONSULTATION

Applicant Consultation

Prior to submitting an application the applicants held preliminary meetings with the Gordon Head Resident's Association, current residents at Mount Douglas Housing Society, and with both residents and surrounding neighbours. Subsequently, the applicants met with various neighbours individually to discuss specific issues that had been raised. After submitting an application the applicants created a website to provide more information (www.anglicanfoundation.ca) and the website was included on the notice of development application sign posted on the property. A meeting in September 2015 was held with the neighbours, current residents and directors of the Community Association to present the final design of the proposal as it would be presented to Council.

The Gordon Head Resident's Association (GHRA) has also played an active role, encouraging dialogue between concerned residents and the applicants to address specific concerns. Due to continued input from residents, the GHRA hosted a meeting in early 2016 with a few directors of the GHRA, some select neighbours and the applicants. The applicants have responded to any neighbours directly who have raised concerns with them throughout the process and provided additional information as required.

Community Association

The application was referred to the Gordon Head Resident's Association (GHRA) who responded indicating no objections with additional comments summarized below.

- Consultation: The GHRA was glad to have been involved with early consultation and they encouraged the applicants to continue engaging with adjacent residents to address concerns and to provide contact information on the applicant's website.
- Arrow Road: That upgrades should be considered to improve pedestrian/cycling safety and that the existing road and pedestrian shoulder are inadequate.

Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP) at their September 2, 2015 meeting. The ADP recommended the proposal be accepted as presented with the applicants to consider the following suggestions:

- Provide larger, fully accessible units in the southwest corner of each floor;
- Redevelop the larger unit above the main entrance and repeat on each floor;
- Better emphasize and identify the main entrance; and
- Recess the elevators to provide more space for access and egress.

In response to the ADP comments the applicants have provided the following:

- The interior plans have been modified to provide four units that are fully accessible with two being bachelor and two being one-bedroom units;
- The units above the entrance have been modified and the balconies have been pushed back from the end wall of the building and screened so their presence is reduced in order to have the main entry be more prominent (see Figure 12);
- To enhance the main entrance into the building the proposed plans were revised to include one larger window beside the front doorway that would see into a common waiting area, the support columns for the entry canopy have been made larger in diameter with fewer of them, and the metal canopy was also increased in size and projected further (see Figure 12); and
- Consideration of revisions to improve access for the elevator will be considered at the building permit stage as no exterior changes would be required.



Figure 12: Revised Main Entrance (Provided by Number Ten Architectural Group)

SUMMARY

The purpose of the application is to rezone from RA-1 (Apartment Zone) to RA-3 (Apartment Zone) to construct one three-storey and one three/four-storey building for affordable seniors housing. The proposed development would occur in two phases.

Phase one: construction of one three-storey, 100 unit building

Phase two: construction of one three/four-storey, 140 unit building and demolition of the existing building.

The proposed rezoning would allow the density for both phases with a total build-out of 240 units, however, the Development Permit application is for Phase one only. A future Development Permit Amendment application would be required for Phase two. Variances are requested for horizontal building width, building separation and the number of visitor parking spaces.

The 1.6 ha subject property is located approximately 300 m north-west of the McKenzie Avenue and Cedar Hill Road intersection at the edge of the University Major "Centre". The property is currently developed with a two-storey 80 unit, affordable senior's apartment that is owned and managed by the Mount Douglas Seniors Housing Society (MDSHS). All of the dwelling units are for rental purposes only and tenants are selected based on age and income restrictions.

The proposal includes the following variances:

- To increase the maximum horizontal building width to 63.1 m and 58.5 m (55 m permitted);
- To reduce the building separation requirements on the same building to 1.5 m and between buildings of 11.5 m (12 m or 15 m required); and
- To reduce the total number of visitors parking spaces to 7 (54 required) or 0.038 per dwelling unit (0.3 spaces per dwelling unit required) of the total required parking.

Given the size of the property and the proposed use the variances are supportable. The proposed development fulfills a number of Official Community Plan objectives and is supported by staff.

RECOMMENDATION

1. That the application to rezone from RA-1 (Apartment Zone) to RA-3 (Apartment Zone) be approved.
2. That Development Permit DPR00614 be approved.

Report prepared by: Andrea Pickard
Andrea Pickard, Planner

Report prepared by: J. Matanowitsch
Jarret Matanowitsch, Manager of Current Planning

Report reviewed by: Sharon Hvozdzanski
Sharon Hvozdzanski, Director of Planning

APK/sl
H:\TEMPEST\PROSPERO\ATTACHMENTS\DPR\DPR00614\COUNCILREPORT_1550ARROW.DOCX

Attachment

cc: Paul Thorkelsson, CAO
Graham Barbour, Manager of Inspection Services

ADMINISTRATOR'S COMMENTS:

I recommend that a Public Hearing be called

for Paul Thorkelsson
Paul Thorkelsson, CAO

DISTRICT OF SAANICH

NO. DPR00614

DEVELOPMENT PERMIT

**TO: Mount Douglas Seniors Housing Society, Inc. No. S9640
22-1550 Arrow Road
Victoria BC V8N 1C6**

(herein called "the Owner")

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to the lands known and described as:

**Lot A, Section 56, Victoria District, Plan 23817 Except Part in Plan 27015
1550 Arrow Road**

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By varying the provisions of the Zoning Bylaw 2003, Section 7.4 a) to permit the proportion of required Visitor Parking spaces to be reduced to 0.038 spaces per dwelling unit of the total required parking spaces for a total of 7 spaces (0.3 per dwelling unit or 54 spaces required).
 - (b) By varying the provisions of the Zoning Bylaw 2003, Section 710.5 a) to permit from the centre of all windows in a living room of the same building, a continuous 90 degree horizontal arc with a radius of 1.7 m unencumbered by the same building (15 m required).
 - (c) By varying the provisions of the Zoning Bylaw 2003, Section 710.5 c) to permit from the centre of a window to a wall or outside corner of the same building, a continuous 90 degree horizontal arc with a radius of 1.5 m unencumbered by the same building (12 m required).
 - (d) By varying the provisions of the Zoning Bylaw 2003, Section 710.5 c) to permit from the centre of a window to a wall or outside corner of another building, a continuous 90 degree horizontal arc with a radius of 11.5 m unencumbered by the same building (12 m required).
 - (e) By varying the provisions of the Zoning Bylaw 2003, Section 710.6 d) to permit a maximum horizontal building width of 63.1 m in the east to west direction and 58.5 m in the north to south direction (maximum 55 m).
 - (f) By requiring the buildings and lands to be constructed and developed in accordance with the plans prepared by Number Ten Architectural Group., LADR Landscape Architects, and Westbrook Consulting, date stamped Received September 15, 2015, copies of which are attached to and form part of this permit.

4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.
6.
 - (a) Prior to issuance of a Building Permit, the Owner shall provide to the Municipality security by cash, certified cheque, or an irrevocable letter of credit in the amount of \$166,915.44 to guarantee the performance of the requirements of this Permit respecting landscaping.
 - (b) A Landscape Architect registered with the British Columbia Society of Landscape Architects must be retained for the duration of the project until the landscaping security has been released. Written letters of assurance must be provided at appropriate intervals declaring the registered Landscape Architect, assuring that the landscape work is done in accordance with the approved landscape plan, and indicating a final site inspection confirming substantial compliance with the approved landscape plan (BCSLA Schedules L-1, L-2 and L-3).
 - (c) All landscaping must be served by an automatic underground irrigation system.
 - (d) The owner must obtain from the contractor a minimum one-year warranty on landscaping works, and the warranty must be transferable to subsequent owners of the property within the warranty period. The warranty must include provision for a further one-year warranty on materials planted to replace failed plant materials.
 - (e) Any protective fencing of trees or covenant areas must be constructed, installed and signed according to the specifications in Appendix X.
 - (f) No site activity shall take place prior to the installation of any required tree of covenant fencing and the posting of "WARNING – Habitat Protection Area" signs. The applicant must submit to the Planning Department a photograph(s) showing the installed fencing and signs. Damage to, or moving of, any protective fencing will result in an immediate stop work order and constitute a \$1,000 penalty.
 - (g) The landscaping requirements of this Permit shall be completed within four months of the date of issuance of the Certificate of Occupancy for the development, in default of which the Municipality may enter upon the lands, through its employees or agents, and complete, correct or repair the landscaping works at the cost of the Owner and may apply the security, interest at the rate payable by the Municipality for prepaid taxes.
 - (h) In the event that any tree identified for retention is destroyed, removed or fatally injured, a replacement tree shall be planted in the same location by the Owner in accordance with the replacement guidelines as specified within the Saanich Tree and Vegetation Retention, Relocation and Replacement Guidelines. The replacement tree shall be planted within 30 days of notice from the Municipality in default of which the Municipality may enter upon the lands and carry out the works and may apply the security provided herein in payment of the cost of the works. For the purpose of this section, existing trees identified for retention and new trees planted in accordance with the landscape plan attached to and forming part of this permit shall be deemed to be "trees to be retained".

- 7. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Current Planning.
- 8. Notwithstanding the provisions of Section 7 of this Permit the following changes will be permitted and not require an amendment to this Permit:
 - (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.
 - (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with the Director of Planning, or Manager of Current Planning in her absence.
 - (c) Where items noted under Section 8(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.
 - (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the landscape plans forming part of this Permit.
- 9. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.
- 10. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____
 ISSUED THIS _____ DAY OF _____ 20 _____

 Municipal Clerk

APPENDIX X

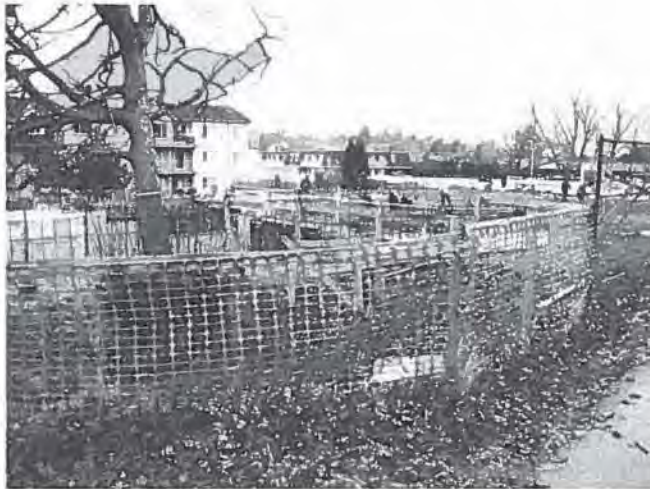
PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

Protective fencing around trees and covenant areas is an important requirement in eliminating or minimizing damage to habitat in a development site.

Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

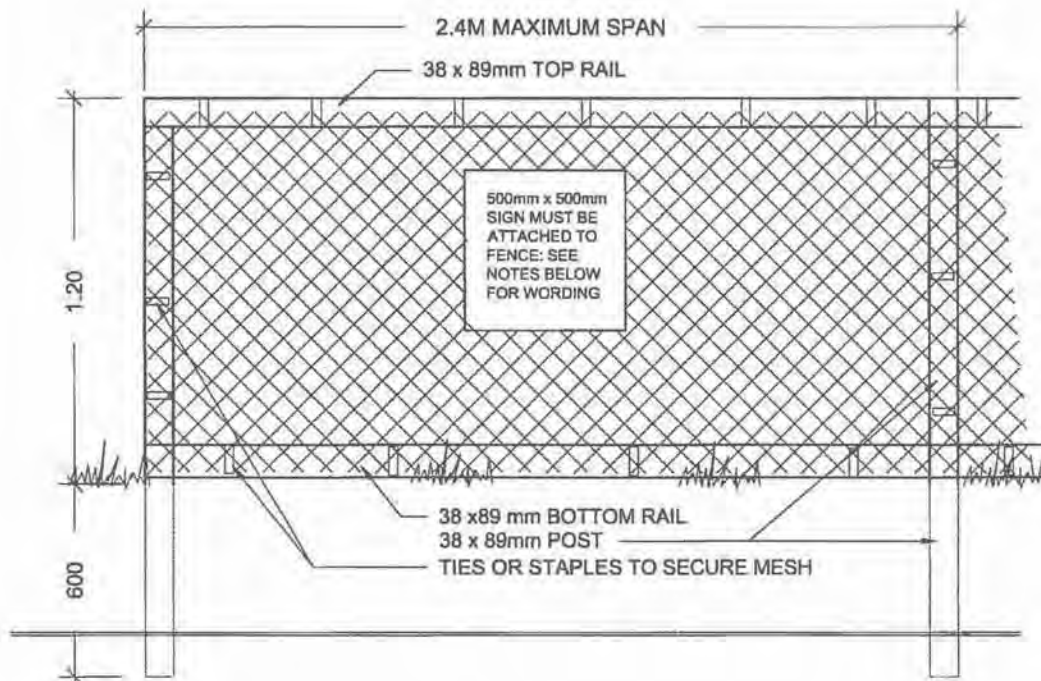
Specifications:

- Must be constructed using 2" by 4" wood framing and supports, or modular metal fencing
- Robust and solidly staked in the ground
- Snow fencing to be affixed to the frame using zip-ties or galvanized staples
- Must have a "WARNING – HABITAT PROTECTION AREA" sign affixed on every fence face or at least every 10 linear metres



Note: Damage to, or moving of, protective fencing will result in a stop work order and a \$1,000 penalty.





TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



DETAIL NAME:

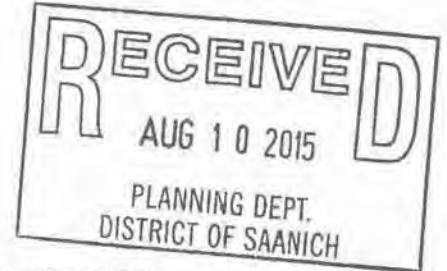
TREE PROTECTION FENCING

H:\shared\parks\Tree Protection Fencing.pdf

DATE: March/08
DRAWN: DM
APP'D: RR
SCALE: N.T.S.

Memo

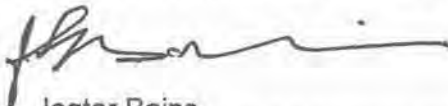
To: Planning Department
From: Jagtar Bains – Development Coordinator
Date: August 10, 2015
Subject: Servicing Requirements for the Proposed Development- REVISED



PROJECT: TO REZONE FROM RA-1 TO RA-3 TO CONSTRUCT TWO THREE STOREY BUILDINGS AND ONE FOUR STOREY BUILDING FOR

**SITE ADDRESS: 1550 ARROW RD
PID: 003-146-626
LEGAL: LOT A SECTION 56 VICTORIA LAND DISTRICT PLAN
DEV. SERVICING FILE: SVS01947
PROJECT NO: PRJ2015-00302**

The above noted application for rezoning & Development Permit has been circulated to the Engineering Department for comment. A list of servicing requirements has been attached on the following page(s). To allow Council to deal effectively with this application, we would appreciate confirmation, prior to the Public Hearing, that the applicant agrees to complete the servicing requirements. Should there be any disagreement with any of these requirements, it should be discussed with the undersigned prior to the Public Hearing.



Jagtar Bains
DEVELOPMENT COORDINATOR

cc: David Sparanese, MANAGER OF TRANSPORTATION & DEVELOPMENT

General Information on Development Servicing

Servicing requirements are stated at this time for the applicant's information. The requirements must be met prior to building permit issuance, including consolidation or subdivision, payments and/or deposits.

Services which must be installed by a developer must be designed by a Professional Engineer hired by the developer and installed under the Engineer's supervision. The design must be approved prior to building permit issuance. The approval process may take up to 30 working days of staff time to complete circulations and request revisions of the Engineer. Certain circumstances can lengthen the approval process.

A Financial sheet is issued with the design drawing which will state:

- 1) The estimated cost of developer installed servicing plus 20% which must be deposited.
- 2) The estimated cost of Municipal installed servicing which must be paid.
- 3) The Development Cost Charges payable.
- 4) Any special conditions which must be met.

This information is not intended to be a complete guide to development procedures. A more complete listing may be found in Section 2 of the Engineering Specifications, Schedule H to Bylaw 7452 (Subdivision Bylaw).

Development Servicing Requirement

Development File: SVS01947
Civic Address: 1550 ARROW RD
Page: 1

Date: Aug 10, 2015

Drain

1. AN APPROPRIATELY SIZED STORM DRAIN CONNECTION IS REQUIRED TO SERVE THIS DEVELOPMENT FROM THE EXISTING 375 MM MAIN LOCATED IN THE NORTHEAST CORNER OF THIS PROPERTY.
2. STORM WATER MANAGEMENT MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. THIS SUBDIVISION/DEVELOPMENT IS WITHIN TYPE II WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, OIL/GRIT SEPARATOR OR GRASS SWALE AND SEDIMENT BASIN. FOR FURTHER DETAILS, REFER TO SECTION 3.5.16, STORM WATER MANAGEMENT AND EROSION CONTROL OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW.
3. THE EXISTING SUBSTANDARD DRAIN ON ARROW ROAD, BETWEEN 375 MM MAIN AND THE SILT TRAP NEAR THE SOUTHEAST CORNER OF THIS PROPERTY, MUST BE UPGRADED PRIOR TO THE CONSTRUCTION OF ROAD IMPROVEMENTS.

Gen

1. THE BUILDING IS REQUIRED TO COMPLY WITH THE 2012 BC BUILDING CODE AND MUNICIPAL BYLAWS. BUILDING AND PLUMBING PERMITS WILL BE REQUIRED FOR ALL WORKS.
2. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.
3. TWO COPIES OF CONSTRUCTION FIRE SAFETY PLAN, PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BC BUILDING CODE ARE TO BE SUBMITTED FOR REVIEW/COMMENT TO THE SAANICH FIRE DEPARTMENT ALONG WITH A FEE OF \$100.00 PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
4. ALL RELEVANT PRECAUTIONS IN PART 8 OF THE BC BUILDING CODE "SAFETY MEASURES AT CONSTRUCTION AND DEMOLITION SITES" MUST BE PROVIDED BY THE CONTRACTOR PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

Hydro/tel

1. UNDERGROUND WIRING SERVICE CONNECTION IS REQUIRED TO SERVE THIS DEVELOPMENT.

Road

1. THE CORPORATION WISHES TO ACQUIRE 1.55 M WIDE PROPERTY DEDICATION FOR ROAD ALLOWANCE ALONG THE ENTIRE FRONTAGE OF THIS PROPERTY ON ARROW ROAD.
2. ARROW ROAD, FRONTING THIS PROPOSAL, MUST BE WIDENED TO 8.5 M RESIDENTIAL MUNICIPAL STANDARDS COMPLETE WITH NON-MOUNTABLE CONCRETE CURB, GUTTER AND SEPARATED 2.0 M WIDE SIDEWALK.

Sewer

1. AN APPROPRIATELY SIZED SEWER CONNECTION IS REQUIRED FROM THE EXISTING MANHOLE LOCATED AT THE REAR OF 3998 BEL NOR PLACE TO SERVE PHASE 1. PHASE 2 MUST BE CONNECTED TO THE EXISTING SEWER SYSTEM ON ARROW ROAD.
2. SANITARY SEWER LOADING CALCULATIONS ARE REQUIRED FOR THIS PROJECT FROM A CONSULTING ENGINEER, BASED ON THE CURRENT B.C. BUILDING CODE REQUIREMENTS, TO DETERMINE WHETHER THE EXISTING SYSTEM CAN PROVIDE THE REQUIRED FLOW OR UPGRADING IS REQUIRED.

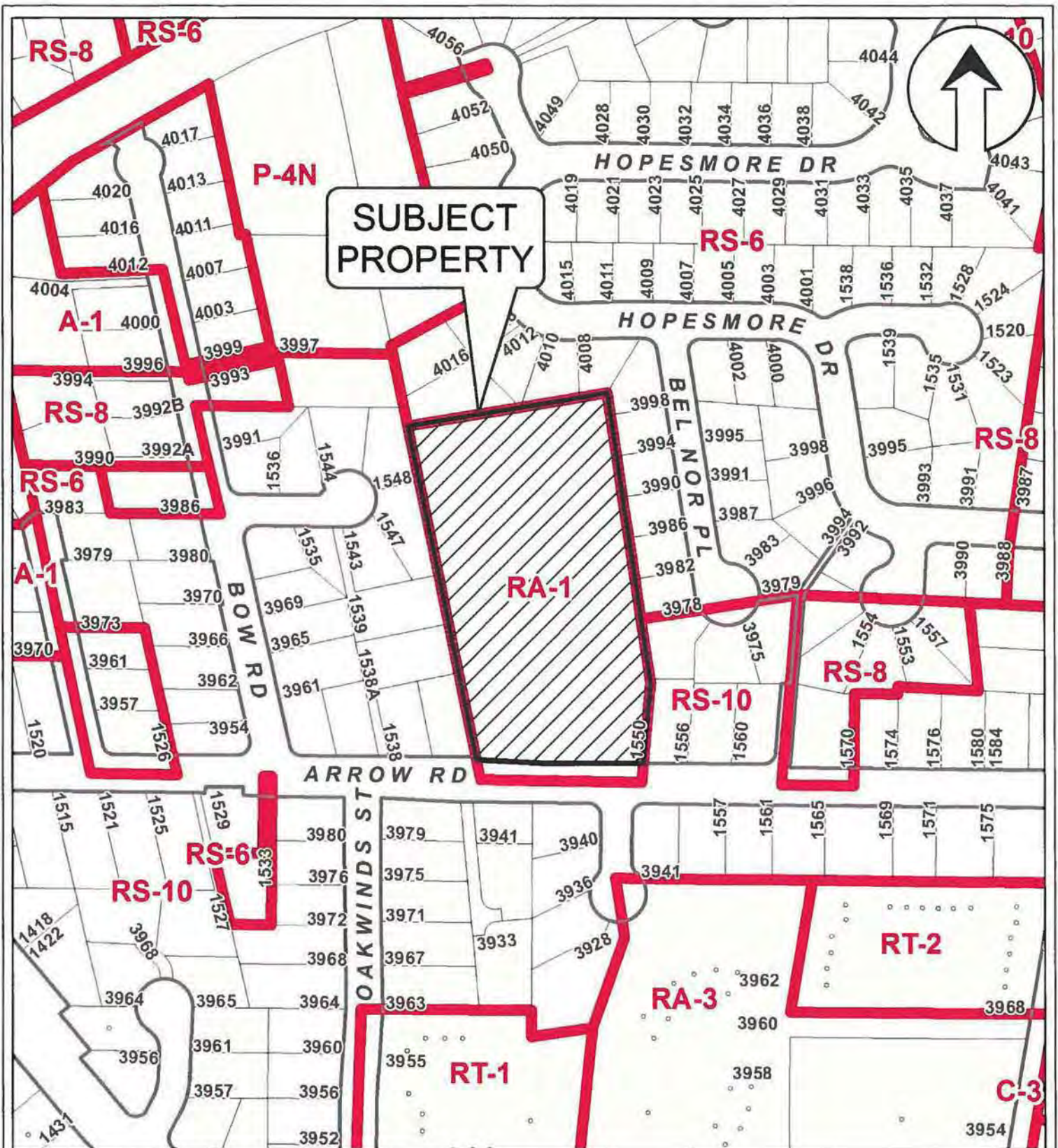
Water

Development Servicing Requirement

Development File: SVS01947
Civic Address: 1550 ARROW RD
Page: 2

Date: Aug 10, 2015

1. FIRE FLOW REQUIREMENT CALCULATIONS FOR THIS PROJECT MUST BE SUBMITTED BY THE CONSULTING ENGINEER BASED ON FIRE UNDERWRITERS SURVEY TO ALLOW THE MUNICIPALITY TO DETERMINE WHETHER THE EXISTING WATER SYSTEM CAN PROVIDE THE REQUIRED FLOW OR UPGRADING IS REQUIRED.
2. A PUMPER CONNECTION FOR THE FIRE SPRINKLER SYSTEM MUST BE PROVIDED AT A LOCATION ACCEPTABLE TO THE FIRE DEPARTMENT AND WITHIN 45 M OF A FIRE HYDRANT. THIS PUMPER CONNECTION IS TO BE FREE-STANDING AND OUTSIDE OF COLLAPSE ZONE OF THE BUILDING.
3. WATER METER SIZING CALCULATIONS MUST BE COMPLETED AS PER AWWA MANUAL M22 TO DETERMINE WHETHER THE EXISTING 75 MM SERVICE ON ARROW ROAD IS ADEQUATE TO SERVE PHASE 1 AND PHASE 2 OR UPGRADING IS REQUIRED. ONLY ONE FIRE LINE CONNECTION WILL BE PERMITTED.



District of Saanich
Planning Dept.
 June 8, 2015



Built Green: Our Mission for Mount Douglas Senior Housing Society

Our mission is to promote environmentally friendly building methods and practices, and to enhance our communities through leadership in sustainable development. After a preliminary review of the Built Green Checklist with the development team we feel we will be able to achieve a Silver rating (110 pts.). As the project progresses through the design process we are determined to target a Gold designation (125 pts.).

Green Building

Environmentally responsible and sustainable buildings are becoming increasingly integrated in building design, construction and operation, so that the end results are healthy, profitable and environmentally responsible places in which to live and work. Ledcor Building Construction has adopted the Built Green and LEED (Leadership in Energy and Environmental Design) philosophy's as the most universally accepted standards by which Ledcor's commitment to sound environmental and ecological practices can be measured.

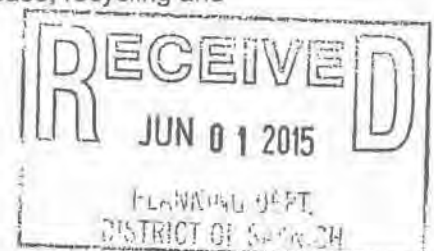
Built Green is a design and construction rating system intended to significantly reduce or eliminate the negative impacts of buildings on the environment and its occupants. It is a third party verification program that has become one of the most recognized systems for measuring the "green-ness" of a project.

Each Built Green project is different; there are no fixed combinations. Each Region, each Project Site, each building type, each building program, and each Design Team will determine which of the optional Built Green Credits will be chosen to apply to a particular project. Furthermore, many Built Green Credits are interconnected and cross referenced. These Credits rarely stand alone and each building type, however, does tend to retarget similar Built Green Credits. For instance, office buildings will usually focus on a similar combination, but the geographic region, the building orientation, and the target market will vary the details. Shopping malls will likely focus on another predictable selection of credits but will differ in the details.

Waste Management Plan Implementation:

Ledcor will designate a Waste Management Coordinator who will instruct the Subcontractors on the application of the Waste Management Plan. The Waste Management Coordinator's responsibilities will include:

- Ensuring Subcontractors maintain and document recycling procedures.
- Ensuring that recycle and waste bin areas are maintained in an orderly manner and are clearly marked to avoid contamination by foreign or contaminating materials.
- Ensuring Subcontractors segregate construction debris for reuse, recycling and salvage.





- Verifying that Hazardous wastes are being separated, stored and disposed of in accordance with Regional and MOE Policies and EPA regulations.
- Ensuring Subcontractors required by contract or by legislation to maintain their own containers on site are following the WMP and reporting their waste information accurately for the WMP ledger.
- Conducting Waste Management meetings. All Subcontractors shall attend. The WMP will be discussed at the regular Subcontractor Progress Meetings, and adherence to the WMP reviewed.

Erosion and sedimentation control Intent

Erosion and sedimentation control is (ESC) essential to all Built Green projects and is used to control erosion and sedimentation to reduce negative impacts on the environment.

The program will vary site-to-site, city-to-city, and region-to-region. It will also vary somewhat depending on the Owner, the Design Team (particularly the Civil Engineer) and Ledcor's Trades and forces on site.

The Plan can be, and often is, both a written plan and a drawn plan. Components of the plan sometimes come as part of the Site Plan and the Specification by the Architects and particularly by the Civil Engineer/Landscape Architect, but can also be an in-house Works Area Plan by Ledcor illustrating Hoarding, First Aid and Emergency Response locations, Access Gates, Crane rotation, Skip Hoist locations, and delivery/lay-down areas. In summary, the Plan may be a joint venture onto which the additional Erosion & Sedimentation Control measures are super-imposed.

The plan shall meet the following objectives:

- Prevent loss of soil during construction by storm water runoff and/or wind erosion, including protecting topsoil by stockpiling for reuse.
- Prevent sedimentation of storm sewer or receiving streams.
- Prevent polluting the air with dust and particulate matter.

Certified Wood

Encourage environmentally responsible forest management.

The object of Forest Stewardship Council (FSC) is to reduce or eliminate the use of virgin/natural forests as a wood and lumber source and to shift the market to sustainable practices – to a farmed and harvested model.

The Forest Stewardship Council establishes the rules and regulations and awards the right to affix the FSC Brand to companies who conform to stringent practices. An FSC



Brand ensures that a chain of custody has been followed throughout the harvesting, milling, transporting and delivery of their products.

Energy-Efficiency

The objective of this is to ensure that the final result of all the Built Green measures and construction efforts is a clean and uncontaminated structure ready for Occupancy.

The opportunity to design a building efficiently from the start enables more and better efficiency measures to be used. The more new technologies and practices that are adopted in new construction, the more costs will come down and the measures become standard practice. By incorporating energy efficiency, renewable energy and sustainable green design features into a building at the outset, you can play a significant role - not only controlling your building's energy consumption - but also contributing to achieving a sustainable energy structure for our society.

New buildings present a very real opportunity to achieve significant energy avoidance savings over the long term, especially when developers and building owners use a comprehensive systems approach to energy efficiency. Building to higher energy-efficiency standards requires an upfront commitment to a whole new way of thinking about design, construction and investment. The benefits of building to higher standards of energy efficiency are far-reaching and nearly immediate and benefit occupants for generations to come.

By designing a new building holistically, with energy savings goals in mind, you can help to ensure that all systems work together effectively and you can incorporate major energy-efficiency components that would be difficult or impossible to retrofit and will save you significant amounts of money over your building's life

Troy Lindsay
Senior Estimator
Ledcor Construction Limited
203, 830 Shamrock Street Victoria B.C V8X 2V1
p 250-477-1831 | c 250-213-5284 | f 250-477-1846
www.ledcor.com

FORWARD. TOGETHER.

DEVELOPMENT PERMIT APPLICATION STORMWATER MANAGEMENT STATEMENT

Parcel Address: CIVIC: 1550 ARROW RD., VICTORIA, B.C., V8N-1C6

Applicant: ARCHITECT: NUMBER TEN ARCHITECTURAL GROUP
CIVIL: WESTBROOK CONSULTING LTD.

Date: MAY 29 / 2015

Contact Person: ARCHITECT: MARK J. ANTHONY CIVIL: BRUCE CRAIGSHAW

Telephone: ARCHITECT: (250) 360-2106 x 5207 CIVIL: (250) 391-8592

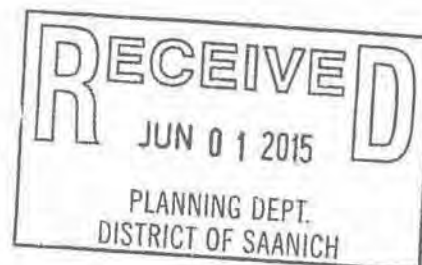
Storm water management is reviewed as part of the Development Permit Review process. Applications are required to meet:

1. The Engineering Specifications detailed in Section 3.5.16 of Schedule "H" of the Subdivision Bylaw, 7452; and
2. The intent of the Development Permit guidelines:
 - a) Development Permit Areas #1, 2, 3, 6, through 15, 17, 18, 20, 21, 22, 23
 - The total impervious cover of the site should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas.
 - Storm water runoff controls should replicate the natural runoff regime. The controls could include on-site infiltration, storage in ponds or constructed wetlands, sand filtration and creative road/curb configurations.

b) Development Permit Area #27

Maintain pre-development hydrological characteristics should by the following means:

- minimize impervious surfaces.
- return the storm water runoff from impervious surfaces of the development to natural hydrologic pathways in the ground to the extent reasonably permitted by site conditions, and treat, store and slowly release the remainder per the specifications of Schedule H to the Subdivision Bylaw.
- minimize alteration of the contours of the land outside the areas approved for buildings, structures and site accesses by minimizing the deposit of fill and removal of soil, and
- minimize the removal of native trees outside the areas approved for buildings, structures and site accesses.



Keeping in mind the requirements of Schedule "H", describe how your storm water management concept will meet the intent of the relevant development permit guidelines. Provide details on types of treatment systems that will be used, considering the following questions:

- a) Will there be an increase or decrease in impervious area compared to existing conditions?
- b) What percentage of the site will be impervious cover compared to existing conditions?
- c) How will impervious surface area be minimized (e.g. minimizing paved area and building footprints, pervious paving, green roofing, absorbent landscaping)?
- d) How will the proposed system detain and regulate flows and improve storm water quality (e.g. infiltration systems, engineered wetlands, bioswales)?
- e) If the intent of the guideline cannot be met, explain why.

Use additional pages if necessary. Attach plans if available; detailed engineering plans will be required as part of the Building Permit process.

NOTE: Meeting the Development Permit guidelines and issuance of a Development Permit does not relieve the requirements of Schedule "H" of the Subdivision Bylaw.

a) Storm water management will be designed in accordance with Schedule "H" of Bylaw 7452. The site is located within a Type 2 watershed. The proposed building will direct runoff from the roof and adjacent impervious surfaces to a proposed rain garden and a proposed detention chamber. The rain garden will release runoff by way of an under drain beneath the soil layer. The detention chamber will permit runoff to be released at the rate specified in Schedule H.

b) Impervious surfaces will be minimized by way of using permeable surfaces within parking stalls, and on some walkways through the property.

c) Runoff from the parking area will be directed to the permeable pavement within the parking stalls. The permeable pavement system will provide treatment of hydrocarbons and total suspended solids, as well as detain the runoff prior to discharge to the municipal system. Runoff infiltrated to the permeable pavement system will be collected by a perforated pipe under drain, and then directed to the municipal system.

d) Impervious walkways will be directed to adjacent vegetated areas for infiltration to the natural ground.

e)

If you require clarification, please contact:
The District of Saanich • Planning Department • 3rd Floor • Municipal Hall
770 Vernon Avenue • Victoria • BC • V8X 2W7
Tel: 250-475-5471 Fax: 250-475-5430



WESTBROOK Consulting Ltd.

May 25, 2015

2898.02

District of Saanich
770 Vernon Avenue
Victoria, BC V8X 2W7

Attr: Jagtar Bains

Re: 1550 Arrow Road - Proposed Development Preliminary Storm Water Management Plan

Dear Sir:

Westbrook Consulting has been retained by the Mt. Doug Seniors Housing to prepare the following storm water management plan for the proposed multi family residence.

PROJECT DESCRIPTION

The above development will be located at the north end of the 1550 Arrow Road property and will comprise of a new multi-family residence, parking area, and landscaped areas.

The proposed storm water management system shall consist of a combination of rain gardens, permeable pavers for treatment and detention, and underground storage chambers for runoff detention to meet Schedule H of Bylaw 7452.

DESIGN CRITERIA

The site falls within the Type II watershed, the following criteria are required to be met:

Item	Criteria
Storage	100 m ³ per ha of impervious area
Release Rate	10 L/s per ha of total contributory catchment
Treatment System	Rain Garden / Permeable Pavers / Oil &Grit Separators / Detention Chambers

PROPOSED DESIGN

The storm water management system divides the site into the following two catchment areas:

- The building's roof and patio areas
- The Parking Lot

Roof and Patios

The roof area and surrounding patio and sidewalk areas measure approximately 2500 square meters in area. The roof shall be divided into two catchments, with 1500 square meters being directed to a proposed rain garden to be located west of the proposed building, and 1000 square meters being directed to a proposed detention chamber to be located north of the proposed building.

The neighbours have expressed concern that the groundwater levels not be negatively impacted by the development. As such, both the rain garden and detention chambers shall be lined with an impervious liner to prevent influence from the groundwater, and so as not to add additional runoff to the groundwater system.

The rain garden will be sized to accommodate both the proposed building, and the potential for 2500 square meters of future impervious surfaces. Runoff within the rain garden will infiltrate through the specified soil and be collected by an underdrain and directed to the municipal system. Runoff will be permitted to collect within the rain garden to a depth of 200mm. Runoff events that exceed the capacity of the rain garden will be permitted to overflow to a perched overflow manhole fitted with a "Beehive" style frame and grate.

The detention cells will be connected to a flow control manhole that will restrict the flow of runoff to no more than 1.0 l/s (10 l/s per ha of contributing catchment). The flow control manhole will then direct runoff to the municipal drain system via a proposed connection to be located at the northeast corner of the lot.

Parking Area

The proposed parking area measures approximately 3500 square meters of which 1300 square meters is proposed to be permeable unit pavers.

The permeable pavers are proposed to be installed within the parking stalls to the lot, and to have the drive aisles paved with asphaltic concrete.

It is proposed that the pavers be Aqua Pave unit pavers, or approved alternate, which will provide treatment of hydrocarbons within the underlying gravel base.

Runoff from the asphalt driveway will be direct to sheet flow to the permeable paver parking stalls where it will be treated and detained, and infiltrated to ground to the ability the ground can accept it.

Runoff within the permeable paver system gravels that are not infiltrated will be collected by a perforated pipe underdrain and directed to the municipal system.

During major runoff events that are not infiltrated into the permeable paver system, runoff will be directed to a conventional catch basin and piped system.

An oil interceptor will be provided to treat runoff that is not able to be treated by the permeable paver system.



September 29, 2015

Peter Daniel
Asset Manager Diocese of British Columbia
250-386-7781-local 246 Office
250-514-7797 mobile
assetmgmt@bc.anglican.ca

Dear Peter:

Re: Mount Douglas Seniors Housing Society (MDSHS), 1550 Arrow Road, Saanich
Tree Assessment

Herein, please find my tree assessment report, as requested.

Assignment:

You have asked me to assess two trees.

1. A large Douglas Fir tree is located on the east property boundary that is shared with 3982 Bel Nor Place. The resident at this address is concerned about the safety of the tree. Gye and Associates Ltd. have been asked to assess the health and condition of the tree and to evaluate the risk potential posed by the tree to the neighbour.
2. A mature Garry Oak is located in the rear yard of 4008 Hopesmore Drive. Several limbs from the tree encroach over the fence into MDSHS property and have been inexpertly cut back close to the fence line by MDSHS grounds staff. The District of Saanich has inspected the tree and instructed MDSHS to retain an ISA Certified Arborist assess the tree pruning and undertake any remedial work necessary.

The large Douglas Fir appears healthy and sound. The tree exhibits no indications of disease or decay; the main roots of the tree appear well distributed around the root crown; the stem is well-tapered with a height-to-girth ratio well within acceptable limits for this species; and the tree is well branched down most of the stem (a healthy "live-crown ratio"). It looks like the branches on the neighbour's side have been trimmed back in the past to contain the canopy, indirectly reducing the risk of a branch failure to the neighbour. In its current condition, it is my opinion that this tree presents a minimal risk of branch or whole tree failure to the affected neighbour; consequently, I don't believe the District would support its removal.

The neighbouring oak at the very back of the property (where you have cleared out the blackberry) needs some of the branch stubs and wounds cleaned up from your ground-keeper's pruning efforts. I recommend you use an ISA certified arborist to do this work. I have forwarded you by email the name and contact information of one such arborist, whose work I am familiar with.

I am appending several pictures to this report to illustrate the points above.



Urban Forests by Design

T (250) 544-1700
jgye@shaw.ca
www.gyeandassociates.ca

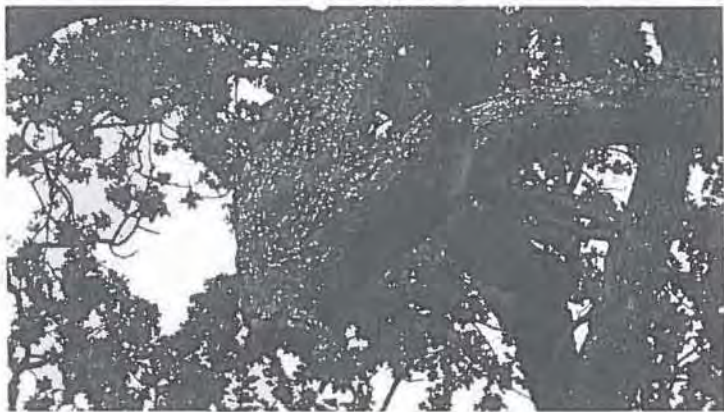


GYE + ASSOCIATES
Consultants in Urban Forestry and Arboriculture

Respectfully submitted,

Jeremy Gye - President
Gye and Associates, Urban Forestry Consultants Ltd.

Consulting Arborist (Diploma, American Society of Consulting Arborists, 1997)
ISA Certified Arborist (Certification No. PN-0144A)
ISA Municipal Specialist (Certification No. PN-0144AM)
Certified Master Woodland Manager (Small Woodlands Program of BC)



THE CORPORATION OF THE DISTRICT OF SAANICH

TO: MAYOR AND MEMBERS OF COUNCIL

DATE: SEPTEMBER 09, 2015

FROM: ADVISORY DESIGN PANEL

SUBJECT: APPLICATION BY NUMBER TEN ARCHITECTURAL GROUP FOR REZONING AND DEVELOPMENT PERMIT TO CONSTRUCT ONE THREE STOREY AND ONE THREE/FOUR STOREY BUILDING FOR AFFORDABLE SENIORS HOUSING AT 1550 ARROW ROAD. THE PROPOSED DEVELOPMENT WOULD OCCUR IN TWO PHASES. THE PROPOSED REZONING WOULD ALLOW THE DENSITY IN BOTH PHASES; HOWEVER, THE DEVELOPMENT PERMIT APPLICATION IS IN REGARD TO PHASE I ONLY AND A FUTURE DEVELOPMENT PERMIT WILL BE REQUIRED FOR PHASE TWO.
PLANNING FILES: DPR00614 / REZ00559
CASE #2015/010

BACKGROUND AND PRESENTATION

The above referenced application was considered by the Advisory Design Panel at its meeting of September 2, 2015 meeting.

Barry Cosgrave and Mark Anthony, Number 10 Architectural Group, Bev Windjack, LADR Landscape Architecture, and Peter Daniel, Diocese of British Columbia, attended to present design plans and answer questions from the Panel.

The Planner briefly outlined the application.

The applicants stated:

- Phase I will include a total of 95 parking spaces.
- A market study determined the proposal should only include studio and one bedroom units.
- Articulation will be formed along the length of the building through the use of glazing and indentation in order to create a bay window like effect on the north and east sides of the building. Balconies will be introduced on the west and south sides of the building.
- A custom, larger unit is proposed to be located above the entrance on the second and third floors.
- Finishes include acrylic stucco and horizontal hardy panels, windows will be grouped with vertical hardy panel and hardy panel trim.
- Existing vegetation will be retained and substantially added to with extensive trees and hedging on the north property line. Existing hedging on the west and east sides of the site will remain.
- Permeable paving and a large rain garden will aid in the storm water drainage issues that exist on site.
- The covered entrance plaza will include a loading / handyDART zone, benches and bicycle racks.
- Stairs are not proposed into the building or within the exterior amenity spaces to ensure it is accessible; a new drop-off area will serve both buildings.

- A large rain garden and a common, deer-fenced garden area with raised beds are proposed on the east side of the site. A path will circumnavigate the site and will connect to Arrow Road.
- A new aviary will be featured in the entrance off of Arrow Road and a gazebo is proposed for the centre island.


Comments from Panel members:

- The elevator should be rotated or recessed to allow for better traffic capabilities.
- Some exterior corners could be more emphasized by adding additional eyebrows; elements over balconies could be considered.
- The main entrance volume does not relate well with the proposed entrance doors.
- The glazed balconies are a nice touch.
- Although the south side aesthetic offers a lot more foundation plantings, a softer edge should be considered on the north side.
- Storm water drainage issues need to be sufficiently addressed.
- Additional lay-bys along the pathway should be considered to create circuit opportunities.
- The main entrance lacks identity and limits effective assemblage.
- Accessibility opportunities should be explored through providing a larger one bedroom unit and a studio unit in the southwest corner of each floor to better accommodate persons with disabilities.
- The larger unit proposed for above the main entrance should be repeated on all floors.
- The washroom proposed off of the main floor should be repeated on all floors.

RECOMMENDATION

That it be recommended that the design for Phase I of the proposal at 1550 Arrow Road be approved as presented with the following suggestions:

- Provide larger, fully accessible units in the southwest corner of each floor;
- Redevelop the larger unit above the main entrance and repeat on each floor;
- Better emphasize and identify the main entrance; and
- Recess the elevators to provide more space for access and egress.



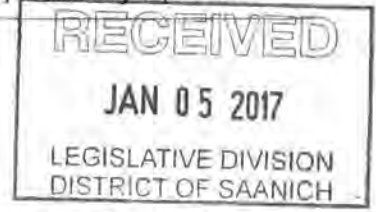
Penny Masse, Secretary
Advisory Design Panel

cc: *Director of Planning*
Manager of Inspections
Number Ten Architectural Group

POST TO	POSTED
COPY TO	
INFORMATION	
REPLY TO WRITER	<input type="checkbox"/>
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IMPORT	<input type="checkbox"/>
FOR	
ACKNOWLEDGED:	

Clerksec - 1550 Arrow Road - Committee of the Whole meeting, Monday, January 9, 2017

From: "CE Gregg" [redacted]
To: <clerksec@saanich.ca>
Date: 1/4/2017 10:10 PM
Subject: 1550 Arrow Road - Committee of the Whole meeting, Monday, January 9, 2017



January 4, 2017

To Mayor and Members of Council,

re: Reports from the Director of Planning dated December 13, 2016 and December 21, 2016 for 1550 Arrow Road to be considered at Committee of the Whole meeting to be held on Monday, January 9, 2017

The rezoning of the property at 1550 Arrow Road has been a complicated, controversial process both for the applicant as well as for the neighbouring property owners. The latest report presented by Saanich Planning includes changes proposed by the applicant in response to neighbourhood concerns addressed at the Committee of the Whole meeting, March 14, 2016. The applicant should be commended for their efforts to appease some of the issues that were considered problematic in their initial submission. The agreement by the Board of the Mount Douglas Seniors Housing Society to apply a covenant restricting the site to low income seniors' housing was a very welcome addition to the rezoning application. The applicant has done much to redesign the building, increasing set-backs and addressing other minor grievances to make their application more agreeable to the neighbourhood and to Council.

Members of the neighbourhood have continually reinforced their support for low income seniors' housing on this site. That being said many residents still have issues with this revised application:

- The height of the building – 3 stories in a residential neighbourhood with single family homes of 2 stories or less is an inappropriate design for this site. It does not follow Saanich Community Planning documents that support designing new structures that are compatible with adjacent structures. Residents assume that Community Plans were drafted as a formula for development in Saanich to ensure that new proposals suit the character and will fit an existing community. It is interesting that the Saanich Planning Department has chosen to disregard their own planning documents for this application and instead has encouraged the applicant's proposal for a 3 story building that is out-of-character and out-of-scale with the neighbourhood. The added cost to the applicant of revising their original submission and the ongoing uncertainty and distress to the neighbourhood has been a direct result of the Planning Department's course of action for this application.
- Arrow Road is a narrow lane inadequate and unsafe even for the current

pedestrian and vehicular traffic. Allowing an additional 84 units has the potential for that number if not more vehicles. The Gordon Head Residents' Association remarks regarding this proposal have also identified issues with Arrow Road – "Density should not be increased without corresponding upgrades to Arrow Road between the site and Cedar Hill Road."

It is hoped when this application is reviewed by the Committee of the Whole on January 9 that Community Planning documents will be seriously considered when determining if this application will proceed to rezoning. Although the applicant has done their best to address some of the concerns, the basic issues of suitability and compatibility of the building with the neighbourhood, as well as the safety concerns of increased traffic should be major considerations in determining approval for this application.

Thank you for consideration of our concerns.

Regards,

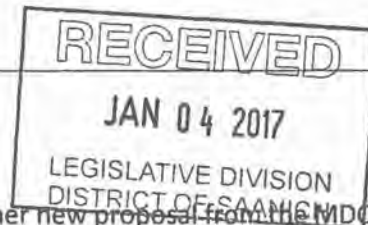
David Mattison
Charlene Gregg

 Bel Nor Place

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INFORMATION	<input type="checkbox"/>
RESPONSE TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	
IMPORT	<input type="checkbox"/>
FOR	
NEW ISSUE	

Clerksec - 1550 Arrow Road: Concerns for the Jan 9 CoW

From: Morven Wilson
To: Colin Plant <colin.plant@saanich.ca>, Dean Murdock <dean.murdock@saanich...>
Date: 1/3/2017 9:14 PM
Subject: 1550 Arrow Road: Concerns for the Jan 9 CoW
CC: "clerksec@saanich.ca" <clerksec@saanich.ca>



Dear Mayor and Council,

My trust in the planning process was shattered a week before Christmas by another new proposal from the MDC developer and Saanich Planning. This latest result from the collaboration between these two had Saanich Planning offering the option of a Care Facility!

However, on Dec 21 Deane Strongitharm reports to the neighbours that the Care Facility option was a mistake. Every time the neighbours try to get some clarity—or try to express our concerns—these two go back into a huddle and come up with yet another plan that suits their agenda and leaves us out.

Our neighborhood has again been treated with total disrespect!

There have been so many changes that we can never trust that the version on the Saanich website is the final version.

The neighbourhood consultation process (requested by Council) around 1550 Arrow Road was nothing more than presentations and defenses of the project planner's position. Each such presentation was sidelined with a new zoning proposal. First was RA-3; then two days prior to Canada Day an Open House was called at very short notice to reveal a Split Property zoning. At that Open House the attendees asked for real discussions rather than just another presentation. Deane Strongitharm obliged by calling a meeting in September. To our surprise, he started with another presentation and announced a 'Comprehensive Development' zoning. Mr. Strongitharm couldn't even explain that zoning adequately. We were told it was *'still being worked out with the Planning Department'*. Also to our surprise we learned at this meeting that the new building plans had already been submitted to Planning – although we were under the impression that this meeting was to be a 'discussion/consultation'.

Our neighbours feel that Mr. Strongitharm's individual, front-door visits seemed more like intimidation than consultation. It seemed like divide-and-conquer. Once again, it seems like a *'done deal'* between the applicant (Mr. Strongitharm) and Saanich Planning.

Lights, plants and parking alterations do not address the intrusive nature of a 3-story, 84-unit building, with 40 units having the possibility of 2 people per unit. And all this added to the existing 80-unit, aged, 2-story building. The new 3-story apartment building—on a property surrounded on all four sides by single family homes—does not fit in our neighbourhood.

Mr. Strongitharm has refused to talk about anything other than 3-stories. His defense is the economic necessity of 3-stories due to the cost of foundations and roofing. However, if he is financially unable to build a reasonably-sized facility that fits with the single-family neighbourhood then that's not an excuse to push this

oversized building on us. We were told that the mere reduction from 100 units to 84 units would push rents up \$100 per unit per month. If he needs larger buildings to make his project financially viable then he should take it to a main road where he can build his taller buildings with three or more stories.

The issue of increased car, service, emergency, and pedestrian traffic on narrow, hilly, Arrow Road is concerning. This road is the only entrance/exit from Cedar Hill Road to the neighborhood of 204 single family homes (some with suites) as well as the existing 80-unit MDC.

The only other entrance/exit is from McKenzie and is already a no-left-turn for traffic going east. Also, Arrow Road has become a cut-through to traffic wanting to go west on McKenzie out of Oakwinds (to avoid lights and congestion at the intersection of Cedar Hill and McKenzie one block away).

Yes, we need low income seniors' housing. But it must be consistent with existing planning guidelines for the community as a whole. Does it have to come at cost to the existing zoning regulations and the Shelbourne Valley Action Plan just because affordable housing is the hot topic of the day? Does the Planning Department really have the authority to ignore the guidelines and give developers the zoning they want for a development? Can I as a home owner now ask for variations to my property zoning to meet my needs? Will Saanich Planning now work with me over-and-over to wiggle a solution to meet my needs?

Our community has long accepted the existing 2-story, 80-unit building, and has worked with the issues and problems over the years. We have said 'yes' to an expansion on that lot for a smaller, 2-story building. The new development must be done in a fashion that is compatible with the neighbourhood and does not adversely impact the personal privacy of the neighbours along the lot lines.

It's unacceptable to have a 3-story building with Juliet balconies that look into living and bedroom windows of homes along Hopesmore Drive. New landscaping doesn't address this issue.

Lower parking lot light standards will still light up the backyards of the whole block of Bel Nor. Garbage trucks coming and going three times a week along the back of Bel Noir homes impacts the neighbours there and along Arrow Road. Surely parking, garbage collection, and service and emergency vehicles are the reasons there are Zoning Regulations that put apartment buildings and care facilities on the main roads in the first place?

Maybe it is time to look at the existing, aging, building on that lot and consider a whole new plan?

The Anglican Church has well paid consultants (and apparently, Saanich Planning as well) looking out for their financial and personal interests in the Mount Douglas Court project.

Our neighborhood's professional advocates must be you, the Mayor and Council, that we voted into office.

Please don't do what is just '*politically correct*'. Please respect the Shelbourne Valley Action Plan and associated zoning regulations. Please reject a 3-story building pushed to the back of the property bordering single family homes so that the future can allow the same or higher density in the front of the property. Please reject a zoning that will allow a Care Facility in the future. Please send the MDC consultants back to the drawing board.

Respectfully,

Judy Wilson, [REDACTED] Hopesmore Drive

2870-30 Arrow

Clerksec - Re: IMPORTANT: 1550 Arrow Road scheduled for Committee of the Whole January 9th

POST TO	General	POSTED	DEC 29 2017
Committee of the Whole SH ✓			
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WANTED	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION			
REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED:			

From: DRNIS 2 [redacted]
To: Lynn Merry <Lynn.Merry@saanich.ca>
Date: 12/21/2016 5:26 PM
Subject: Re: IMPORTANT: 1550 Arrow Road scheduled for Committee of the Whole January 9th

This seems to have been resolve by a letter to planning by the developers rep to planning dept

Sent from my iPhone

On Dec 21, 2016, at 12:47 PM, Lynn Merry <Lynn.Merry@saanich.ca> wrote:

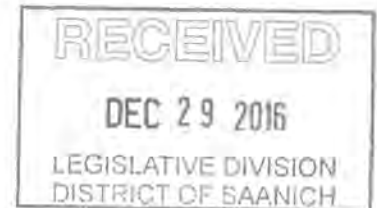
Receipt is acknowledged of your recent correspondence to Mayor and Council. Please be assured that your correspondence has been brought to the attention of Mayor and Councillors and referred to appropriate municipal staff for information.

If further information is required, please email back to this address, or call the Legislative Division at 250-475-1775, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, except statutory holidays.

Sincerely,

Lynn Merry
 Senior Committee Clerk
 Legislative Division
 Legislative Department
 District of Saanich
 770 Vernon Ave.
 Victoria BC V8X 2W7

t. 250-475-5494 ext.3501
lynn.merry@saanich.ca
www.saanich.ca



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Please consider the environment before printing this e-mail.

>>> David Nicholls [redacted] 12/19/2016 9:11 AM >>>

Was extremely surprised and distressed to learn of the alteration of direction this application for zoning has taken. As a Forty year resident at [redacted] Arrow Rd., adjacent to the application I was assured the restrictive covenant would accompany the application and that council would respect the Shelbourne Valley Community Plan perhaps not in its entirety but with future consideration for the character of the neighbourhood, however it would appear that Saanich Planning Dept is ignoring the nature of the SVCP and is considering the likelihood of this development reverting to a "Community Care facility in future" with all the service traffic that it attracts.

It is clear to me that the applicant has gone out of their way to deceive the neighbourhood by reneging on the agreement with the neighbourhood committee to add a restrictive covenant to the development by presenting an alternative plan to the Planning Dept without consulting the neighbourhood. Is this the process that Council wishes to support? I don't think so.

I fear that to allow the escalation of this development in future to a "Community Care Facility" would not only destroy the nature of this neighbourhood (i.e., more traffic and noise) but the integrity of the municipal process will be compromised. Living adjacent to the property, I sense the impact on a daily basis as traffic has increased tenfold as the density of the neighbourhood increases. A full "Community Care facility" is increasing stress and traffic that can be avoided or capped at this stage.

Your attention to this eventuality and to the SVCP would be appreciated.

Begin forwarded message:

From: Arrow Residents [REDACTED]
Date: December 18, 2016 at 10:26:15 PM PST
To: Arrow Residents [REDACTED]
Subject: IMPORTANT: 1550 Arrow Road scheduled for Committee of the Whole January 9th

Season's Greetings to our mailing list of 93 area residents.

The Mount Douglas Court (MDC) revised rezoning application has been scheduled to be presented to Mayor and Council at the Committee of the Whole meeting on Monday January 9th. By now you are all familiar with the changes the applicant has made over the past 7 months, but they've thrown us a new curve ball. The revised [Saanich Planning](#) report to council has been posted on the [Saanich website](#).

We spent 17 months lobbying the proponent to accept a restrictive covenant on the property to ensure it would remain affordable independent living housing for seniors. The whole time they kept assuring us they had no plans for anything other than independent living apartments and therefore argued they didn't need a covenant, but we still asked for a legal guarantee. They were extremely reluctant to accept one, but finally agreed at the end of October to accept a covenant. Now, in an incredibly disturbing twist, they've changed their minds and are asking for the zoning to allow for a care facility in the future! The rezoning application will have a restrictive covenant for "affordable housing for seniors" but note that the wording does **not** say independent living, and on page 2 of the Planning report it *explicitly* mentions the zoning would allow for a "Community care facility" and mentions the zoning would allow for "increasing levels of supportive care."

What could a care facility on a narrow street in our residential

neighbourhood mean?

- Significant increase in traffic and parking: 24 hour on site staff, shift workers, increased demand for staff and family/visitor parking as well as visiting VIHA/clinical staff, more ambulances, more medi-vans, more handi-darts, more deliveries, more frequent garbage pickup, etc.
- Comings and goings at all hours (the current building generates very little traffic after dark).
- A commercial grade kitchen: loud roof exhaust vents, routine commercial deliveries of food, more staff, etc.
- A commercial grade laundry facility: exhaust vents, constant noise.
- More lights on 24/7.

Did it offend you when the proponent held a community meeting on September 15th only to tell us they had already submitted their plans to Saanich and would accept no further input? Now we know why: they've essentially admitted that they were disingenuous all along. They have given us very little time (at the busiest time of year!) to get organized and to communicate with Saanich Councillors about this major change.

While the other positive changes (increased setbacks, reduced height, lower density, increased parking, better landscaping) weren't as significant as some of us had hoped, they were welcomed changes and might have been able to garner enough support for this application to be approved. Now, this one small bullet point addition to allow for a care facility in the future, which was *never* publicly discussed before, should cement in all our minds that the applicant has always and will always be dishonest with us. We cannot trust that whatever is being presented to Council will be the final product. We cannot allow this careless rezoning request to be approved.

Please phone, email, write letters and/or request meetings with the Mayor and Councillors between now and January 9th. We realize this will be very difficult at this time of year but they need to hear a loud public outcry about this change. Even if you're only able to write a one paragraph email to them expressing your shock over this change, this will help. At the last Committee of the Whole a Councillor said we must have sent in a record number of letters on this application. Let's break that record this time!

Sincerely,
The Arrow Road Advocates Committee
(Barb, Charlene, Loti, Marg, Morven, Warren)

Contact details for Mayor and Councillors:

If you want to send them all the same email, you can copy/paste this into the "To" line:

mayor@saanich.ca; susan.brice@saanich.ca;
judy.brownoff@saanich.ca; vic.derman@saanich.ca;
fred.haynes@saanich.ca; dean.murdock@saanich.ca;
colin.plant@saanich.ca; vicki.sanders@saanich.ca;
leif.wergeland@saanich.ca; council@saanich.ca;

To contact individuals by phone or email:

Mayor Richard Atwell [250-475-1775](tel:250-475-1775) ext. 5510 mayor@saanich.ca
 Councillor Susan Brice [250-598-6209](tel:250-598-6209) susan.brice@saanich.ca
 Councillor Judy Brownoff [250-727-2008](tel:250-727-2008) judy.brownoff@saanich.ca
 Councillor Vic Derman [250-479-0302](tel:250-479-0302) vic.derman@saanich.ca
 Councillor Fred Haynes [250-708-0431](tel:250-708-0431) fred.haynes@saanich.ca
 Councillor Dean Murdock [250-889-0242](tel:250-889-0242) dean.murdock@saanich.ca
 Councillor Colin Plant [250-514-1439](tel:250-514-1439) colin.plant@saanich.ca
 Councillor Vicki Sanders [250-592-0865](tel:250-592-0865) vicki.sanders@saanich.ca
 Councillor Leif Wergeland [250-658-6558](tel:250-658-6558) leif.wergeland@saanich.ca

2870-30 Arrow

From: The Kwans [redacted]
To: <mayor@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>...
Date: 12/18/2016 11:19 PM
Subject: Mount Douglas Court's senior development wanting to be rezoned to a care facility in the middle of a neighborhood!!!!!!

So the MDC has revised their rezoning application from a low income senior development to a care facility that will be presented to you on Jan 9, 2017 without any consultation to the neighbourhood about this 'change'....like a slap in the face to all folks having to deal with this matter.

What does this mean to our quiet neighbourhood?

Well...definitely there will be more staffing around the clock to service the care facility.

Also...the building will have to be upgraded to include at least a commercial kitchen and a commercial laundry.

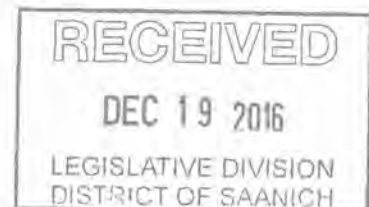
Traffic and parking will definitely increase to service visitors and staff to run the facility.

It is a business that runs 24 hours a day in a quiet neighbourhood.

Arrow road is too narrow to take on this type of traffic.

Please block this rezoning as the folks of MDC have done nothing to ease the concerns of the neighborhood that surrounds them.

Yours truly
 Jeannie Kwan
 [redacted] Hopesmore Drive



2870-30 Arrow

RECEIVED
DEC 19 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

From: Murray Goode
To: <mayor@saanich.ca>
Date: 12/19/2016 9:14 AM
Subject: Arrow Development

Mr. Atwell,

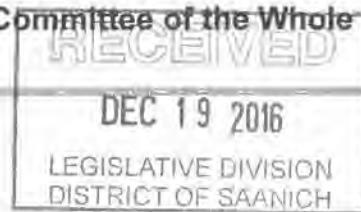
We have just become aware that the developers on Arrow Road are wanting to be able to expand their project into a 'continuing supportive care facility' on this property. This is NOT A GOOD IDEA as it would bring a lot more traffic onto Arrow which is very narrow, more noise with an industrial kitchen and laundry. It would potentially bring more ambulances and support workers and 24/7 staff, increasing the general traffic and noise to our quiet little neighbourhood. There is very little noise there at night now and it would be best if it stays that way for all the neighbours surrounding the housing project. It is difficult to trust these developers as they have tried to hoodwink us a couple of times now!! Please limit this development to housing for low income independent living seniors!!

Thank You,
Marilyn and Murray Goode
Bow Road
Victoria, BC

POST TO	General	POSTED	Dec 19
COPY TO	SH ✓		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>		
REPORT FOR			
ACKNOWLEDGED:	BIM ✓		

0870-30 Arrow

Clerksec - Fw: IMPORTANT: 1550 Arrow Road scheduled for Committee of the Whole January 9th



From: [redacted]
To: "mayor@saanich.ca" <mayor@saanich.ca>
Date: 12/19/2016 12:32 AM
Subject: Fw: IMPORTANT: 1550 Arrow Road scheduled for Committee of the Whole January 9th
CC: "susan.brice@saanich.ca" <susan.brice@saanich.ca>, "judy.brownoff@saanich.ca" <judy.brownoff@saanich.ca>

Handwritten routing slip with checkboxes: POST TO General, COPY TO SF, INFORMATION, REPLY TO WRITER, COPY RESPONSE TO LEGISLATIVE DIVISION, REPORT FOR COMMITTEE, ACKNOWLEDGED. Includes initials 'BIM' and 'D621'.

Hi,

You have probably got this letter from The Arrow Road Advocates Committee. I am a resident of Arrow Rd and do not feel that you should not allow their building and zoning applications.

A major concern from the neighbours is the increase in density.

The biggest concern is the 3 stories. MDC would not discuss the matter. One person walked out of the last meeting in a storm. They claimed all along that they required the 4 stories to make it profitable but later agreed to 3 stories max. At that point they lost almost all support for their project because it became evident their numbers didn't make sense. If they require 4 stories how can they do 3?

The increased commercialization of the site in a residential single family neighbourhood is unacceptable to the neighbours.

The residents of MDC would be subject to a year or more of construction noise and disruption of lifestyle. After the build the property will lose most of the pleasant green space.

Living at MDC there has been considerable subtle and not so subtle pressure for people at the court to not interfere with MDC's plans. Recently there have been subtle hints to show up at the Committee of the Whole meeting and be seen to support MDC proposal.

The attempt to get a comprehensive zoning is so they can incrementally build whatever they want in the future.

MDC has tried many times in the past to get rezoned for various projects. The last one involved a care facility with dining area etc. It was turned down. I'd be interested to know why all their other applications were turned down. There is probably much to be learned there.

This latest slippery move to withdraw their covenant for affordable seniors housing and the suggestion they want a seniors care facility is just another way to leave the purpose of the development open to change.

None of the people I talked with believe MDC is telling them the truth. The only thing certain is they

want the zoning to build as big as they can get away with.

The location of the building site is currently under water and frozen. The sewage drainage is a very slow slope to the road. Someone should actually look at the site after a heavy rain. Normally this time of year when it is not frozen, it is full of ducks. Last time I counted about 100

In short I believe that MDC has lost all credibility with the community.

Lastly I would like to address the term "affordable". What does this mean? Affordable to who? Certainly most at MDC now cannot afford to live in the new building. It is not going to be subsidised and will go at market value rents.

As to what I think the neighbours might accept is a 2 story building with a peaked roof to match the surrounding homes. Preferred status would be no change.

Please withhold my name from MDC as I fear reprisals.
If you need to know please respond in a separate email.

From: [Arrow Residents](#).

Sent: Sunday, December 18, 2016 10:26 PM

To: [Arrow Residents](#)

Season's Greetings to our mailing list of 93 area residents.

The Mount Douglas Court (MDC) revised rezoning application has been scheduled to be presented to Mayor and Council at the Committee of the Whole meeting on Monday January 9th. By now you are all familiar with the changes the applicant has made over the past 7 months, but they've thrown us a new curve ball. The revised [Saanich Planning](#) report to council has been posted on the [Saanich website](#).

We spent 17 months lobbying the proponent to accept a restrictive covenant on the property to ensure it would remain affordable independent living housing for seniors. The whole time they kept assuring us they had no plans for anything other than independent living apartments and therefore argued they didn't need a covenant, but we still asked for a legal guarantee. They were extremely reluctant to accept one, but finally agreed at the end of October to accept a covenant. Now, in an incredibly disturbing twist, they've changed their minds and are asking for the zoning to allow for a care facility in the future! The rezoning application will have a restrictive covenant for "affordable housing for seniors" but note that the wording does **not** say independent living, and on page 2 of the Planning report it *explicitly* mentions the zoning would allow for a "Community care facility" and mentions the zoning would allow for "increasing levels of supportive care."

What could a care facility on a narrow street in our residential neighbourhood mean?

- Significant increase in traffic and parking: 24 hour on site staff, shift workers, increased

demand for staff and family/visitor parking as well as visiting VIHA/clinical staff, more ambulances, more medi-vans, more handi-darts, more deliveries, more frequent garbage pickup, etc.

- Comings and goings at all hours (the current building generates very little traffic after dark).
- A commercial grade kitchen: loud roof exhaust vents, routine commercial deliveries of food, more staff, etc.
- A commercial grade laundry facility: exhaust vents, constant noise.
- More lights on 24/7.

Did it offend you when the proponent held a community meeting on September 15th only to tell us they had already submitted their plans to Saanich and would accept no further input? Now we know why: they've essentially admitted that they were disingenuous all along. They have given us very little time (at the busiest time of year!) to get organized and to communicate with Saanich Councillors about this major change.

While the other positive changes (increased setbacks, reduced height, lower density, increased parking, better landscaping) weren't as significant as some of us had hoped, they were welcomed changes and might have been able to garner enough support for this application to be approved. Now, this one small bullet point addition to allow for a care facility in the future, which was *never* publicly discussed before, should cement in all our minds that the applicant has always and will always be dishonest with us. We cannot trust that whatever is being presented to Council will be the final product. We cannot allow this careless rezoning request to be approved.

Please phone, email, write letters and/or request meetings with the Mayor and Councillors between now and January 9th. We realize this will be very difficult at this time of year but they need to hear a loud public outcry about this change. Even if you're only able to write a one paragraph email to them expressing your shock over this change, this will help. At the last Committee of the Whole a Councillor said we must have sent in a record number of letters on this application. Let's break that record this time!

Sincerely,
The Arrow Road Advocates Committee
(Barb, Charlene, Loti, Marg, Morven, Warren)

Contact details for Mayor and Councillors:

If you want to send them all the same email, you can copy/paste this into the "To" line:

mayor@saanich.ca; susan.brice@saanich.ca; judy.brownoff@saanich.ca;
vic.berman@saanich.ca; fred.haynes@saanich.ca; dean.murdock@saanich.ca;
colin.plant@saanich.ca; vicki.sanders@saanich.ca; leif.wergeland@saanich.ca;
council@saanich.ca;

To contact individuals by phone or email:

Mayor Richard Atwell 250-475-1775 ext. 5510 mayor@saanich.ca
Councillor Susan Brice 250-598-6209 susan.brice@saanich.ca
Councillor Judy Brownoff 250-727-2008 judy.brownoff@saanich.ca
Councillor Vic Derman 250-479-0302 vic.derman@saanich.ca
Councillor Fred Haynes 250-708-0431 fred.haynes@saanich.ca
Councillor Dean Murdock 250-889-0242 dean.murdock@saanich.ca
Councillor Colin Plant 250-514-1439 colin.plant@saanich.ca
Councillor Vicki Sanders 250-592-0865 vicki.sanders@saanich.ca
Councillor Leif Wergeland 250-658-6558 leif.wergeland@saanich.ca

0310-30 UMW

RECEIVED
DEC 20 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

POST TO	POSTED
COPY TO	
INFORMATION	<input type="checkbox"/>
REPLY TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	
REPORT	<input type="checkbox"/>
FOR _____	
ACKNOWLEDGED: _____	

December 5, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Mayor Atwell and Council:

I moved into Mount Douglas Court in February 2011, less than a week before I would have been homeless. My previous landlord had required me to vacate so that their family members could have my suite. I found myself desperately seeking any accommodation I could find and afford in a non-existent marketplace.

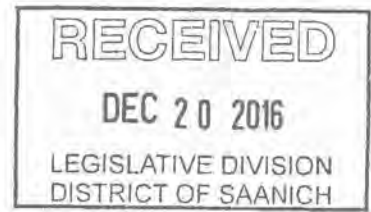
Along with the other 80 tenants at Mount Douglas Court, I have lived with the knowledge that our little acreage of paradise was slated to have a second building. None of us has been looking forward to two years of daily disruption (noise, mud, dust) and the loss of our ducks, deer and raccoons, to say nothing about the open space.

For almost six years, I have been torn between my desire to hold on to what we have and my knowledge that so many others are in the same untenable position I had suddenly found myself.

It has worn on me more and more daily, as Council approaches decision day, that my conscience can't allow me to support a NIMBY (literally) position. I therefore ask Council to approve the proposal of the Mount Douglas Seniors Housing Society to build a second residence at 1550 Arrow Road, provided the suites will be rented at rates affordable to seniors living on Provincial Disability Assistance or pensions equivalent to those receiving CPP/OAP/BIS.

[Redacted]
DAPHNE CUTHILL
[Redacted] Arrow Road,
Victoria BC [Redacted]

5370-30 Arrow



November 30, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

POST TO	POSTED
COPY TO	
INFORMATION	<input type="checkbox"/>
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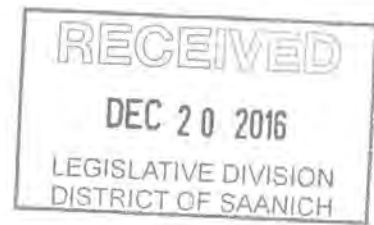
Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,

Name: DONNA CAPEK
Address: [REDACTED] ARROW RD
VICTORIA
[REDACTED]

2370-30 Arrow



November 30, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

POST TO _____
COPY TO _____
INFORMATION _____
REPLY TO WRITER _____
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REPORT _____
FOR _____
ACKNOWLEDGED: _____

Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,

[Handwritten signature]

Name:

Address:

_____ Arrow Rd
Victoria BC

2370-30 arrow

RECEIVED
DEC 20 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

November 30, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

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ACKNOWLEDGED:	

Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,

Name:
Address:

G. Sam
 [Redacted] Arrow Rd
 Victoria BC
 [Redacted]

2370-30 Arrow

RECEIVED
DEC 20 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

November 30, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

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ACKNOWLEDGED:	

Dear Mayor and Council,

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Sincerely,



Name:

Preston George

Address:

ARROW RD

0370-30 Arrow

RECEIVED
DEC 20 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

November 30, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

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ACKNOWLEDGED:	

Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,

[Redacted signature]

Name:

Address:

John T. Godfrey

[Redacted address]

Arrow Rd.,

Saanich, B.C.

[Redacted address]

9370-30 Arrow

RECEIVED
DEC 20 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

November 30, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

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REPLY TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	
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ACKNOWLEDGED:	

Dear Mayor and Council,

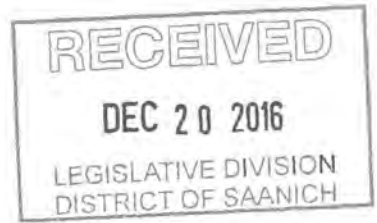
I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,

[Redacted Signature]

Name: JULIE COLES
Address: [Redacted] ARROW RD

5370-30 Arrow



November 30, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

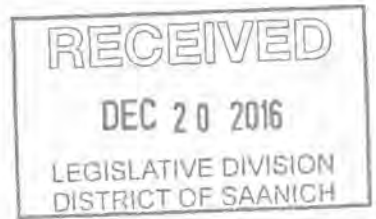
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Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,

Name: Iyle Lowery
Address: [redacted] Arrow Rd.
Victoria, BC [redacted]



November 30, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

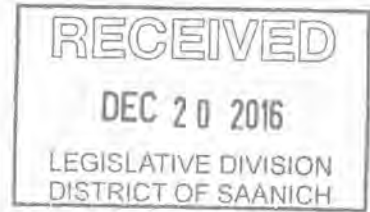
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Sincerely,



Name: 

Address: 1550 Arrow Rd.



November 30, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,

[Redacted signature]

Name: B. KAHAKAUWILA

Address: [Redacted] CHATTERTON WAY
[Redacted] VICTORIA, B.C. [Redacted]

RECEIVED
DEC 20 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

November 28, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

strongly

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,

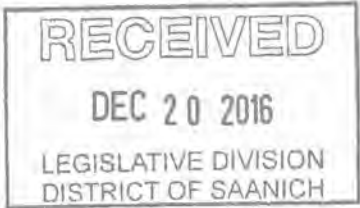


Name:

KAI AU

Address:

 *ARROW ROAD,*
VICTORIA, BC 



November 28, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,

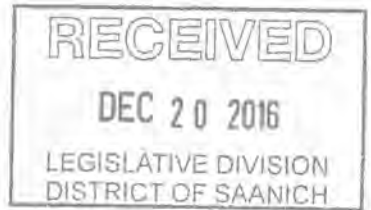
[Redacted signature]

Name:

SHERRY CRISTIE

Address:

[Redacted] Arrow Rd.
VICTORIA BC
[Redacted]



November 28, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

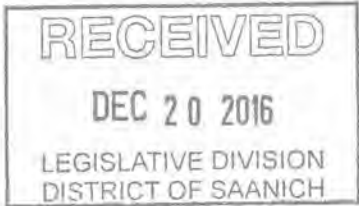
Sincerely,

Name:

Raisa Balagur

Address:

[REDACTED] ARROW Road
Victoria, BC
[REDACTED]



November 30, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

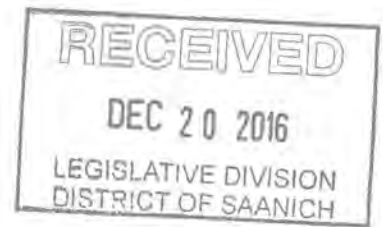
I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,

Gudny Keller
[Redacted Signature]

Name: GUDNY KELLER
Address:

[Redacted Address] ARROW RD
VICTORIA, BC [Redacted]



November 28, 2016



Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

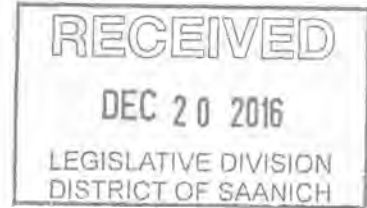
Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,



Name: DAWN GILES
Address:  Arrow Rd
Victoria, BC 



November 28, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

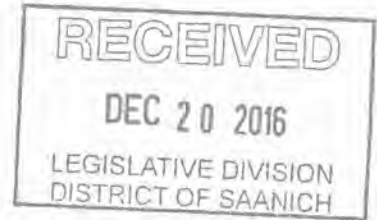
Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,

A large, solid grey rectangular redaction box covering the signature area.

Name: Lilian Gilbert
Address: Arrow Road
Victoria, B.C. [Redacted]



November 28, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

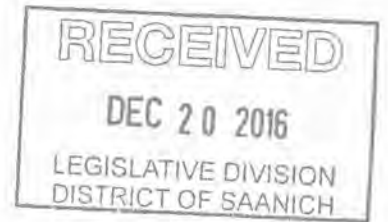
Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,

A handwritten signature in cursive, which appears to be "Paul Smith". The signature is written over a thick, grey horizontal redaction bar.

Name:
Address:



November 28, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

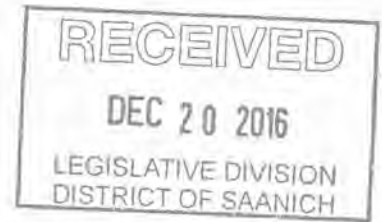
Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,

[Redacted signature]

Name: ANITA AUGER
Address: [Redacted] Arrow Rd.
Victoria, B.C.
[Redacted]



November 28, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

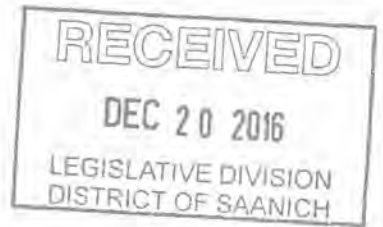
Sincerely,

Name:
Address:

ROBERT D. WEIL HANSEN

ARROW RD

VICTORIA



November 28, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

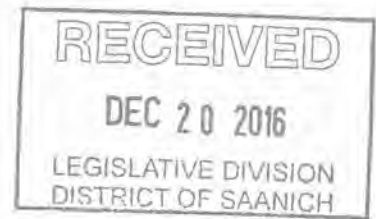
I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,

Name:

Address:

Marianne E. Baynes
[Redacted] Arrow Rd.
Victoria BC.



November 28, 2016

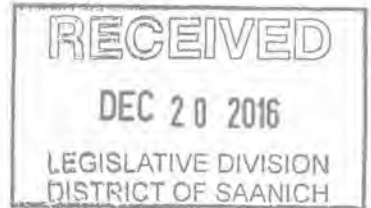
Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,

Name: JOHN WATTS
Address: [REDACTED] ARROW RD
VICTORIA



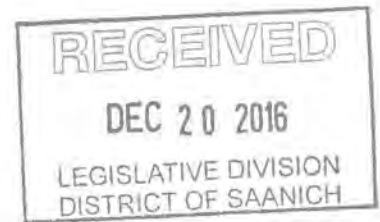
November 28, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely, *In spite of losing the beautiful "back 40" and the many gardens created there, I recognize the desperate need for senior affordable housing. For this reason I support the 84 unit affordable housing complex.*
Name:
Address: *Ray Rainchand*
[Redacted] Arrow Rd.



November 28, 2016

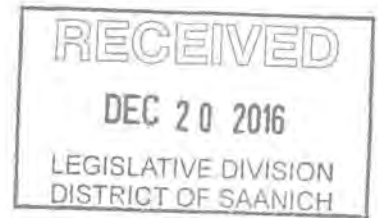
Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,

Name: SHIRLEY BEAUPRE
Address: MOUNT DOUGLAS COURT SENIORS SOCIETY
[REDACTED] ARROW RD.
VICTORIA, BC
[REDACTED]



November 28, 2016

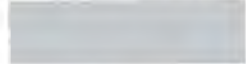
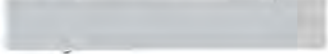
Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

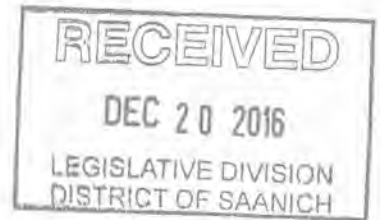
Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,




Name: L.J. CARSON
Address:  ARROW RD -
VIC. BC,




November 28, 2016

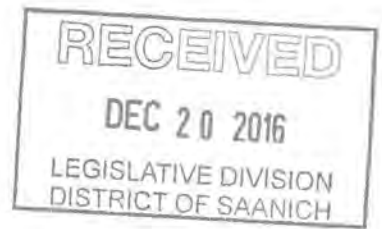
Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,

Name: DAVID MORRIS
Address: [REDACTED] ARROW RD



November 30, 2016

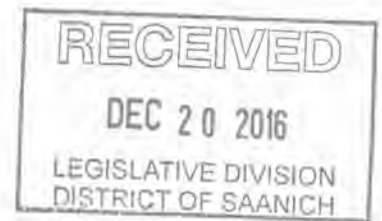
Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely, 

Name: *Judie Boisvert*
Address:  *Arrow Rd. Victoria B.C.*



November 28, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

Sincerely,

Name: *Maureen BRADLEY*
Address: *Arrow Rd.*
Vic BC.

RECEIVED

DEC 20 2016

LEGISLATIVE DIVISION
DISTRICT OF SAANICH

November 30, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

I support the Mount Douglas Seniors Housing Society proposal to build an 84 unit affordable apartment complex for seniors on their site at 1550 Arrow Road. Affordable housing is desperately needed in our community and these homes will make a big difference to seniors living on limited income.

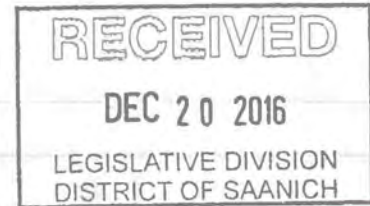
Sincerely,

Name: *Sebastiana Alves da Rocha*
Address: [REDACTED] ARROW RD.
VICTORIA, BC.
[REDACTED]

0370-30 Arrow

DEC. 2016

POST TO	POSTED
COPY TO	
INFORMATION	<input type="checkbox"/>
REPLY TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	
REPORT	<input type="checkbox"/>
FOR	
ACKNOWLEDGED:	



RE: THE NEW HOUSING PROJECT
ON ARROW RD.
PROPOSED BY
THE ANGLICAN DIOCESE + MDSHS

KINDLY NOTE THE FOLLOWING.

THERE IS A HUGE SHORTAGE OF
SENIOR LOW COST HOUSING.

THE WAITING LIST IS TWO - THREE YEAR
WAITING TIME FOR SUCH SPACES.

SENIORS RETIREES FROM LOW PAYING AND
PART TIME WORKERS - PEOPLE ON DISABILITY
MANY WHO HAD WORK RELATED INJURY.

THERE IS TOO MUCH HIGH PRICED CONDOS
AND APTS - AND NOT ENOUGH FOR THE
WORKING CLASS SOCIETY

THE HOUSING IS WELL MAINTAINED
AND WELL RUN
PLEASED THAT I ACCEPTED THE OFFER
OF MY BACHELOR SUITE.
AFTER WAITING FOR 2 YRS FOR A
LOW COST APT.

WORKED IN AN OFFICE
" AS A CARE AIDE
HAD A WORK RELATED INJURY

[REDACTED]
[REDACTED] Arrow Rd.

2870-30 Arrow



DAWSON HEIGHTS

Mayor and Council
Saanich Municipality
770 Vernon Avenue,
Victoria, BC V8X 2W7

December 7th, 2016

Dear Mayor and Council,

Re: Mount Douglas Seniors Housing Society (MDSHS) application for rezoning

I am writing to lend my support to the Society's application which will enable them to increase access to affordable housing for seniors in a safe and supportive community. While it is my intention to attend the next meeting, I wanted to ensure that you receive written support from me as a resident of Saanich and as a provider of affordable housing for seniors' in Saanich.

At Dawson Heights we are, sadly, well aware of the need for affordable seniors' housing in our municipality. We currently have 75 people on our waiting list for independent housing; an increase of 13 people since I spoke to Council in March when the initial rezoning application was presented by Mount Douglas and denied, with instruction for the Society to undertake further consultation with the neighbourhood.

I have attended two neighbourhood consultation meetings organized by the Society since the Council meeting in March; one held in May and the other in September. I am aware that they have also held two Open Houses, one of which was attended by a board member of Dawson Heights.

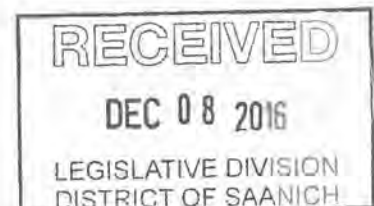
I was pleased to report to my board of directors, after attending the September meeting with neighbours, that the Society has made very significant changes in both the style of consultation and the design plans for the building and the property.

From what I heard and observed at the meeting, and have viewed on the Society's website, the new design addresses many of the concerns that were originally expressed by neighbours. The resulting design is an attractive style of apartment housing and accommodates a reduced number of tenants. Two significant issues identified by neighbours. I understand that the Society has also placed a covenant on the property restricting use to the provision of affordable housing for seniors – another request from the neighbourhood action group that has been satisfied.



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The Dawson • The Cedars • The Cottages

3710 Cedar Hill Road, Victoria, BC V8P 5V5 • Tel: (250) 477-4850 Fax: (250) 477-4851 www.dawsonheights.ca



It was also encouraging to hear a number of neighbourhood residents speak very positively, at the September meeting, about the new manager of operations who is clearly fostering much improved relations. I believe that MDSHS has made very significant and pleasing changes to the original application.

I offer my support for this desperately needed redevelopment, unreservedly.

Yours sincerely,

Karen Hope

Karen Hope
Executive Director



DAWSON HEIGHTS HOUSING LTD

The Dawson • The Cedars • The Cottages

3710 Cedar Hill Road, Victoria, BC V8P 5V5 • Tel: (250) 477-4850 Fax (250) 477-4851 www.dawsonheights.ca

2870 - 30 Arrow

Clerksec - Support for Mount Douglas Seniors Housing Society

From: Kathy Stinson <kstinson@coolaid.org>
To: "mayor@saanich.ca" <mayor@saanich.ca>, "council@saanich.ca" <council@saanich.ca>
Date: 12/5/2016 3:34 PM
Subject: Support for Mount Douglas Seniors Housing Society
CC: "gcaryn@mdshs.net" <gcaryn@mdshs.net>

POST TO	Gen	RECEIVED
COPY TO	SH	DEC 08 2016
INFORMATION	<input type="checkbox"/>	
REPLY TO WRITER	<input type="checkbox"/>	
RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>	
REPORT FOR		
ACKNOWLEDGED:	BLM	F

Dear Mayor and Council,

This letter is in support of the Development Permit and Rezoning application for 1550 Arrow Road.

Greater Victoria is in the midst of an affordable housing crisis and seniors are particularly hard hit.

The Mount Douglas Seniors Housing Society should be commended for their vision to create 84 additional affordable homes for independent seniors on their 1550 Arrow Road property.

Given the incredible need for additional affordable rental housing for seniors in our community I hope that this application will receive a speedy and heartfelt approval.

Please don't hesitate to contact me if you require any clarification.

Sincerely,

Kathy Stinson CPA, CMA
 Chief Executive Officer

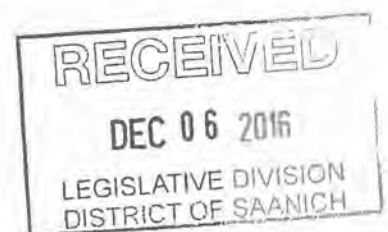


Victoria Cool Aid Society
 (250) 414-4792
 102-749 Pandora Avenue
 Victoria, BC V8W 1N9

www.CoolAid.org

Together we will end homelessness.

Victoria Cool Aid Society acknowledges the Lekwungen and WSÁNEĆ peoples of the Songhees and Esquimalt Nations, on whose traditional territories we build homes, lives, and community. HÍSWŪE.



Council - Support for Mount Douglas Seniors Housing Society Proposal

From: "Mark Muldoon" <Admin@thresholdhousing.ca>
To: <council@saanich.ca>
Date: 12/2/2016 7:53 PM
Subject: Support for Mount Douglas Seniors Housing Society Proposal

Dear Mayor and Councillors,

I am writing in support of the 84 units of senior housing project being proposed by the Mount Douglas Seniors Housing Society who will be presenting to the Saanich Committee of The Whole on December 12th.

Threshold, while doing youth housing exclusively, receives numerous calls from desperate seniors looking for affordable housing and call us in error. There are few if any alternatives to offer these distressing and anxious requests. Increasing the affordable housing stock for seniors, as well as, for youth, is an absolute necessity in our region. Please let Saanich be recognized as welcoming to the seniors in our community.

Sincerely,
Mark

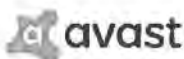
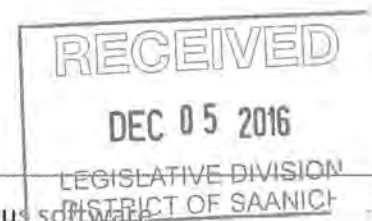
Mark Muldoon
 Executive Director
 Threshold Housing Society
 250-383-8830
admin@thresholdhousing.ca
www.thresholdhousing.ca

POST TO	Gen	POSTED	DEC 07 2016
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INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
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ACKNOWLEDGED:	BL-M		F



Threshold Housing Society - Youth achieving independence through safe, supportive housing solutions

Note: This message is intended only for the use of the individual or entity to whom it is addressed and may contain information that is privileged, confidential and exempt from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us by telephone (250-383-8830) or electronically by return message, and delete or destroy all copies of this communication. Thank you.



This email has been checked for viruses by Avast antivirus software.

www.avast.com

2070-30. Arrow



104-550 Goldstream Ave, Victoria BC V9B 2W7 Phone 250-590-0204 Fax 250-590-0248

December 2, 2016

Mayor and Council
District of Saanich
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

Re: Mount Douglas Seniors Housing Society – proposed 84-unit affordable housing project

Please accept this letter as a sign of support for the Mount Douglas Seniors Housing Society’s proposed 84-unit affordable housing building for independent seniors.

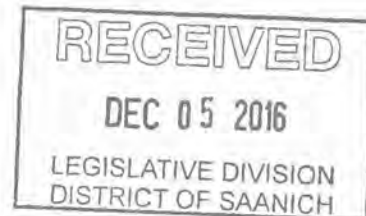
As an affordable housing provider in the District of Saanich M’akola Group of Societies supports this project and affordable housing development within the District of Saanich.

Mount Douglas Senior’s Housing Society provides a comfortable, affordable living environment for independent seniors in the District of Saanich. M’akola fully supports the initiative to offer more affordable housing units and enhance how Mount Douglas Seniors Housing Society serves the community of Saanich.

Please contact me if you have any further questions or require any further information. I can be reached at kalbers@makola.bc.ca or 250-880-1666.

Yours truly,

Kevin Albers CPA, CGA, CAFM, CIHCM
Chief Executive Officer
M’akola Group of Societies



Charla Huber

Executive Assistant-Communications Coordinator

M'akola Group of Societies

Direct Line: [250-940-2745](tel:250-940-2745)

Office Phone: [250-590-0204](tel:250-590-0204) Ext. 3504

Administration and Development Services Office

104-550 Goldstream Avenue, Victoria BC V9B 2W7

makola.bc.ca

Follow us on Twitter [@makolahousing](https://twitter.com/makolahousing)

Council - Arrow Road

From: "Garth Homer" [redacted]
To: <planning@saanich.ca>
Date: 11/28/2016 8:51 AM
Subject: Arrow Road
CC: <council@saanich.ca>, <adrea.pichard@saanich.ca>

POST TO	General	POSTED	DEC 01 2016
COPY TO	BAW/HM		
INFORMATION	<input checked="" type="checkbox"/>	(SA RECEIVED)	
REPLY TO WRITER	<input type="checkbox"/>		
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REPORT FOR			
KNOWLEDGED:	AB -		

Sirs:

In an recent Sunday discussion of a number of us the topic of traffic came up. We on Oakwinds Road are becoming increasingly concerned about the growing use of Arrow Road as a "cut off" from the growing line ups at the McKenzie and Cedar intersection. The potential of growing traffic and pedestrian use of Arrow with the development at 1550 Arrow also will only increase this problem. Given that there is no left hand turn on Mackenzie 6 days a week we everyone living in this area must use Arrow to get to the 50 or more residences in the area. Quite honestly I doubt that many tax payers have to endure the stress we do of using Arrow road on a regular basis.

As you must be well aware hill section of Arrow Road is a Road in name only. It has no defined sidewalks , no centre line, no street lighting and in some locations is only 6 metres wide. In some locations using the non-sidewalk is the only option to pass, particularly if a truck is to be passed. In addition it has very dangerous blind hill in it which gives no indication of what might be coming. Finally this section of Arrow has no defined parking restrictions thus large vans can take up a significant part of the road creating a single lane situation, which, if taking place on the blind hill makes passing a harrowing experience to say the least. The surface of the road indicates it has had only the minimum of attention over several decades.

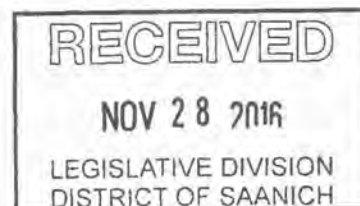
It is quite beyond myself and my neighbours how to ascertain how Arrow has been simply forgotten in the mysterious and unknown priorities of Saanich Planning. Moreover to suggest that a proposed development for seniors who will undoubtedly use the non-sidewalk has to indicate that Saanich Planning has some other very demanding priorities that are more important that the safety of those older than yourselves .I should also mention this section of road is used by school children walking to the school that is less than four blocks away. No age discrimination in dangerous walking. If there was ever an accident waiting to happen that would be high on my list and that of others who have come close to a faceoff with 3,000 pounds of automobile.

If you have the time I urge you to take a little ride up and down Arrow road we would be interested to hear your thoughts on the points we have raised.

With thanks for your time to read this,

Garth Homer [redacted] Oakwinds St.)

Garthhomer@shaw.ca

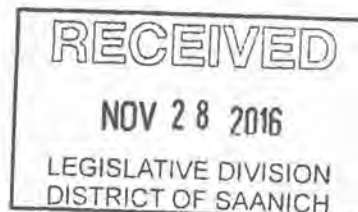


Clerksec - An Update on the Mount Douglas Court Redevelopment Proposal

From: Arrow Residents [REDACTED]
To: <mayor@saanich.ca>, <susan.brice@saanich.ca>, <vic.derman@saanich.ca>, <...
Date: 11/26/2016 12:05 PM
Subject: An Update on the Mount Douglas Court Redevelopment Proposal

Mayor and Council
 770 Vernon Ave.
 Victoria, BC, V8X 2W7

Dear Mayor and Councillors,



POSTED	DEC 01 2016
General	
COPY TO	SH ✓
INFORMATION	<input checked="" type="checkbox"/>
REPLY TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>
REPORT FOR	
ACKNOWLEDGED:	BIM ✓

An Update on the Mount Douglas Court Redevelopment Proposal
1550 Arrow Road

The Arrow Road Advocates Committee (ARAC) has been very busy since the Committee of the Whole meeting on 2016 Mar 14. We would like to bring you up-to-date on our activities on behalf of the neighbours of Mount Douglas Court.

Over the past year, the Mount Douglas Court (MDC) redevelopment proposal has moved a long way from Peter Daniel's original "no compromises" submission for an RA-3 zone with 240 units. That proposal was reviewed by the Committee of the Whole on 2016 Mar 14—and postponed pending redesign.

Now, after several changes, the proposal has become a "site specific" zone with Phase 1 adding 84 new units to the existing 80 units, for a total of 164 units in two separate buildings. Phase 2 is now completely undefined.

Deane Strongitharm (now representing the applicant instead of Peter Daniel) held a Neighbourhood Meeting on 2016 Sept 15 to announce the latest/final version of the proposal. You will find ARAC's own report of that meeting below, labelled '**Appendix A: ARAC's Report to the Community on the 2016 Sept 15 Neighbourhood Meeting**': it includes the concerns that were voiced by MDC neighbours. The plans shown at this meeting had already been submitted to Saanich Planning a week prior to the neighbourhood meeting, before the neighbourhood had seen it or had a chance to comment. The revised proposal is still not compliant with the OCP, LAP, SVAP, etc. We understand these plans are expected to be in front of Council within the next two months.

In 2015 the Gordon Head Residents' Association (GHRA) sent a 'no objection' Referral response to Saanich Planning. Curiously, this was done without any consultation by the GHRA with neighbours of MDC!

Recently, after pressure from ARAC and the neighbours of MDC, the GHRA submitted a revised Referral response to Saanich Planning. Unfortunately, this new response goes only part way to recognising neighbours' concerns.

The GHRA's revised response identifies four specific issues: one of these was the need for a restrictive covenant on the entire site to ensure its use solely for low-income seniors housing. Neighbours of MDC have been asking for this since March 2015, and Council asked for this at the 2016 Mar 14 Committee of the Whole. We're pleased to report that such a covenant has now (2016 Oct 26) been approved by the Board of the Mount Douglas Seniors Housing Society. However, we continue to have several serious concerns about the revised development proposal, including:

- the proposal contradicts several key Saanich planning guidelines, and

- Arrow Road east is not suitable for pedestrians or any increase in traffic that will be generated by the additional units.

An almost identical set of issues has arisen regarding an out-of-scale proposal for affordable housing at Townley Lodge. At the 2016 Oct 24 meeting of the Committee of the Whole, we watched councillors reacting to Planning's Report on the Townley Lodge proposal the exact same way as they did to Planning's Report on the MDC proposal on 2016 Mar 14: i.e., postponing the application, asking the applicant to go back and work with neighbours to produce a proposal that is more compatible with the neighbourhood, and is compliant with the OCP, LAP, SVAP, etc.

Apart from increased setbacks and a very slight height reduction, most of Mr. Strongitharm's changes are the standard *throwaway* items that all developers include at the start so that they can *throw them away*, depicting them as generous concessions. They were design features that weren't necessary to start with—but the changes are welcome.

ARAC continues to hear wide-spread neighbourhood support for additional housing for low-income seniors—provided it is no more than two-stories high and no more than double the number of units. **Such design would be at least marginally compliant with the OCP, LAP, SVAP, etc.**

At the 2016 Mar 14 Committee of the Whole, ARAC and others pointed out to Council that the Planning's Report was (i) incompatible with the neighbourhood, (ii) heavily biased in favour of the applicant, and (iii) non-compliant with several key Saanich planning principles.

We do not fault the MDC applicant for pressing forward with his design proposals regardless of our concerns. Saanich Planning had opened the door wide for him by assigning inappropriate zonings. **Saanich Planning was responsible for recommending this application to Council, knowing full well that it was not compliant with so many of Saanich's high-level planning strategies. We noted this in our letter to Council, dated 2016 Nov 13.**

If it is Council's intent that proposals for affordable housing need not be compliant with the key planning principles found in the OCP, LAP, SVAP, etc., then we urge Council to make formal amendments to the Saanich Zoning Bylaw to make that explicit.

Neighbours of Mount Douglas Court (and Townley Lodge) wasted countless hours of time and energy assuming Saanich's Zoning Bylaw, the LAP, OCP, SVAP, etc. meant what they said, only to find out that Saanich Planning secretly ignored them. All Saanich residents must abide by these documents: Saanich Planning should also be required to abide by them.

Thank you for your time and interest in our neighbourhood.

Yours Sincerely,

The Arrow Road Advocates Committee

Barb Geddes, Charlene Gregg, Loti Jackson, Marg Buckland, Morven Wilson, Warren Weicker

Appendix A: ARAC's Report to the Local Community on the 2016 Sep 15 Neighbourhood Meeting

The meeting was hosted by Deane Strongitharm, project manager for the Mount Douglas Court Housing Society, replacing Peter Daniel in that role.

You can find Deane's summary of the status of the redevelopment proposal here:

<http://www.anglicanfoundation.ca/>

Below are the notes that ARAC members took at that September 15th meeting. We hope they

give you a sense of the tone of the meeting from the perspective of the attendees: i.e., neighbours of Mount Douglas Court.

1. The neighbourhood remains suspicious of any proposal from the applicants; based on experience, there is a feeling of mistrust and a perceived unwillingness on the part of the applicants to consult meaningfully with the neighbourhood. Many residents felt that this was not “consultation” but rather a “presentation”: this presentation (like all others previously) could not be considered the “fulsome consultation” that several councillors requested at the March 14th meeting of the Council’s Committee of the Whole.
2. Attendees were pleased about proposed changes to location of the garbage shed, the proposed planting of additional trees, a minor (2’) reduction in building height, and increased setbacks.
3. However, while there were some changes to the design and footprint, the proposal is still fundamentally flawed. Concerns were voiced yet again that the proposal is not compliant with key parts of the SVAP, GHLAP, OCP, the preamble to Zoning Bylaw, etc.: e.g., it’s not on a main road, it’s on hilly topography; it’s on a dangerous road; it violates the Shelbourne Valley Land Use Plan for the transition from multi-story, multi-family homes to single-family homes; it’s out-of-scale and out-of-character with the neighbourhood; it’s visually intrusive in a neighbourhood consisting entirely of single-family homes.
4. Attendees were very surprised to hear that this most recent proposal had already been submitted to Saanich Planning **without any prior consultation with the neighbours**. This breeds even more distrust.
5. Originally neighbours were told categorically that 240 units were the absolute minimum number of units to make this redevelopment financially feasible. Thus, the audience was puzzled to hear that the total number of units is now reduced to 164 (80 present, plus 84 more in Phase 1) – there was no explanation how this is financially possible. We’re told that Phase 2 is now “*off the table*” or “*not up for discussion*”. This just generated deep suspicion that for the future Phase 2 development, the applicant will attempt to make up the lost number of units by constructing an additional 156 unit, three/four story building directly on Arrow Road. At that time, we fear that he will probably claim that 164 units are not financially viable.
6. Attendees were surprised by the announcement that the **RA-3** zoning originally described as “essential” was to be replaced by a ‘**Comprehensive Development**’ zoning. We find it puzzling that in between these two zoning proposals there was a tentative plan for ‘**split zoning**’, and now we see that even the ‘Comprehensive Development’ zoning has been replaced by ‘**site specific**’ zoning. This breeds even more distrust, and reinforces our serious doubts about the Planning process.
7. There are still concerns about Arrow Road and how far the applicant’s offer of \$50,000 might go to remediate the ‘*imaginary*’ sidewalk: the audience noted again that \$50,000 is not enough to fix that increasingly dangerous roadway and sidewalk. It will remain hilly, uneven, narrow, and treacherous. Audience members voiced concerns about the significant increase in emergency vehicles and the increased traffic and increased noise from activity at an expanded MDC. There are already serious and growing safety issues just from the use of Arrow Road as a high-speed cut-through between Cedar Hill Road and McKenzie westbound. We noted that **the applicant’s Traffic Study was from 4:00-5:00 p.m. on one day – hardly conclusive!**
8. Attendees were surprised by the new designation of “*low-income housing*”, when from the very beginning this has always been depicted as “*low-income seniors housing*” ... which the neighbourhood accepted, supports, and expects; it was thus suddenly unclear what is actually intended for the future of MDC.
9. When assurances were requested by attendees for a “*low-income seniors’ restrictive covenant*” on the property we were told that the applicants desired “*flexibility*” for the future when the existing building will need to be replaced, and they were therefore reluctant to provide any restriction on the entire property. **However, at the CotW meeting the Mayor and Council had instructed the applicant to provide such assurances to the neighbourhood.**
10. The applicant was reminded several times that Council had asked for zoning ‘**certainty**’ about the future of the entire property, and MDC neighbours do deserve that certainty. We do not have it yet.

Oct 26 Update Added: FYI, the Mount Douglas Seniors Housing Society (MDSHS) informed Saanich Planning on 2016 Oct 26 that it will register a covenant on the entire property to restrict its use to “affordable rental housing for low income seniors” after a “successful rezoning and issuance of a development permit.” **Note, however, this covenant does not in itself restrict the size of buildings or number of units that**

can be constructed on the property.

11. Members of the audience often expressed unhappiness that their questions were not addressed clearly: too often vague answers prevailed. [Minutes for the June 30th neighbourhood meeting were promised but have never appeared. Neither have the promised answers to our many questions at that meeting].
12. Concerns were expressed again that the pass-through (easement) between Hopesmore and Bel Nor must now accommodate tenants in 84 new units plus the 80 existing units. This is a significant increase but does not seem to be an issue of concern to the MDSHS board (it's a safety issue). The audience pointed out again that tenants have been advised by the MDSHS to use of this easement, but it doubles the distance for MDC tenants to reach the University Heights shopping centre; MDC tenants with mobility issues will be condemned to continue to use dangerous Arrow Road.
13. A request was made to the applicant to outline the footprint of the new building using flags or markers so that neighbours might be able to visualize the height and set-backs of the Phase 1 structure.
14. At the March 14th meeting of the Committee of the Whole we requested of Council the use of a neutral facilitator to restart the consultative process to get past the uncompromising intransigence of the Peter Daniel. Unfortunately, Deane Strongitharm cannot be this neutral facilitator as he is paid by the Anglican church; he must find himself in an impossible position, paid by the applicant to push through a deeply flawed proposal as part of a deeply flawed process. Despite these constraints, Deane has managed to make some welcome changes, albeit minor in the larger picture ... for which we thank him.
15. All of these so-called '*consultations*' were part of a fundamentally flawed process from the very start: there was no attempt by Peter Daniel to find a compromise solution, i.e., no consultation. Instead, he described the outcome as predetermined and not subject to compromise. Thankfully, Deane Strongitharm has adopted a more constructive approach, and made some compromises.
16. We pointed out yet again that there has always been wide-spread support from neighbours of MDC to accommodate up to 160 units (160+ low-income seniors) in two-story buildings.

However, 240 units (240+ tenants) in three-story and four-story buildings are unacceptable and non-compliant with major Saanich planning principles [e.g., "*taking into account height transitions, the character of each zone, the character of the buildings already erected, the particular suitability of a zone for specific uses*".]

1220-20

Post/Response. J. P.T. 11/2

Mayor Richard Atwell
770 Vernon Ave.
Victoria, BC, V8X 2W7

Gen. Hopesmore Drive
Victoria, BC

NOV 08 2016

2016 October 26

LEGISLATIVE DIVISION

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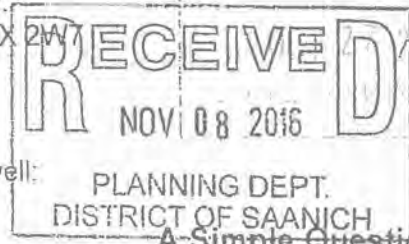
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MAJOR

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11/2

Wk of Nov.



Dear Mayor Atwell:

PLANNING DEPT.
DISTRICT OF SAANICH

A Simple Question Explains the Universe

also file in the

I attended the Townley Lodge COW on Oct 24. I was there to support the "Neighbours for the Wise Development" association, as they face the identical issues facing the neighbours of Mount Douglas Court (MDC). You might recall that as a member of the Arrow Road Action Committee (ARAC) I met with you twice to review neighbourhood concerns with the MDC proposal and the process behind it. ARAC is the equivalent of the Neighbours for the Wise Development.

1550 Arrow Road

At Monday's COW you asked a simple question of the Director of Planning: *how did Planning factor into their report the stipulations found in Saanich municipal planning docs (e.g., OCP, SVAP)?* For example height transitions, the character of each zone, the character of the buildings already erected, the particular suitability of a zone for specific uses.

0
6

Thank you for asking the very question that ARAC has been asking for almost a year

I was outraged to hear the Director of Planning reveal that Planning decided unilaterally and secretly that "affordable housing" proposals trump all such stipulations. To judge from their facial expressions even some Councillors appeared taken aback by this revelation.

Why did Planning not inform Council and residents of Saanich of this policy? What policy permits this? When was that policy introduced and by whom?

This revelation deeply concerns me.

ARAC has been dealing with neighbourhood concerns about the MDC proposal for well over a year.

1. Initially, the Mount Douglas Court proposal was presented to us as "it must be RA-3 (from existing RA-1) so we can have 240 units"; for "low-income seniors"; "anything less than 240 units is not financially viable"; "it's a done deal, it's going to go ahead, there's no point on objecting"; and "there will be NO compromises". The applicant was belligerently intransigent, seemingly confident that approval was a foregone conclusion. [MDC neighbours could never understand how this could be even remotely possible—until last Monday].
2. Then the proposal morphed into two "sub-zones" - with 100 units now and 140 units later
3. Later it became a "Comprehensive Development" zone - with 86 units now, and a deliberately unspecified number of units at some future time [CD is not defined in the Saanich Zoning bylaw]
4. Now it has morphed again into a "site specific" zone - with 86 units now, and a deliberately unspecified number of units at some future time [SS is not defined in the Saanich Zoning bylaw]
5. The target tenant demographic seems to have wandered away from "low-income seniors" to "affordable housing" (as far as we can tell).

Neighbours see these repeated changes as an indication that the original RA-3 zoning was erroneous and indefensible—as ARAC has claimed all along.

6. Despite Council's March COW direction to the applicant he refuses to provide 'certainty' and continues to blatantly ignore the OCP/SVAP, etc. [I outlined these problems in my presentation to the COW for MDC last March].

This saga suggested to me that there never was a 'real' plan, and that the applicant and Saanich Planning were making it up together as they go along. Throwing things at the wall to see if it sticks. How can zoning change so dramatically so often, if there was a 'real' plan in place to start with?

Now it's been revealed that Planning works in cahoots with applicants when it comes to affordable housing proposals. This explains the "done deal" assertion: the applicant had been assured by Planning that he would get exactly what he wants regardless of SVAP, etc., because Planning controls the process and predetermines the outcome.

This nearly worked until citizens (ARAC, Wise Development) started to object publicly about being bullied and ignored by applicants ... and then you, the Mayor asked your *Big Question*.

It seems to me that neighbours of Townley Lodge and Mount Douglas Court suffer from the same behind-the-scenes manipulation: in cahoots with the applicant, Planning assigns an overly permissive zoning to allow over-sized, affordable housing (while trumping the SVAP), secure in the assumption that neighbours can be cowed into submission and that Council will not challenge it because the proposal has Planning's professional stamp-of-approval on it.

The Planning department assigned and reassigned zonings to bypass neighbours' objections and get the result the applicant wants: i.e., there never was a 'real' plan.

Planning appears to be trying to usurp Council's authority in order to get an outcome that favours of the applicant, regardless of neighbours' concerns or Saanich's broader planning principles

This calls into question Planning's competence and ethics. Who is in charge?

What faith can residents have in the planning process when the Saanich Planning department operates under its own rules, without oversight?

Must Saanich citizens start to police their own Planning Department and its processes to protect themselves?

I hope that Council will investigate the Planning Department and its planning processes, and ensure that a fair, honest open, and professional planning process is restored

I thank you for your time ... and—most particularly—I thank you for asking your *Big Question* at Monday's COW. The unexpected answer helped to Explain the Universe.

Yours Sincerely,

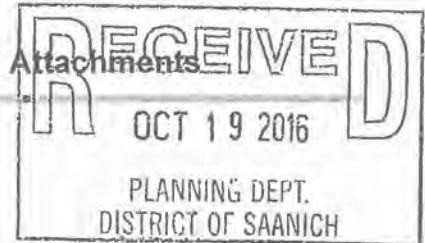


Morven Wilson'

This is my personal mail to you, not as a representative of ARAC.

I have not sent copies to other Councillors. You have my permission to give them copies, or you may ask me to send them a copy directly. Contact info above.

Planning - Fwd: Re: Saanich Referral for 1550 Arrow Road with Attachments



From: Andrea Pickard
To: Planning
Date: 10/19/2016 9:15 AM
Subject: Fwd: Re: Saanich Referral for 1550 Arrow Road with Attachments

ENTERED
IN CASE

please add to the file, thanks

>>> "Chris Poirier-Skelton" [REDACTED] 10/19/2016 9:15 AM >>>

Hello Andrea, here is the response I sent on Friday October 14th. Please let me know that you have received this email. Thanks very much

With regard to the 1550 Arrow Road Application, the Gordon Head Residents' Association offer the following comments:

1. There is a need for non profit and subsidized seniors' housing in Gordon Head. Adding units to the existing site is appropriate, as long as there are improvements to Arrow Road.
2. The revised site plan and proposed building design improve upon the first application. Possible further changes to the building design (e.g. underground rather than surface parking), layout, setbacks, and landscaping to make the development more acceptable to adjacent residents should be considered.
3. A covenant restricting the use of the entire site to seniors' housing should be a condition of any approval. If circumstances change in future (e.g. a proposed change in land use to condominiums, townhouses, or student dormitories) consideration can be given to amending or removing the covenant at that time.
4. Saanich would benefit from additional property tax revenue and social housing at minimal cost to the District. Saanich needs to fund Arrow Road upgrades as a modest contribution to the development, either unilaterally or cost shared with the applicant. Without off-site sidewalk, cycling, and road upgrades east to Cedar Hill Road, no increases in density should be allowed."

Chris Poirier-Skelton, President
 Gordon Head Residents' Association.

From: Andrea Pickard
Sent: Wednesday, October 19, 2016 8:17 AM
To: Chris Poirier-Skelton
Subject: Re: Saanich Referral for 1550 Arrow Road with Attachments

Hi Chris,

I am trying to get the supplemental report completed for this application and wanted to follow up with the community association response. Do you know when you will be sending us your comments?

thanks in advance,
andrea

Andrea Pickard

Planner
Planning Department
District of Saanich
770 Vernon Ave Victoria, BC V8X 2W7
Tel: 250-475-5494, ext 3425
andrea.pickard@saanich.ca
www.saanich.ca

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Please consider the environment before printing this e-mail

>>> Planning 9/21/2016 8:46 AM >>>

Dear Chris,

Please find revised Community Association letter attached.

Thank you very much, and have a great week,

Gabi Vindisch
Planning Clerk

>>> "Chris Poirier-Skelton" [REDACTED] 9/19/2016 4:02 PM >>>

Hello Andrea. Could I ask you to resend the cover memo with the correct Project Description. The information in your cover e mail internally is inconsistent, it differs from that provided on the referral form.

Also the turnaround time on this sensitive proposal is problematic for us. Given the nature of the conflict with regard to this redevelopment between the applicant and the neighbours I would like to bring all this information back to the Gordon Head Residents' Association Board at our meeting in October. I am concerned with the wording of the referral form which states that if a response from GHRA is not received by September 30 that it will be taken to mean that we have no objections. The cover e mail says October 5 if we ask for an extension. My Board meets on October 13, could we please have an extension to Friday October 14th or at the very latest Monday October 17th.

Chris Poirier-Skelton, President
Gordon Head Residents' Association.

From: Planning Planning
Sent: Friday, September 16, 2016 10:15 AM

To: Chris Poirier-Skelton
Subject: Saanich Referral for 1550 Arrow Road with Attachments

September 16, 2016

Dear Gordon Head Residents' Association:

Re: Application for Development:

Applicant:	Number Ten Architectural Group
Site Address:	1550 Arrow Road
Legal:	Lot A Section 56 Victoria Land District Plan 23817 Except Plan 27015, Except Part in Plan 27015.
Folder No.:	DPR00614; REZ00559
Description:	To Rezone from RA-1 to RA-3 to construct two three-storey buildings and one four storey building for affordable seniors housing.
	Phase One: To construct a one three-storey, 100 unit, building.
	Phase two: To construct a three and four storey , 140 unit, building.

The District of Saanich has received an application for a site within your Community Association area. The Planning Department is referring the proposed *revised* plans and relevant information to your Community Association for review and comment. Please note that any requested variances may be subject to change based on the Planners detailed review of the file.

In a written letter or email to planning@saanich.ca, please provide your comments to the Planning Department indicating if the Gordon Head Residents' Association:

- Has no objection to the project
- Generally has no objection with suggested changes or concerns
- Does not support the project (please provide reason).

We would appreciate receiving your comments by October 5, 2016 so that they can be included in the package that is forwarded to Council. If you cannot meet this time frame, please email or call our office to indicate if and when you might be able to respond to the referral.

If you require further information about the proposed development please contact Andrea Pickard Local Area Planner at 250-475-5494 local 3425 or by email to andrea.pickard@saanich.ca.

It is suggested that you periodically check our website, www.saanich.ca, *Active Planning Applications, Gordon Head LAP*, as any revised site plans for this application will be posted there.

Sincerely,

Andrea Pickard
Area Planner

cc: Clerks Department

Keith & Sriwan Fernandes,
[REDACTED] Bow Road,
Victoria BC,
[REDACTED]

October 16th, 2016

To,

The Mayor,
Mr. Richard Atwell,
Saanich, Victoria, BC.

Mayor ,

I am writing this letter to you in connection with the Rezoning request for the proposed Mount Douglas Seniors Housing Society.

My wife and I are happy residents of [REDACTED] Bow Road since 2002. As we are leaving for a long international holiday, we would like to put on record our opinion on the Rezoning request for the proposed Mount Douglas Seniors Housing Society new development.

We oppose any move to change the character of the Single Family Dwelling neighbourhood. We oppose the New Development for attempting to increase population density by having a 3 storey building as opposed to the 2 storey building in the existing structure of the Mount Douglas Seniors Housing Society. The increase in traffic on Arrow Road such a development will bring, will create a myriad of problems for the existing residents.

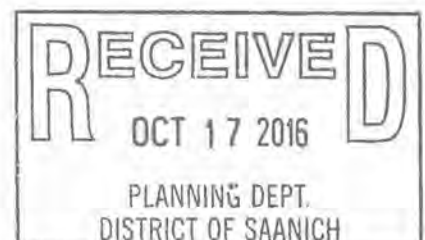
We do not oppose a building similar in structure to the existing Mount Douglas Seniors Housing Society building.

Thanking you in advance for listening to our opinions.

Regards,

Yours sincerely,

Keith & Sriwan Fernandes



110-20 Planning
File

From: Warren Weicker
To: <mayor@saanich.ca>, <susan.brice@saanich.ca>, Judy Brownoff <judy.browno...
Date: 9/16/2016 1:35 PM
Subject: Arrow Road

Dear Mayor and Council,

This morning, Friday September 16th at 8:14am, there were four large trucks parked on the pedestrian shoulder "sidewalk" on the north side of Arrow Rd and two vehicles parked opposite on the south side. The trucks were blocking 50m or more of the "sidewalk." One of them was parked in front of a fire hydrant! There was a mini-excavator and crew of 5 workers on the south side at approximately 1575 Arrow Rd digging a hole. This part of Arrow Rd is approximately 6m wide but only about 3-4m of road was usable with the trucks and crew there, i.e. it was a TOTALLY one-lane road situation, with no sidewalk so even pedestrians were constrained to share the one-lane with vehicles. There are also no front lawn areas here for pedestrians to use either; they HAVE to enter the roadway.

As I was driving east bound up the hill towards Cedar Hill Rd there was a senior citizen with a cane walking slowly up the hill along the middle of the road around the line of parked trucks heading west. There was a ~12 year old girl on a bike riding to school heading east (on the right, south side). There was a ~10 year old boy walking to school on the left, north side of the road, heading east as well, who was set to intercept the senior and cause one of the two of them to enter even further into the road way.

There were NO slow/stop one-lane traffic flaggers?!?

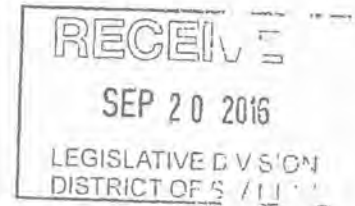
Needless to say, it was not safe to take a photo of the situation I ran into, however I have attached two photos taken one hour later from a similar vantage point.

I believe this situation clearly shows how dangerous Arrow Rd is now, regardless of whether 1550 Arrow Rd is rezoned or not. If 1550 Arrow Rd is expanded there could have been two or three seniors on the roadway mixed up with this mess instead of just one. There would have been a higher likelihood of other service vehicles and/or emergency vehicles trying to use the road at the same time as well.

Even if 1550 Arrow Rd is not expanded, I firmly believe Arrow Rd needs to be widened to at LEAST 8m wide (which is still less than all the other roads in the area, all being at least 10m wide) and this needs to be a priority in the next three years! If Arrow Rd is rezoned this needs to be done in the next year before construction vehicles take over the neighbourhood!

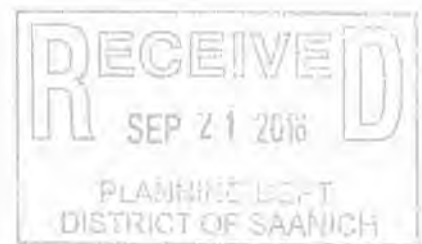
Sincerely,

Warren Weicker
Quiver Place



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REPORT
FOR
ACKNOWLEDGED: BTM

ENTERED
IN CASE







2870-30 Arrow



From: Sue Thorpe [redacted]
 To: <mayor@saanich.ca>
 Date: 7/18/2016 7:52 PM
 Subject: 1550 Arrow Rd proposed project

Mr Attwell and councillors

I live at [redacted] Arrow Rd. I am next door to 1550 on the south east side. I'm on a bit of a hill and look over their property.

Because I have a view of the property I would like to know what they are proposing. They had proposed (phase2), a 4 story building with a car park from the new building to my property line. They said it needed to be 4 stories to fit the 240 units that they said was the number they needed to make the project viable. Now it has changed. They will only tell the people on the Arrow Rd side that there will be no building. No phase 2. Any discussion is cut off. Are they going to sell it. no. There is no plan. Or explanation.

This goes against everything they said at the last council meeting.

They have met with some people who will be affected by phase 1, They have reduced the number of units in that phase by 14 I think.

I do not trust that they will not build. They already let the cat out of the bag at the last council meeting. I'd like to discuss with them their proposal. As well as where will the 14 units from phase 1 go. Instead I feel I have been gagged. They will not discuss it and they will not explain their change of plan.

I don't know where to go from here.

I would like for them to be honest and discuss it and put a plan for it on the table.

SusanThorpe [redacted] Arrow Rd

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 DISTRICT OF SAANICH

870 30 Arrow

Am. PFI + FILE - SJ

From: "Esther Larson" [REDACTED]
 To: <council@saanich.ca>, <dstrongitharm@cityspaces.ca>
 Date: 7/12/2016 3:16 PM
 Subject: rezoning 1550 Arrow Road

Mr. Mayor and Councilors:

I share a 175 foot property line with Mount Douglas Court and am opposed to rezoning and proposed three story development which does not fit with the residential area surrounding. Surely there are numerous options for developing seniors' housing on the property which would benefit the community.

I attended a meeting on May 3rd at St. Peter's Anglican church chaired by Deane Strongitharm of City Spaces Consulting where numerous concerns were raised. Mr. Strongitharm was taking his own notes but six weeks later reported that he "had almost finished the minutes".

Then a public meeting ("Open House") was called between 4:30 and 7:30 p.m. on June 30th. Mr. Strongitharm said he "was thinking June 30th was two days before Canada Day".

Notices of the June 30th meeting were placed in some residents mail boxes on June 28th but neither I nor my next door neighbor who was away that week received notices. Without the monitoring of the Arrow Road Action Committee we would not have known there was a meeting.

In my opinion, attempts to manipulate the process only increase opposition to the project.

O. Jack Larson [REDACTED]

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 DISTRICT OF SAANICH

2016.30 ARROW

Jan - FILE - SA
AKK

From: [REDACTED]
 To: <dstrongitharm@cityspaces.ca>, <mayor@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.derman@saanich.ca>, <fred.haynes@saanich.ca>, <dean.murdock@saanich.ca>, <colin.plant@saanich.ca>, <vicki.sanders@saanich.ca>, <leif.wergeland@saanich.ca>
 CC: [REDACTED]
 Date: 7/7/2016 12:11 PM
 Subject: 1550 Arrow Road Development: June 30 Open House Feedback

To Deane Strongitharm and Saanich Council (copy to the Arrow Road Action Comm

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ACKNOWLEDGED	b.l.m		

Regarding Mount Douglas Court Redevelopment

We dropped by the June 30 open house for the Mount Douglas Court redevelopment presented by the Mount Doug Seniors Housing Society. At that time we mentioned that we would be sending comments by email. It is also important that Saanich Council be aware of our concerns. These are our comments:

Project is Contrary to Community Plans

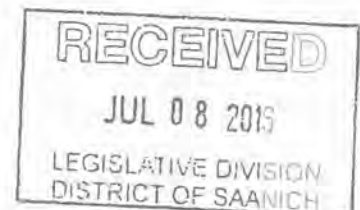
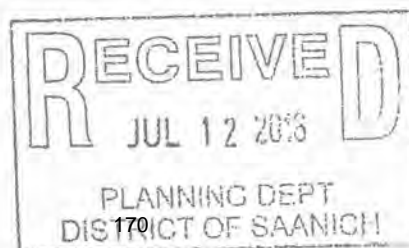
There is an over-riding concern that this development does not comply with the Shelbourne Valley Action plan, Gordon Head Local Area Plan and the Saanich Official Community Plan. This is the wrong location for such a development. The feedback below is not an endorsement of the proposed project plan, even if our concerns are addressed. We are simply providing comments as part of a process should the project be forced upon the neighbourhood.

Unknown Total Number of Units Including Future Development is a Concern

Point 1 on the handout provided by the Mount Douglas Seniors Housing Society says: "Reduction in the number of units from 100 to 84." With the previously presented phase two of this project not being addressed, this does leave a concern. The Project manager, Peter Daniel, previously mentioned that the project would not be economically viable if there were fewer than 240 units on the property. If/when phase two is addressed, is the reduction of units in phase one going to result in an increase in phase two to compensate? This would be problematic.

Sufficient Upgrades to Arrow Road

Point 12 on the handout provided by the Mount Douglas Seniors Housing Society says: "\$50,000 contribution to future Arrow Road improvements." It is not clear whether this is sufficient funds for the necessary improvements. Arrow Road needs to be widened between Mount Douglas Court and Cedar Hill Road. The sidewalk needs to be upgraded and a proper curb built to separate the traffic from the pedestrians. Can the Mount Douglas Seniors Housing Society and Saanich Municipality confirm that these improvements will be provided? This is a major concern for the neighbouring residents, and was even acknowledged as a problem by the mayor during a visit.



Ensure Entire Property Dedicated to Seniors Housing

Point 13 on the handout provided by the Mount Douglas Seniors Housing Society says: "Covenant restricting project zoning to seniors rental building." Since the project does not include phase two at this time, it is not clear whether all future development on the property would also be restricted to seniors rental buildings. Please ensure that wording is provided to make it clear that the entire property is restricted to seniors housing (with a covenant).

Thank you.

Jeff and Sheryl St.Gelais

[REDACTED] Bow Road

Victoria, BC

[REDACTED]

[REDACTED]

2870 '30 Arrow

APK ↑

From: Murray Goode [REDACTED]
 To: <mayor@saanich.ca>
 CC: <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.deraman@saanich.ca>, <fred.haynes@saanich.ca>, <dean.murcock@saanich.ca>, <colin.plant@saanich.ca>, <vicki.sanders@saanich.ca>, <leif.wergeland@saanich.ca>
 Date: 7/4/2016 12:04 PM
 Subject: Arrow Road, Development Proposal

Dear Mayor and Councillors,

My husband and I live on Bow Road which exits from Arrow Road. Though we are not directly impacted by the proposed development at the Senior's Home on Arrow, we are very concerned about the increase of traffic if 240 new units go in there. Arrow is VERY narrow with no proper sidewalks. We walk there A LOT and are very concerned for pedestrians and cyclists who use Arrow on a regular basis. We walk or cycle that way at least once a day!!! So, actually we are directly impacted by the present proposal!

We are also concerned that little consultation took place before the Development signs went up. Many of our neighbours who are directly affected as their property abuts up to the Senior's property are extremely concerned about the proposed development. The developer has made some very minor adjustments to the proposal but not near enough. Our area is a beautiful residential area with many families with young and older children. The increase in traffic would not be safe for these residents or the walkers and cyclists!

We are all for more subsidized senior housing but this development is just TOO BIG for the area it is in.

Please consider these important issues seriously before allowing the proposal to go through. \$\$ for the developer should NOT come before safety for the residents who already live in this beautiful neighbourhood.

Sincerely,
 Marilyn and Murray Goode
 [REDACTED] Bow Road,
 [REDACTED]

ENTERED IN CASE

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 PLANNING DEPT.
 DISTRICT OF SAANICH

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 DISTRICT OF SAANICH

2870-30 Arrow

Jim - Full - Simon
APK FILE

From: Arrow Residents
To: <mayor@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.deraman@saanich.ca>, <fred.haynes@saanich.ca>, <dean.murdock@saanich.ca>, <colin.plant@saanich.ca>, <vicki.sanders@saanich.ca>, <leif.wergeland@saanich.ca>
Date: 7/3/2016 9:12 PM
Subject: Updates since March 14 Committee of the Whole - 1550 Arrow Road, Mount Douglas Court (MDC)

Dear Mayor and Council,

Updates since March 14 Committee of the Whole - 1550 Arrow Road, Mount Douglas Court (MDC)

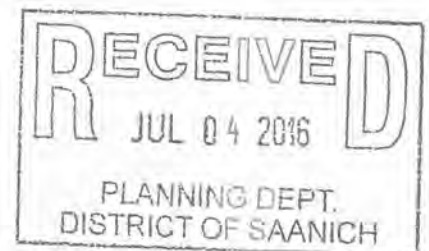
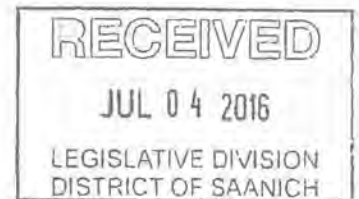
On Monday April 25th, area residents who lived within 100m of MDC received an invitation to a neighbourhood meeting on May 3rd. This was the first news we had had about this development proposal after the March 14 Committee of the Whole meeting. The Anglican Diocese of British Columbia had hired Deane Strongitharm from CitySpaces Consulting to facilitate this meeting.

Mr. Strongitharm was not very familiar with the project at that time, as he had only recently been hired and was generally unaware of the contentious history between the proponent and the neighbourhood. The audience expected this meeting would be a consultation, since no one had heard anything from the proponent over the prior six weeks after Council instructed him to consult the neighbours, but instead the audience was met with a presentation of trivial changes that hadn't taken anything presented at the Committee of the Whole into consideration. The ability to ask questions was limited and the questions that were asked were "noted" to be answered later, but the answers never came, even months later.

Needless to say, the presentation did not go well and this charged up the audience and caused a lot of interruptions and frustration for everyone. After the audience made it clear that they were there to hear about progress and changes, not excuses or "window dressings" things calmed down a little bit and the architect reviewed the current plans for the site and listed their proposed "concessions" in response to neighbourhood concerns:

- Removal of Phase Two from the rezoning application
- Split zoning the site – the rear portion or Phase One would require RA-3 rezoning, while the front portion of the site would remain as a RA-1 zone
- There would be an increase in the number of visitor parking spots, adding 7 more spots for a total of 14 spots (they had already added 7 visitor parking spots at the eleventh hour during the Committee of the Whole presentation; this simply clarified that these extra 7 spots would be placed in a location that was previously designated for landscaping)
- The building height of Phase One would be reduced by 3' – interior ceiling heights would now be 8' in place of the planned 9' thus reducing the height for each floor by 1'
- Lights in the parking areas will be altered to reduce the impact to

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- adjacent neighbours by reducing the height of lamp standards from 14' to 10'
- The garbage and recycling bins will be surrounded by concrete barriers to reduce noise
 - The garbage pickup will be after 8:00am, up to three times per week
 - A "219" covenant will be voluntarily applied to the RA-3 zone to restrict its use to low income seniors housing (but the remaining RA-1 zone would not have a covenant)
 - The society will contribute \$50,000 to Saanich to allow for upgrades to the pedestrian walkway along Arrow Road from the MDC property to Cedar Hill Road

No compromises on building size, density, or set-backs were offered at the May 3rd meeting; the proposal was still for an oversized (requiring a variance for horizontal building length) three-story high building as close to the property lines as was allowable with the same number of units. It was the exact same design and layout as submitted to Saanich Planning in February. Needless to say, many in the audience were outraged that their major concerns were still being ignored. Some members of the neighbourhood have since switched their views from "conditional support of development" to "outright opposition to any development" because of this May 3rd presentation.

Subsequently, members of the Arrow Road Advocates Committee (ARAC) met twice with Mr. Strongitharm, trying to impress upon him that many in the neighbourhood were angry about the lack of consultation but were still hopeful that a dialog could be opened now that a facilitator had been hired. ARAC shared all the input and feedback that had been provided over the past year to Saanich Planning, the proponent, and Saanich Council in hopes that Mr. Strongitharm would be able to take some steps towards a compromise.

On June 13th, Mr. Strongitharm returned to ARAC with a revised proposal, including:

- Phase One building set-backs from the north and west property lines increased, east remaining the same
- Phase One building horizontal length reduced
- Phase One building shifted south, closer to the existing building
- The number of units in Phase One reduced by 16 (from 100 to 84)
- Phase One building height reduced by 3' (but still three stories)
- The West side of Phase One building will have no apartment windows or balconies
- The garbage area has been moved slightly further from the fence line
- Elimination of the traffic roundabout originally located in the north-east corner
- Rain-garden moved to north-east corner, supplemented by a swale running along the northern property line
- The existing inadequate hedging on the north boundary will be removed and replaced with more "robust" landscaping
- The walkway originally located around the outer perimeter of the property will now be located closer to the buildings

- These changes were welcome, and we appreciated Mr. Strongitharm's efforts. It was the first attempt we have seen at a compromise after 14 months of lobbying by the neighbourhood community. While the proposal still does not comply with the Official Community Plan, Gordon Head Local Area

J.

Plan or draft Shelbourne Valley Action Plan, it is a step forward.

A major concern remains:

Peter Daniel, the Asset Manager for the Anglican Diocese and project manager for this proposal, has always been adamant that MDC is not economically viable with fewer than 240 units; he has also been adamant that he will not compromise. Does this split-zoning approach and minor reduction in density mean that Phase Two will require an increase in density? Since there are no RA-3 zones fully surrounded by single family homes anywhere in Saanich, if a sub-zone is approved now and sets a precedent for higher density apartment complexes in the middle of quiet no-through residential neighbourhoods, will this not make a future rezoning application for the remainder of the property "a slam dunk" given that part of the property is already zoned and developed under RA-3?

Since Council indicated at the Committee of the Whole meeting that the neighbourhood needs "certainty" about Phase Two development, we made it clear that we would like to see the zoning of the entire property considered now with appropriate restrictive covenants on size/density, as well as use (only for low income seniors independent living).

Open Houses: June 30th and July 14th

On June 24th an invitation was delivered to area residents (all of them this time, not just a 100m radius) for an Open House on June 30th from 4:30pm to 7:30pm to show the changes listed above that were presented to ARAC on June 13th. Many residents were distressed about having six days notice for an important event being held on the eve of a national holiday, which led to a second Open House being scheduled for July 14th. Despite the timing, the first Open House was well attended. The information presented was exactly what ARAC saw on June 13th. The MDC website has not been updated yet with this new information but it supposedly will be soon.

ARAC understands that there will not likely be any further changes made to this proposal at this time and the plans shown at the Open Houses will be submitted to Saanich in due course. This is why we have written this summary update at this time. We have asked our email distribution list of 93 area residents to form and express their own opinions on the revised proposal and to share those opinions with Mr. Strongitharm and Council in the near future.

-

We hope that you have found this update informative. If you have any questions for us we would be happy to answer them through email or to schedule individual one-on-one meetings with each of you as we did in the fall of 2015.

-

Regards,

-

The Arrow Road Advocates Committee
(Barb, Charlene, Loti, Marg, Morven, Warren)

2070.30 Arrow

Council - Mount Douglas Court - Proposed Residential Building - 1550 Arrow Rd.

From: Deane Strongitharm <dstrongitharm@cityspaces.ca>
To: <Council@saanich.ca>
Date: 4/21/2016 4:08 PM
Subject: Mount Douglas Court - Proposed Residential Building - 1550 Arrow Rd.
Attachments: 160420_arrow_rd_invite.pdf

Since the recent Committee of the Whole meeting when the above application was presented, the writer ha been asked (by the applicant) to facilitate a meeting with neighbours. For your information, a copy of the notice letter that is going out to a fairly wide distribution of neighbours (radius around the property consistent with Public Hearing notices), as well as the Neighbourhood Assoc. is attached.

You are most welcome to attend.

deane

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 DISTRICT OF SAANICH

April 21, 2016

NEIGHBOURHOOD MEETING

Proposed Mount Douglas Court Residential Building (1550 Arrow Road)

Dear Neighbour:

On behalf of the Mount Douglas Seniors Housing Society and the Anglican Diocese of British Columbia, CitySpaces Consulting has been asked to facilitate a Neighbourhood Meeting to talk about the updated plans for the proposed new Mount Douglas Court residential building.

Please join us on:

Tuesday May, 3rd, 2016
7:00 PM

St. Peter's Lake Hill Anglican Church
3939 St. Peter's Road

(just off Quadra Street one block south of Reynolds Road)

to hear an initial presentation from the project planners, and to share your feedback on these updated plans.

If you have any questions, or would like more information about the meeting, please feel free to contact me directly at 250.383.0304, x 22, or dstrongitharm@cityspaces.ca.

Sincerely,



Deane Strongitharm, MCIP

CitySpaces
Consulting Ltd.

5th Floor
844 Courtney St.
Victoria BC
V8W 1C4
250.383.0304 Tel
866.383.0304 Toll-free
250.383.7273 Fax
www.cityspaces.ca



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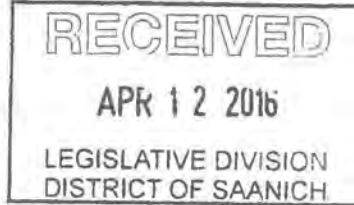
2870-30 Arrow

vrez.

David and Lila Melnick
Bel Nor Place
Victoria BC

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ACKNOWLEDGED	bl.m		

April 8, 2016



Saanich Mayor and Councillors
770 Vernon Ave.
Victoria BC V8X 2W7

Dear Mayor and Councillors:

I am deeply disturbed by the sloppy and unprofessional process your planning department used on the 1550 Arrow Road rezoning. I believe the process was both flawed and biased in favour of the developer for several reasons which have created a great deal of unnecessary stress and wasted time for all concerned. It appears that as soon as the rezoning was "low-income seniors housing" the community plans, zoning by-laws, and the requirements to achieve an RA-3 zoning were basically ignored in totality.

I. Refusal to follow our by-laws and community plans

A. RA-3 zonings are required to empty onto major and collector roads only according to the SVAP. IT DOES NOT.



1. Arrow Road is a narrow side road
2. Arrow Road has no on-street parking.
3. Arrow Road has no proper sidewalk.
4. Arrow Road has no curb and gutter.
5. Arrow Road has no proper drainage.
6. Arrow Road has no schedule to be improved for the next 5-10 years.

B. RA-3 zonings for seniors' housing are to be discouraged in areas with hilly topography. ARROW ROAD IS HILLY.



1. Arrow Road merges steeply into Cedar Hill Road and would be extremely dangerous for vehicles to stop and then to turn onto Cedar Hill Road, especially in winter conditions with snowy and/or icy roads, greatly enhancing the chance of an accident.
2. According to my understanding, we have over 40 RA-3s that all conform to our by-laws and community plans. Why should this property be treated any differently?

Based on this RA-3 plan's incompatibility with by-laws and community plans, it should have been REJECTED at this point.

II. Refusal to follow either of the two processes to get rezoning approval.

A. Consent of neighbours:

Out of an email survey of 83 neighbours, 57 responded (over 70%).



1. 55 were against this rezoning (96.5%)
2. Developer was made aware of the neighbourhood opposition but chose to ignore it. He, in fact, inferred that the committee which we, as a neighbourhood chose to represent us, was a small group of malcontents. He knew this to be untrue as I have spoken with a number of people, including myself, who are not members of this committee, and did speak with him about their concerns and lack of support for this project.
3. Your planning department was well aware of the neighbourhood opposition, yet they still recommended this proposal.

B. Title agreements

Covenants and/or housing agreements would be registered on the title to:

1. Prevent abuse of the RA-3 zoning,
2. Prevent unauthorized changes in the future,
3. Protect the neighbourhood,
4. Ensure the use of the property remains consistent with the zoning.
5. Is recommended by GH LAP Page 5 5.5 (Saanich Planning Document)

a. THE DEVELOPERS HAVE STATED:



- i. THEY WOULD NOT HAVE ANY COVENANTS, ETC. ON THE TITLE, because CMHC would not make available mortgage insurance should any “covenants related to affordability or zoning on the property that restricts the use to affordable housing”.

*This puts into question the financial viability of this project.



- ii. The rezoning is being based on this being affordable seniors’ housing, yet they refuse to commit themselves in writing because CMHC says it could affect market value of the property. Yet the planning department has shown NO CONCERN FOR THE EFFECT OF THE MARKET VALUE OF OUR PROPERTIES IF THIS GREATLY OVERSIZED BUILDING IS ALLOWED IN OUR NEIGHBOURHOOD.

*This puts into question the financial viability of this project.



- iii. Developer stated that CMHC would give them a lower rate of interest on their mortgage if there were no covenants or agreements on the title and that they, in turn, could reduce rental rates by \$100 per unit per month.

***At best, this is an incentive to sway public opinion and, at worst, an outright bribe. If the developer has such great financial concerns, would not this money be better put to paying down a new mortgage?

* It is never a neighbour's responsibility to obtain mortgage insurance or ensure that they get a better mortgage rate. We have the lowest mortgage rates in the last 50+ years. In our town council meeting, the developer gave very few details as to the size of mortgage, interest rates, etc.

*If the financing is this suspect, it would be unwise, not only for this project to go ahead, but also perhaps for Saanich to end up holding the bag if financial obligations cannot be met.

Red Flag #7



The developer seems to feel it is appropriate to waive all our rights to ensure that this property remains affordable seniors' housing and follows the requirements of the zoning.

The developer emphasized in his presentation several times how committed they are to seniors' housing and have used the excuse that they could get a better mortgage interest rate if there were no conditions on the title. What this really means is that, without proper legal documentation, once an RA-3 zoning is received, they can do as they please. It should be noted that on page 4 of your planning department's document, 4.2.3.7 allows buildings up to eight stories. Without proper covenants and title agreements, our neighbourhood will be left defenceless to the whims of the developer if RA-3 zoning is granted.

Red Flag #8



The developer, in my opinion, is being extremely disingenuous as he has threatened that, should they not get the development on their terms, that it could become market housing without council approval. Does this mean that we did not get a covenant on the rezoning from Residential to RA-1 back in 1970 stating this property was for affordable seniors' housing only? If not, this is a perfect example of why covenants and title agreements are necessary on the title.

HOW DOES THIS REFLECT THE DEVELOPER'S COMMITMENT TO AFFORDABLE SENIORS' HOUSING?

Red Flag #9



STRATA TITLING:

The developer has indicated that in the future, they might approach council to strata title units. YOU GENERALLY DO NOT STRATA TITLE RENTAL UNITS, EXCEPT TO SELL THEM. Again, this questions the integrity and the commitment of the developer to the seniors of 1550 Arrow Road, and how little regard he has for the neighbours, who have done so much to beautify their neighbourhood and make it such a desirable area to live in, and the support we have given to 1550 Arrow Road.

HOW DOES THIS REFLECT THE DEVELOPER'S COMMITMENT TO AFFORDABLE SENIORS' HOUSING?



- *** Inability to get:
- a. SUPPORT AND CONSENT OF NEIGHBOURS
 - b. REFUSAL TO PUT COVENANTS AND AGREEMENTS ON THE TITLE

The proposed rezoning should AGAIN have been REJECTED at this point because it does not meet either the need for the support of the neighbourhood or the requirement of covenants and/or agreements on the title.



- *** It goes beyond belief that the planning department took it upon themselves to tell council that it was appropriate to waive our neighbourhood's rights to have covenants and agreements put on the title so we would have no legally binding protection to maintain the residential quality of our neighbourhood. By recommending this rezoning to council, while knowing the developer's refusal to allow any covenants and/or agreements on the title. *is ~~was~~ inappropriate! inappropriate!*

III. Conflict of proposed rezoning with community plan, by-laws, and community association's comments in the planning report. It is amazing that, despite the proposal's many conflicts with the community plan, by-laws and community association, the planning department indicated no reservations in recommending a rezoning that would significantly impact the surrounding neighbourhoods in a negative manner forever.

A. Official Community Plan 2008



- 1. Page 4
 - a. 4.2.1.20 provides no engineering or drainage studies to solve the significant and annual flooding of the back third of the property 4-6 months of the year.
 - No solid evidence the building and parking will not cause flooding of neighbouring properties.
 - No indication who will be responsible should such flooding occur.



- b. 4.2.4.2 and 5.1.2.2 both say to evaluate zoning applications for multiple family developments on the basis on NEIGHBOURHOOD CONTEXT, SITE SIZE, SCALE, DENSITY, PARKING CAPACITY... VISUAL AND TRAFFIC IMPACTS.
 - Three and four story buildings do not reflect a neighbourhood context of one and two story homes. Bel Nor Place are all ranchers except for four houses.
 - Developer has requested a variance in parking from 54 visitor spaces to only 14 for a development with 180 units. It is inconceivable that anyone should consider this anything but a major variance. Once the parking has been established, if there is no feasible way to add more parking spaces, this can become

an insurmountable problem. 1550 Arrow Road, a narrow road in general, has NO ON-STREET PARKING. To suggest that the required 54 visitor parking spaces be reduced to only 14 again makes it clear that this property cannot and should not have an RA-3 zoning as there is an inability to provide sufficient off-street parking. This is especially true in view of the fact the proposal wishes another two variances to increase the width of the wings of the building. One of these being extremely significant in that they are asking to increase the width of one wing of the building by 8 meters or 26 feet, thereby removing space for adequate visitor parking.

2. Page 5

a. 5.1.2.16 integrates seniors' and special needs housing...

- This proposal is supposed to be for low-income seniors' housing, not special needs housing.

B. COMMUNITY ASSOCIATIONS

1. Gordon Head Local Area Plan (1997)



Page 5 5.5 Use DEVELOPMENT PERMIT to ENSURE that new multi-family developments RESPECT THE SCALE OF ADJACENT USES AND THE ENVIRONMENTAL CHARACTER of Gordon Head. This supports the second way of obtaining a rezoning by it being required to have development permits as well as reflecting the need to maintain the context of the neighbourhood. A 10.1 to 11.5 meter building does NOT RESPECT the scale of adjacent uses as the property is surrounded 100% by one and two story homes as shown on Page 9 of the Planning Report.

2. Draft Shelbourne Valley Action Plan



- 5.4.5 Subject to zoning by-law, seniors' housing and care facilities including congregate housing and nursing homes shall be permitted in all areas designated for apartment use.

*** This is a perfect example of why covenants etc. are needed on the title as we are talking about affordable seniors' housing, not nursing homes, care facilities, etc. Having the exact use, variances if any, building restrictions, use of property etc. prevents any misunderstanding or misuse of the property in the future, as well as protecting the rights of the surrounding neighbourhood.

- Page 5 5.4.6 Encourage seniors' housing in walkable areas convenient to services WITHOUT HILLY TOPOGRAPHY.

Arrow Road is

- Hilly,
- Very narrow (20 feet wide),
- No proper sidewalk,
- In poor condition,
- No on-street parking,

- No curb and gutter,
- Not due for an upgrade until 5-10 years in the future.



- Page 5 6.1.8 Construct sidewalks on ALL RESIDENTIAL STREETS within 500 meters of the primary intersection. Saanich has indicated they do not have the money, nor is it scheduled in their 5 Year Plan to do such upgrades.

*** THE DEVELOPER INQUIRED IF SAANICH WOULD CONTRIBUTE TO UPGRADING AS REQUIRED BY THIS PART OF THE COMMUNITY PLAN.

***HE IS ASKING FOR OUR TAX DOLLARS TO HELP SUBSIDIZE A REZONING, WHICH WILL RUIN OUR NEIGHBOURHOOD AND WE DON'T WANT.

C. Development Permit Area Guidelines



1. Page 5 “Designing buildings to reflect the CHARACTER OF SURROUNDING DEVELOPMENT with SPECIAL ATTENTION TO HEIGHT”. Three and four storey buildings do not reflect the character of our neighbourhood in which approximately one third to one half of the houses are one storey and the rest being two stories.



2. Page 8
 - “Even with the redevelopment of an existing site, consideration MUST BE GIVEN TO NEIGHBOURHOOD CONCERNS and often those concerns can be addressed through good design.”

*** You cannot and have not addressed our neighbourhood concerns with good design as it is IMPOSSIBLE TO HIDE THREE AND FOUR STOREY BUILDINGS THAT ARE TOTALLY SURROUNDED BY RESIDENTIAL BUILDINGS. (See diagram Page 9, Saanich Planning Document).



- “KEY CONSIDERATION with development proposals such as this is BALANCING THE BENEFITS PROVIDED TO THE BROADER COMMUNITY with the POTENTIAL IMPACTS ON THE EXISTING NEIGHBOURHOOD”. There is almost no balance between benefits to the greater community and the detriments to the existing neighbourhood. This proposal may have some monetary benefit to surrounding businesses, provide a few jobs, and add some units to the seniors’ affordable housing market. In contrast, this proposal will lower property values, reduce our privacy, take away views, make it more difficult to sell, ruin the neighbourhood ambience with one huge building stuck in the middle of one and two storey homes, and increase flooding concerns.

In addition, it has and will continue to increase strained relations between the residents of 1550 Arrow Road, the Anglican Church and our neighbours, if respect for our neighbourhoods is ignored.

*** WHERE'S THE BALANCE?!!!

The negative impact is far greater on the neighbourhood than the benefits to the larger community. We have been glad to support the existing low income seniors' housing at Arrow Road, but should the needs of the surrounding neighbours be ignored, the goodwill engendered over the years will be lost.

My next door neighbour recently came into our community approximately one year ago. She was excited to be in our neighbourhood as houses rarely come available and are quickly sold, usually within two to four weeks. She spent a great deal of time and energy redecorating and remodelling her new home. Due to the proposed rezoning and her fear that Saanich would not apply their community plan and by-laws fairly, she put her home up for sale, sold it, and will now be moving away.

People in our neighbourhoods take great pride in maintaining their properties to a high standard. Yet, no matter how much time, money and love is spent on their properties, nothing can make up for the negative impact three and four storey buildings will have on our neighbourhood if you allow this proposal to go through.

D. Request for variances



1. PARKING SPACES

- Have requested parking spaces be reduced from required 54 spaces for visitor parking to 7 spaces.
- The existing development of 80 units already includes 7 visitor parking spaces.
- I understand the developer has agreed to increase the amount of visitor spaces to 14. This is hugely inadequate being 40 spaces short of the necessary spaces required for a building of this many units.
- This would become a huge problem whenever the visitor parking was full, as there is no on-street parking on Arrow Road,
- A shortage of parking would not engender good feelings if visitors were parking in residents' spots because the visitors' spots were full.
- In most instances, if adequate parking is not provided as per the by-laws, this becomes a major issue with inappropriate parking, illegal parking, and fender benders.



2. BUILDING VARIANCES

These are MAJOR, NOT MINOR variances

- a. The east/west side of the building requests an 8.1 metre (26 feet) variance. This means they wish to widen the building 26 feet!!! That is NOT a minor variance. The length of this side of the

building is approximately 70 metres (231 feet). 231 feet times 26 feet (the variance requested) equals 6006 square feet of variance. On a three storey building, that results in over 18,000 square feet of variance, the same as three city lots!!!

- b. The north/south side requests a 3.5 metre variance (11.5 feet). This side of the building is 40 metres long (132 feet). That times the requested variance of 11.5 feet equals over 1500 square feet of variance. Multiplied by three stories, this is over 4500 square feet of variance.
- c. The total requested variance is almost 23,000 square feet. I have used Imperial measurements because, even to this day, a great many people have difficulty envisioning a metre as opposed to feet and they often equate them as the same when they are not. When measurements are listed in metric, they often appear smaller than they are. So, according to Imperial measurements, they have requested a variance of almost 4 city lots, at 6000 square feet per lot. It is clear that, without the variances of the building, there would be no need for a variance in visitors' parking spaces.

IV. This proposal should NEVER HAVE BEEN RECOMMENDED to council. It FAILED to meet:



- A. The RA-3 requirements to be on a main or collector street and have no hilly topography and no steep entrance or exit from Arrow Road onto Cedar Hill Road.
- B. The only two options to acquire a rezoning:
 - 1. Consent of the neighbourhood (96.5% of neighbours refused to give this consent).
 - 2. Secure the title with covenants and agreements for the proposal (developer refused to do this).
- C. Requirements of the neighbourhood associations to respect the impact on surrounding neighbours.
- D. By-law requirements failed to be met at least 7+ times.
- E. 2 Red flags for non-compliance with community plans, by-laws, rezoning requirements, etc.
- F. Failed to meet requirements for (a) parking and, (b) building widths.

V. Conclusion

Rezoning this property to RA-3 is akin to placing a square peg in a round hole. IT DOESN'T FIT!!! The planning department should not have waived our community's rights out of sympathy for one special interest group, no matter how worthy. It seems as though, as soon as the label "affordable seniors' housing" was put on this project, all of the requirements of our community plan, by-laws, zoning requirements and our local area plans were ignored. A community plan is supposed to protect the rights of everyone and not give individuals or groups a leg-up, so to speak, on everyone else. I support affordable housing for seniors, but not at the expense of

others. It is not a right to live in Victoria. I was born and raised in Victoria but when my mother passes, I will have to move as I will not be able to afford to live here.

Many good people worked hard to develop our community plan and by-laws and I am angry at the time and money wasted and anxiety that this has caused, simply because your planners decided that they did not need to follow the rules, especially in view of the fact there are over 22 red flags in the by-laws and community plans to deny this rezoning. I spent three years of my life working for the provincial government in sub-divisions and rezoning, so the statements I have made come with those years of experience and is the reason that I have spent considerable time drawing up this document for the sake of all my neighbours and the surrounding community.

Sometimes it is very hard to follow the rules but that is why we have our community plan and by-laws. They are the glue which holds Saanich together and makes sure EVERYONE is treated fairly. In view of the overwhelming evidence that this is not a suitable property for an RA-3 zoning, I ask you to let this property remain as an RA-1 zoning as it is the only zoning other than Residential that fits our community plan, by-laws and neighbourhood. Please treat us fairly, too.

Please provide me with a written response to this letter.

Thank you,




David and Lila Melnick

2870-30 Arrow

APK
JM ✓

DPR00614
RE200559

ClerkSec - Thank You: Faith Restored

From: "Morven Wilson" [redacted]
To: "Mayor Richard Atwell" <mayor@saanich.ca>, "Colin Plant" <colin.plant@saanich.ca>, "Dean Murdock" <dean.murdock@saanich.ca>, "Fred Haynes" <fred.haynes@saanich.ca>, "Judy Brownoff" <judy.brownoff@saanich.ca>, "Leif Wergeland" <leif.wergeland@saanich.ca>, "Susan Brice" <susan.brice@saanich.ca>, "Vic Derman" <vic.derman@saanich.ca>, "Vicki Sanders" <vicki.sanders@saanich.ca>
Date: 3/21/2016 12:33 AM
Subject: Thank You: Faith Restored

RECEIVED
MAR 22 2016
PLANNING DEPT.
DISTRICT OF SAANICH

1550 Arrow Road

ENTERED
IN CASE

Late in the evening of March 14th my faith in 'The System' was restored.

I am a member of the Arrow Road Action Committee (ARAC).

Last year, one of our neighbours was told bluntly by Mr. Daniel that his proposal for 1550 Arrow Road was a "done deal", and was "going to go through".

On January 9th ARAC met with Mr. Daniel under the auspices of the Gordon Head Residents Association: he refused to make even the smallest of compromises. At that point, we began to suspect that his proposal might well be a "done deal" ... although we could not understand how that be

When we read the February 18th Report from Saanich Planning we finally realised that the proposal was definitely a "done deal": *fait accompli*.

You cannot imagine how stunned we were at the conclusion of the public presentations to hear your insightful comments and probing questions. Far from the "done deal" that Mr. Daniel had depicted we realised that Council had its own serious doubts. "The System" did indeed work!

Thank you for taking—individually and collectively—a real interest in our neighbourhood and listening to the concerns of so many neighbours of Mount Douglas Court.

We appreciate the generous commitment of your time to read our submissions, to meet with us, to walk our neighbourhood, your useful observations, and your tolerant listening.

I am thankful for your helpful and constructive directions to the proponent: I hope that they will encourage him to consult meaningfully, and to submit a more balanced proposal for housing for low-income seniors at Mount Douglas Court: one that complies with Saanich planning guidelines and preserves the best of our residential "jewel" for both residents and MDC tenants.

Finally, I suspect that you sometimes feel that your role is thankless: balancing contradictory demands, listening to unfair criticism, being subjected to unreasonable pressures ... all at a considerable cost to your personal life. However, I know that I can say on behalf of ALL residents that we appreciate your dedication and commitment to public life and to the future of Saanich.

Thank you all, Mr. Mayor and Councillors.

Sincerely,

Morven Wilson

RECEIVED
MAR 21 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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FOR
ACKNOWLEDGED: BIM

2870-30 Arrow

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Page 1 of 1

ARK -> File

DPR00614

ClerkSec - 1550 Arrow Road - Thank You

From: Arrow Residents [REDACTED]
To: <mayor@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.berman@saanich.ca>, <fred.haynes@saanich.ca>, <dean.murdock@saanich.ca>, <colin.plant@saanich.ca>, <vicki.sanders@saanich.ca>, <leif.wergeland@saanich.ca>
Date: 3/16/2016 2:27 PM
Subject: 1550 Arrow Road - Thank You

Dear Mayor and Councillors,

We thank all of you for taking time out of your busy schedules over the past several weeks to listen to our questions and concerns, and to take tours of our neighbourhood. We especially appreciate the long hours spent Monday evening, March 14th questioning and absorbing the merits of this rezoning application. We hope the proponent will take your input and ours and revise their proposal to an acceptable compromise.

Once again, thank you on behalf of our many neighbours, both those who attended and also those who were unable to be present at the Committee of the Whole.

Sincerely,

The Arrow Road Action Committee
(Barb Geddes, Charlene Gregg, David Mattison, Loti Jackson, Marg Buckland, Morven Wilson, Warren Weicker)

POST TO	Gen	POSTED	2016/03/17 50
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INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>		
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 DISTRICT OF SAANICH

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APK → File.

DP300614
BE200559

Council - 1550 Arrow Road

From: "George Collicott" [redacted]
To: <mayor@saanich.ca>
Date: 3/14/2016 4:32 PM
Subject: 1550 Arrow Road
CC: <council@saanich.ca>

POST TO	GEN	POSTED	03/15
COPY TO	SA		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	DM		

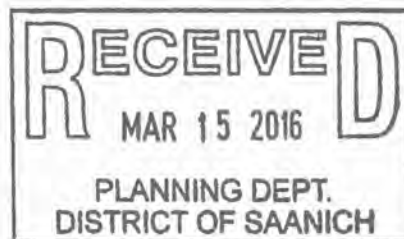
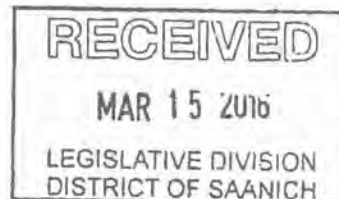
Dear Mayor Atwell:

For the following reasons, I am writing to express my opposition to the application for rezoning and development of 1550 Arrow Road.

- Simply put, the building currently fits into the neighbourhood quite nicely. It is two stories like the surrounding houses, it is offset from Arrow Road and it is a reasonable size in terms of the number of residents.
- This is a single-family residential neighbourhood.
- I do understand the need for low income seniors housing and I support a modest increase in size, perhaps 10-15 percent **provided the building does not exceed the current two-story limit** and provided it continues to be recessed well back from Arrow Road. That would ensure that it continues to fit in with the neighbourhood.
- The size of the expansion requested by the developer is simply over the top and I cannot imagine it is anything but a strategy to secure approval for a smaller expansion. To proceed with the requested plan would entirely change the nature of this wonderful neighbourhood by visually dominating it and significantly adding to the already high traffic density.
- The Arrow Road entrance to the site is at on a very narrow, limited vision section of the road with no proper sidewalks for pedestrians. It is essentially 1 1/2 lanes – not at all suited to a significant increase in traffic flow.
- I will repeat the point – this is a single family neighbourhood and that is why I moved/Invested here. Should the developers plans proceed as planned it will no longer feel like a single family neighbourhood and a large number of existing residents will unfairly see the value of their homes decreased.
- I would like the developer's proposal scaled back to a modest increase in size and I would like it limited to the current two-stories so that it continues to blend in with the neighbourhood, rather than visually dominating it.

Yours Sincerely,

George Collicott
Homeowner [redacted] Oakwinds Street
[redacted]



ENTERED IN CASE

DPRO0614
RE200559

Planning - Fwd: Committee of the Whole Meeting March 14, 2016

From: Andrea Pickard
To: Planning
Date: 3/15/2016 10:44 AM
Subject: Fwd: Committee of the Whole Meeting March 14, 2016

for the 1550 Arrow Rd REZ/DPR file please, thanks

>>> "Peter Daniel" <assetmgmt@bc.anglican.ca> 3/15/2016 10:42 AM >>>

Good Morning:

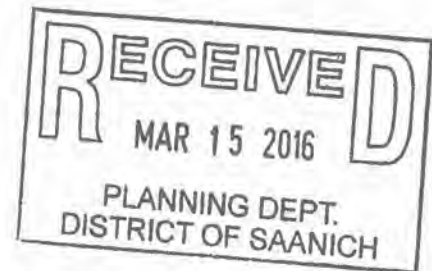
I wish to go on record regarding a comment made by Councillor Brownoff last evening.

She noted that I had not called the residents of 39 Bel Nor Place when requested by them to do so. In fact, I have met the couple that lives at this residence twice at meetings hosted by the Society. I left my business card with the Husband and requested that he contact me after the September 29th meeting held at St. Lukes Church in Saanich and I was never contacted. I have never received any telephone, email or written contact from this couple despite my request.

At last night's meeting, I approached this individual and asked him why he had never called me. He stated that I was supposed to call him but he is incorrect.

Thank you.

Peter Daniel
Asset Manager Diocese of British Columbia
250-386-7781-local 246 Office
[Redacted]
assetmgmt@bc.anglican.ca



ENTERED IN CASE

	ACKNOWLEDGED
✓	CLERKS
	REPLIED