



# AGENDA

For the Council Meeting to be Held  
At the Saanich Municipal Hall,  
770 Vernon Avenue  
**MONDAY, MARCH 14, 2016**

I 6:00 P.M., COMMITTEE ROOM NO. 2

Motion to close the meeting to the public in accordance with Section 90(1)(a), (c) and (i) of the *Community Charter*.

II 7:00 P.M., COUNCIL CHAMBERS

A. ADOPTION OF MINUTES

1. Special Committee of the Whole Meeting held March 1, 2016
2. Special Council Meeting held March 1, 2016
3. Council Meeting held March 7, 2016
4. Committee of the Whole Meeting held March 7, 2016

B. BYLAWS FOR FINAL READING

1. **4247, 4253, AND 4255 DIEPPE ROAD – REZONING TO CD-4DR, RS-4 AND RS-6**  
**P. 3** Rescind March 1, 2016 motion to approve Development Permit DPR00543, final reading of the “Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9354” **and approval of Development Permit DPR00543**. To rezone three adjacent properties from A-1 (Rural) Zone and M-5 (Food Processing) Zone to CD-4DR (Comprehensive Development Dieppe Road) Zone, RS-4 (Single Family Dwelling) Zone, and RS-6 (Single Family Dwelling) Zone for a proposed mixed-use development comprising a 3,630m<sup>2</sup> commercial/industrial building for food processing use, 33 attached housing units in eight blocks, eight bare land strata lots and one fee simple lot for single family dwelling use.
2. **4400 WEST SAANICH ROAD – LAND USE CONTRACT DISCHARGE BYLAW**  
**P. 4** Final reading of “Land Use Contract Discharge Bylaw, 2015 (4400 West Saanich Road), No. 9363”. To grant a discharge of the current Land Use Contract.
3. **4400 WEST SAANICH ROAD – REZONING TO P-2 AND P-4**  
Final reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9364” **and approval of Development Permit DPR00596**. To rezone from Zone M-2 (Wholesale, Warehouse & Office Zone) to Zone P-2 (Utility Zone) and Zone P-4 (Recreation and Open Space Zone) to redevelop the existing BC Hydro Facility.

C. PUBLIC INPUT (ON BUSINESS ITEMS D, E & F)

D. RESOLUTIONS FOR ADOPTION

1. **FIRE DISPATCH AND COMMUNICATION SERVICES AGREEMENT WITH ESQUIMALT**  
**P. 5** Report of the Fire Chief dated March 3, 2016 recommending that Council authorize the renewal of the Fire Dispatch and Communications Services Agreement with the Township of Esquimalt for the period March 22, 2016 to December 31, 2016.
2. **SOLE SOURCE PURCHASE OF ORACLE LICENSES FOR THE JD EDWARDS UPGRADE AND HR/PAYROLL SOFTWARE PROJECTS**  
**P. 15** Report from the Director of Corporate Services and the Director of Finance dated March 9, 2016 recommending that Council approve the purchase of JDE Expense Management, JDE Payroll, and JDE User Productivity Kit in the amount of \$299,670.
3. **REQUEST FOR PROPOSAL 08/16 – JD EDWARDS UPGRADE PROJECT**  
**P. 18** Report from the Director of Finance and Director of Corporate Services dated March 9, 2016 recommending that Council award RFP 08/16 for Systems Implementation and Managed

Services for the JD Edwards Upgrade, and change orders within the project budget, to ERP-One Consulting Inc., with an estimated cost of \$1,094,360 (excluding GST) for systems implementation costs including travel and related expenses, and for an estimated cost of \$67,196 annually for ongoing managed services, plus a one-time "Service Onboarding Fee" of \$6,500.

4. **CRD BYLAW NO. 4058, CAPITAL REGIONAL DISTRICT CLIMATE ACTION AND ADAPTATION SERVICE ESTABLISHMENT BYLAW, 2008, AMENDMENT BYLAW NO. 1, 2016**

**P. 20** Request from the Capital Regional District that Council review the amended bylaw and give consent to the adoption of the bylaw in accordance with Section 346 of the *Local Government Act*.

E. RECOMMENDATIONS FROM COMMITTEES

1. **LESBIAN, GAY, BISEXUAL, TRANSGENDER AND QUEER SUB-COMMITTEE TERMS OF REFERENCE**

**P. 40** Recommendation from the February 24, 2016 Healthy Saanich Advisory Committee meeting that Council approve the Terms of Reference for the LGBTQ Sub-Committee as amended at the February 10, 2016 LGBTQ Sub-Committee meeting.

F. REPORTS FROM MEMBERS OF COUNCIL

1. **POP FOR PARKS: ESTABLISHING A FUND FOR NATURE'S FUTURE**

**P. 43** Joint report from Councillors Haynes and Derman dated February 22, 2016 recommending that Council endorse the resolution from the District of Highlands that UBCM request that the provincial government redirect unredeemed container deposits into an annual fund for the acquisition and protection of privately owned natural spaces in BC, and further that a letter be sent to the Environmental Committee at the Capital Regional District requesting their additional support.

2. **REDUCTION OF NON-MIGRATORY GEESE POPULATION TO HELP SUSTAIN LOCAL FOOD**

**P. 53** Report from Councillor Haynes dated February 29, 2016 recommending that Council direct staff to review the recommendation from Mike Hicks, Regional Director, Juan de Fuca Electoral Area, with respect to amending the District of Saanich firearms bylaw and report back to Council with options for an appropriate bylaw amendment, including any implications.

\* \* \* Adjournment \* \* \*

## **AGENDA**

For the Committee of the Whole Meeting

\*\* IMMEDIATELY FOLLOWING \*\*

The Council Meeting in the Council Chambers

1. **MOMS LIKE US – PRESENTATION**

**P. 56** Motion from the July 20, 2015 Council meeting that Council invite Moms Like Us to give a presentation to Council on the development of an accredited Clubhouse in Greater Victoria.

2. **1550 ARROW ROAD – REZONING AND DEVELOPMENT PERMIT**

**P. 84** Report of the Director of Planning dated February 18, 2016 recommending that Council approve the rezoning from Zone RA-1 (Apartment Zone) to Zone RA-3 (Apartment Zone) and that Development Permit DPR00614 be approved for a proposed construction of one three-storey and one three/four-storey building for affordable seniors housing.

\* \* \* Adjournment \* \* \*

"IN CAMERA" COUNCIL MEETING IMMEDIATELY FOLLOWS



LEGISLATIVE SERVICES

Council  
Administration  
Media

Mayor  
Councillors  
Administrator

File: 2870-30 Dieppe

# Memo

**To:** Mayor and Councillors

**From:** Donna Dupas, Legislative Manager

**Date:** March 9, 2016

**Subject:** **4247, 4253, 4255 Dieppe Road – Final Reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9354” and Approval of Development Permit**

At the March 1, 2016 Council meeting, Council considered and gave final reading to Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9353 which established a new Comprehensive Development Zone and approved Development Permit DPR00543. Final reading of Bylaw 9354 to rezone the subject lands to the newly created zone is also required.

Council is requested to:

- Rescind March 1, 2016 motion to approve Development Permit DPR00543
- Give final reading to “Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9354” to rezone the lands from A-1 (Rural) and M-5 (Food Processing) to Zone CD-4DR (Comprehensive Development Dieppe Road), Zone RS-4 (Single Family Dwelling) and Zone RS-6 (Single Family Dwelling).
- Approve and issue Development Permit DPR00543.

This item is scheduled for the Council Meeting on March 14, 2016. If you have any questions please contact me at extension 3500.



Donna Dupas,  
Legislative Manager

dh

cc: Paul Thorkeisson, Chief Administrative Officer  
Carrie MacPhee, Director of Legislative Services  
Sharon Hvozdzanski, Director of Planning  
Harley Machielse, Director of Engineering

**CM  
B. 1**



LEGISLATIVE SERVICES  
Mayor  
Councillors  
Administrator  
Council  
Administrator  
Media

# Memo

**To:** Mayor and Councillors File: 2870-30 West Saanich  
**From:** Donna Dupas, Legislative Manager  
**Date:** March 10, 2016  
**Subject:** **4400 West Saanich Road – Final Reading of “Land Use Contract Discharge Bylaw, 2015, (4400 West Saanich Road), No. 9363, “Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9364” and Approval of Development Permit**

At a Public Hearing held December 8, 2015, Council gave second and third reading to the above noted bylaws. Final reading of the bylaws and ratification of the Development Permit DPR00596 were withheld pending completion of several outstanding items including Ministry of Transportation Authorization and registration of a covenant.

- Please note that all outstanding items have been addressed and Council is requested to:
- a) give final reading to the “Land Use Contract Discharge Bylaw, 2015, (4400 West Saanich Road), No. 9363”;
  - b) give final reading to the “Zoning Bylaw, 2003, Amendment Bylaw, 2015, No. 9364”; and
  - c) approve Development Permit DPR00596.

This item is scheduled for the Council Meeting on March 14, 2016. If you have any questions please contact me at extension 3500.



Donna Dupas  
Legislative Manager

dh

cc: Paul Thorkelsson, Chief Administrative Officer  
Carrie MacPhee, Director of Legislative Services  
Sharon Hvozdzanski, Director of Planning  
Harley Machielse, Director of Engineering

**CM**  
**B. 2**



The Corporation of the District of Saanich

Report

Mayor  
Councillors  
Administrator  
Council  
Administrator  
Media  
Moy 10/16/16

To: Mayor and Council  
From: Fire Chief Michael Burgess  
Date: 03/03/2016  
Subject: Fire Dispatch and Communications Services Agreement with the Township of Esquimalt

PURPOSE

The purpose of this report is to seek Council approval for renewal of the Fire Dispatch and Communications Services Agreement with the Township of Esquimalt.

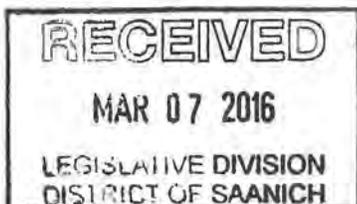
BACKGROUND

The current agreement has been in place since 2011 and will expire on March 21, 2016. The proposed Fire Dispatch and Communications Services Agreement is for the period of March 22, 2016 to December 31, 2016.

DISCUSSION

The Saanich Fire Department has fire dispatch and communications service agreements in place with seven client municipalities. In 2015, the Fire Department engaged KPMG to independently identify the total cost of service and develop an updated cost allocation model for fire dispatch services. As Saanich Fire's regional dispatch service has evolved considerably since established in 2005 to include new technologies, equipment and personnel, it was time to update the cost allocation methodology to ensure it is effective in apportioning these costs to system users.

To allow time to work through the revised cost allocation model with participating municipalities, the Fire Department is seeking authorization to renew the Fire Dispatch and Communications Services Agreement with the Township of Esquimalt for the period of March 22, 2016 to December 31, 2016, including a 3.5% service fee increase.



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During the term of the agreement Esquimalt will pay to Saanich a fee of \$72,066 through the following instalment payments:

- (a) \$25,540 on or before March 22<sup>nd</sup>, 2016;
- (b) \$23,263 on or before July 1<sup>st</sup>, 2016; and
- (c) \$23,263 on or before October 1, 2016.

A draft renewal agreement document is attached for Council's consideration and is pending the Township of Esquimalt Council approval.

**RECOMMENDATION**

That Council authorize the renewal of the Fire Dispatch and Communications Services Agreement with the Township of Esquimalt for the period of March 22, 2016 to December 31, 2016.

Prepared by   
\_\_\_\_\_  
Michael Burgess  
Fire Chief

Approved by   
\_\_\_\_\_  
Michael Burgess  
Fire Chief

MB/mr

Attachment

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I endorse the recommendation from the Fire Chief.

  
\_\_\_\_\_  
Chief Administrative Officer

**FIRE DISPATCH AND COMMUNICATIONS  
SERVICES AGREEMENT**

**THIS AGREEMENT** is made as of the 22<sup>nd</sup> day of March, 2016.

BETWEEN:

**THE CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

1229 Esquimalt Road  
Esquimalt, B.C., V9A 3P1

(hereinafter called "Esquimalt")

OF THE FIRST PART

AND:

**THE CORPORATION OF THE DISTRICT OF SAANICH**

770 Vernon Avenue  
Victoria, B.C. V8X 2W7

(hereinafter called "Saanich")

OF THE SECOND PART

**WHEREAS**

- A. Esquimalt and Saanich are both local governments under the provisions of the *Local Government Act*, R.S.B.C. 1996, c. 323;
- B. Esquimalt and Saanich are parties to a Fire Dispatch and Communications Services Agreement that expires March 21<sup>st</sup>, 2016, and wish to enter into a further agreement for the remainder of 2016
- C. Esquimalt and Saanich have the corporate power to enter into agreements respecting the provision of municipal services pursuant to the *Community Charter*, S.B.C. 2003, c. 26;

**NOW THEREFORE THIS AGREEMENT WITNESSES** that in consideration of the mutual promises exchanged herein, and for other good and valuable consideration, the parties agree as follows:

## 1.0 Definitions

### 1.1 In this Agreement:

- (a) **"CAD"** means the Computer Aided Dispatch System maintained and used by the Saanich Fire Department;
- (b) **"Esquimalt Duty Call-Out Officer"** is the management officer of the Esquimalt Fire Department designated to be on call for a specified time;
- (c) **"FDM"** means the Fire Management Software program utilized by the Saanich Fire Department;
- (d) **"FDM Module"** means the individual modular component tools making up the composition of the FDM software program;
- (e) **"Fire Dispatch and Communication Services"** includes the services described in section 3.1;
- (f) **"Fire Dispatch Centre"** means the fire dispatch centre maintained by the Saanich Fire Department;
- (g) **"Mutual Aid Agreement"** means an agreement between one or more local governments under which fire fighting and other resources are provided in the event of an emergency;
- (h) **"RMS"** means the Fire Records Management System used by the Saanich Fire Department;
- (i) **"Victoria Police Communications Centre"** means the communications centre maintained by **Victoria** for the receipt and processing of emergency 911 calls;
- (j) **"Term"** means the term of this Agreement as provided for under Section 2.1.

## 2.0 TERM

- 2.1 This Agreement is for a term commencing on March 22<sup>nd</sup>, 2016 and terminating on December 31<sup>st</sup>, 2016, subject to early termination in accordance with this Agreement.
- 2.2 Nothing in this Agreement shall be interpreted as imposing any liability or obligation on the part of either Saanich or Esquimalt until the commencement of the Term, as established under section 2.1.

### 3.0 FIRE DISPATCH AND COMMUNICATIONS SERVICES

- 3.1 Throughout the Term, Saanich will provide Esquimalt with fire dispatch and communications services including the following:
- (a) 911 emergency calls for fire department assistance that originate in the District of Esquimalt will be received and processed by the Victoria Police Communications Centre and forwarded to the Fire Dispatch Centre;
  - (b) the Fire Dispatch Centre will utilize its CAD system to initiate incident reporting and to dispatch the call to the Esquimalt Fire Department;
  - (c) after the initial dispatch, the Fire Dispatch Centre will provide full incident command support to the Esquimalt Fire Department, including the call out of additional resources specific to the incident (including through the implementation of Mutual Aid Agreements) where required by the Esquimalt Fire Department. The responsibility of Saanich for the call out of Esquimalt Fire Department personnel additional to those on shift shall be limited to a single point of contact as mutually agreed to by the parties.
- 3.2 Saanich will provide fire dispatch and communications services under this Agreement in accordance with the standards utilized by the Saanich Fire Department, unless a variance of such standards is mutually agreed between the parties.
- 3.3 Saanich will provide at the Fire Dispatch Centre all equipment, computer software, and personnel necessary for the provision of fire dispatch and communications services under this Agreement, and will ensure that all Saanich personnel who participate in providing these services are fully trained. Esquimalt will on its premises provide all computer hardware and other equipment needed in order to maintain the required service link with the Fire Dispatch Centre.
- 3.4 Saanich will provide Esquimalt with access to the FDM computer aided dispatch module, personnel module, property module, and incidents module, to facilitate fire dispatch, records management, and reporting functions. Saanich may provide additional FDM modules and/or related services or functionality to Esquimalt subject to further agreement between the parties and the payment of any additional one time and/or ongoing fees or charges as agreed to. Such additional agreements will be in the form of addendum to this agreement and for the duration of the agreement only.
- 3.5 Esquimalt will provide to Saanich regular data updates, electronic or otherwise formatted, so that Saanich may ensure that the FDM system data base is current and compatible with the most recent FDM software version release. Such data updates will include but are not necessarily limited to Esquimalt property and business profile information, property reference contact information, street and hydrant location, and GIS mapping data. Esquimalt will be responsible for the

general input and updating of all routine property profile and reference updates, all incident property links, and final review of emergency incident data prior archiving. Standards for data input, management and storage shall be those reasonably established and followed by the Saanich FDM system administrator. Saanich will provide Esquimalt with the necessary data management support to ensure that system performance standards are met and that system security and data integrity are maintained.

- 3.6 Saanich will retain all voice recordings of requests for emergency assistance received from within Esquimalt for a period of two (2) years or such longer time as may be required by law. Saanich will retain all 911 and other records normally kept by it under its own operating procedures in relation to the fire dispatch and communications services for a period of two (2) years or such longer time as may be required by law. All records and data maintained by Saanich will be stored in a secured area, and access to those records and data will be given to duly authorized personnel of the Esquimalt Fire Department.

#### 4.0 FEES

- 4.1 During the Term of this Agreement Esquimalt will pay to Saanich a fee of \$72,066 through the following instalment payments:
- (a) \$25,540 on or before March 22<sup>nd</sup>, 2016;
  - (b) \$23,263 on or before July 1<sup>st</sup>, 2016; and
  - (c) \$23,263 on or before October 1<sup>st</sup>, 2016.

#### 5.0 EQUIPMENT REQUIREMENTS

- 5.1 Saanich and Esquimalt have each contributed equipment under the 2006 agreement and each party agrees that such equipment will remain in place to facilitate this renewal agreement.
- 5.2 During the Term of this Agreement, Esquimalt will reimburse Saanich for any other one-time start up costs incurred in relation to additional fire dispatch and communications services not specifically provided under this agreement.

#### 6.0 INDEMNITY

- 6.1 Saanich agrees that it will indemnify and save harmless Esquimalt from and against any claims, suits, actions, causes of actions, costs, damages or expenses of any kind that result from:

- (a) the negligence of Saanich and its employees, contractors and agents in the provision of fire dispatch and communications services; or
  - (b) a breach of this Agreement by Saanich.
- 6.2 Esquimalt agrees that it will indemnify and save harmless Saanich from and against any claims, suits, actions, causes of actions, costs, damages or expenses of any kind that result from:
- (a) the negligence of Esquimalt and its employees, contractors and agents; or
  - (b) a breach of this Agreement by Esquimalt.

## 7.0 LIMITATION OF LIABILITY

- 7.1 Neither Saanich nor any of its officers or employees shall be liable to Esquimalt or any owner or occupier of property in Esquimalt for any loss or damage caused by the failure of Saanich or its officers or employees to provide services under this contract or the breakdown or malfunction of Saanich equipment unless such failure, breakdown or malfunction was the result of a deliberate act or negligence of a Saanich officer or employee.

## 8.0 DEFAULT AND EARLY TERMINATION

- 8.1 If either party is in breach of this Agreement, and the breach is not corrected within 30 days after notice of the breach provided to that party, the party not in breach may terminate this Agreement.
- 8.2 This Agreement will terminate in the event that the fire dispatch and communications services of both parties are consolidated with the fire communications services of one or more other local governments.

## 9.0 GENERAL PROVISIONS

### 9.1 Notice

It is hereby mutually agreed that any notice required to be given under this agreement will be deemed to be sufficiently given if:

- (a) delivered at the time of delivery; and
- (b) mailed from any government post office in the province of British Columbia by prepaid registered mail addressed as follows:

if to Esquimalt:

1229 Esquimalt Road  
Esquimalt, B.C., V9A 3P1  
Attention: Corporate Administrator

if to Saanich:

770 Vernon Avenue  
Victoria, B.C. V8X 2W7  
Attention: Municipal Clerk

Unless otherwise specified herein, any notice required to be given under this Agreement by any party will be deemed to have been given if mailed by prepaid registered mail, or sent by facsimile transmission, or delivered to the address of the other party set forth on the first page of this Agreement or at such other address as the other party may from time to time direct in writing, and any such notice will be deemed to have been received if mailed or faxed, 72 hours after the time of mailing or faxing and, if delivered, upon the date of delivery. If normal mail service or facsimile service is interrupted by strike, slow down, force majeure or other cause, then a notice sent by the impaired means of communication will not be deemed to be received until actually received, and the party sending the notice must utilize any other such services which have not been so interrupted or must deliver such notice in order to ensure prompt receipt thereof.

**9.2 Time**

Time is to be of the essence for this Agreement.

**9.3 Binding Effect**

This Agreement will inure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees.

**9.4 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.

**9.5 Headings**

Section and paragraph headings are inserted for identification purposes only and do not form part of this Agreement.

## 9.6 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.

## 9.7 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.

## 9.8 Law Applicable

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

## 9.9 Relationship of Parties

No provision of this Agreement shall be construed to create a partnership or joint venture relationship, an employer-employee relationship, a landlord-tenant or a principal-agent relationship.

## 9.10 Amendment

This Agreement may not be modified or amended except by the written agreement of the parties.

## 9.11 Integration

This Agreement contains the entire agreement and understanding of the parties with respect to the matters contemplated by this Agreement and supersedes all prior and contemporaneous agreements between them with respect to such matters.

## 9.12 Survival

All representations and warranties set forth in this Agreement and all provisions of this Agreement, the full performance of which is not required prior to a termination of this Agreement, shall survive any such termination and be fully enforceable thereafter.

## 9.13 Notice of Violations

Each party shall promptly notify the other party of any matter which is likely to continue to give rise to a violation of its obligations under this Agreement.

## 9.14 Settlement

The parties acknowledge that they have a common goal of providing public service and will attempt to settle any differences arising in the administration of this

Agreement amicably through discussion in good faith with a view to providing quality public service at a reasonable cost.

**9.15 Arbitration**

- (a) Disputes not capable of resolution through discussion under 9.14 shall be submitted to arbitration pursuant to the *Commercial Arbitration Act*, R.S.B.C. 1996, c. 55, to a single arbitrator appointed jointly by the parties.
- (b) No one shall be nominated to act as an arbitrator who is in any way financially interested in this Agreement or in the business affairs of either party.
- (c) If the parties cannot agree on the choice of any arbitrator each party shall select a nominee and the nominees shall jointly appoint an arbitrator.
- (d) The laws of the Province of British Columbia shall govern this Agreement and any arbitration or litigation in respect hereof.
- (e) The award of the arbitrator shall be final and binding upon the parties.

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

Executed by **THE CORPORATION OF** )  
**THE TOWNSHIP OF ESQUIMALT** this \_\_\_\_ )  
day of \_\_\_\_\_, 2016: )  
) )  
\_\_\_\_\_) )  
Fire Chief )  
) )  
\_\_\_\_\_) )  
Corporate Administrator )

Executed by **THE CORPORATION OF** )  
**THE DISTRICT OF SAANICH** this \_\_\_\_ day )  
of \_\_\_\_\_, 2016: )  
) )  
\_\_\_\_\_) )  
Mayor )  
) )  
\_\_\_\_\_) )  
Municipal Clerk )

1410.04 Finance  
X: 5370-30



The Corporation of the District of Saanich

Report

Mayor  
Councillors  
Administrator  
Council  
Administrator  
Media  
Mar 10/16 DLS

To: Mayor and Council  
From: Laura Ciarniello, Director Corporate Services  
Valla Tinney, Director of Finance  
Date: March 9, 2016  
Subject: Sole Source Purchase of Oracle Licenses for the JD Edwards Upgrade and HR/Payroll Software Projects

PURPOSE

The purpose of this report is to approve a sole source purchase of additional module licenses and associated maintenance costs related to the JD Edwards Upgrade and HR/Payroll Projects.

BACKGROUND

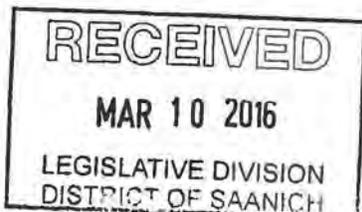
Strategic Initiative P3a under Service Excellence in the 2015-2018 Strategic Plan includes upgrade of JD Edwards (financial software) and replacement of ePersonality (Human Resources/Payroll software). These two projects are being consolidated into one project to take advantage of efficiencies and optimization of JD Edwards, the Enterprise Resource Planning (ERP) software for the District. Under the Agreement on Internal Trade (AIT) exceptions to open competition are allowed "to ensure compatibility with existing products" and "where there is an absence of competition for technical reasons and the goods or services can be supplied only by a particular supplier and no alternative or substitute exists". Oracle is the sole provider of JD Edwards products which is the established ERP for the District of Saanich.

JD Edwards (JDE)

The current version of JDE reaches the end of vendor support on December, 31 2016. Saanich currently owns and uses the following JDE modules and pays the associated annual maintenance fees:

- |                      |  |
|----------------------|--|
| Accounts Payable     | Accounts Receivable                    |
| Address Book         | Capital Asset Management               |
| Fixed Assets         | General Ledger                         |
| Inventory Foundation | Inventory Management                   |
| Project Costing      | Procurement and Subcontract Management |
| HCM Foundation (HR)  |  |

All of these module were purchased as part of the initial acquisition and implementation of JDE. Ongoing annual maintenance fees of \$105,864 are currently included in the IT budget.



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## ePersonality

The ePersonality HR/payroll system will reach the end of vendor support in July 2017. The vendor has made considerable changes to how newer versions of its product are delivered. The decision has been made to retire the ePersonality program as an upgrade to a vendor supported version would involve a significant investment in both software and hardware. The expansion of JDE to incorporate HR/payroll functionality will optimize and consolidate the compensation systems to seamlessly interact with the other JDE modules that Saanich has been using since implementation. It will also standardize the computer hardware requirements. Annual maintenance fees of \$33,405 for ePersonality are currently included in the IT budget.

## DISCUSSION

The District is upgrading its current JD Edwards environment (including the implementation of JDE payroll) to the latest version to take advantage of new enhancements and improve overall performance and reliability.

A critical objective of this project is to ensure that technological capabilities meet desired business and organizational objectives well into the future, while taking advantage of the efficiencies of having key business processes in one core system. Key to achieving this objective is for Saanich to:

- Upgrade JDE to take advantage of the user productivity gains in the later versions of the software;
- Replace legacy, outdated applications that are critical to maintaining reliable financial processes for the District;
- Improve end user reporting and querying capabilities;
- Implement a well-managed technical environment improving stability and reliability of the system; and
- Create a management and support framework to assist in future business process change.

To facilitate this objective, Saanich will need to purchase some additional modules from Oracle (Vendor of JD Edwards products) as follows:

<b>Module</b>	<b>Initial Cost</b>	<b>Licence</b>	<b>Annual Maintenance Cost</b>
JDE Expense Management module		\$37,102	\$8,164
JDE Payroll Module		\$201,495	* \$10,984
JDE User Productivity Kit module		\$61,073	\$13,493
<b>TOTAL</b>		<b>\$299,670</b>	<b>\$32,641</b>

\* Incremental cost of the JDE annual maintenance charges of \$44,389 and existing ePersonality annual maintenance charges of \$33,405. As the annual renewal for ePersonality is January 1, there will be a requirement to maintain support for the existing system until the T4 process is concluded; one-time funding of \$33,405 is required in 2017.

Annual maintenance costs for these modules commence at date of license purchase.

**FINANCIAL IMPLICATIONS**

Reserve fund allocation for the JDE Upgrade and HR/Payroll projects is \$1,808,900.

The additional one time licence costs of \$299,670 are funded from the capital budget allocated for this project. The increase in annual maintenance of \$32,641 would be appropriately managed within the annual budget guideline increase for new inventory in 2017.

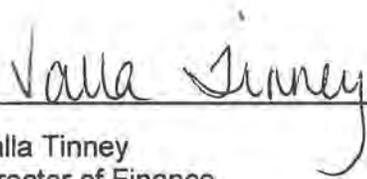
**RECOMMENDATION**

That Council approve the purchase of JDE Expense Management, JDE Payroll, and JDE User Productivity Kit in the amount of \$299,670.

Report prepared by:



Laura Ciarniello  
Director of Corporate Services



Valla Tinney  
Director of Finance

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I endorse the recommendation of the Directors of Corporate Services and Finance



Paul Thorkelsson, CAO



The Corporation of the District of Saanich

# Report

Mayor  
Councillors  
Administrator  
Media  
*Marion M*

**To:** Mayor and Council  
**From:** Valla Tinney, Director of Finance  
Laura Ciarniello, Director of Corporate Services  
**Date:** March 9, 2016  
**Subject:** Award of RFP 08/16 – JD Edwards: Systems Implementation and Managed Services

## PURPOSE

The purpose of this report is to award the contract for Systems Implementation and Managed Services for the JD Edwards Upgrade and HR/Payroll Projects.

## BACKGROUND

Strategic Initiative P3a under Service Excellence in the 2015-2018 Strategic Plan includes upgrade of JD Edwards (financial software) and replacement of ePersonality (Payroll and Human Resources software). The projects are incorporated into 2016-2020 Financial Plan.

## DISCUSSION

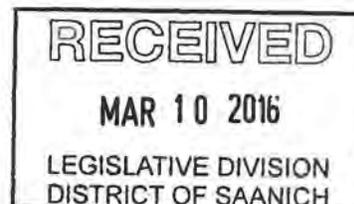
A Request for Proposal (RFP) 08/16 was issued for the selection of a qualified Proponent ("Contractor") to conduct systems implementation and managed services for the upgrade of the District's financial software, JD Edwards and implementation of the payroll module to replace ePersonality.

The implementation services provided under this contract include provision of an implementation team with specialized knowledge in system design, configuration, testing and training for each of the modules utilized by Saanich. The project start date is March 21<sup>st</sup>; go live is established at December 17<sup>th</sup>, 2016, with an estimated project wind up date in February 2017.

The managed service portion of the contract includes provision of Configuration Network Computing (CNC) and database services for JD Edwards.

Four responses were received from the following vendors:

- ERP-One Consulting Inc.
- iSP3/ Solution Providers Inc.
- Mid-Range Software Solutions Inc.
- TeamCain



Proposals were evaluated on corporate profile, project team qualifications, project approach, methodology and project plan, conceptual design feasibility, managed services, pricing and

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sustainability practices. ERP-One Consulting Inc. scored the highest on the combined criteria with a thorough proposal and presentation.

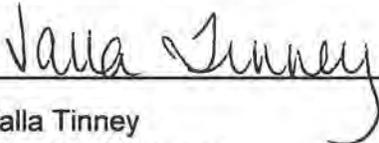
This implementation project is funded from the 2016 capital budget, managed services will be an ongoing operating expenditure commencing in 2017.

**RECOMMENDATION:**

That the contract for Systems Implementation and Managed Services for the JD Edwards Upgrade be awarded to ERP-One Consulting Inc., as the best overall proposal with an estimated cost of:

1. \$1,094,360 for systems implementation costs including travel and related expenses (excluding taxes, subject to change orders within approved budget)
2. \$67,196 annually for ongoing managed services, plus a one-time "Service Onboarding Fee" of \$6,500.

Prepared by

  
\_\_\_\_\_

Valla Tinney  
Director of Finance

  
\_\_\_\_\_

Laura Ciarniello  
Director of Corporate Services

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I endorse the recommendation of the Directors of Corporate Services and Finance.

  
\_\_\_\_\_

Paul Thorkelsson, CAO

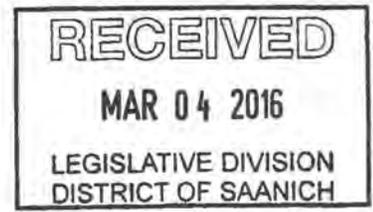
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Making a difference...together

Capital Regional District  
625 Fisgard Street, PO Box 1000  
Victoria, BC, Canada V8W 2S6

T: 250.360.3000  
F: 250.360.3234  
www.crd.bc.ca



File 3900-03

March 2, 2016

Council March 14/16

Ms. Donna Dupas  
Municipal Clerk  
District of Saanich  
770 Vernon Avenue  
Victoria, BC V8X 2W7

Mayor  
Councillors  
Administrator  
Council  
Administrator  
Media  
Mar 10 11:00 AM

Dear Ms. Dupas:

**RE: CRD Bylaw No. 4058, Capital Regional District Climate Action and Adaptation Service Establishment Bylaw, 2008, Amendment Bylaw No. 1, 2016**

Enclosed is a copy of CRD Bylaw No. 4058 at third reading. Please place CRD Bylaw No. 4058 on your next Council agenda with a request to give consent to the adoption of the Bylaw in accordance with Section 346 of the *Local Government Act*.

The purpose of the Bylaw is to amend CRD Bylaw No. 3510 (attached) to increase the maximum allowable requisition to the greater of \$299,708 or an amount that could be raised by a property value tax rate of \$0.0036/\$1,000 net taxable value of land and improvements within the service area. At a maximum, this allowable requisition would result in an increase of \$0.0006/\$1,000 or \$0.3205 per \$530,059 average household assessed at 2016 rates. The actual impact per household depends upon the annual budget as approved by the CRD Board.

This increase would enable the Climate Action Service to continue to leverage funding to undertake regional studies, policy development, educational programming and implement projects that will advance the Board's climate action-focused objectives.

As background, please find attached:

- February 3, 2016 staff report to the CRD Finance Committee
- Climate Action Program 2014 Annual Report
- Maximum Requisition for 2015 and 2016

For questions regarding the bylaw, please contact Rajat Sharma, A/Chief Financial Officer (rsharma@crd.bc.ca, 250.360.3011).

Yours sincerely,

Brent Reems  
Senior Manager  
Legislative and Information Services  
T 250.360.3128  
F 250.360.3130  
E breems@crd.bc.ca

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Encl.

EXEC-220782437-296

**CAPITAL REGIONAL DISTRICT  
BYLAW NO. 4058**

\*\*\*\*\*  
**A BYLAW TO AMEND BYLAW NO. 3510 "CAPITAL REGIONAL DISTRICT CLIMATE  
ACTION AND ADAPTATION SERVICE ESTABLISHMENT BYLAW, 2008"**  
\*\*\*\*\*

**WHEREAS:**

- A. The Board of the Capital Regional District wishes to amend Capital Regional District Bylaw No. 3510, "Capital Regional District Climate Action and Adaptation Service Establishment Bylaw, 2008" to increase the maximum amount that may be requisitioned;
- B. Pursuant to Section 349 of the *Local Government Act*, participating area approval is required.

**NOW THEREFORE** the Board of the Capital Regional District in open meeting assembled enacts as follows:

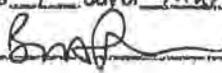
- 1. Bylaw No. 3510 "Capital Regional District Climate Action and Adaptation Service Establishment Bylaw, 2008" is amended by replacing Section 6 in its entirety as follows:
  - "6. In accordance with Section 339(1)(e) of the *Local Government Act*, the maximum amount that may be requisitioned annually for the cost of the Service is the greater of:
    - a) Two Hundred Ninety-Nine Thousand Seven Hundred and Eight Dollars (\$299,708); or
    - b) A property value tax rate of \$0.0036 per One Thousand Dollars (\$1,000) that, when applied to the net taxable value of land and improvements in the Service Area, will yield the maximum amount that may be requisitioned for the Service."
- 2. This Bylaw may be cited as the "Capital Regional District Climate Action and Adaptation Service Establishment Bylaw, 2008, Amendment Bylaw No. 1, 2016".

READ A FIRST TIME THIS	10 <sup>th</sup>	day of	February	2016
READ A SECOND TIME THIS	10 <sup>th</sup>	day of	February	2016
READ A THIRD TIME THIS	10 <sup>th</sup>	day of	February	2016
PARTICIPATING AREA CONSENT RECEIVED UNDER SECTION 349 OF THE LOCAL GOVERNMENT ACT	<sup>th</sup>	day of		2016
ADOPTED THIS	<sup>th</sup>	day of		2016

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
CORPORATE OFFICER

FILED WITH THE INSPECTOR OF MUNICIPALITIES THIS <sup>th</sup> day of 2016

I hereby certify the foregoing to be a true and correct copy of a Resolution of the Capital Regional District Board on the 10<sup>th</sup> day of February, 2016  
Dated this 7<sup>th</sup> day of March, 2016  
  
\_\_\_\_\_  
Corporate Officer

**CAPITAL REGIONAL DISTRICT**

**BYLAW NO. 3510**

\*\*\*\*\*

**A BYLAW TO ESTABLISH AND PROVIDE THE SERVICE OF  
CLIMATE ACTION AND ADAPTATION IN THE CAPITAL REGIONAL DISTRICT**

\*\*\*\*\*

**WHEREAS:**

- A. The Capital Regional District may, under Section 796 of the *Local Government Act*, establish and provide any service that the Board considers necessary or desirable for all or part of the Capital Regional District;
- B. The Board of the Capital Regional District wishes to establish a service to provide for climate action and adaptation coordination in the Capital Regional District;
- C. The Regional Board has obtained Participating Area approval in accordance with Section 801.4 and Section 801.5 of the *Local Government Act* pursuant to Section 801 of the *Local Government Act*;
- D. The approval of the Inspector of Municipalities has been obtained under Section 801(1)(a) of the *Local Government Act*.

**NOW THEREFORE**, the Board of the Capital Regional District in open meeting assembled enacts as follows:

**Service**

- 1. The Service being established and to be operated is a service for the purpose of regional climate action coordination, including:
  - (a) monitoring and reporting on air quality, energy consumption and greenhouse gas emissions;
  - (b) collaboration and cooperation with members on climate action and adaptation; and
  - (c) information dissemination and public education.

**Boundaries**

- 2. The boundaries of the service are coterminous with the boundaries of the Capital Regional District.

**Participating Area**

- 3. All municipalities and electoral areas within the Capital Regional District are the participating areas for this service.

**Cost Recovery and Apportionment of Costs**

4. As provided in Section 803 of the *Local Government Act*, the annual cost of providing the service shall be recovered by one or more of the following:
  - (a) property value taxes imposed in accordance with Division 4.3 of Part 24 of the *Local Government Act*,
  - (b) fees and charges imposed under Section 363 of the *Local Government Act*,
  - (c) revenues raised by other means authorized by the *Local Government Act* or another Act;
  - (d) revenues received by way of agreement, enterprise, gift, grant or otherwise.
5. (a) The annual costs for the service, net of grants and other revenues, shall be apportioned among the participating area as follows:
  - (i) Fifty (50) per cent of the costs shall be recovered on the basis of population of the participating areas; and
  - (ii) Fifty (50) per cent on the converted value of land and improvements in the participating areas.
- (b) Population, for the purpose of this section, is the population estimate determined annually by the Regional Planning Services Department of the Capital Regional District.

**Maximum Requisition**

6. The maximum amount that may be requisitioned under Section 803 for the Service will be the greater of:
  - (a) Two Hundred thousand dollars (\$200,000.00); or
  - (b) an amount equal to the amount that could be raised by a property value tax rate of **\$0.003** per ONE THOUSAND DOLLARS (\$1,000.00) which when applied to the net taxable value of the land and improvements within the Service Area, will yield the maximum amount that may be requisitioned under Section 806.1 and 805.1 of the *Local Government Act* for the Service.

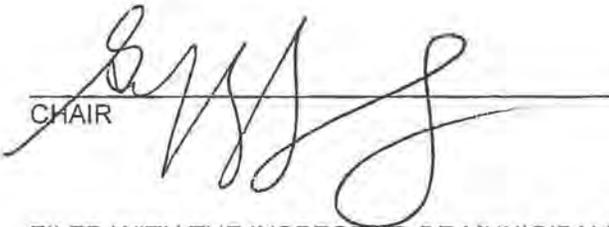
**Withdrawal from Service**

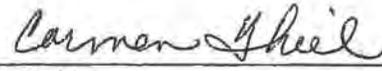
7. After two years from the date of adoption of this bylaw, a participating area may withdraw from the service provided that written notice that the participating area intends to withdraw is delivered to the CRD officer responsible for corporate administration on or before July 1st in any year to be effective as of January 1st the following year.

**Citation**

8. This bylaw may be cited as the "Capital Regional District Climate Action and Adaptation Service Establishment Bylaw, 2008."

READ A FIRST TIME THIS 13<sup>th</sup> day of February 2008  
READ A SECOND TIME THIS 13<sup>th</sup> day of February 2008  
READ A THIRD TIME THIS 9<sup>th</sup> day of July 2008  
APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS 19<sup>th</sup> day of December 2008  
ADOPTED THIS 14<sup>th</sup> day of January 2009

  
CHAIR

  
SECRETARY

FILED WITH THE INSPECTOR OF MUNICIPALITIES THIS 19<sup>th</sup> day of January 2009

**REPORT TO THE FINANCE COMMITTEE  
MEETING OF WEDNESDAY, FEBRUARY 3, 2016**

---

**SUBJECT     BYLAW NO. 4058: CAPITAL REGIONAL DISTRICT CLIMATE ACTION AND ADAPTATION SERVICE ESTABLISHMENT BYLAW AMENDMENT**

**ISSUE**

The need to increase the maximum allowable requisition for the Capital Regional District (CRD) Climate Action and Adaptation Service.

**BACKGROUND**

The Climate Action Program was developed through the Climate Action and Adaptation Service Establishment Bylaw No. 3510 in 2008. The Program launched in spring 2009, and serves the region's municipalities and electoral areas by acting as a resource, hub and facilitator on both climate mitigation and adaptation issues.

Climate change continues to be a complex and multi-year challenge facing the capital region. The CRD Board has acknowledged that taking action on climate change remains a priority, as exemplified in the four strategic priorities directly related to advancing community and corporate climate action in the 2015 - 2018 Board Strategic Plan.

The CRD Climate Action Service facilitates regional coordination on climate action and provides direct support to municipalities, electoral areas and the CRD in achieving their objectives to reduce energy use and greenhouse gas emissions and prepare for climate change impacts. Staff also provide technical data and scientific expertise, disseminate information and engage community stakeholders on climate related issues.

Since 2010, the Service has been able to leverage over \$850,000 in external funding and grants for climate-related studies and programming in the capital region. Many of these new grant opportunities require partial financial contributions to be eligible for participation and also require staff time to manage the programming.

The Climate Action Program's budget is provided through an annual CRD tax requisition on behalf of all of the participants in the capital region. The Service's maximum allowable requisition has reached its limit and is no longer sufficient to support increased service initiatives. The increase of the Service's budget to maximum requisition would enable the Climate Action Service to continue to leverage funding to undertake regional studies, policy development, educational programming and implement projects that will advance the Board's climate action-focused objectives.

The proposed bylaw amends Bylaw No. 3510, "Capital Regional District Climate Action and Adaptation Service Establishment Bylaw, 2008" to increase the maximum allowable requisition. Given that this increase is less than 25% over five years, the proposed bylaw does not require Inspector approval.

Pursuant to Section 349 of the *Local Government Act*, this bylaw amendment requires the consent of at least 2/3 of the participating area municipalities and electoral areas.

**ALTERNATIVES**

That the Finance Committee recommend to the CRD Board:

1. That Bylaw No. 4058, "Capital Regional District Climate Action and Adaptation Service Establishment Bylaw No. 1, 2008, Amendment Bylaw No. 1, 2016" be introduced and read a first and second time, read a third time.
2. That Bylaw No. 4058 be deferred pending further information from staff.

**IMPLICATIONS**

The proposed bylaw amendment increases the maximum allowable requisition to the greater of \$299,708. or an amount that could be raised by a property value tax rate of \$0.0036/\$1,000 net taxable value of land and improvements within the service area. At a maximum, this allowable requisition would result in an increase of \$0.0006/\$1,000 or \$0.3205 per \$530,059 average household assessed at 2016 rates. The actual impact per household depends upon the annual budget as approved by the CRD Board.

**CONCLUSION**

The increase of the Service's budget to maximum requisition would enable the Climate Action Service to continue to leverage funding to undertake regional studies, policy development, educational programing and implement projects that will advance the Board's climate action-focused objectives. Given that the maximum requisition increase is less than 25% over five years, the proposed bylaw amendment does not require Inspector approval.

Pursuant to Section 349 of the *Local Government Act*, the bylaw amendment requires the consent of at least 2/3 of the participating area municipalities and electoral areas.

**RECOMMENDATION**

That the Finance Committee recommend to the Capital Regional District Board:

That Bylaw No. 4058, "Capital Regional District Climate Action and Adaptation Service Establishment Bylaw No. 1, 2008, Amendment Bylaw No. 1, 2016" be introduced and read a first and second time, and read a third time.

Submitted by:	Rajat Sharma, MBA, CPA, CMA, Senior Manager, Finance
Concurrence:	Diana E. Lokken, CPA, CMA, General Manager, Finance and Technology
Concurrence:	Larisa Hutcheson, P.Eng., General Manager, Parks & Environmental Services
Concurrence:	Robert Lapham, MCIP, RPP, Chief Administrative Officer

Attachments: [Bylaw 4058](#)

# Climate Action Program 2014 Annual Report

**CRD** | Capital Regional District



Climate change may be the single biggest issue facing our planet today. Whether it is impacts to our ecological or economic systems, human health or social systems, our communities will need to find ways to reduce energy and emissions and prepare for the climate of tomorrow.

## The Case for Action

**Mitigation** Investing in emission reduction activities generates a wide range of benefits. These benefits are both quantitative, such as costs savings from improving energy efficiency and reducing operation and maintenance requirements, and qualitative, such as improved public health and community well-being.

**Adaptation** Despite emission reductions, the capital region will continue to experience the impacts of climate change. The region will see increases in extreme weather events, shifting weather patterns and sea level rise. However, planning can be done now to minimize long-term costs of adaptation and reduce climate-related risks.

## CRD Climate Action

Since 2008, the Capital Regional District (CRD) has been working to understand regional climate impacts, support municipalities in reaching their climate goals and undertake activities that reduce corporate and community emissions, and prepare for climate change.

This report provides an overview of: CRD climate commitments to date, climate action trends in the capital region, the 2014 activities of the CRD Climate Action Program and a discussion of 2015 programming.

More information is available at [www.crd.bc.ca](http://www.crd.bc.ca).

# Climate Action Requirements & Commitments

The Capital Regional District is required to take action to reduce corporate and community greenhouse gas (GHG) emissions and prepare for the impacts of climate change under the following regulations and commitments:

## Local Government (Green Communities) Statutes Amendment

**Act** (Bill 27) requires regional districts and local governments to include targets, policies and actions for the reduction of GHG emissions in Regional Growth Strategies and Official Community Plans. The Act also provides powers to local and regional governments to support mitigation and adaptation through development permit areas, development cost charges and parking and building code requirements.

In 2009, all local governments in the region, including the CRD, became signatories of the **BC Climate Action Charter**. This includes commitments to:

- Become carbon neutral in corporate operations starting in 2012
- Work to create compact, more energy efficient communities
- Measure and report on our community's greenhouse gas emissions profile

Since 2009, the CRD has participated in the provincial **Carbon Tax Rebate Incentive Program (CARIP)**. By annually reporting on corporate energy use and corporate and community climate actions, the CRD receives a rebate for the carbon tax it pays.

In 2008, CRD Environment Committee adopted the target to reduce 33% of greenhouse gas (GHG) emissions by 2020 from a base year of 2007.

The CRD has been measuring and reporting on corporate GHG emissions since 2009 and has been carbon neutral since 2012. Policies and actions supporting this commitment are included in the draft Regional Sustainability Strategy, which will be finalized in 2015. The CRD provides data to support the provincial development of the Community Energy and Emissions Inventories (CEEI).

In 2015, the CARIP rebate will be used to support a one-year position focused on identifying corporate GHG reduction and energy saving opportunities.

## CRD Climate Related Plans

In previous years, the CRD has recognized that climate action is a priority. This has been documented in the following plans:



2007: CRD Capital Region Community Energy Plan

2008: CRD Corporate Climate Action Plan

2009 – 2011: CRD Strategic Plan. Climate action identified as a strategic priority

2012 – 2014: CRD Strategic Plan. Climate action continued as a strategic priority

2013: CRD began development of the Regional Sustainability Strategy. Both climate mitigation and adaptation related targets, policies and actions are embedded into strategy

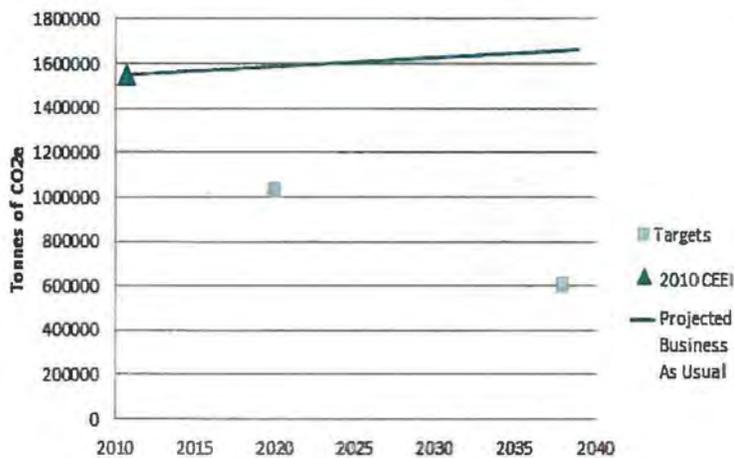
2014: CRD undertook development of a Climate Action Blueprint, a resource identifying further actions



# Climate Action Community Emissions

In order to achieve the region's targets for 2020 and beyond, significant actions will be required.

## Community Greenhouse Gas Emission Targets

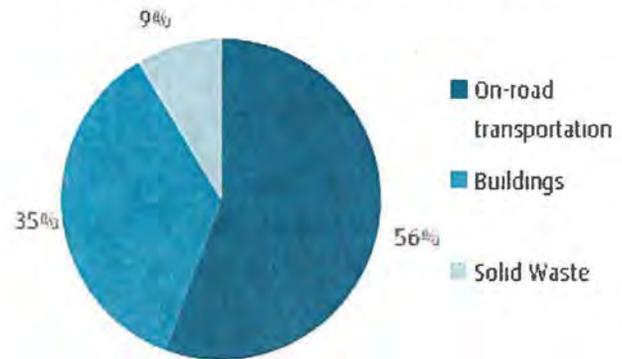


Source: Community Energy & Emissions Inventory (CEEI, 2014), Province of BC

A 33% reduction in emissions by 2020 represents a decrease in emissions by over 500,000 tonnes of CO<sub>2</sub>e.

CEEI includes production-based emissions from transportation, buildings and waste. It does not include marine, rail or air transportation within local government boundaries. The Province produces CEEI reports for local governments. The 2012 CEEI report is expected shortly.

## 2010 Greenhouse Gas Emissions by Source



Source: Community Energy & Emissions Inventory (CEEI, 2014), Province of BC

Transportation is largely responsible for region-wide emissions, followed by buildings, then waste. Emissions data are useful in informing regional actions, policies and programming.

The CRD recognizes that local and senior levels of government, utilities, businesses, institutions and residents all play a role in reaching the community GHG reduction targets.

### Opportunities:

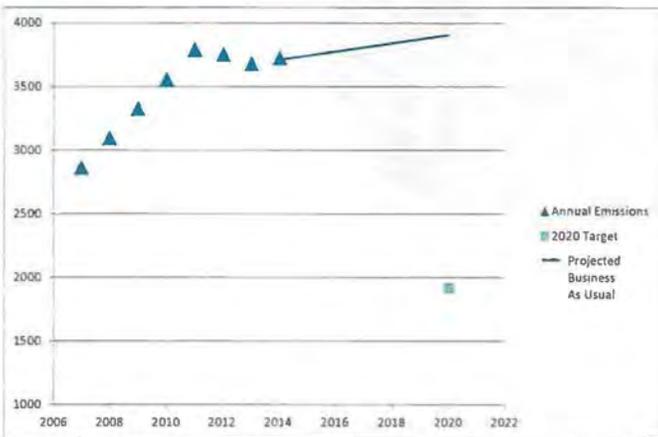
- Energy and GHG reductions through:
  - Buildings (residential, commercial, institutional)
  - Transportation
  - Waste
- Land use creating complete, compact communities
- Behavioural change
- Support Regional Sustainability Strategy policies and actions
- Advocacy to senior levels of government



# Climate Action Corporate Emissions

The CRD also set a target to reduce corporate greenhouse gas (GHG) emissions 33% by 2020.

## Corporate GHG Emission Targets

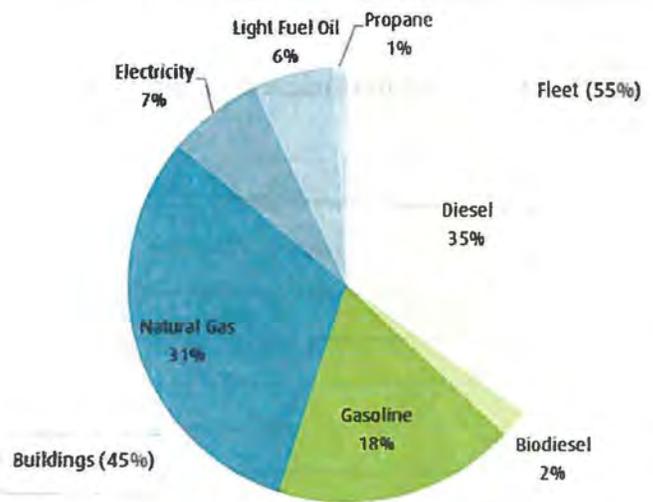


## 2014 Corporate GHG Inventory

The CRD generated 3,726 tonnes of CO2e within corporate operations and services in 2014. This represents an increase of approximately 1% above 2013 levels, and 30% above 2007 levels.

Note: Emissions liability is dictated by provincial reporting methodology. Numbers do not include Capital Regional Housing Corporation, CRD landfill emissions or emissions from buildings the CRD leases to the Vancouver Island Health Authority.

## 2014 Corporate Emissions Breakdown



The main source of emissions from CRD operations is from our vehicle fleet, and from the power to heat and cool our buildings.

## Carbon Neutrality

Under the Climate Action Charter, the CRD is committed to measuring emissions, reducing emissions and offsetting residual emissions to achieve carbon neutrality. The CRD is carbon neutral in 2014 due to a landfill gas capture balancing project (as per provincial reporting methodology).

### Opportunities:

- Energy and GHG reductions through:
  - buildings (real-time energy monitoring, feasibility studies, retrofits)
  - fleet (right sizing, low emission vehicles, driver training)
  - infrastructure (asset management)
- Staff engagement
- Update of corporate climate action plan and corporate policies

# Climate Action Adaptation

The climate is changing. Scientists project that the capital region will experience:

- A shift in annual weather patterns
- More extreme precipitation events
- An increase in extreme temperatures with hotter, drier summers
- More frequent and intense rain and wind storms
- Sea level rise

Without action, these changes threaten a variety of regional and local government services, as well as overall community health and wellbeing. The CRD needs to anticipate and prepare for these changes.

## Sea Level Rise Related Projects

In 2014, working with a municipal project team, the CRD Climate Action Program led an initial project to understand sea level rise (SLR) implications within the region. The objective of the project is to guide future analysis, as well as support initial policy discussions on sea level rise. The first phase of this project was to identify and map areas that are potentially vulnerable to sea level rise; a secondary task was to understand the potential economic consequences of sea level rise. The second phase of the project, to be completed in 2015, will be development of a decision-making framework to assist the CRD and local governments in determining appropriate approaches to sea level rise.

Concurrently, the province announced proposed amendments to the Flood Hazard Management Land Use Guidelines to include considerations for sea level rise. The CRD participated in the provincial working group in order to understand some of the implications, and provided feedback to the province during the consultation period. Work on this will continue throughout 2015.

### Opportunities:

- Corporate focus on adaptation (ecosystem management, asset management, water management, etc.)
- Region-wide projects that better prepare residents for the impacts of climate change in both the rural and urban environment (e.g., sea level rise planning, biodiversity, community health, food and agriculture, climate preparedness, invasive species)
- Region-wide education on adaptation
- Advocacy to senior levels of government



# Climate Action Service Overview

The CRD Board established the service in 2009 to serve local governments and support the CRD in reaching our climate action goals. The program directly supports stakeholders through five important roles:

- **Assisting local governments** in developing and implementing emissions reductions and climate adaptation policies, actions and programs under their corporate and community portfolios.
- **Providing scientific information, data and indicators** related to local and regional GHG emissions and projected climate impacts for the region.
- **Increasing public awareness of climate change issues and catalyzing action** through partnerships with public and private sectors, non-governmental organizations and community organizations.
- **Liaising with senior levels of government** on climate change related programs, policies and legislation that impact the capital region.
- **Supporting the CRD** in fulfilling its own corporate climate objectives on mitigation and adaptation.

By acting as a resource, hub and facilitator on climate change issues, the Climate Action Program supports the necessary shifts in policy, infrastructure, behaviour and planning that are required to create a vibrant, low-carbon, climate resilient region.

The Climate Action Program was developed through the Climate Action and Adaptation Service Establishment Bylaw No. 3510 in 2008. The program consists of 1.5 FTE. The Program's budget is provided through an annual CRD requisition of \$279,000 on behalf of all of the municipalities and electoral areas in the capital region.

The Climate Action Program reports to the CRD Environmental Services Committee.



# Climate Action 2014 Program Accomplishments & Highlights

## Local Government Support

Each community within the region has unique priorities for climate action. In order to respond to the ongoing needs of local governments, the program hosts a Climate Action Inter-Municipal Working Group and a Climate Action Inter-Municipal Steering Committee. Staff and elected officials participate on these groups to share information, collaborate, review Climate Action Program deliverables, and provide input on the direction of future work of the service.

In addition to ongoing support provided through these groups, program staff supported municipalities through the following activities:

- Assisting in the development of corporate and community-wide policies, programs, information reports and education initiatives
- Sharing information on projected climate impacts for the region
- Undertaking research on best practices related to climate mitigation and adaptation
- Communicating information and providing reporting support related to the BC Climate Action Charter Commitments
- Sharing updates on provincial programming, regulations and guidance documents
- Hosting capacity-building workshops, including:
  - A solar hot water training workshop for building inspectors.
  - A seminar for local government staff on the potential legal implications of the proposed amendments to the BC Flood Hazard Land Use Management Guidelines.

The program produces a monthly e-newsletter that includes information, events, resources and funding opportunities for local government staff that is distributed to municipal partners and the public.

In 2014, the CRD partnered with the City of Colwood to offer solar hot water incentives across the region. The incentives were funded by the Government of Canada through the Clean Energy Fund.



# Climate Action in Your Community

Mitigation	Adaptation	Community Outreach
Solar CRD Program	CRD Coastal Sea Level Rise Mapping and Risk Assessment Project**	Quarterly Resilient Region Breakfast Exchange
My Green High School Plan	Consultation on proposed amendments to the BC Flood Hazard Land Use Management Guidelines	Climate Change Showdown Education Program (Grade 4 -6)
LiveSmart Small Business Program*		YesBC Youth Climate Action Summit & Off the Grid Festival (High school)
Regional Sustainability Strategy and Climate Action Blueprint development support.		Climate Action To Go Kits in local libraries & local schools
		Climate Action Community E-newsletter
		Attendance at 21 community events & presentations

## Leveraging Funding

\* In 2013, CAP received provincial funding to administer this LiveSmart Small Business Program until early 2014.

\*\* The CRD Coastal Sea Level Rise Project was made possible thanks to support received from Natural Resources Canada, Tides Canada, City of Victoria and the District of Saanich.

\*\*\* In 2014, CAP obtained a grant from BC Hydro to coordinate energy conservation messaging within relevant existing and new programming. CAP was able to use this funding to develop and administer community outreach programming.

In 2014, CAP directly engaged more than 3,700 citizens through targeted education & speaking engagements.



## My Green High School Plan Partners





## Climate Action Corporate Support

Each CRD service, through its respective department, is responsible for implementing climate action in the respective work plans. The Climate Action Program provides support (e.g., data, research, logistics) to departments and staff on an as-needed basis. This includes:

- Reviewing grant applications for climate considerations
- Providing messaging for public outreach campaigns
- Disseminating climate mitigation and adaptation information to departments, as required
- Linking information from higher levels of government to operational needs and opportunities
- Supporting the development of relevant planning documents (such as the Regional Sustainability Strategy, strategic plans, etc.)

### Fulfilling the BC Climate Action Charter

As part of the CRD's Climate Action Charter Commitments, the program is responsible for leading the annual GHG reporting on behalf of the organization. Each year, staff works with the Finance division to improve data collection and streamline reporting processes.

In 2014, the CRD was able to claim carbon neutrality by applying landfill gas collection practices that are in place in advance of impending regulatory requirements.

#### Annual Requirements:

Measure - Measure corporate emissions

Reduce - Continuously review corporate GHG reduction opportunities

Offset - Balance corporate emissions through a landfill gas capture project

Report - Report to external stakeholders, including the province

# Climate Action Corporate Activities

The CRD is required to publicly report on both the corporate GHG emissions and corporate and community climate actions. This includes an annual survey of all corporate and community focused climate actions that CRD departments engaged in.

Some highlights reported by CRD departments in 2014 include:

## **Parks & Environmental Services:**

- Ongoing land acquisition strategy to purchase forested lands for carbon sequestration.
- Planting 150 indigenous trees along Regional Trails
- Continuing to generate electricity from landfill gas and optimize gas capture by installing 11 new gas wells and commissioning 15 additional gas wells
- Hosting Native Plant Workshops promoting drought tolerant plants, replacement of high water use lawns, increasing food security and composting
- Implementing Green 365 Community Education and Outreach campaign with outdoor, indoor, kitchen/cooking and spring cleaning components of integrated program messaging

## **Planning and Protective Services:**

- Developing the Regional Sustainability Strategy (continuation), Regional Transportation Plan, Regional Food and Agriculture Sub-Strategy
- Leading an innovative Cycling Infrastructure Funding Program and Active Transportation Special Event Funding Program for local governments and electoral areas

## **Integrated Water Services:**

- Conducting annual monitoring to detect forest insects/diseases and invasive species that could threaten forests and ecosystems in the Greater Victoria Watershed Area (ongoing)
- Upgrading drainage structures to incorporate 13% increase in peak flows in adapting to predicted climate changes (ongoing)
- Using energy efficient Variable Frequency Drives to reduce energy use at wastewater treatment plants

## **Executive Services:**

- Undertaking heat recovery project at headquarters data centre
- Investigating an energy management program in 9 facility management buildings
- Installing solar panels on the Juan de Fuca administration building
- Installing rain harvesting equipment at the Salt Spring Island library

## **Capital Regional Housing Corporation:**

- Working with BC Hydro to implement the Energy Conservation Assistance Program for residents

See the *2014 Climate Action CARIP Public Report (Interim)* at [www.crd.bc.ca](http://www.crd.bc.ca) for a full list of reported actions.





## Climate Action Looking Ahead to 2015

In 2015, the CRD will continue to focus on supporting municipalities in their climate action goals, while undertaking projects that reduce corporate and community emissions and better prepare the region for climate changes. Some of the planned 2015 community work will include:

- **Sea Level Rise Planning Approaches Project:** Development of a decision-making framework to assist local governments in navigating the various approaches to adapting to sea level rise.
- **Resilient Region Breakfast Series:** A quarterly breakfast meet-up designed to bring together stakeholders interested in fostering a sustainable region.
- **Tap by Tap Multi-Unit Residential Building Program:** A high efficient faucet aerator and showerhead swap out program.
- **Climate Action To Go Kits:** A unique way to reach households through the library system. Kits include books, videos, technology, tools and activities to inform residents on how to reduce household emissions.
- **Climate Action Blueprint:** A guidebook that offers a myriad of climate actions the CRD and our partners can take to reduce emissions and adapt to climate change.

On the corporate side, the CRD will support a 1-year staff position to address the goal of reducing GHG emissions 33% by 2020 within corporate operations. Funded through the CRD's accumulated carbon tax rebate, this position will identify strategies and actions to meet the reduction target and determine a cost of implementation. Throughout 2015, the pilot position will focus on:

- Developing a 2007 Corporate GHG Emissions Baseline and identifying CRD progress towards meeting emissions reduction targets.
- Conducting a detailed review of CRD fleet performance through the Energy Environment Excellence (E3) Fleet Program.
- Working with CRD utility providers (BC Hydro and Fortis Energy) to analyze and review opportunities to generate GHG emissions reductions, energy savings and financial savings within operation of CRD-owned facilities and infrastructure.

### 2016 to 2019 Budget Planning

The CRD recognizes that current resources limit the amount of support the Climate Action Program can provide to local governments and the corporation. The program will look for direction from the CRD Board and Committees to determine climate action priorities in anticipation of our commitments for 2020 and beyond.



Making a difference...together

Items to take into account:

- 1) Requisition for 2016 PROJECTION ONLY
- 2) Population and Converted Assessments change each year
- 3) RPS Population is calculated in January
- 4) Converted Assessments provided by BC Assessment at end of March
- 5) Bylaw 4058 indicates maximum to be greater of \$299,708.00 or
  - property value tax rate of \$0.0036 per \$1,000.00
- 6) Maximum property value tax rate is calculated on participants' Total Actual Assessments for the year of the requisition as provided by BC Assessment

**1.309 CLIMATE ACTION and ADAPTATION**

- Bylaw 3510 - CRD Climate & Adaptation Est. bylaw, Jan. 2009, Bylaw 4058 amends max. levies, Feb. 2016

Municipalities	50% of RPS Population	Basis of Apportionment 50% Converted Assessments	Percent of Total	Approved Requisition in 2015	PROPOSED/DRAFT 2016 Requisition
City of Colwood	16,508	296,052,205	3.77%	9,047	11,346
City of Victoria	83,361	2,461,885,818	24.16%	57,930	72,041
District of Central Saanich	16,456	434,175,867	4.50%	10,780	13,453
Township of Esquimalt	16,734	284,856,092	3.74%	8,978	11,159
City of Langford	32,566	755,379,428	8.35%	20,017	25,590
District of Saanich	113,058	2,579,527,106	28.76%	68,951	86,146
District of Oak Bay	18,361	595,891,967	5.60%	13,439	16,852
District of North Saanich	11,422	386,298,445	3.57%	8,558	10,907
District of Metchosin	4,989	95,011,368	1.17%	2,798	3,449
Town of Sidney	11,505	340,058,357	3.34%	7,999	9,960
Town of View Royal	9,967	215,596,166	2.47%	5,929	7,391
District of Highland	2,176	53,527,431	0.57%	1,376	1,707
District of Sooke	12,563	220,795,438	2.85%	6,828	8,551
	<b>349,644</b>	<b>8,719,045,688</b>	<b>92.85%</b>	<b>222,628</b>	<b>278,553</b>
<b>Electoral Areas</b>					
Juan de Fuca	4,703	154,578,180	1.45%	3,467	4,374
Saltspring Island	10,601	316,633,226	3.09%	7,412	9,111
Southern Gulf Islands	5,094	247,374,456	1.99%	4,767	5,837
	<b>20,398</b>	<b>718,585,862</b>	<b>6.53%</b>	<b>15,646</b>	<b>19,322</b>
<b>First Nations</b>					
Tsawout	1,759	13,665,981	0.31%	738	907
Songhees	1,727	15,784,880	0.31%	754	926
	<b>373,528</b>	<b>9,467,082,411</b>	<b>100.00%</b>	<b>239,766</b>	<b>299,708</b>
	Rate/\$1,000		Amount	Rate \$0.0036	
Maximum Levy:	\$0.003		\$239,766	Amount \$301,250	



LEGISLATIVE SERVICES

Mayor  
Councillors  
Administrator

Council  
Administrator  
Media  
*Mar 10/16*

# Memo

**To:** Donna Dupas, Legislative Manager      **File:** 1420-03 LGBTQ

**From:** Elizabeth van den Hengel, Committee Clerk

**Date:** March 10, 2016

**Subject:** LESBIAN, GAY, BISEXUAL, TRANSGENDER AND QUEER SUB-COMMITTEE TERMS OF REFERENCE

At the February 24, 2016 Healthy Saanich Advisory Committee meeting the Chair updated the Committee on the amended Terms of Reference for the Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) Sub-Committee. A discussion occurred and the Committee resolved as follows:

**“That the Healthy Saanich Advisory Committee recommends that Council approve the Terms of Reference for the LGBTQ Sub-Committee as amended at the February 10, 2016 LGBTQ Sub-Committee meeting.”**

A copy of the revised Terms of Reference with the amendments highlighted and an excerpt from the minutes are attached for your information.

*Evanden Hengel*

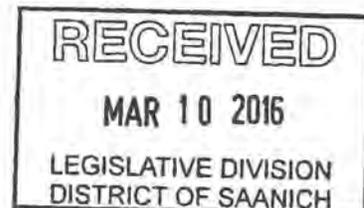
Elizabeth van den Hengel  
Committee Clerk

/evdh

e-copy: Mayor Atwell  
Paul Thorkelsson, CAO  
Councillor Plant, Chair

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

Attachments (2)



**CM  
E. 1**

**MOTIONS FROM THE LGBTQ SUB-COMMITTEE**

The Chair facilitated a discussion on the motions carried from the LGBTQ sub-committee. The following was noted:

LGBTQ Terms of Reference:

**MOTION: Moved by J. Hodgson and seconded by D. Rosenberg: “That the Healthy Saanich Advisory Committee recommend that Council adopt the Terms of Reference for the LGBTQ Sub-Committee as amended at the February 10, 2016 meeting.”**

**CARRIED**

DRAFT

# Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) Sub-Committee Terms of Reference (one year trial)

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The purpose of the LGBTQ sub-committee is to advise the Healthy Saanich Advisory Committee on LGBTQ issues and suggest initiatives and encourage civic engagement to improve the quality of life for Saanich LGBTQ residents.

## Mandate

The LGBTQ sub-committee will, consistent with the purpose described above, undertake the following:

- Provide advice and recommendations to the Healthy Saanich Advisory Committee relating to LGBTQ issues in Saanich;
- Exchange information with the LGBTQ communities and the general public about relevant programs and areas of interest;
- Engage in outreach to the LGBTQ communities to disseminate information and encourage participation in Saanich events and initiatives;
- Act as a resource for staff during the public participation process;
- Act as a resource for staff to ensure that Saanich facilities and events are accessible to all people who identify or are perceived to identify as LGBTQ, and include those who are outside the gender binary.
- Consider any matters which may be referred to the committee by Council, staff, or the public;
- May take positions on policy initiatives from other levels of government within the mandate of the sub-committee;
- The sub-committee will strive to reflect the diversity of the LGBTQ community; and
- Advocate for members of the LGBTQ community.

## Meetings

The sub-committee will meet four to eight times per year in accordance with its schedule of meetings. No meetings are held during the summer and winter breaks (July, August and December). Special meetings may be held at the call of the Chair. The meeting rules and procedures will be in accordance with the Council Procedure Bylaw.

## Membership

The sub-committee will consist of:

- The Chair of the Healthy Saanich Advisory Committee to act as Chair of the sub-committee; and
- Community representatives, appointed by the Healthy Saanich Advisory Committee, who may not currently be members of the HSAC.

## Staff Support

The Legislative Division will provide secretarial and administrative support.

Council Motion: October 26, 2015



Mayor  
Councillors  
Administrator  
Council  
Administrator  
Media  
Mar 15/16 *dh*

# Report

**To:** Mayor and Councillors  
**From:** Councillors Fred Haynes and Vic Derman  
**Date:** February 22, 2016  
**Subject:** **Pop for Parks: Establishing a Fund for Nature's Future**

Upon the purchase of a beverage, BC customers pay a deposit on the container, which is refunded when the container is returned. If the container is not returned, the deposit remains with the beverage industry (i.e., its product stewardship body). "Pop for Parks" proposes the redirection of unredeemed container deposits to an important cause: the acquisition and protection of ecologically sensitive private lands in BC.

This approach has been taken in a number of US jurisdictions to raise money for environmental purposes. These states recognize that unredeemed containers litter the environment, burden landfills and impose other environmental costs – and these states recapture the windfall to enhance the environment.

Working with the Environmental Law Centre, University of Victoria, Faculty of Law, the District of Highlands has identified an annual pool of \$10-\$15 million in unredeemed deposits which could be redirected to assist with the acquisition and protection of natural spaces in BC. This fund has no impact on taxes. Saanich Council has been asked to add its voice in support of this initiative (Resolution from District of Highlands attached).

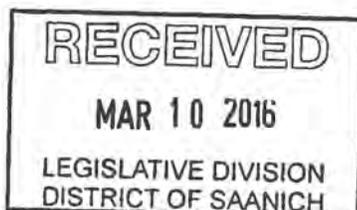
## RECOMMENDATION:

That Council endorse the resolution from the District of Highlands that UBCM request that the provincial government redirect unredeemed container deposits into an annual fund for the acquisition and protection of privately owned natural spaces in BC, and further that a letter be sent to the Environmental Committee at the Capital Regional District requesting their additional support.

Councillor Fred Haynes

Councillor Vic Derman

**CM**  
**F. 1**





February 16, 2016

File: 0230-33

Association of Vancouver Island and Coastal Communities  
525 Government Street  
Victoria, BC V8V 0A8

Dear Sir/ Madame:

***Re: 2016 Resolution to 2016 AVICC AGM and Convention***

Enclosed please find one resolution for consideration at the 2016 AVICC AGM and Convention. Along with the resolution please find the appropriate background documentation.

Thank you for your assistance and should you require any clarification please feel free to contact me directly.

Sincerely,

Tina Neurauter  
Corporate Officer

## RESOLUTION:

### ***POP FOR PARKS: ESTABLISHING A FUND FOR NATURE'S FUTURE***

**WHEREAS** the protection of greenspace is essential to our environmental, social and economic wellbeing and many of BC's most valuable and most threatened ecosystems are found on private lands;

**AND WHEREAS** \$10- 15 million could be raised annually for conservation by following the example of several states and recapturing the windfall monies that accrue when consumers fail to redeem container deposits.

**THEREFORE BE IT RESOLVED** that UBCM request the provincial government redirect unredeemed container deposits into an annual fund for the acquisition and protection of privately owned natural spaces in BC.

*Council Motion:*

*Regular Meeting of Council, February 15, 2016*

**MOTION: 044 / 2016**  
**MOVED BY: COUNCILLOR ROESSINGH**  
**SECONDED: COUNCILLOR MCLEAN**

That Council resolves to forward the resolution "Pop For Parks: Establishing a fund for Nature's Future" to the 2016 AVICC Convention by the deadline of February 22, 2016.

**CARRIED**



## **SUPPORTING DOCUMENTATION**

### ***POP FOR PARKS: ESTABLISHING A FUND FOR NATURE'S FUTURE***

Upon the purchase of a beverage, BC customers pay a deposit on the container, which is refunded when the container is returned. If the container is not returned, the deposit remains with the beverage industry (i.e., its product stewardship body). "Pop for Parks" proposes the redirection of unredeemed container deposits to an important cause: the acquisition and protection of ecologically sensitive private lands in BC. This approach has been taken in a number of US jurisdictions to raise money for environmental purposes. These states recognize that unredeemed containers litter the environment, burden landfills and impose other environmental costs – and these states recapture the windfall to enhance the environment.

Natural spaces across British Columbia are under threat. Each year British Columbia grows by 50,000 people and 30,000 new houses. Asphalt is becoming the land's final crop as development engulfs the Fraser Valley, the Okanagan and southern Vancouver Island. Vast tracts in the Northeast are transforming from wilderness to industrial landscape with the advent of thousands of new gas wells. In many areas, forestry operations are clearing old growth forests and threatening critical watersheds. Already over 1600 species in BC are officially classified as "at risk".

Although over 90% of the province is Crown land, a high percentage of the most valuable and most threatened ecosystems are found on private lands in our fertile temperate valleys – where most humans live. These privately owned natural lands help keep our drinking water clean and our air pure. They moderate local climate, and support endangered and other species. They make our communities more beautiful and livable, and attract both tourists and 21<sup>st</sup> century businesses to the province. As a result, protection of these private lands is disproportionately important for conservation efforts in BC.

Unfortunately, citizens, conservation groups, land trusts, and municipal governments often do not have ability to acquire this land before it is adversely impacted and the call for the Provincial Government to increase funding to protect these natural spaces is not new. However, such proposals often lack the means for the government to generate these funds.

In January 2016, the UVic Environmental Law Centre released a report calling upon the Provincial Government to invest \$40 million annually to acquire important private lands for conservation.<sup>1</sup> The report suggests 16 mechanisms that have proven successful in jurisdictions around North America for raising funds to acquire and protect natural lands. To date, 18 conservation and recreation groups have signed on in support of the report.

"Pop for Parks" is one of the mechanisms described in the report. It is a particularly attractive suggestion as it does not require any increase in taxes, but simply redirects an industry windfall towards the enhancement of the environment. Conservation is a more appropriate public purpose for unredeemed deposits as it eliminates the beverage industry's economic incentive to discourage the return of containers, invokes the "polluter pays principle", and compensates for litter and other environmental damage caused by discarded containers. This mechanism has raised substantial funds for environmental protection in the USA: in 2011, New York State, Massachusetts, and Michigan collected significant amounts of unredeemed deposits: \$104 million, \$33.5 million, and \$17.5 million, respectively. Massachusetts dedicated 100% of this money to environmental protection initiatives. New York and Michigan dedicated 75-80% to this purpose, with the remainder reserved for industry operation of the deposit/refund system. BC has similar potential: in 2014, there was \$16 million worth of unclaimed bottle deposits.

The implementation of Pop for Parks is a politically feasible conservation action. The purchase of green space is a good investment both environmentally and economically and British Columbians across the province have shown a remarkable willingness to use public funds to acquire conservation and recreation lands. This UBCM resolution presents a unique and substantial source of funding to facilitate this important investment and enhance the natural legacy of British Columbia for generations to come.

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The conservation and recreational organizations that support the call for the Province of BC to invest \$40 million annually to acquire important private lands for conservation include:

- Ancient Forest Alliance
- BC Nature
- BC Spaces for Nature
- BC Wildlife Federation
- Canadian Parks and Wilderness Society – BC Chapter
- Cariboo Chilcotin Conservation Society
- Federation of Mountain Clubs of BC
- Friends of the Nemaiah Valley
- ForestEthics Solutions
- Habitat Acquisition Trust
- North Columbia Environmental Society
- Port Alberni Watershed Forest Alliance
- Sierra Club of BC
- Skeena Wild Conservation Trust
- Trails Society of BC
- Wilderness Committee
- Wildsight
- Valhalla Wilderness Society

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<sup>1</sup> See *Finding the Money to Buy and Protect Natural Lands* for further information and source at <http://www.elc.uvic.ca/>.



1980 Millstream Road, Victoria, B C V9B 6H1  
Tel: 250-474-1773 Fax: 250-474-3677 Web: [www.highlands.ca](http://www.highlands.ca)



February 22, 2016

Dear Mayor Atwell and Councillors,

**Re: Endorsement of Pop for Parks Resolution**

I am writing to encourage the support and endorsement of the District of Saanich for a resolution that has been submitted by the District of Highlands to the AVICC. This resolution, "Pop for Parks", seeks to direct unredeemed container deposits towards a provincial fund for the acquisition of privately-held ecologically important natural spaces. Such spaces on Vancouver Island and across BC have significant recreational and conservation value. I understand that Councillor Haynes has provided council with a copy of the Highlands resolution and backgrounder.

Note that the full Environmental Law Centre submissions which first proposed the Pop for Parks initiative can be found at <http://www.elc.uvic.ca/funding-natures-future/>

The District of Saanich has a long tradition of leading sustainability and conservation initiatives in British Columbia, and your endorsement and support for this resolution would provide a significant boost for the advancement of this resolution at the AVICC.

Thank you for your support for this important initiative.

Sincerely,

Calvin Sandborn

Legal Director, UVic Environmental Law Centre

## Jack Knox: Pop bottles could give green funding extra fizz

[Jack Knox](#) / Times Colonist

December 11, 2015 06:00 AM



UVic law centre found 16 ways that other governments, mostly in the U.S., pay for conservation projects, including using unredeemed deposits on soft drinks and other containers. Photograph By Jeff Chiu, The Associated Press



Could unredeemed pop- bottle deposits save B.C.'s precious green bits? Yes, says the Ancient Forest Alliance. So could a property-speculation tax, or money from the extraction of non-renewable natural resources, or a dozen other potential revenue streams.

The Victoria-based conservation group wants the province to set up a \$40-million-a-year fund to protect critical natural areas — crucial wildlife habitat, recreation corridors, sources of drinking water and so on — before they get covered in asphalt.

The twist, though, is that the Alliance isn't asking the province to raise the money for the proposed Natural Lands Acquisition Program by simply dipping into general revenue.

Instead, the group had the University of Victoria's Environmental Law Centre look at ways other jurisdictions fund similar endeavours.

The law centre found 16 ways that other governments, mostly in the U.S., pay for conservation projects.

Among them were:

- "Pops For Parks": The law centre report says \$10 million to \$15 million a year could be raised by scooping up unredeemed deposits on soft drinks and other containers that B.C. consumers fail to return.

Governments in New York, Connecticut, Massachusetts, Maine, and Michigan reason that unclaimed deposits rightly belong to the consumers who paid them, not the entities that keep them as an unearned windfall profit. Hence, those states claim the bulk of the money in the consumers' name, arguing that doing so makes up for all the containers that end up in the landfills and as roadside litter.

- Resource Taxes: The law centre argues a small portion of B.C. resource revenue should be dedicated to the fund.

The rationale is that the depletion of non-renewable natural resources should be offset by the acquisition and protection of natural lands.

The U.S. federal government plows \$900 million in resource taxes, mostly from the offshore oil and gas industry, into its parks system each year. Individual states have similar programs.

- Land-speculation tax: The idea would be to tax certain types of speculation, making up for the loss of land as B.C. adds 30,000 homes a year. The law centre cited a Vermont tax aimed at property flippers.

This one would be contentious, though: Remember that the province quickly slapped down Vancouver Mayor Gregor Robertson this year when he proposed such a tax to stop speculators from driving up housing prices in the Lower Mainland.

The Ancient Forest Alliance wants the province to adopt those three measures as well as some combination of 13 other tools used elsewhere to fund conservation. Among the possibilities are a dedicated tax on outdoor equipment such as hunting rifles and fishing rods, a tax on environmentally harmful products and a fee for vanity-style licence plates sold to conservationists.

"The mechanisms are creative," Alliance executive director Ken Wu says.

The important thing, he says, is to come up with a dedicated, predictable source of funding, just as the Capital Regional District did when residents voted for a parkland-acquisition property tax in 1999.

Not that the Natural Lands Acquisition Program would be just for parks. It could also be used to secure Port Alberni's water supply, say, or to put a protective covenant on wildlife habitat on private land.

B.C. had a pretty aggressive parks-expansion program in the 1990s, but it was based on the dedication of Crown land, not the acquisition of private property. That's where the issue is particularly acute: the places where development sprawls into the same near-urban areas where fragile eco-systems exist. It's great to have a park in the wilderness, but you also have to protect your local water supply, or the bog that sponges up the rain and keeps your basement from flooding.

Greater Victoria residents recognized that 16 years ago when they voted for the CRD's parks acquisition fund, which now generates about \$3 million a year. It has been used to preserve much of the region's taken-for-granted greenery: the Sooke Potholes, bulldozer-bait property next to the Juan de Fuca trail, land linking Mount Work and Thetis Lake parks, and the massive swath of the Sooke Hills that Victorians view as the city's backdrop.

"Repeatedly, voters have voted to tax themselves to protect parks," says Calvin Sandborn, the UVic law centre's legal director. That convinces him that there would be widespread public support for a dedicated provincewide conservation fund.

That belief will be put to the test as Wu and his Ancient Rainforest Alliance attempt to get other conservation and recreation groups to sign on to the idea and, the real challenge, win over the government.

48 Emails Indicating Support for  
BC Natural Lands Acquisition  
Fund Including Pop for Parks  
(previously distributed to Council)

**From:** Justine Murdy  
**To:** <council@saanich.ca>  
**CC:** <councillors@victoria.ca>  
**Date:** 3/1/2016 3:15 PM  
**Subject:** BC Natural Lands Acquisition Fund

Dear Councillors and Mayor of Saanich,

As a resident of Saanich, who also identifies as a Victorian, please support the resolution calling on the province to establish a Fund for Nature's Future (ie. a BC Natural Lands Acquisition Fund) to purchase and protect endangered ecosystems on private lands.

Many of the most endangered ecosystems in British Columbia, including Garry Oak meadows, some old-growth forests, endangered wetlands, and community drinking watersheds, are often found on private lands that are threatened with development.

Please ask that the provincial government follow the good example of the Capital Regional District's \$3.7 million/year Land Acquisition Fund, which has raised over \$35 million since the year 2000 to purchase over 4500 hectares of private lands to add to the regional parks system, including such beloved places as Jordan River, the Sooke Hills, the Sooke Potholes, Burgoyne Bay and Mount Maxwell on Saltspring Island, and lands between Thetis Lake and Mount Work parks. A larger Provincial equivalent would be a major boost to conservation efforts in BC.

The report entitled, "Finding the Money to Buy and Protect Natural Lands", by the University of Victoria's Environmental Law Centre, details over a dozen mechanisms used in jurisdictions across North America to raise funds for protecting land, including the "Pop for Parks" mechanism where revenues from the unredeemed deposits of beverage containers (worth an estimated \$10 to \$15 million annually in BC) would go towards protecting land. Creative solutions like this can go a long way toward ensuring our Natural Lands are retained for the public's benefit and the good health of our unique and magical ecosystem.

Thank you for your time and service.

Sincerely,

Justine Murdy  
Mayfair Drive,  
Saanich, BC  
V8P 1P8

62 Emails Indicating Support for  
BC Natural Lands Acquisition  
Fund (previously distributed to  
Council)

**From:** Tessa Fryer  
**To:** <council@saanich.ca>  
**Date:** 3/1/2016 5:33 PM  
**Subject:** Advocacy for BC Natural Lands Acquisition Fund

To the Council,

I am writing to express my support for the motion towards establishing a BC Natural Lands Acquisition Fund. I am aware of the council's vote coming up regarding this motion and I strongly urge you to support it. As a 4th year university student studying Archaeology and First Nations Studies, I am extremely aware of the importance of the environment for both cultural and ecological reasons. Over the last few years, when visiting my parents in my childhood neighbourhood, I have been pained to see that rare Garry Oak trees are continuously being cut down on private property. Likewise, the logging of old-growth forests is unacceptable and must be replaced with sustainable second-growth logging practices in the province. There is only a small portion of old-growth trees left and we will soon need to switch to second-growth logging, so why not make this switch early and protect the last of the hundreds of year old trees that are not only a foundation of our tourism industry but also vital to the environment and cultures of Indigenous peoples? Additionally, I recently returned from traveling from Australia where I met many people from various countries comment on the natural beauty of British Columbia. As is the case with climate change, it often floors me how humanity can be so aware of the destruction we are causing yet our values are so fixed in the present that we take no action to address issues that will have negative and permanent consequences in the future. Please do not let this be the case for the non-replacable ecosystems and old-growth trees on Vancouver Island and British Columbia.

As an individual of the community, I often feel powerless in effecting change. It is my hope that through this email and your vote my voice will be heard.

Sincerely,

Tessa Fryer

Savannah Avenue,  
Victoria, British Columbia,  
Canada, V8X 1T3



# Report

**To:** Mayor and Councillors  
**From:** Councillor Fred Haynes  
**Date:** February 29, 2016  
**Subject:** Reduction of Non-migratory Geese Population to Help Sustain Local Food

Mayor  
Councillors  
Administrator

Council  
Administrator  
Media  
Mar 10, 16 11

Concerns about the non-migratory geese population in the Capital Region go back many years and were the impetus for the development of a Regional Canada Goose Management Strategy through the Capital Regional District (CRD). Recently, our attention was drawn once again to the damage done by the predations of our non-migratory Canadian Geese population to the crops essential to both our local food production, and the economic viability of our local farmers. Such consequences are inconsistent with the aspirations expressed in our Official Community Plan.

Council's recognition of the importance of agriculture and local food is shown in its implementation of the Task Force on Agriculture and Food Security. Agriculture and agribusiness are also one of the eight sectors identified for regional economic development by the newly formed South Vancouver Island Economic Development Association (SVIEDA) in which the District of Saanich is a full funding partner.

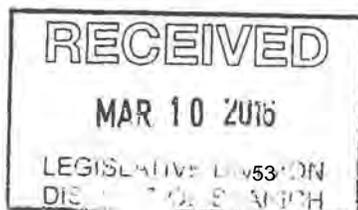
This year we received correspondence from Mike Hicks, Regional Director, Juan de Fuca Electoral Area (attached) asking that the rural municipalities in the CRD consider amendments to their firearms bylaws. The amendment suggested would allow farmers that qualify for a Federal Canadian Wildlife Service Crop Damage Permit a limited hunting opportunity to protect their crops from resident Canadian Geese in the hopes of reducing the overall numbers of the resident Canadian Geese that have made the CRD their permanent home. There are an estimated 6,000 resident, non-migratory geese in the CRD and it is forecasted that these numbers will grow to 60,000 in the next 20 years. The 6,000 present today already cause considerable harm to our farmers and 60,000 will be devastating.

Given that the District of Saanich is both an urban and rural municipality, careful consideration of the implications of any amendment to the firearms bylaw is necessary. With this in mind, I would like to see staff review the recommendation from Director Hicks and report back to Council with options for an appropriate bylaw amendment, including any implications.

**RECOMMENDATION:**

That Council direct staff to review the recommendation from Mike Hicks, Regional Director, Juan de Fuca Electoral Area, with respect to amending the District of Saanich firearms bylaw and report back to Council with options for an appropriate bylaw amendment, including any implications.

  
Councillor Fred Haynes



**CM  
F. 2**



Making a difference...together

Mike Hicks  
Regional Director  
Juan de Fuca Electoral Area  
#3 – 7450 Butler Road  
Sooke, BC V9Z 1N1  
250 216 5802  
directorjdf@crd.bc.ca

Jan. 17, 2015

Mayor Atwell and Council  
District of Saanich  
770 Vernon Avenue  
Victoria B.C.  
Canada V8X 2W7

Dear Mayor and Council,

There are an estimated 6,000 resident, non-migratory geese in the CRD and it is forecasted that these numbers will grow to 60,000 in the next 20 years. The 6,000 are already causing incredible harm to our farmers and 60,000 will be devastating. The most practical, humane and cost effective method of maintaining or reducing the overall population is to allow limited and restricted hunting of geese.

Currently Metchosin, Saanich, Central Saanich, North Saanich, the Juan de Fuca Electoral Area, Salt Spring and the Gulf Islands allow limited hunting of geese for those farms who have obtained a Crop Damage Permit from the Federal Canadian Wildlife Service. The two year permits are issued to qualified farms that have worked with the local police and municipality. They are required to register their hunters and abide by the regulations set by the police and municipality.

Crop Damage Permits allow for the hunting of between 5 and 10 birds per week. Hunters are not allowed to use blinds or decoys and are forbidden from eating the geese. This activity is intended to scare away or "haze" geese and is not intended to have an impact on the total flock.

The regular hunting season has 4 two week seasons spaced between September and March. The CRD Board passed a motion on January 13, requesting that the rural municipalities change their firearms bylaw to allow hunting to take place on farms that have obtained a Crop Damage Permit from the Federal Government's Canadian Wildlife Service.

In practical terms farmers and their nominees would be allowed, in addition to their total of 5 geese per week to hunt during these seasons with blinds and decoys and take 10 geese per day per hunter. They would also be permitted to keep and eat these beautiful birds.

The restrictions imposed by the Wildlife Service and Crop Protection Permit would remain the same, the hunters would remain the same but the total number of geese would be dramatically reduced.

A suggested amendment to your current Firearms bylaw could be:

“ Any landowner or nominee with a current Canadian Wildlife Service Crop Protection permit, may hunt on their permitted lands using the Federal Migratory Birds regulations and in possession of a valid federal Migratory Game Bird Hunting Permit.”

We have a real problem in Saanich and throughout the CRD with the huge numbers of resident geese. If we all collectively change our bylaws to allow for limited and controlled hunting of geese on select farms, we can maintain or possibly reduce the numbers and hopefully give our farmers the means to help themselves.

Please take this to your council table for consideration .If you need more information I would be delighted to attend your meeting and answer any questions.

Thank you



Mike Hicks  
Regional Director  
Juan de Fuca Electoral Area

**Debra Hopkins - Presentation Saanich Council: March 14/16**

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**From:** Jackie Powell <momslikeus2014@gmail.com>  
**To:** <Debra.Hopkins@saanich.ca>  
**Date:** 3/8/2016 4:14 PM  
**Subject:** Presentation Saanich Council: March 14/16  
**CC:** [REDACTED]  
**Attachments:** MLU Story.doc; Clubhouse Description & Standards.pdf; Vancouver Sun 5mar2015 hospitalization.pdf; Case Statement 2016.doc; Clubhouses and Clubhouse Research Outcomes\_2014-1.pdf; 2014-fountain-house-awarded-humanitarian-prize.pdf; Press Release (April 2814) Pathways Clubhouse-3-1-1-1.pdf

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Dear Mayor and Council:

Attached are materials regarding Clubhouse International - a successful, proven model of rehabilitation for the mentally ill. The "MLU Story" explains our journey. The description of Pathways Clubhouse [www.pathwaysclubhouse.com](http://www.pathwaysclubhouse.com) in Richmond is included along with the international standards. The international standards ensure quality control to Clubhouses worldwide. The description included would apply to all Clubhouses too.

Much more information can be found at [www.momslikeus.ca](http://www.momslikeus.ca) (including letters of support from the community - Mayors, Police Chiefs etc.)

The main website for Clubhouse International is [www.iccd.org](http://www.iccd.org)

We look forward very much to our presentation next week. We are passionate about this program - it saves lives along with saving dollars!

*Thank you,*



*Jackie Powell, Founder*  
*Moms Like Us*  
[www.momslikeus.ca](http://www.momslikeus.ca)

Cherry Lynn Brown  
Member, Moms Like Us

**CW**  
**1**



Formed in March 2014, we are a group of passionate parents who are caregivers of adult children living with mental illness. The majority of us had healthy children who became ill in their late teens or early 20's.

It is estimated that there is a minimum of 10,000 people with a severe and persistent mental illness in the Greater Victoria Area (GVA). Where exactly are they? How do they spend their time? Do they have family and friends? Are they partaking in employment? Can or do they attend school? Where do they live? Do they have an addiction? Are they isolating? Are they homeless? Is there police involvement? The questions are endless.

Sadly, people fall through the cracks of society because these questions are not properly addressed and this is why the Moms Like Us group formed. We could see how easily our very own, much loved, much wanted children might have ended up on the street or worse. Without adequate access to mental health services - homelessness, poverty, addiction, crime and repeated hospitalizations are common outcomes.

We have learned a great deal about the services available to people with mental illness and we are particularly focused on psychosocial rehabilitation (PSR). Rehabilitation is crucial to get people back on track and to help steer them on the right path to a fulfilling meaningful life that is complete with friends and family.

Through networking, research and reaching out to the community, Clubhouse International was discovered and we as parents have been advocating relentlessly ensuring this community-based model of PSR is established here in the GVA. Clubhouse will compliment existing services and bring a new approach that is both holistic and very cost effective.

Joel D. Corcoran, Executive Director of Clubhouse International has stated, "One thing we know for sure is that people living with mental illness are often alone, overlooked and invisible in their own communities. We also know that if their situation were turned around, these same individuals would thrive."

Since 1948, Clubhouse International has learned through research, study and experience that access to a caring community of support can make all the difference for a person isolated by his or her disability. Belonging somewhere, in a caring community, might be the single most effective and accessible means of preventing acts of desperation, hospitalization, imprisonment or worse.

It will widen the tent of our society. In place of isolation, hopelessness and despair, the Clubhouse members will experience community, employment, hope and a reason to wake up in the morning.



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[www.richmond.cmha.bc.ca](http://www.richmond.cmha.bc.ca)

### **WHAT IS PATHWAYS CLUBHOUSE**



Pathways Clubhouse believes that rehabilitation of people with mental illness must involve the whole person in a process of gradual acceptance into, and being embraced by, a community of mutuality, respect and opportunity. With this kind of support, men and women with mental illness, for so long deemed vocationally hopeless, can work and become fully

participating members of their communities.

Fountain House, the first clubhouse, was formed in New York City in 1948. Pathways Clubhouse opened in 1987 and is accredited by Clubhouse International.

### **MEMBERSHIP**

Membership is open to anyone who, at some stage of their life, has been diagnosed with a mental illness. Like a family, we do not put a time limit on belonging, membership is for life. If you are interested in becoming a member, all you need to do is call the clubhouse for a tour and fill out the appropriate forms. We offer a three day orientation which will allow you to experience each of the units and understand more about what Pathways Clubhouse has to offer.

Pathways Clubhouse does not offer any formal counseling. However, community support services are provided by members and staff of the clubhouse. Support is centred in the work-ordered day and includes help with housing, advocacy and financial aid.

All of our services are offered in English, Cantonese and Mandarin.

### **WHAT WE DO**

Pathways Clubhouse revolves around a work-ordered day. We believe a work environment provides focus for all parts of a person's life - skills, interests, relationships. Clubhouse work is real and meaningful because it arises from the actual needs of the members and the functioning of the clubhouse. To get ready for our day we have a morning meeting at 9:00 am. This is where we announce current events and what's happening for the day. All of the work that takes place within the clubhouse is divided into the following 3 work units:

### **FOOD SERVICES UNIT**

Our Food Services Unit operates like a fine restaurant. We have a full menu and waiter service and lunch is served from 12:00 to 12:30. The cost of most meals is \$2.00, and sides are \$1.00.



The Unit also provides a free pancake breakfast every Wednesday morning. Apart from preparing the daily meals, the Food Services Unit is also responsible for menu planning, grocery shopping, serving meals, setting dining room tables and cleaning. It is also responsible for the Snack Bar, located by the dining room, which sells various snack items such as pop, juice, coffee, chocolate bars, fruit, chips, sandwiches, etc. They also sell sundry items such as toothpaste, soap and shampoo. Pricing at the Clubhouse strives to accommodate

the financial limitations of many members of Pathways community.

### **CLERICAL/ORIENTATION/SOCIAL/THRIFT STORE UNIT**

The Clerical /Orientation/Social/Thrift Store Unit is responsible for various office duties and is divided into the following sections:

#### **CLERICAL**

Clerical concentrates on publishing three newsletters: one weekly internal paper ("Pathways Weekly") which deals with clubhouse current events, one monthly literary newsletter ("The Lantern") which has poetry, stories, games etc, and one monthly paper ("The Good News") which deals with clubhouse and mental health issues and is circulated world-wide. The minutes for all clubhouse meetings are recorded and typed up. We rely on computers and other office equipment including a fax machine, photocopier, shredder, laminator and a wide variety of office supplies and office software. The unit is also responsible for the reception area of the Clubhouse. Duties include answering an 8 line telephone and greeting members and guests. Other duties include accounting, paying bills, budget proposals, petty cash, and hiring and training of staff. This unit is an excellent place to pick up clerical skills. There are community and advocacy bulletin boards in the reception area as well as an in-house bulletin board regularly maintained by the clerical unit.



#### **ORIENTATION/OUTREACH**

Orientation is responsible for tours, assisting new members in settling in, and processing new membership forms. The purpose of Outreach is to let members know that we care about them, that they are missed, and to find out if there is some way in which the clubhouse may assist them. Outreach also involves visiting members in hospital or at home, celebrating birthdays and other special occasions, and visiting other agencies and groups to educate them on the clubhouse model and how we function.

## **SOCIAL**



The Clerical Unit is responsible for organizing and implementing Pathways Clubhouse's Social Program. A schedule of social activities, both in-house and in the community, are planned for each month. Each week, the committee, made up of staff and members, meet to explore possible new activities, organize existing activities and provide information to person's involved in the program.

## **THRIFT STORE**

The thrift store works like all of our other units with members and staff working side by side. Members are welcome to shop in the thrift store which is also open to the public on certain days. The thrift store allows people to gain experience working in retail and dealing with customers while at the same time raising much needed funds for the clubhouse.



## **UPSTAIRS UNIT**

### **EMPLOYMENT**

The Clubhouse strongly believes that members should have the opportunity to return to paid employment and so we offer the following programs to help achieve this goal.

### **TRANSITIONAL EMPLOYMENT**

The Transitional Employment Program or TEP is an opportunity for members to re-enter the paying work force with optimum support from the clubhouse. TEP is a right of all members who participate in the work-ordered day and who have the desire to work.

Pathways Clubhouse staff and members secure entry-level positions in various businesses in Richmond and Vancouver. Staff will screen and learn the position and then train a member in that job site. If members are unable to work for whatever reason, Pathways Clubhouse staff will fill-in for that member. TEP sites are 6 to 9 months in length, and pay regular wages.

TEP allows members to try various jobs, without the stress of interviews, being trained by strangers, and the worry of losing a job because of absenteeism. Once members have completed a TEP site, they may go onto another TEP site or seek independent employment.



### **SUPPORTED EMPLOYMENT**

Supported Employment are jobs in business and industry in the community. SE jobs are not time-limited and are either part-time or full-time. SE jobs are at the employer's place of business and pay the prevailing wage. SE is ideal for those members who already have a career in mind and need help with educating employers about mental illness and job accommodations.

Clubhouse staff will help with the interview process and on the job training but do not provide absence coverage.

### **INDEPENDENT EMPLOYMENT**

Independent employment helps people return to competitive employment in the community.

Help for finding work includes:

- Resume Writing
- Interviewing Skills
- Career Exploration
- Job Leads & Development
- Advocacy for Benefits
- Labour Market Information

The Clubhouse will also provide the support and resources for any other needs members may experience during the job search.

### **EMPLOYMENT DINNERS**



Our monthly employment dinners focus on a variety of employment issues brought up by the group. It is an opportunity to explore and exchange information and ideas regarding employment. It is also a time to support those who are working as well as meet new people. Employment dinners are held the last Thursday of every month at 4:00 pm.

### **SUPPORTED EDUCATION**

The goal of the Supported Education is to assist clubhouse members to return to, or continue with, their education pursuits. Many members have been out of the organized educational system for quite some time, and the thought of returning can be very daunting. We are here to make a return to school as smooth and stress - free as possible. We provide services such as:

- Help with school application forms and course selection
- Assistance with bursary applications
- One to one and group tutoring
- Access to local post-secondary schools' course calendars
- Liaison with student services representatives
- Study space for those needing somewhere to do school work



### **VOLUNTEERING**

The focus of the Volunteer Program is to get members more involved with their own rehabilitative process through community volunteering. Prospective volunteers are helped to find volunteer sites through Volunteer Richmond's on-line database, or through our community contacts, and are then provided with on site one-on-one support for as long as is necessary.

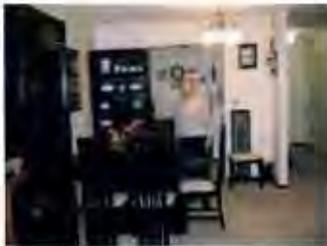
## **WELLNESS**

Our Wellness program is a resource to assist members with their physical wellness through exercise, nutrition, and speakers. We have a daily walking group that takes place each day after lunch, weekly yoga, and fitness centre memberships.

## **YOUNG ADULT PROGRAM**

The Pathways Clubhouse Young Adult Program is a program that engages young adults in the Clubhouse programs and specialized services. The program includes the following components:

1. Establish liaison relationships with high schools, colleges, community centres, and youth organizations.
2. Youth members welcome new youth members through tours, orientation, and buddy system.
3. Immediate involvement of new and prospective youth in activities and services that meet their needs and interests which include:
  - social media and related technology
  - youth social activities
  - supported education
  - access to physical fitness activities and gyms



## **SUPPORTED HOUSING PROGRAM**

The goal of the Supported Housing Program is to provide a continuum of safe, secure and affordable housing opportunities in the Richmond community for adults recovering from a mental illness. Support services and rental subsidies are adapted to the needs of the tenant.

## **PUBLIC EDUCATION PROGRAM**

The purpose of the Public Education Program is to increase awareness of mental health and to decrease the stigma of mental illness. By providing the public with current mental health information, we are encouraging individuals to take responsibility for their mental well-being. Information is provided to the general public, service providers, consumers and family members through lectures, forums, workshops, videos, brochures, a resource library and the Internet. The Public Education Program also offers a 12 hour course called Mental Health First Aid which teaches participants how to help someone showing signs of a mental health problem or experiencing a mental health crisis.



## HOUSE AND DECISIONS MAKING MEETINGS

Every week the clubhouse holds two meetings to discuss issues relevant to our community. Our House Meeting is held on Tuesday mornings in the dining room at 10:30. Informative presentations are made regarding events happening in the clubhouse and community. Our Decisions Making Meeting is held on Thursday afternoons at 1:30 pm. We make decisions on any issues affecting the community as a whole, as well as decisions regarding the clubhouse. The Decisions Making Meeting is a great place to express your own ideas and be part of the decision making process.

## SOCIAL PROGRAM



Pathways Clubhouse is open on Wednesday and Fridays from 4:00 pm to 9:00 pm, Saturdays and Sundays, from 10:00 am to 4:00 pm, as well as on holidays from 10:00 am to 4:00 pm, for social/recreational fun. The Social Program is a combination of in-house and in the community events that allow for members and staff to enjoy social activities (going to the movies, playing games, going out for coffee and so forth) together as a group. It is a great time to meet new friends, join in on some organized activities, have lunch, or just hang out.

## PATHWAYS CLUBHOUSE RULES

**dream freely**    **envision excellence**    **be extraordinary**  
**cherish your creations**    **cultivate affection**  
**be energized**    **be inspired**    **encourage**  
**please yourself**    **take pride in yourself**    **create peace**  
**find knowledge**    **believe strongly**    **seek truth**  
**create love**    **find knowledge**    **spread joy**  
**love someone**    **launch new ideas**    **be creative**  
**think big**    **live fully**    **grow**    **reach out**  
**share kindness**    **find happiness**    **help someone**  
**expect the best**    **be the best**    **inspire others**  
**recognize your inner beauty**    **embark on adventure**  
**believe it's possible**

*Updated February 2010*



# Clubhouse International

Creating Community. Changing the World of Mental Health.

The International Standards for Clubhouse Programs, consensually agreed upon by the worldwide Clubhouse community, define the Clubhouse Model of rehabilitation. The principles expressed in these Standards are at the heart of the Clubhouse community's success in helping people with mental illness to stay out of hospitals while achieving social, financial, educational and vocational goals. The Standards also serve as a "bill of rights" for members and a code of ethics for staff, board and administrators. The Standards insist that a Clubhouse is a place that offers respect and opportunity to its members.

The Standards provide the basis for assessing Clubhouse quality, through the Clubhouse International Accreditation process.

Every two years the worldwide Clubhouse community reviews these Standards, and amends them as deemed necessary. The process is coordinated by the Clubhouse International Standards Review Committee, made up of members, staff and board members from Accredited Clubhouses around the world.

## **MEMBERSHIP**

1. Membership is voluntary and without time limits.
2. The Clubhouse has control over its acceptance of new members. Membership is open to anyone with a history of mental illness, unless that person poses a significant and current threat to the general safety of the Clubhouse community.
3. Members choose the way they utilize the Clubhouse, and the staff with whom they work. There are no agreements, contracts, schedules, or rules intended to enforce participation of members.
4. All members have equal access to every Clubhouse opportunity with no differentiation based on diagnosis or level of functioning.
5. Members at their choice are involved in the writing of all records reflecting their participation in the Clubhouse. All such records are to be signed by both member and staff.
6. Members have a right to immediate re-entry into the Clubhouse community after any length of absence, unless their return poses a threat to the Clubhouse community.
7. The Clubhouse provides an effective reach out system to members who are not attending, becoming isolated in the community or hospitalized.

## **RELATIONSHIPS**

8. All Clubhouse meetings are open to both members and staff. There are no formal member only meetings or formal staff only meetings where program decisions and member issues are discussed.
9. Clubhouse staff are sufficient to engage the membership, yet few enough to make carrying out their responsibilities impossible without member involvement.
10. Clubhouse staff have generalist roles. All staff share employment, housing, evening and weekend, holiday and unit responsibilities. Clubhouse staff do not divide their time between Clubhouse and other major work responsibilities that conflict with the unique nature of member/staff relationships.
11. Responsibility for the operation of the Clubhouse lies with the members and staff and ultimately with the Clubhouse director. Central to this responsibility is the engagement of members and staff in all aspects of Clubhouse operation.

## **SPACE**

12. The Clubhouse has its own identity, including its own name, mailing address and telephone number.

13. The Clubhouse is located in its own physical space. It is separate from any mental health center or institutional settings, and is impermeable to other programs. The Clubhouse is designed to facilitate the work-ordered day and at the same time be attractive, adequate in size, and convey a sense of respect and dignity.

14. All Clubhouse space is member and staff accessible. There are no staff only or member only spaces.

## **WORK-ORDERED DAY**

15. The work-ordered day engages members and staff together, side-by-side, in the running of the Clubhouse. The Clubhouse focuses on strengths, talents and abilities; therefore, the work-ordered day must not include medication clinics, day treatment or therapy programs within the Clubhouse.

16. The work done in the Clubhouse is exclusively the work generated by the Clubhouse in the operation and enhancement of the Clubhouse community. No work for outside individuals or agencies, whether for pay or not, is acceptable work in the Clubhouse. Members are not paid for any Clubhouse work, nor are there any artificial reward systems.

17. The Clubhouse is open at least five days a week. The work-ordered day parallels typical working hours.

18. The Clubhouse is organized into one or more work units, each of which has sufficient staff, members and meaningful work to sustain a full and engaging work-ordered day. Unit meetings are held to foster relationships as well as to organize and plan the work of the day.

19. All work in the Clubhouse is designed to help members regain self worth, purpose and confidence; it is not intended to be job specific training.

20. Members have the opportunity to participate in all the work of the Clubhouse, including administration, research, enrollment and orientation, reach out, hiring, training and evaluation of staff, public relations, advocacy and evaluation of Clubhouse effectiveness.

## **EMPLOYMENT**

21. The Clubhouse enables its members to return to paid work through Transitional Employment, Supported Employment and Independent Employment; therefore, the Clubhouse does not provide employment to members through in-house businesses, segregated Clubhouse enterprises or sheltered workshops.

## **TRANSITIONAL EMPLOYMENT**

22. The Clubhouse offers its own Transitional Employment program, which provides as a right of membership opportunities for members to work on job placements in the labor market. As a defining characteristic of a Clubhouse Transitional Employment program, the Clubhouse guarantees coverage on all placements during member absences. In addition the Transitional Employment program meets the following basic criteria.

- a. The desire to work is the single most important factor determining placement opportunity.
- b. Placement opportunities will continue to be available regardless of the level of success in previous placements.
- c. Members work at the employer's place of business.
- d. Members are paid the prevailing wage rate, but at least minimum wage, directly by the employer.
- e. Transitional Employment placements are drawn from a wide variety of job opportunities.
- f. Transitional Employment placements are part-time and time-limited, generally 15 to 20 hours per week and from six to nine months in duration.
- g. Selection and training of members on Transitional Employment is the responsibility of the Clubhouse, not the employer.

- h. Clubhouse members and staff prepare reports on TE placements for all appropriate agencies dealing with members' benefits.
- i. Transitional Employment placements are managed by Clubhouse staff and members and not by TE specialists.
- j. There are no TE placements within the Clubhouse. Transitional Employment placements at an auspice agency must be off site from the Clubhouse and meet all of the above criteria.

#### **SUPPORTED AND INDEPENDENT EMPLOYMENT**

23. The Clubhouse offers its own Supported and Independent Employment programs to assist members to secure, sustain and subsequently, to better their employment. As a defining characteristic of Clubhouse Supported Employment, the Clubhouse maintains a relationship with the working member and the employer. Members and staff in partnership determine the type, frequency and location of desired supports.

24. Members who are working independently continue to have available all Clubhouse supports and opportunities including advocacy for entitlements, and assistance with housing, clinical, legal, financial and personal issues, as well as participation in evening and weekend programs.

#### **EDUCATION**

25. The Clubhouse assists members to reach their vocational and educational goals by helping them take advantage of adult education opportunities in the community. When the Clubhouse also provides an in-house educational program, it significantly utilizes the teaching and tutoring skills of members.

#### **FUNCTIONS OF THE HOUSE**

26. The Clubhouse is located in an area where access to local transportation can be assured, both in terms of getting to and from the program and accessing TE opportunities. The Clubhouse provides or arranges for effective alternatives whenever access to public transportation is limited.

27. Community support services are provided by members and staff of the Clubhouse. Community support activities are centered in the work unit structure of the Clubhouse. They include helping with entitlements, housing and advocacy, promoting healthy lifestyles, as well as assistance in finding quality medical, psychological, pharmacological and substance abuse services in the community.

28. The Clubhouse is committed to securing a range of choices of safe, decent and affordable housing including independent living opportunities for all members. The Clubhouse has access to opportunities that meet these criteria, or if unavailable, the Clubhouse develops its own housing program. Clubhouse housing programs meet the following basic criteria.

- a. Members and staff manage the program together.
  - b. Members who live there do so by choice.
  - c. Members choose the location of their housing and their roommates.
  - d. Policies and procedures are developed in a manner consistent with the rest of the Clubhouse culture.
  - e. The level of support increases or decreases in response to the changing needs of the member.
  - f. Members and staff actively reach out to help members keep their housing, especially during periods of hospitalization.
29. The Clubhouse conducts an objective evaluation of its effectiveness on a regular basis.
30. The Clubhouse director, members, staff and other appropriate persons participate in a comprehensive two or three week training program in the Clubhouse Model at a certified training base.
31. The Clubhouse has recreational and social programs during evenings and on weekends. Holidays are celebrated on the actual day they are observed.

#### **FUNDING, GOVERNANCE AND ADMINISTRATION**

32. The Clubhouse has an independent board of directors, or if it is affiliated with a sponsoring agency, has a separate advisory board comprised of individuals uniquely positioned to provide financial, legal, legislative, employment development, consumer and community support and advocacy for the Clubhouse.

33. The Clubhouse develops and maintains its own budget, approved by the board or advisory board prior to the beginning of the fiscal year and monitored routinely during the fiscal year.

34. Staff salaries are competitive with comparable positions in the mental health field.

35. The Clubhouse has the support of appropriate mental health authorities and all necessary licenses and accreditations. The Clubhouse collaborates with people and organizations that can increase its effectiveness in the broader community.

36. The Clubhouse holds open forums and has procedures which enable members and staff to actively participate in decision making, generally by consensus, regarding governance, policy making, and the future direction and development of the Clubhouse

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October, 1989

Revised as of October 2012

# B.C. has higher rates of hospital stays due to mental illness than the rest of Canada

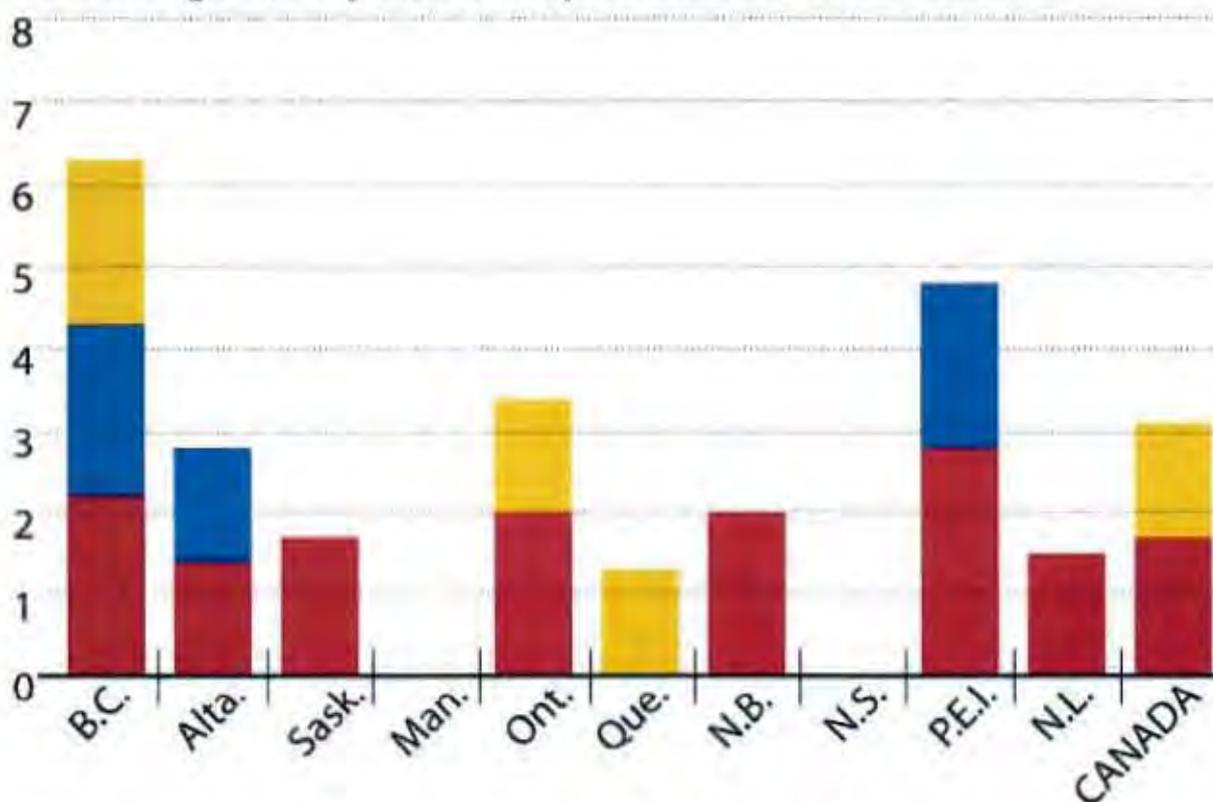
More treatment needed, Vancouver experts say, but not in psych wards

BY ERIN ELLIS, VANCOUVER SUN MARCH 5, 2015

true

■ Mood disorders
 ■ Substance-use disorders
 ■ Schizophrenia

**Percentage\* of inpatient hospitalizations in 2013-2014**



\*Percentage calculated using all acute inpatient hospitalizations in the Hospital Morbidity Database and Ontario Mental Health Reporting System in 2013 – 2014 within the province/territory  
 Source: Canadian Institute for Health Information

B.C. has the highest rate among the provinces for hospitalization due to mental illness and substance abuse, according to a national report released Thursday.

B.C. has the highest rate among the provinces for hospitalization due to mental illness and substance abuse, according to a [national report](#) released Thursday.

Most provinces have at least one mental health condition among their top 10 reasons for hospital admissions, but B.C. stands out with three: mood disorders; substance abuse; and delusional disorders, including schizophrenia. These are credited with more than six per cent of all hospital stays, double the national rate, according to the Canadian Institute for Health Information.

One reason for the difference is that psychiatric patients in B.C. are treated in general hospitals rather than specialized facilities like the former [Riverview Hospital](#) in Coquitlam. It once housed thousands of patients, but officially closed in 2012.

Angita Pal, manager of clinical administrative databases at CIHI, said other provinces have dedicated psychiatric hospitals that aren't included in the annual report. Across Canada, about 86 per cent of mental health patients are admitted to general hospitals compared to 99 per cent in B.C.

St. Paul's Hospital in downtown Vancouver could be considered ground zero in the changing landscape for treating mental illness. Its emergency ward saw an 88-per-cent increase in visits due to addictions and mental illness between 2009 and 2014, said Dr. Bill MacEwan, the hospital's head of psychiatry.

"I can't tell you why Alberta, Quebec and Ontario have kept psychiatric institutions. Certainly in B.C. the move was away from long-stay institutions, which is a method of treating the mentally ill from the past."

While there may still be a need for some patients to be protected from the outside world in a psychiatric facility, MacEwan says the real answer lies in getting more effective treatment outside of hospitals.

"Are we getting there? I think we are. Do we have further to go? Absolutely."

Metro Vancouver and, to a lesser extent, Victoria are also unique because people from across the country migrate here for the milder weather. Drifters and runaways with existing psychological problems can exacerbate them with street drugs.

"That presentation of incredibly high levels of addiction with multiple substances in a person who has schizophrenia or bipolar disorder is much more significant here in B.C. than elsewhere," he said. "Frankly, a decade ago, no one was talking about this. Nobody would have been able to say we were going to have this kind of growth five years ago."

While the 66 psychiatric beds at St. Paul's are at "105-per-cent capacity," MacEwan says adding more isn't the answer.

Jonny Morris, public policy director of the Canadian Mental Health Association, B.C. Division, agrees.

"The community is an important place for mental health treatment and is enough being invested there to keep people from being admitted to hospital in the first place?"

Talking to a psychologist is costly for the average person so innovative provincial programs such as offering free [cognitive-behavioural therapy](#) over the phone hold promise, Morris says.

While these methods won't prevent a major psychotic episode, they could help some people deal with their problems before reaching a crisis.

"We aren't at the point of having a fully integrated system where mental health and addictions care is a one-stop shop. Many families say people have to go to one place to receive their addictions treatment and have to do that first, then get mental health care. We know these conditions often coexist," says

Morris.

"Working with people with mild-to-moderate problems is a really good way to spend smart. Most people deteriorate over time when it comes to mental health and substance abuse."

According to the CIHI report, having a baby is the top reason for being admitted to hospital across the country, resulting in 12.5 per cent of in-patient stays. The most common in-patient surgery is also birth-related — caesarean section.

Nationally, chronic obstructive pulmonary disease (COPD) came in at No. 2, followed by heart attacks (No. 3) and congestive heart failure (No. 4). Mood disorders and delusional disorders including schizophrenia rate near the end of the national list at eight and ninth position.

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## **Case Statement**

### **The Need for a Clubhouse International For the Greater Victoria Area**

We estimate that mental illness costs the GVA economy \$600 million annually. Emergency services are expensive: an acute bed can be as high as \$1,500 per day. On average 68 patients are readmitted to psychiatric emergency services within 28 days (into the same hospital for the same condition).

It costs \$31,000 per year for each homeless person on salaries of law enforcement officers, jail stays, emergency room visits and hospitalizations for medical and psychiatric issues. Victoria has the highest homeless death rate per capita in BC. In 2010 it was estimated there were 1,400 homeless people in Victoria and it is estimated that up to 75% of the homeless have a mental illness.

People who have a severe mental illness are over-represented in the homeless population, as they are often released from hospitals and jails without proper community supports in place. The homeless individuals with mental illness are the tip of the iceberg as depression and anxiety topped the list for chronic conditions, with 63,135 patients for the GVA or 28.6% of the population.

The services currently available in our community are inadequate as existing programs focus on temporary, clinical and provide acute treatment instead of offering an ongoing recovery process that meets the needs of the person.

A Clubhouse International (CI) in the GVA will provide people living with a mental illness, aged 18 and over, along with their families, friends, emergency services and businesses, a low cost and effective option. A CI will give people respect, hope and unlimited opportunity to access the same world of friendship, housing, education and employment as the rest of the community.

### **Vision**

Our community Clubhouse will be a vibrant, innovative and collaborative space dedicated to creating opportunity and purpose for those with mental health challenges. The Clubhouse will be dedicated to nurturing respect, equality and dignity for all.

### **Mission**

To afford people whose lives have been disrupted by mental illness the opportunity to recover meaningful and productive lives through reintegration within the workplace and the community.

### **Benefits of the Clubhouse**

The primary benefit is to provide meaningful activity that helps people with mental illness stay out of hospitals and off the street by having the opportunity to achieve social, financial and vocational goals. Current research on existing Clubhouses has shown the benefits of the Clubhouse model and the positive results that have been achieved. The Victoria Clubhouse expects to achieve results comparable to other accredited Clubhouses. The results documented are:

**Cost Savings:** Societal Return on Investment (SROI): Richmond's Clubhouse has proven that it saves \$14 for every \$1 invested. The average cost for a member per day is \$40. but can be as low as \$10.00. By comparison an acute bed costs \$1,500 per day.

**Higher Employment:** Two studies have shown that the Clubhouse model produces higher rates of employment, longer job tenure and higher earnings than other programs offered for people with mental illness. A study of seventeen Clubhouses has shown that longer job tenure and higher earnings correlates to longer Clubhouse membership.

**Reduced Hospitalization:** In one study, membership in a Clubhouse reduced the number of hospitalizations by one third and reduced the average number of hospital days by 70%.

**Reduced Incarcerations:** Criminal justice system involvement has been found to be substantially diminished during and after Clubhouse membership. This would help to address the Victoria Police Department's 356% increase in calls related to mental illness in a five-year period.

**Improved Well-Being:** Compared with individuals receiving services as usual, Clubhouse members are significantly more likely to report that they have close friendships and someone they can rely on when they need help.

### **Clubhouse Description**

The Greater Victoria Clubhouse will be a membership-based community where people living with persistent mental illness come to rebuild their lives. Participants - who are called members, not patients - share ownership and responsibility for the success of the organization. They work in a unique partnership with a small staff, building on strengths instead of focusing on illness. The Clubhouse provides an accepting place to spend the day, valuable work to perform within the organization, opportunities to socialize with friends and co-workers and access to employment within the wider community. Membership is for life and provides ongoing support.

The Greater Victoria Clubhouse community will be built upon the belief that every member can sufficiently recover from the effects of mental illness to lead a personally satisfying and productive life. The Clubhouse is a community of people dedicated to one another's success. Recovery is achieved in a Clubhouse International through work and work-mediated relationships, which are proven to be restorative and provide a firm foundation for growth, self-respect and individual achievement.

Clubhouse International promotes the development of Clubhouses through the world and provides a set of Clubhouse standards, a well-documented training process and certification for Clubhouses. The Greater Victoria Clubhouse will be a member of the Clubhouse International Network and will aspire to meet the international standards.

### **Clubhouse Location**

Currently, there is no Clubhouse in the GVA. There are three in BC: Richmond, Sechelt and Port Alberni. There are Clubhouse Internationals in most major cities in

Canada. The Clubhouse will be in a central location and on a main bus route. It will be in a building/office space of approximately 4000 - 5000 square feet with a kitchen and restroom facilities. The space will be home-like and comfortable, convey a sense of respect and dignity and will be completely separate from any medical or treatment facility or any other organization.

Ideally the location will provide space for a horticulture unit to allow for flowers and or vegetable gardening. The Clubhouse will have a reception area, an office/administrative area, a conference room, a commercial food-service kitchen, a dining area and space for a gift/thrift shop. All areas are open to members and staff.

### **Clubhouse Staff and the Work Ordered Day**

The Clubhouse paid staff will be very small as directed by the Clubhouse International Model. There will be an executive director/manager and 2 - 6 staff who are usually work in a generalist capacity. Primarily the members will perform the work of running the Clubhouse. The emphasis is on ability, not disability. The environment and programs are designed to provide meaningful relationships and meaningful work for individuals that may otherwise be preoccupied with illness and disability. The goal is to be open 7 days per week, including statutory holidays, as mental illness does not take a holiday. The Clubhouse mirrors a typical workday. Members work together side by side in getting work done. Clubhouse International refers to this as the Work Ordered Day. Additionally, "Transitional Employment" sites through mutually beneficial partnerships with community employers will be made available.

### **Victoria Clubhouse Implementation**

The mandate for rehabilitation of the mentally ill lies with the Health Authorities. Vancouver Coastal Health Authority provides Richmond's Clubhouse with a \$1.3 million budget annually. Island Health provides the funds to operate New Horizons in Port Alberni. With the proper support from Island Health, the Victoria Clubhouse can be implemented in a relatively short time. Once space is found (100 square feet is needed per member). Staffing and startup requirements can be carried out within a two month period.

If you would like further information or to get actively involved or support this venture in any way please contact [momslikeus@gmail.com](mailto:momslikeus@gmail.com)

Websites [www.momslikeus.ca](http://www.momslikeus.ca) [www.iccd.org](http://www.iccd.org) [www.pathwaysclubhouse.com](http://www.pathwaysclubhouse.com)

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January 18/16



# Clubhouse International

Creating Community: Changing the World of Mental Health

## Clubhouses and Clubhouse Research Outcomes

Clubhouses are community centers that provide members (adults and young adults diagnosed with mental illness) with supports with obtaining employment, education and housing and long-term relationships. Clubhouses offer people living with mental illness hope and opportunities to reach their full potential. The basic components of successful clubhouses are a Work-Ordered Day in which the day to day operations of the clubhouse are conducted with members working side by side with clubhouse staff, community based Employment Programs including Transitional, Supported, and Independent Employment, community supports, reach-out, education, housing, decision-making and governance, wellness and health promotion, and evening, and weekend and social activities. Over 330 clubhouses located in thirty countries and thirty-six states network through the Clubhouse International. Clubhouse International supports the development of new and existing clubhouses, maintains a set of International Clubhouse Standards; coordinates clubhouse training and technical assistance; and a certification process. The Clubhouse Model is included on the Substance Abuse and Mental Health Service Administration's (SAMHSA) [National Registry of Evidence Based Practices and Programs \(NREPP\)](#) and differences in clubhouse outcomes for accredited and non-accredited Clubhouses were published in [SAMHSA's Mental Health United States, 2010](#). We describe some of the recent published research outcomes about clubhouses below.

## Recent Research Outcomes – Clubhouses

### Promote recovery:

Carolan and colleagues examined pertains to social network support and social relationships in the clubhouse using a naturalistic inquiry approach. Personal narratives revealed that the overall clubhouse structure emerged as the center of social interaction and comfort for participants and a central sustaining means of social support. Carolan and colleagues state that the clubhouse provides an intentional environment that creates a sense of community and a place to belong. They say the clubhouse is very helpful in achieving recovery by providing opportunities to build shattered social networks and offering contact with others in similar contexts (Carolan, Onaga, Pernice-Duca, & Jimenez, 2011).

A recent study found that clubhouse members were more likely to report being in recovery and having a higher quality of life compared with a group of participants from consumer run drop in centers (Mowbray, Woodward, Holter, et al, 2009).

Clubhouse members indicate the clubhouse provides valuable opportunities to pursue meaningful activities that help them address their mental health recovery at their own pace (Stoffel, 2008).

## Recent Research Outcomes – Clubhouses (*cont'd*)

### **Reduce hospital stays or costs associated with partial hospitalization:**

Plotnick & Salzer examined clubhouse costs in the context of system transformation initiatives. They analyzed three years of data (2003-2006) for 29 clubhouses that are part of the Pennsylvania Clubhouse Coalition in order to obtain program costs, annual costs per member, and costs per day. Their results indicate that clubhouses play a substantial role in the Pennsylvania mental health system, providing almost 180,000 units of contact to more than 2,400 people. They found that clubhouse costs are substantially lower than the costs of partial hospital services. Plotnick & Salzer report that clubhouses serve an important role in lowering costs associated with supporting those who would otherwise utilize partial hospital programs (Plotnick, & Salzer, 2008).

Membership in a clubhouse program resulted in a significant decrease in the number of hospitalizations (Di Masso, Avi-Itzhak, & Obler, 2001).

### **Help members obtain community based employment:**

Researchers followed a group of individuals with severe mental illness who were randomly assigned to a Clubhouse or a Program of Assertive Community Treatment. They examined whether participation in the Clubhouse Work-Ordered Day had a positive effect on vocational outcomes. Schonebaum and Boyd evaluated the relationship between Work-Ordered Day participation and employment duration for participants enrolled in the Clubhouse (N=43). They found that participation in the Clubhouse Work-Ordered Day had a significant positive impact on average duration of employment. On average, a 1-hr increase in participation in the Work-Ordered Day prior to employment led to an increase of 2.3 weeks in competitive employment. Participants with more Work-Ordered Day program participation prior to employment had significantly longer average competitive employment duration even when controlling for prior work history (Schonebaum, & Boyd, 2012).

Researchers conducted a randomized controlled trial comparing an assertive community treatment (ACT) program with an ICCD certified clubhouse in the delivery of supported employment services. Outcomes for participants in both programs met or exceeded most published outcomes for specialized supported employment teams. Compared with ACT participants, clubhouse participants worked significantly longer (median of 199 days vs. 98 days) for more total hours (median of 494 hours vs. 234 hours) and earned more (median of \$3,456 vs. \$1,252 total earnings) (Macias, Rodican, Hargreaves, et al, 2006).

Using a longitudinal dataset which followed 2195 individuals employed in 3379 separate job placements over a four-year period, researchers explored movement between Transitional, Supported, and Independent Employment (TE, SE, and IE) offered by clubhouses. Sixty-four percent of employed members held only one job while and 36% held multiple jobs during the study. Forty-six percent of individuals holding multiple jobs moved between employment types (TE, SE, and IE). When movement occurred, clubhouse members were significantly more likely to move from employment types offering more supports to those that offer less supports (McKay, Johnsen, Banks, et al, 2006).

## **Clubhouses:**

### **Are cost-effective:**

Gorman measured costs of member employment services in 43 US clubhouses. Gorman found that clubhouses dedicated a median of 120.55 hours and \$3,438 to employment services for every member employed for at least 6 months in a given year. Gorman also found that for every hour a clubhouse staff member dedicates to employment services members earn \$38.73 and for every dollar invested in employment services members earn \$1.31 (Gorman, 2014).

The cost of clubhouses is estimated to be one-third of the cost of the IPS model; about half the annual costs of Community Mental Health Centers; and substantially less than the ACT model (McKay, Yates, & Johnsen, 2007).

### **Improve well being and physical and mental health:**

One study suggests that service systems should prioritize services that offer ongoing social supports like Clubhouses, as they enhance mental and physical health by reducing disconnectedness (Leff, McPartland, Banks, et al, 2004).

Researchers examining the increased morbidity and mortality from physical health conditions of people diagnosed with a mental illness conducted a survey of members of a rural clubhouse in Virginia and found that involvement with a clubhouse program or other supportive psychosocial program may promote regular physical health screenings (Tratnack & Kane, 2010).

### **Can successfully engage young adults:**

McKay and colleagues describes efforts to develop and offer supports for young adults within two clubhouse programs affiliated with Clubhouse International. These clubhouses share successful strategies used to engage young adults including outreach efforts led by young adults, developing supports and linkages with local educational institutions, addressing housing issues specific to young adults, and using current technologies that young adults find appealing. Clubhouses affiliated with the ICCD show promise in expanding their approach and services to engage and support young adults (McKay, Osterman, Shaffer, et al, 2012).

### **Improve quality of life:**

Gold and colleagues examined whether participation in competitive employment improves quality of life using data from a two-year, randomized trial comparing a Clubhouse to a Program of Assertive Community Treatment (PACT) program. Their analyses showed that competitively employed Clubhouse participants reported greater global quality of life improvement, particularly with the social and financial aspects of their lives, as well as greater self-esteem and service satisfaction, compared to competitively employed PACT participants (Gold, Macias, & Rodican, 2014).

## **Clubhouses (cont'd):**

### **Improve quality of life (cont'd):**

Researchers in South Korea examined differences in perceived stigma and quality of life of 521 individuals diagnosed with schizophrenia and participating in the clubhouse model or a rehabilitation skills training model for over three months. Clubhouse participants reported significantly lower Perceived Stigma scores and significantly higher Quality of Life scores than the recipients of the rehabilitation skills training model. Clubhouse participants also reported significantly higher interpersonal relationship scores in the Korean Quality of Life Scale than participants in rehabilitation skills training model (Jung & Kim, 2012).

Researchers in China examined the effects of the clubhouse model on various psychosocial issues for people diagnosed with schizophrenia living in the community. Clubhouse participants showed significant improvements in their symptoms, self-esteem, and quality of life after attending the clubhouse for six months. The clubhouse participants' also had improved employment rates (Tsang, Ng, & Yip, 2010).

Pernice-Duca and Onaga examined factors that influence staff perceptions of a clubhouse's organizational environment and found that staff in high fidelity clubhouses endorsed the presence of more empowering elements of the clubhouse as compared to low fidelity clubhouses. These empowering elements included more positive recovery attitudes to recovery and the importance of finding paid work for members (Pernice-Duca & Onaga, 2009).

Mowbray and colleagues conducted a NIMH funded study examining over 1800 participants in 31 geographically matched pairs of clubhouses and consumer run drop-in centers. The researchers controlled for differences in demographics, psychiatric history, and receipt of mental health services and found that clubhouse members reported having a higher quality of life and were more likely to be in recovery (Mowbray, Woodward, Holter, et al, 2009).

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**EMBARGOED UNTIL 10AM EDT JULY 18, 2014**

**Fountain House/Clubhouse International To Receive \$1.5 Million  
Conrad N. Hilton Humanitarian Prize**

**Hilton Prize international jury selects NYC-based global organization whose innovative clubhouse program helps people living with mental illness lead productive lives**

**NEW YORK CITY** – July 18, 2014 – [Fountain House/Clubhouse International](#), a pioneering organization that has created a successful model to help those suffering from mental illness to reclaim their lives and realize their potential through work and the support of a caring community, has been selected to receive the 2014 Conrad N. Hilton Humanitarian Prize of \$1.5 million. The [Conrad N. Hilton Foundation](#) presents the annual award, the world’s largest humanitarian prize, to an organization that is doing extraordinary work to alleviate human suffering. An independent international jury makes the final selection.

About 450 million people worldwide suffer from mental and behavioral disorders, according to the World Health Organization. The National Alliance on Mental Illness reports that one in four people in the United States develop some kind of mental illness during their lives, most often during younger years. Half of cases begin by age 14 and three-quarters by 24. Mental disorders are a factor in 90 percent of the nearly 1 million global suicides each year.

“The problem is staggering in its global impact and scale, with significant repercussions that adversely affect millions of families and society as a whole,” said Steven M. Hilton, Chairman, President, and CEO of the Conrad N. Hilton Foundation. “Mental illness is an issue that touches significant areas the Hilton Foundation has been working on for many years, such as chronic homelessness and substance use. The Fountain House/Clubhouse International program of social relationships and meaningful work has literally saved thousands of lives over the past 66 years. Its program is a beacon of hope for those living with mental illness who are too often consigned to lives of homelessness, imprisonment, social stigma, and isolation.”

Today, Fountain House/Clubhouse International directly affects the lives of more than 100,000 people who participate in 340 clubhouses in 32 countries. The concept of membership underpins every aspect of the community. Clubhouse members have shared ownership and

shared responsibility for their community, starting with the “work-ordered day” that provides structure for their lives by assigning them duties to work side-by-side with staff to run the clubhouse.

“I have been moved by the fact that Fountain House purposefully depends on people with mental illness for its daily operation and future, from answering phones to designing and running programs and serving on the board of directors,” said Glenn Close, who has been a volunteer at Fountain House New York and previously nominated the organization for the Hilton Prize. “Shared responsibility builds self-esteem and alleviates the stigma and isolation that so often haunt people with mental disorders.” Close, inspired by what she learned at Fountain House, teamed with them and several other key mental health organizations to launch her own anti-stigma campaign, [BringChange2Mind](#).

A second pillar of the Fountain House model is a transitional employment program, in which local employers provide members with paid employment of 15–20 hours a week for six to nine months. A staff member trains with the clubhouse member and fills in if the member is unable to work. The program has proven benefits for members and employers. For example, Dow Jones & Company has employed over 360 members in New York, London, and Tokyo. Other employers have included American Express Publishing, Estee Lauder Companies, Fox Television, HBO, Young & Rubicam, Museum of Modern Art, Pfizer Inc., Cravath Swaine & Moore, and many others.

“It is with enormous gratitude that Fountain House/Clubhouse International accepts the Hilton Humanitarian Prize,” said Kenneth Dudek, President of Fountain House. “With this award, the Hilton Foundation and its international jurors recognize mental illness as a global humanitarian crisis and acknowledge Fountain House/Clubhouse International’s evidence-based approach to empowering people living with mental illness throughout the world. The prize belongs to the courageous and hardworking people connected to clubhouses everywhere.”

Fountain House has compelling data to support its effectiveness. It is listed in the U.S. Registry of Evidence-based Programs and Practices. Clubhouse members have longer job tenure, higher earnings, and double the employment rate as compared to individuals living with mental illness who are not clubhouse members. It also has clear economic advantages. A two-week stay in a New York City hospital averages \$28,000. For this amount, Fountain House can secure member housing for an entire year, plus access to community services, health care, education, employment, and social support.

Fountain House/Clubhouse International started in the early 1940s at Rockland State Hospital in Orangeburg, N.Y. Seven patients formed a self-help group that met in a hospital “club room” to prepare themselves to be discharged and cope with the challenges of finding shelter and work and dealing with relationships and inevitable relapses. Soon after leaving the hospital, they began to meet on the steps of the New York City Public Library to re-create the clubhouse experience, believing that it would sustain their recovery, provide a mutual support system, and ultimately lead to changing society’s perception of people living with mental illness. They called it the “We Are Not Alone Society,” which became Fountain House in 1948, named for its West 47<sup>th</sup> Street building that had a fountain in its garden.

As more people learned about Fountain House and how it benefitted members, they began to establish clubhouses in their communities. Fountain House recognized the need for a central global resource to assure its program was replicated properly in new clubhouses and formed Clubhouse International in 1994 to establish and certify International Standards. There are 10 Clubhouse International training centers in the U.S., Canada, Europe, Asia, and Australia. Fountain House/Clubhouse International clubhouses now span the globe, and independent studies have found that, compared with people living with mental illness in other programs, clubhouse members are more likely to report being in recovery; work longer and earn more; show significant improvement in their symptoms, self-esteem, and quality of life after attending a clubhouse for six months; along with decreased use of psychiatric inpatient care and other social and health services.

Poor preventive care is an epidemic among people with serious mental illness, resulting in a life expectancy in the United States that is 25 years shorter than the national average. In October 2011, Fountain House opened the Peter B. Lewis and Adam Lewis Wellness Center in its New York location to promote healthy diets and exercise and to reduce obesity, smoking, and diabetes rates. The Wellness Center coordinates with the Sidney Baer, Jr. Center, a joint medical facility of Fountain House and St. Luke’s-Roosevelt Hospital in New York. The Baer Center has doubled the number of club members who receive psychiatric services from 300 to 600 and primary medical care from 500 to 1,000. The re-hospitalization rate at the center is 7 percent compared with 50 percent for the U.S. population living with mental illness.

“Fountain House is an organization whose work has never been more relevant in our world, as we sadly see in daily headlines,” says Hilton. “Its work demonstrates that we can

unshackle those with mental disorders from isolation and stigma and embrace them as productive independent people with talents and contributions important to our society.”

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**About the Conrad N. Hilton Humanitarian Prize:** The 2014 Hilton Prize will be presented at the annual Conrad N. Hilton Humanitarian Prize Dinner on October 27, 2014, at the Waldorf Astoria in New York City following a one-day Humanitarian Symposium. The symposium gathers policymakers and leaders in the humanitarian field to address the most challenging issues facing the billions of people who make up the world’s most vulnerable populations. **Africa: Continent at the Threshold** is the theme this year.

The current Hilton Prize jury includes: **Princess Salimah Aga Khan**, international ambassador for SOS Kinderdorf International; **Catherine A. Bertini**, professor of public administration, Syracuse University, and former executive director of the United Nations World Food Programme; **Gro Harlem Brundtland, MPH**, former director-general of the World Health Organization and former prime minister of Norway; **James R. Galbraith**, director, Conrad N. Hilton Foundation; **Strive Masiyiwa**, humanitarian, founder and executive chairman of Econet Wireless; **Hawley Hilton McAuliffe**, director, Conrad N. Hilton Foundation; and **Professor Amartya Sen**, Nobel Prize Laureate in economics and Lamont University professor at Harvard University.

The **Hilton Prize Laureates** have formed a Collaborative to combine forces in the field in order to leverage their unique missions and achieve collective impact globally. These recognized leaders in the humanitarian world include: **ECPAT International** (Thailand) 2013; **Help Age International** (United Kingdom) 2012; **Handicap International** (France), 2011; **Aravind Eye Care System** (India) 2010; **PATH** (Washington), 2009; **BRAC** (Bangladesh), 2008; **Tostan** (Senegal), 2007; **Women for Women International** (Washington, DC), 2006; **Partners In Health** (Massachusetts), 2005; **Heifer International** (Arkansas), 2004; **International Rehabilitation Center for Torture Victims** (Denmark), 2003; **SOS Children’s Villages** (Austria), 2002; **St. Christopher’s Hospice** (United Kingdom), 2001; **Casa Alianza** (Costa Rica), 2000; **AMREF Health Africa** (Kenya), 1999; **Doctors Without Borders** (France), 1998; **International Rescue Committee** (New York), 1997; and **Operation Smile** (Virginia), 1996.

**About the Hilton Foundation:** The Conrad N. Hilton Foundation was created in 1944 by international business pioneer Conrad N. Hilton, who founded Hilton Hotels and left his fortune to help the world’s disadvantaged and vulnerable people. The Foundation currently conducts strategic initiatives in six priority areas: providing safe water, ending chronic homelessness, preventing substance abuse, helping children affected by HIV and AIDS, supporting transition-age youth in foster care, and extending Conrad Hilton’s support for the work of Catholic Sisters. In addition, following selection by an independent international jury, the Foundation annually awards the \$1.5 million Conrad N. Hilton Humanitarian Prize to a nonprofit organization doing extraordinary work to reduce human suffering. From its inception, the Foundation has awarded more than \$1 billion in grants, distributing \$92 million in the U.S. and around the world in 2013. The Foundation’s current assets are approximately \$2.4 billion. For more information, please visit [www.hiltonfoundation.org](http://www.hiltonfoundation.org).

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# FOR IMMEDIATE RELEASE

## YOU CAN BUY HAPPINESS – IT’S NOT EVEN THAT EXPENSIVE: An Independent Review

**Wondering how to ensure you and your taxes get the most bang from your philanthropic buck in light of current news reports? Look no further than Richmond! Great news from a local non-profit!**

Richmond, BC – April 28, 2014

Pathways Clubhouse, the Richmond location of the Canadian Mental Health Association participated in an independent review of the value created by the dollars received from our funders and donors. We are delighted to announce that Pathways Clubhouse, right here in Richmond, produces a total of **\$14.00** in societal value to their members and to the larger community from every \$1 received! Fourteen to One! That is approximately two thirds more than average well respected societies in North America.

Success Markets independently evaluates charity programs based on their investigation of expected and actual results realized by beneficiaries relative to program costs and risks. Benjamin McNamee, Senior Analyst of Success Markets, an experienced evaluator, states that “generally well-managed non-profits expect to receive a Social Return on Investment (SROI) in the \$2-\$5 range”.

Executive Director of Pathways, Dave MacDonald, commented, “We are used to hearing from our members and their families how Pathways has saved their life, provided them a place to call home, found them a job and new meaning to life. We knew our impact was significant to those living with mental illness. But now, to have independent evaluation on the true value of donors' dollars, gives us all a huge feeling of accomplishment and affirmation.” Donors can be confident and satisfied that for every \$100 they donate to Pathways, \$1400 worth of value is received by the people and the community that Pathways touches.

If you would like to know more about how we accomplish such fiscal excellence and solid results, receive a copy of this report, or would appreciate the opportunity of talking to our members who are recipients of our programming, please call or e-mail for a personal tour or more information.

Pathways Clubhouse provides adults and youth dealing with crisis and endemic mental health issues with education support, employment support, stable housing, physical fitness, social activities, and a sense of community and belonging. These regularly produce important sustained changes in many critical aspects of their lives.

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The Corporation of the District of Saanich

# Report

**To:** Mayor and Council

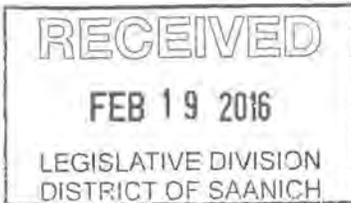
**From:** Sharon Hvozdzanski, Director of Planning

**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)

<b>Current Zoning:</b>	RA-1 (Apartment Zone)
<b>Minimum Lot Size:</b>	n/a
<b>Proposed Zoning:</b>	RA-3 (Apartment Zone)
<b>Local Area Plan:</b>	Gordon Head
<b>LAP Designation:</b>	General Residential
<b>Community Assn Referral:</b>	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.

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## 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.

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## 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.

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## **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.

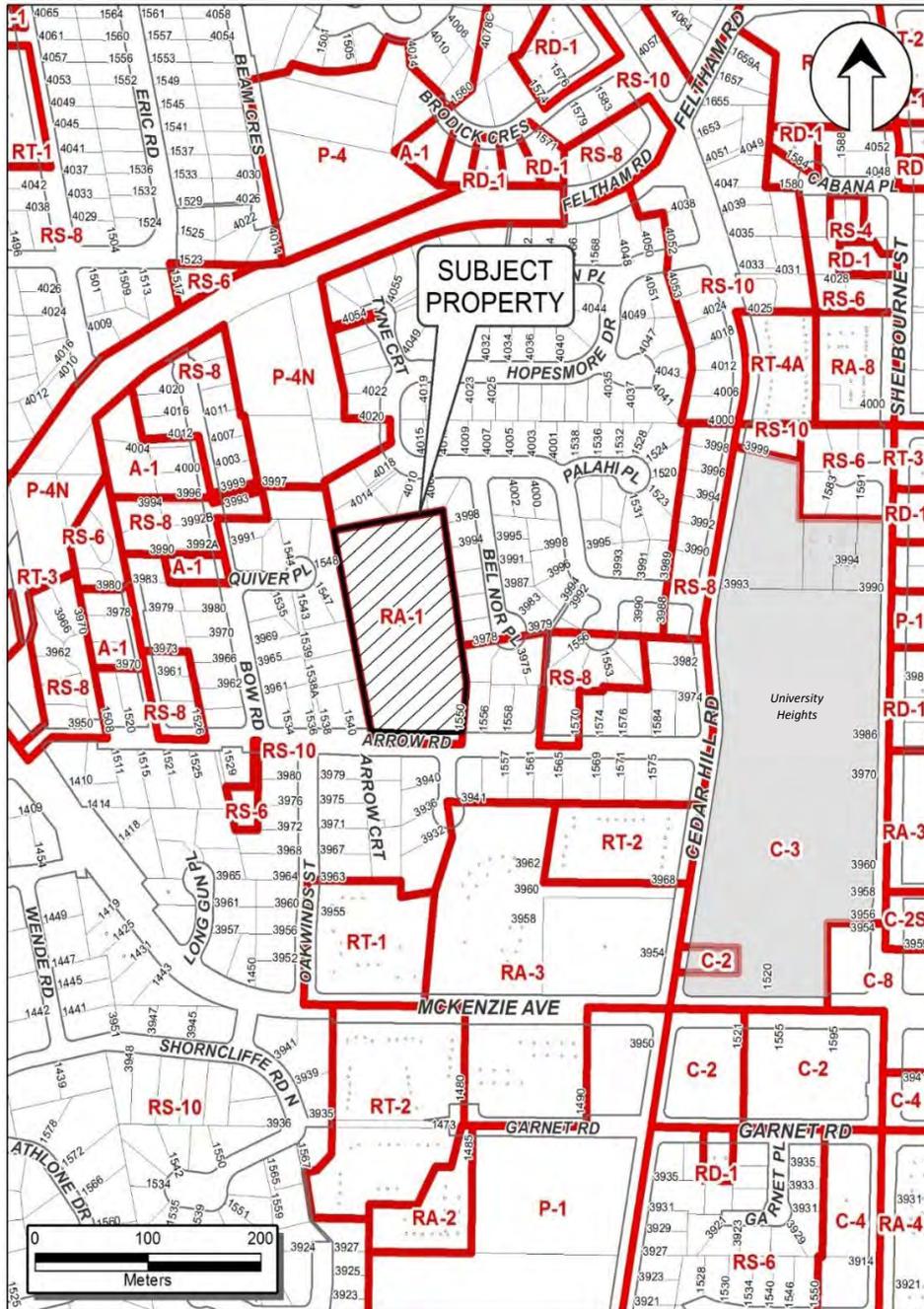


Figure 2: Context Map

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 ft<sup>2</sup>) units and 63 one-bedroom (509 ft<sup>2</sup>) 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.

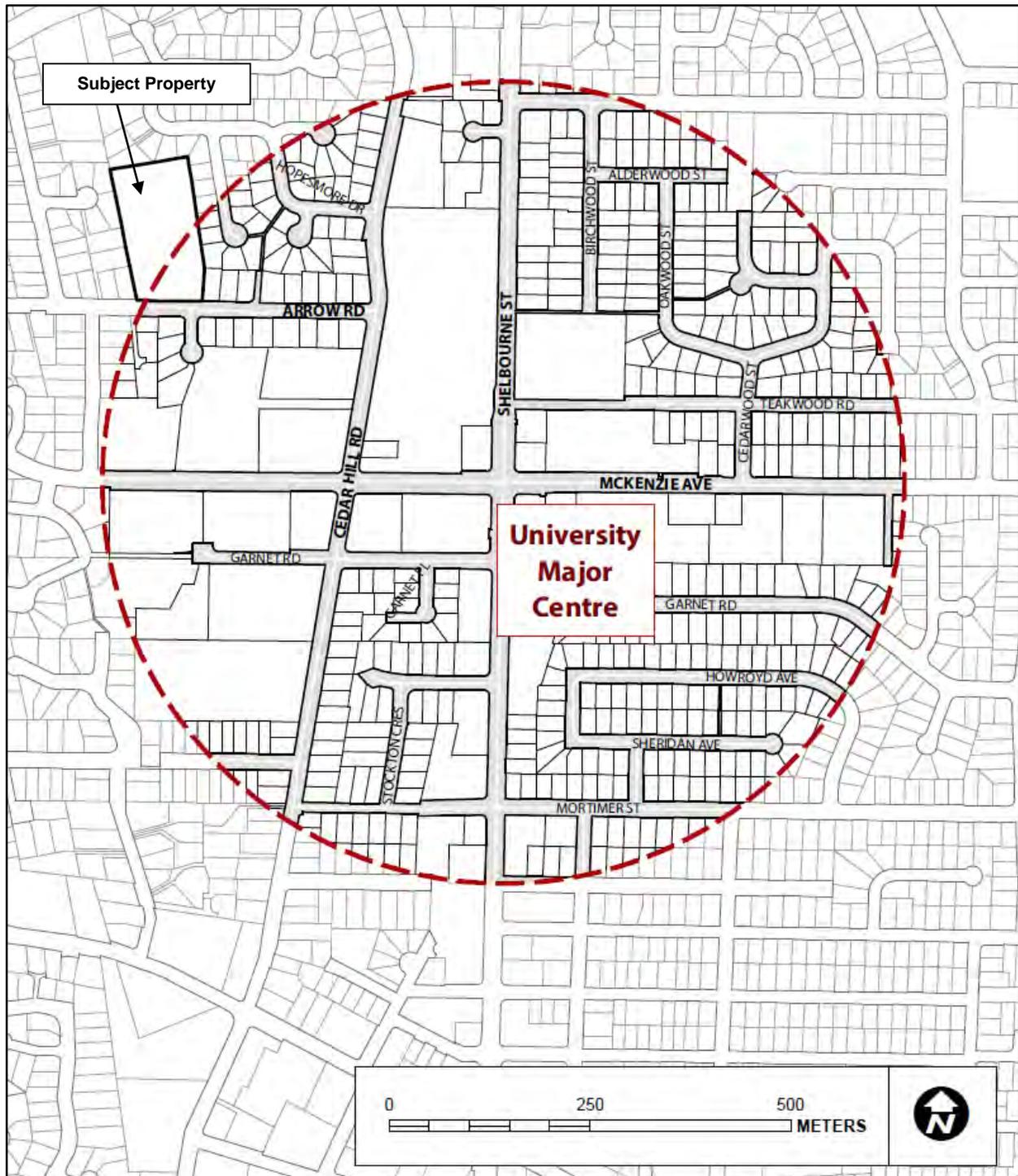


Figure 4: University Major Centre Boundary

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 <sup>2</sup>	55	91	1.14
4349 West Saanich Rd	Social housing (Rosalie's Village)	3,750 m <sup>2</sup>	42 (8 units as townhouses)	112	1.2
3811 Rowland Ave	Market housing	6,178 m <sup>2</sup>	74	120	1.2
114, 120 Gorge Rd W & 2921 Earl Grey St	Market housing	1,764 m <sup>2</sup>	24	136	1.2
4000 Shelbourne St	Market housing	3,974 m <sup>2</sup>	56	141	1.7
931, 935, 945 Cloverdale Ave & 914, 922, 930 Inverness Rd	Market housing & 107 m <sup>2</sup> of commercial space	2,180 m <sup>2</sup>	42	193	1.49
1000, 1006, 1010 Inverness Rd & 3315, 3321, 3329, 3333, 3339 Glasgow Ave	Market housing	4400 m <sup>2</sup>	91	207	1.62
994, 998 Gorge Rd W	Senior's facility – Independent, assisted, and community care	6,344 m <sup>2</sup>	144	227	1.78
3207 Quadra Street	Seniors supportive housing (Cool Aid Society)	1768 m <sup>2</sup>	45	254	1.2
433, 437 Boleskine Rd & 3385, 3389 Whittier Ave	Market housing & 1,121 m <sup>2</sup> commercial space	1,744 m <sup>2</sup>	60	344	4.24
3185 Tillicum Rd & 273, 279, 285 Burnside Rd W	Rental housing & 224 m <sup>2</sup> commercial space	2,811 m <sup>2</sup>	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 (33m<sup>2</sup>);
- An entry plaza (195m<sup>2</sup>) 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 (48m<sup>2</sup>) and a passenger drop-off/loading zone designed to accommodate handyDART services;
- A central formal garden (785m<sup>2</sup>) bounded by the two wings of the proposed building which also connects to a central lounge area;
- A central lounge area (126m<sup>2</sup>) 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 (32m<sup>2</sup>);
- Central lounges are also proposed on the second and third floor (each 67m<sup>2</sup>) with a laundry room/gathering area (18m<sup>2</sup>) on the second floor and exercise room (18m<sup>2</sup>) 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.

	<b>RA-1 (Current Zone)</b>	<b>RA-3 (Proposed Zone)</b>	<b>Proposed Building</b>
<b>Rear Setback</b>	10.5 m	12.0 m	12.0 m
<b>Height</b>	7.5 m	11.5 m	10.1 m
<b>Levels</b>	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.

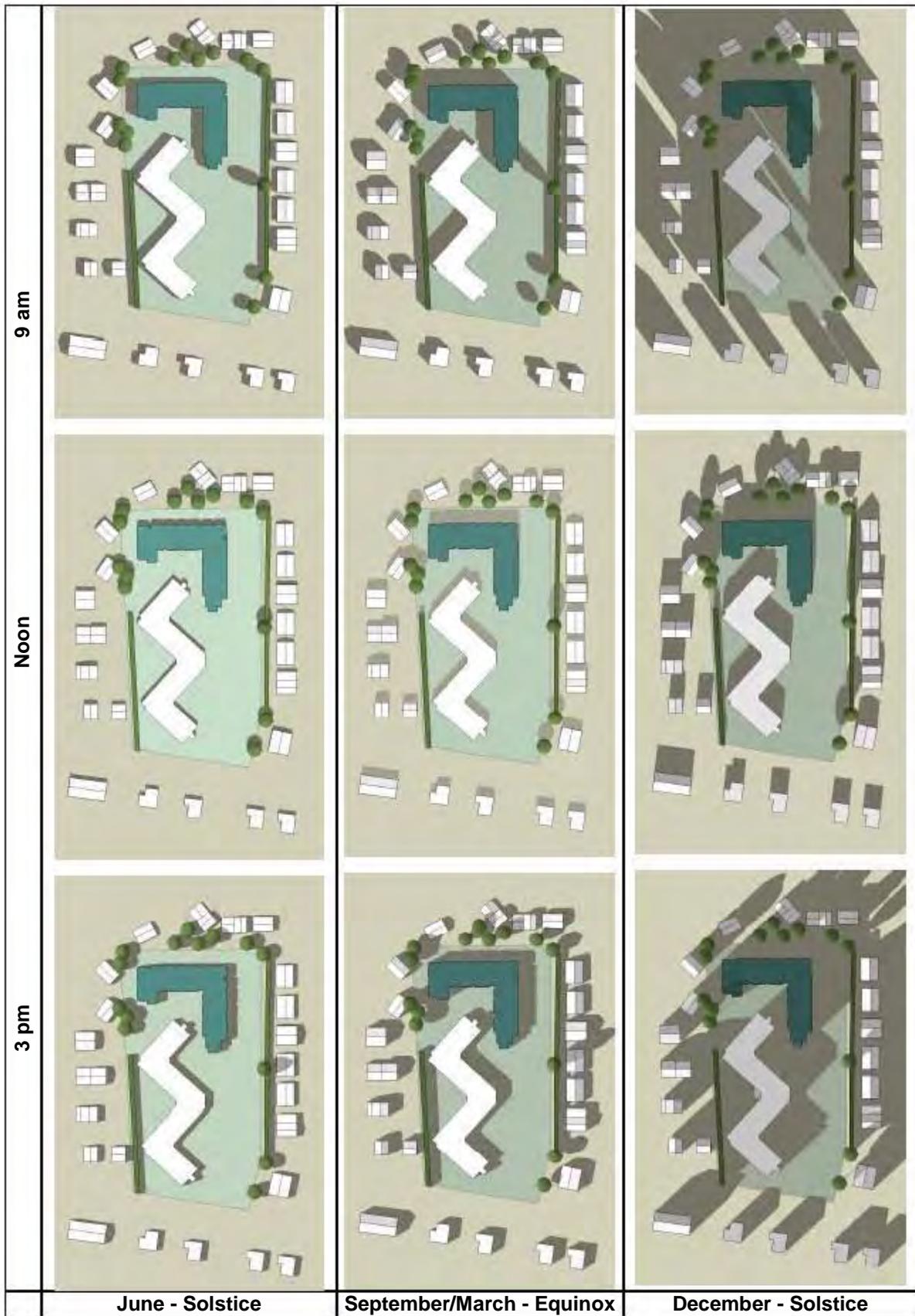


Figure 10: Shadow Study of Proposed Building (Provided by Number Ten Architectural Group)



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 (PIIP) and are broadly based on Pedestrian Safety and Demand. The PIIP was last updated in 2012.
- Arrow Road has not been identified as a priority improvement in the PIIP.
- 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.

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## **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 m<sup>2</sup> 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 m<sup>2</sup> 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.

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## **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.

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## 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](http://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

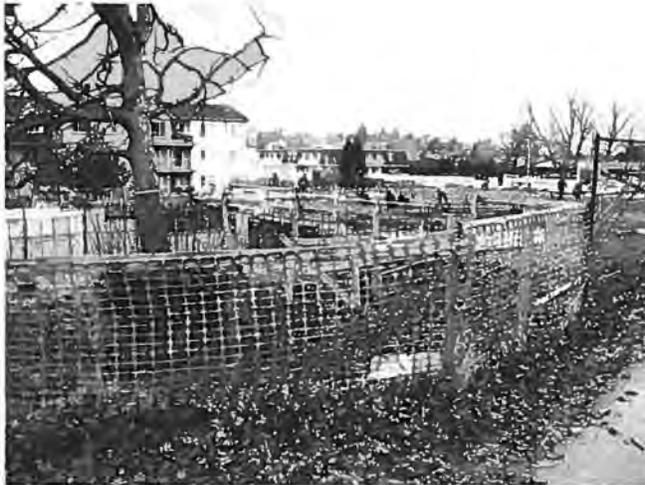
### PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

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.

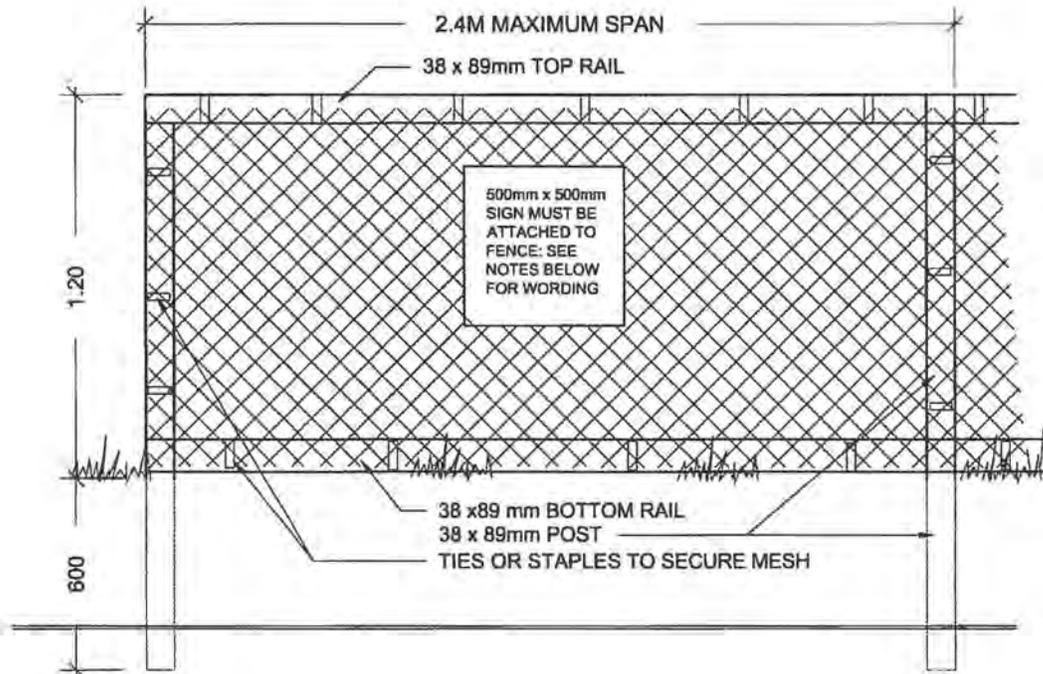
#### Specifications:

- 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:

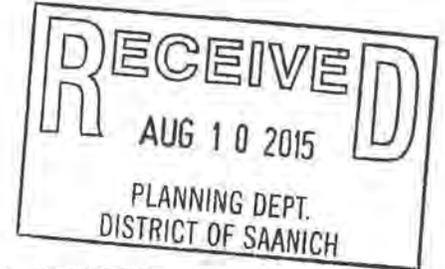
## TREE PROTECTION FENCING

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

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

# Memo

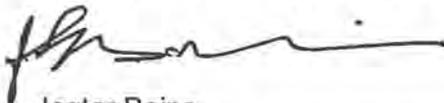
**To:** Planning Department  
**From:** Jagtar Bains – Development Coordinator  
**Date:** August 10, 2015  
**Subject:** Servicing Requirements for the Proposed Development- REVISED



**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.

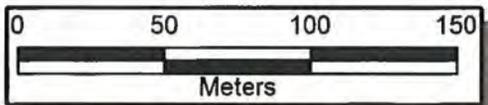
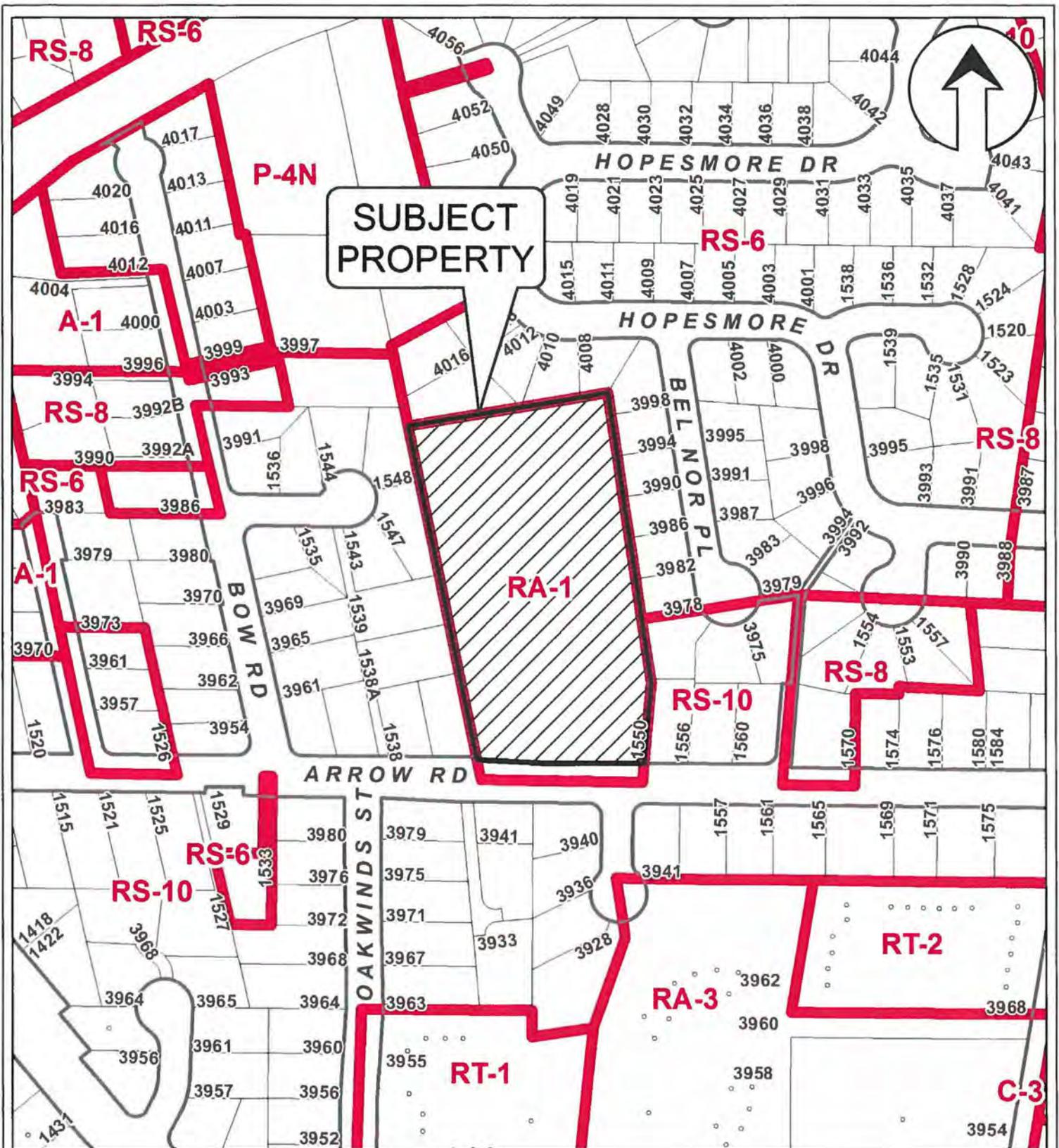
## Water

## 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.

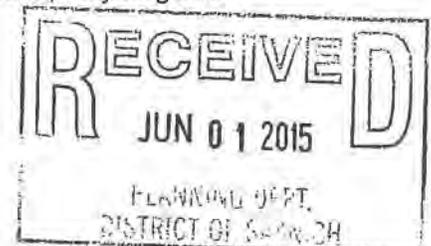
Built Green is a design and construction rating system intended to significantly reduce or eliminate the negative impacts of buildings on the environment and its occupants. It is a third party verification program that has become one of the most recognized systems for measuring the "green-ness" of a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

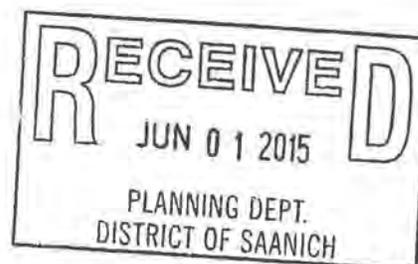
Telephone: ARCHITECT: (250) 360-2106 x 5207 CIVIL: (250) 391-8592

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 • 3<sup>rd</sup> 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

Attn: 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:

<b>Item</b>	<b>Criteria</b>
Storage	100 m <sup>3</sup> 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

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### **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.



C

C

22



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](mailto: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](mailto:jgye@shaw.ca)  
[www.gyeandassociates.ca](http://www.gyeandassociates.ca)

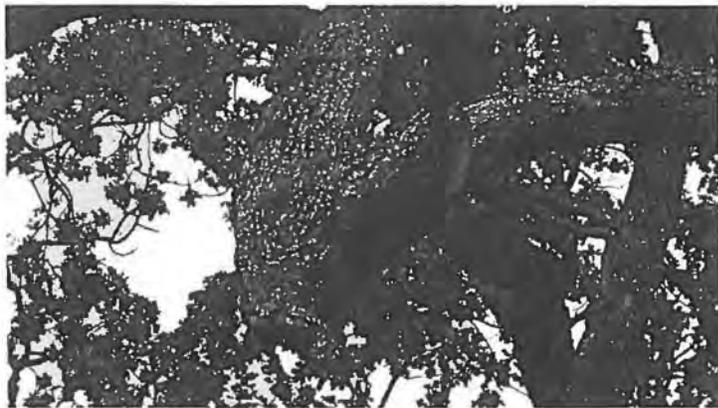


**GYE + ASSOCIATES**  
Consultants in Urban Forestry and Arboriculture

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**

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**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.

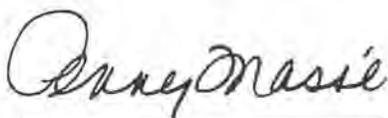
Comments from Panel members:

- 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*

28-10-30 URMOW

My name is Lavonne Carson and I have lived at Mt. Douglas for approximately 5 years.

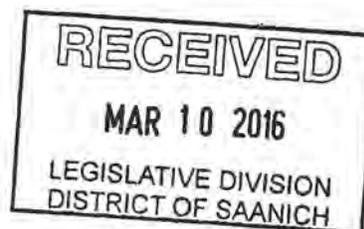
We all are probably aware in this audience, of the news reporting difficulty of finding affordable rental housing in Regional Victoria due to high rental rates and lack of housing. It is especially difficult for seniors living on very low pensions. I cannot afford market rentals due to income as many others at Mt. Douglas are. I was very fortunate to be told about Mt. Douglas Senior and find housing and welcome support there.

Many neighbors I am sure, see the tenants going in and out in cars, bikes or walking and see it as just an apartment building. Few have been inside for a look or a tour to get any feeling for the place or those living there.

I would like to share a bit of Mt. Doug's tenant home experience with you as I see it. We are an eclectic bunch of men and women between the ages of 55 to the high 80's. We are mothers, fathers, grandparents and great grandparents, as well as single folks. We have been and are gardeners, loggers, fishermen, shop workers, teachers, nurses, government workers, handicapped and able bodied people. We are kind, supportive, helpful and loving, as well as feisty, opinionated, passionate politically, with the odd activist amongst us. We are a community of seniors helping each other, aging in companionship which supports dignity. We are part of your community here too.

I am in total support of additional housing being built on this property. Seniors need it and it will benefit all of us to add to our community as well as provide for affordable housing for future seniors. Please come and visit us, talk to residents. Coffee is usually on! Thank You.

*[Faint handwritten notes, possibly including a name and address]*



## Mount Douglas Seniors Housing Society

Arrow Road  
Victoria, BC V8N 1C6

---

March 10, 2016

Dear Saanich Council,

My name is Raisa Balaur. I live at Mount Douglas Court at Arrow Road. After living in Winnipeg, I decided to move to Victoria 3 years ago because my daughter and her family had moved here. After arriving, I started looking for a place to live for low income seniors. I applied to many places, but the waitlists were long and the prospects were not promising. It was a real tragedy for me. There was despair, tears and hopelessness.

Then, it was my lucky day. I noticed an ad in the Saanich News for an apartment at Mount Douglas Court. I was there the same day, I applied and I got in. I am so happy now living in an affordable, safe, clean, quiet building.

I know there is a big demand for buildings like ours. That is why I support the proposed development at 1550 Arrow Road very strongly.

Sincerely,

[Redacted Signature]

---

[www.mdshs.ca](http://www.mdshs.ca)

RECEIVED

MAR 10 2016

LEGISLATIVE DIVISION  
DISTRICT OF SAANICH

FROM: LILIAN GILBERT

ARROW

I am a [redacted] year old  
respectful responsible  
senior who is very blessed  
to live in "low income  
housing" - Mount Douglas  
Court

If it wasn't possible  
for me to be here, I  
could very likely be living  
in a tent on the Court-  
house grounds.

I thank you every day  
for this wonderful safe  
home.

Sincerely,

Lilian Gilbert

Mount Douglas Court  
[redacted]



RECEIVED  
MAR 10 2016  
LEGISLATIVE DIVISION  
DISTRICT OF SAANICH

**ClerkSec - Re: Re-Zoning Application - 1550 Arrow Road, Victoria, BC - Committee of the Whole Meeting on Monday, March 14, 2016 at 7:00 PM**

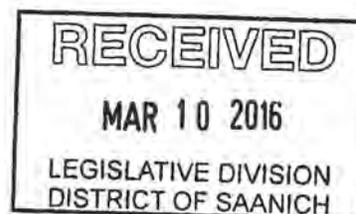
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**From:** NANCEE LEWIS [REDACTED]  
**To:** <clerksec@saanich.ca>  
**Date:** 3/10/2016 10:56 AM  
**Subject:** Re: Re-Zoning Application - 1550 Arrow Road, Victoria, BC - Committee of the Whole Meeting on Monday, March 14, 2016 at 7:00 PM  
**CC:** <Debra.Hopkins@saanich.ca>  
**Attachments:** Letter to Mayor Attwell and Council-March 10, 2016.docx

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March 10, 2016

Mayor Richard Atwell and Council  
 770 Vernon Avenue  
 Victoria, BC V8X 2W7



Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application - 1550 Arrow Road, Victoria, BC - Committee of the Whole Meeting on Monday, March 14, 2016 at 7:00 PM**

I am writing to you regarding my concerns with the proposed development for the Mount Douglas Seniors Housing located at 1550 Arrow Road in Saanich.

I have resided in my home since it was built in 1985 and have raised my four children on this lovely quiet street. Our residential area is composed of one and two story residential homes on quiet no-through streets. My home is situated directly behind on the north side of the proposed housing development.

**I am extremely concerned about the significant impact that this proposed redevelopment will have on our residential area.**

As you are aware, there is currently a two story building on this site that contains 80 residential housing rental units for low income individuals. The Mount Douglas Seniors Housing Society (MDSHS) has made an application to have the above property re-zoned from RA-1 to RA-3. **If their application is approved by Saanich Council, they plan to build a second building on their property that will be three stories high and contain 100 housing units. This would result in a very significant 125% increase in housing units on this property.**

I acknowledge the increasing need for additional subsidized seniors housing throughout Saanich and the greater Victoria area. **However, I feel that a development such as the one proposed for this property should not be approved in its present design due to the major impact that this will have on our residential area.**

My concerns about this proposed development are as follows:

- **Re-Zoning Sets a Serious Precedent for Saanich** – I understand that a review of 46 multi-unit residential properties in Saanich with RA-3 zoning found that none of these were located in a fully residential area such as ours;
- **Inconsistency with Shelbourne Valley Action Plan (SVAP)** – I understand that the three story building proposed for our residential area does not adhere to the standards set out in the SVAP which requires that taller and higher density buildings be located along the valley's major arterial roadways. Arrow Road certainly cannot be described as a "major arterial roadway".

**Despite my concerns about this project as it has been proposed by the MDSHS, I do support the construction of a new two-story building, rather than a three-story building.**

As a condition of the re-zoning approval, I suggest that the District of Saanich review the suitability of Arrow Road for the anticipated increase in traffic expected with this development.

It is my expectation that each of you, as our elected municipal representatives, will give serious consideration to my concerns about the re-zoning proposal at 1550 Arrow Road and the design of the new residential building as it is currently proposed.

Respectfully,

Nancee Lewis  
[REDACTED] Hopesmore Drive  
Victoria, BC V8N 6A3

**ClerkSec - Critique of Planning Dept. report RE 1550 Arrow Rd. rezoning application**

**From:** David Mattison [REDACTED]  
**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 <leif.wergeland@saanich.ca>, ClerkSec <ClerkSec@saanich.ca>  
**Date:** 3/10/2016 10:07 AM  
**Subject:** Critique of Planning Dept. report RE 1550 Arrow Rd. rezoning application  
**CC:** <rtravers@islandnet.com>, [REDACTED]

RECEIVED

MAR 10 2016

LEGISLATIVE DIVISION  
DISTRICT OF SAANICH

March 10, 2016

To: Mayor and Council

Subject: Critique of the February 18, 2016 Planning Department Report to Mayor and Council RE 1550 Arrow Road rezoning application

While the Planning Department's (PD) report in support of the rezoning application for 1550 Arrow is comprehensive and well articulated, I feel the report is clearly biased towards the developer's point of view.

**SUMMARY**

Although the rezoning application fulfills several Official Community Plan objectives, other objectives, including those in the Gordon Head LAP and the draft Shelbourne Valley Action Plan, are not taken into consideration by the PD report. The development provides no community amenities other than a new sidewalk in front of the property. The PD report brushes aside neighbourhood concerns. The PD report is very clearly biased towards the developer. The population increase in a fully residential neighbourhood is not discussed at all in the PD report. The proposed development clearly does not fit the neighbourhood as it is out of scale and out of character (unsympathetic architecture). While fulfilling a need for affordable housing, rezoning to RA-3 will only compound a poorly planned rezoning decision nearly 50 years ago and will leave the door open to other developers with aging RA-1 and RA-2 properties sited within fully single-family residential neighbourhoods on residential roads.

**LOCAL AREA PLANS**

The site is within the Gordon Head Local Area Plan (GHLAP). Throughout the PD report the GHLAP housing goal, "A predominantly single family dwelling neighbourhood with limited opportunities for infill housing where it respects the neighbourhood character, natural environment, and the scale of surrounding houses." (GHLAP, 2008, p. 10) is almost completely ignored. This project offers nothing to support the objectives of GHLAP housing policies 5.1 and 5.4 which are not quoted.

In terms of the draft Shelbourne Valley Action Plan (SVAP), this project is in an area with hilly topography and without sidewalks. The only reference to the fact that Arrow Road is hilly topography is on p. 19 where the road is described as having a "vertical curvature." From having walked up and down Arrow Rd. to my home on Bel Nor Pl. many times over the past two and half years, I can state that the speed limit and visibility caution signs do little to slow drivers down. I have even observed a Saanich

utility vehicle speeding up the hill from Cedar Hill Rd. The PD report (p. 5) quotes SVAP point 6.1.8 regarding sidewalk construction and places one edge of the property within 500 metres of the University Major Centre primary intersection. On p. 19 it turns out that Saanich somehow overlooked the existence of Arrow Rd. in its sidewalk planning, even though it is the only road north of McKenzie in the University Major Centre which runs east with an outlet to McKenzie.

### DEVELOPMENT PERMIT AREA GUIDELINES

I feel that the PD report is not sufficiently critical of the developer's design both in terms of height, which is not reflecting the character of surrounding developments -- all one- or two-storey single family homes -- or the design itself, hardly high-quality architecture. As a closed, private site, "encouraging pedestrian activity" seems to apply only to the site itself. There are no neighbourhood amenities in terms of design other than a new sidewalk fronting the property which the developer has offered or Saanich has required.

### NEIGHBOURHOOD CONTEXT

Throughout, the PD report minimizes as much as possible the fact that 1550 Arrow Rd. is completely surrounded by single-family residential properties. On p. 5 this statement is factually incorrect: "Surrounding properties are primarily developed with single family dwellings...." The Saanich GIS indicates ALL surrounding properties are RS-zoned. On p. 6, the context map (figure 2) does not include a zone caption for the entire Hopesmore subdivision which borders approximately half the site on the north and east! The RA-3 and RT-1 properties on McKenzie Ave. are irrelevant to this application because they are buffered by an RS-10 zone and therefore are not immediately adjacent to the subject property. The PD report also does not disclose that this property was originally zoned residential at the time it was acquired by the Anglican Church Women and a rezoning application submitted in 1969. Since then an entire single-family residential neighbourhood has grown up around the property. While the developer has proposed widening its private easement leading to Bel Nor Pl., it should be noted that the public path from Bel Nor Pl. to Hopesmore is also on a downward slope and that Hopesmore Dr. is also a residential road. Further, anyone with a walker or scooter who uses Bel Nor Pl. and Hopesmore Dr. to get to University Heights will need to go down a ramp into the rear parking lot and loading dock area of Home Depot. One cannot therefore claim that this site is in a pedestrian-friendly neighbourhood, especially where seniors are concerned.

### LAND USE AND DENSITY

This property, if rezoned to RA-3, would be unique in its location. Today, given the same set of circumstances, it is unlikely, that Saanich would permit a RA-1, let alone a RA-3, to be built within a fully single-family residential neighbourhood on a residential road. Having analyzed the Saanich GIS, I determined there are currently 140 addresses zoned as RA-3. Not one address is surrounded on all four sides by single-family homes (RS-zoned), even the six addresses that are on residential roads. Given the height and density issues, the matter of it being affordable housing is in my opinion irrelevant in this situation. If it were market housing would it be permitted? I ask that Saanich not triple, at a minimum, the population density of this complex. Rather, a two-storey building with no more than 80 units is far more appropriate for the neighbourhood.

Due to the length of time involved for the Phase 2 development, I ask that Saanich reject that portion of the rezoning application. There are too many unknowns involved in the 10 to 20 years of a phased development, let along the longer life span of new buildings. While the PD report does not mention this, I would hope that Saanich will be following, if it accepts the Phase 2 concept, the phased development agreement criteria of the Local Government Act.

I fully understand the balance that must be achieved in this instance, however, tripling, at a minimum, the population density in a single-family neighbourhood is simply too extreme. I feel the "good design"

factor has not been sufficiently addressed in either phase. Regardless of how you spin the density issue (floor space ratio vs unit count), at the end of the day you are still adding a minimum of 240 people to the neighbourhood. In fact, this complex, at the end of Phase 2 would be the single largest low-income independent seniors complex in the CRD. Even at the end of Phase 1 with 180 units, assuming the existing and new one-bedroom units are rented only to singles, it will serve two fewer tenants than North Park Manor (158 units rented to a maximum of 182 tenants).

On p. 10 it states that the "anticipated useful life of the existing building is up to 40 years", however, the developer has indicated in writing on its website ([www.anglicanfoundation.ca](http://www.anglicanfoundation.ca) – see the presentation link) that the building can last "another 40 years," thus bringing into question the need to redevelop the site at this time when other options such as selling the property and redeveloping Dawson Heights or any of its other dozen or so properties are available to the Anglican Diocese. The developer has shown little sensitivity to neighbourhood concerns.

### AFFORDABLE HOUSING

I was surprised when looking at Table 1, "Recent Multi-family Developments" (p. 10) that a column indicating the zoning type was not included. Only two of these developments are RA-3: 3811 Rowland Ave. (there are two buildings, also 3815 Rowland Ave.) and 3207 Quadra St. While the former are on a residential road, with single-family residences opposite and to one side (excluding a small townhouse development on Huxley), it is market housing with the rear of the property overlooking Highway 17. The developer was required to put in a sidewalk fronting its property and also on the north side of Huxley for walking to Carey Rd. The Quadra St. property is for a Cool Aid Society project and is on a major road with a bus stop right there. In the context of this development's placement within a fully residential neighbourhood, the other properties are irrelevant because I doubt any of those non-RA-3 zones would be permitted or even exist now in a fully residential neighbourhood. What should stand out is the fact, again, that 1550 Arrow Rd. is huge for the immediate surrounding neighbourhood in terms of population density.

I do not support the recommendation to not include a covenant or housing agreement as part of the rezoning application. When I met with the Mayor, I had recommended this approach precisely because relying on the "good faith," track record or intent of a developer are insufficient reasons. The developer is self-funding this project, so the likelihood of failure, especially over the proposed 20 to 30 year time span, is increased despite its track record. The PD report does not take into account the fact that stating an intent is not a legally binding commitment and that not including a covenant to restrict the property to low-income seniors rental housing would open a door for the developer to rent to other parties such as low-income non-seniors. I understand from anecdotal evidence that this has happened in the past (the society's name was formerly the Mount Douglas Court Society). In other words, if the CMHC has financial concerns then so should Saanich. Were the developer not self-funding they could likely more than make up for that crucial one percentage point through partnership funding. Since the PD report stresses the importance of securing affordable housing and assisting this developer as much as possible, there should be questions raised about the funding model chosen by the developer.

### SITE AND BUILDING DESIGN

I am puzzled by this statement in the PD report that the developer does not support a two-storey building because it is not financially sustainable – only because they are self-funding -- nor would it "provide a sufficient number of dwelling units to fulfill their mandate." How many units would be sufficient? Why stop at 240 units for this site? By comparison, all the rental units of North Park Manor are smaller than the Phase 1 and 2 buildings and even at a smaller size, the one bedroom apartments at North Park Manor are rented only to couples.

The developer's view impact assessment only covers Bel Nor Pl. and Hopesmore Dr. What about Arrow Rd., Bow Rd. and Quiver Pl., all residents of which will also be impacted by Phase 1 and 2? The

developer's animated video only covers Bel Nor Pl. and Hopesmore Dr. and shows non-existent trees on Hopesmore.

I do not support the visitor parking variance. It seems illogical to expect that by more than doubling the number of units that only one additional visitor parking space would be required. If there is going to be increased on-site tenant parking, it follows in my mind that there will be an increase in the number of visitors, especially since there are now six visitor parking spots for 80 units. There should therefore be double the number of visitor parking spots for the proposed Phase 1.

#### ROAD INFRASTRUCTURE AND TRAFFIC

The traffic study undertaken by the developer was for one hour of one day. From a statistical viewpoint, I think drawing conclusions from such a low amount of data is dangerous. The PD report accepts the traffic study's conclusion without fully considering the study background and the amount of data collected. Can you really generalize and predict traffic impact on the basis of a one-hour sample?

In terms of pedestrian safety on Arrow Rd., the PD report also does not take into account that residents besides those at 1550 Arrow Rd. utilize Arrow Rd. From personal experience, I can say that the signage, narrow road and limited sight lines do little to slow down drivers coming uphill from Cedar Hill Rd. or from Arrow Rd. at the entrance to Mount Douglas Court. The Bel Nor Pl. to Hopesmore Dr. public path is flatter, but it is still on a downhill slope and there is no sidewalk on Hopesmore. There is also a downhill ramp to get into University Heights after crossing Cedar Hill Road. There is only one bus stop on Cedar Hill Road heading towards McKenzie. From anecdotal evidence, this stop is little if ever used.

#### CLIMATE CHANGE AND SUSTAINABILITY

The pedestrian friendly streetscape would only exist along the Arrow Rd. portion of the property.

I am encouraged that the PD report recognizes the risk that over the long term this development could become market rental property with no age or income restrictions, yet not securing by covenant any future use of this property for rental housing is protecting the developer's best interests, not those of Saanich or the surrounding single-family neighbourhood.

#### CONCLUSION: THE UNINTENDED CONSEQUENCE

Given the property's current unique status if rezoned to RA-3 -- making it the only such property fully surrounded by single-family properties on a residential road -- this rezoning would represent a precedent. I believe Saanich will see other rezoning applications for both affordable and market housing of RA-1 and RA-2 properties also fully surrounded by RS-zoned properties. I doubt this is the outcome Saanich would wish for.

Thank you for your consideration,

David Mattison and Charlene Gregg  
 Bel Nor Pl.  
 Victoria, BC

cc Members of Gordon Head Residents Association

**ClerkSec - Planning Department Report, Development Permit and Rezoning Application, 1550 Arrow Road**

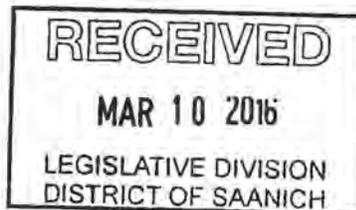
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**From:** "CE Gregg" [REDACTED]  
**To:** <mayor@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.deraman@saanich.ca>, "Fred Haynes" <Fred.Haynes@saanich.ca>, <dean.murdock@saanich.ca>, "Colin Plant" <Colin.Plant@saanich.ca>, <vicki.sanders@saanich.ca>, <leif.wergeland@saanich.ca>, <ClerkSec@saanich.ca>  
**Date:** 3/10/2016 9:19 AM  
**Subject:** Planning Department Report, Development Permit and Rezoning Application, 1550 Arrow Road  
**CC:** "Ray Travers" <rtravers@islandnet.com>, "Peter Ostergaard" [REDACTED], "barbara tabata" [REDACTED], "chris skelton" [REDACTED]

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To: Mayor and Council

Dated: March 10, 2016



**Subject: Planning Department Report, Development Permit and Rezoning Application, 1550 Arrow Road - dated February 18, 2016**

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*duty of procedural fairness - the principle that the individual or individuals affected should have the opportunity to present their case fully and fairly, and have decision affecting their rights, interests, or privileges made using a fair, impartial and open process, appropriate to the statutory, institutional and social context of the decisions.*

On March 14, 2016 Saanich Mayor and Council will be asked to make an important decision on the rezoning of 1550 Arrow Road. The results of the decision will impact this property and the surrounding area over the next 30-40 years. It is vital that a fair and impartial hearing should be considered in the spirit of **procedural fairness** for all parties in this application. So far Council has heard the developer's objectives supported through much of the Planning Department's Report. It is time for Council to hear from the neglected party in this application, the neighbourhood surrounding 1550 Arrow Road. It has been stated in recent correspondence from the community and the Arrow Road Action Committee to Mayor and Council that the neighbourhood supports low cost senior's housing at 1550 Arrow Road in 2 story buildings with double the number of current residents.

**Report:**

This report should be commended for the extensive consultation and shared information that has been provided by the developer. However, that in itself has been a major contributing factor in the resulting strongly biased approach. Much of the information and supporting studies provided as background have been taken directly from the Mount Douglas Court website. There is little evidence of balancing the requirements of the development against the voiced concerns of the neighbourhood. This report cannot be considered strictly a neutral informational assessment of this development, it is in reality an unconditional endorsement. The

majority of the supporting materials have been sensitively selected to provide little more than a one-sided argument without responsibly representing opposing concerns. Notably absent from the report is mention of the social well-being of the immediate community beyond the property lines of the site.

#### **Low-cost Seniors Housing:**

Neighbours of 1550 Arrow Road have supported and accepted low-cost housing for seniors in this location for many years and are aware that there will be an increased need for housing of this type in the future. However, the proposed expansion of Mount Douglas Court needs to be considered with acknowledgement of some issues: what is the best fit for the neighbourhood, suits the character, respects the surrounding homes, and explores the difficulties with the placement of institutional buildings in fully residential neighbourhoods. In our opinion this report does not address those issues. We would respectfully ask Council to question the conclusions offered in the Planning Report when considering acceptance of this application.

#### **Concerns:**

Over the last few months identified concerns of the neighbourhood have been forwarded to the Planning Department and Mayor and Council. The Arrow Road Action Committee, a group of neighbours created to inform the community about this development has been in contact with and heard from 90+ neighbours about their concerns. These include:

- the proposed density at 3 times the current population
- buildings too high in comparison to surrounding homes
- overshadowing with close set-backs
- a dangerous residential road that is narrow, steep, lacking formal sidewalks, unsuitable for the current number of pedestrians that will become treacherous when the population of 1550 Arrow expands three fold
- RA-3 rezoning creating an anomaly in Saanich thereby setting a precedent for future developments situated in fully residential areas
- parking issues
- lack of adherence to sections of the Official Community Plan, Gordon Head Local Area Plan, and the proposed Shelbourne Valley Action Plan
- the uncertainty of future uses for accommodation without a restrictive covenant
- a two-phase development plan that supports an unknown reality for Phase 2 requiring only a Development Permit Application to proceed.

#### **Neighbourhood Context:**

Mayor and Council members may recall from recent neighbourhood tours and information packages provided by the Arrow Road Action Committee that this established neighbourhood of single family one and two story homes sits in an area distinctly separated from the busy arterial centre of McKenzie/Shelbourne Ave. The report would lead one to think that our neighbourhood is merely an urban area adjacent to a "wide range of commercial and retail services 300 metres away". The reality is that our neighbourhood is as far removed from that description as possible. We are more than a one dimensional location on a plan; we are a cohesive vibrant community and Mount Douglas Court is a part of that community. The road fronting Mount Douglas Court is a very narrow residential road that is steep, meanders up a hill and down the other side. Residents who travel Arrow Road after leaving Cedar Hill soon find themselves transported onto a quiet residential area. It is not surprising that some residents in the area have called this their home for over 30 years. The current building for Mount Douglas Court is an unobtrusive two story building that fits well into the

streetscape and established neighbourhood. When this property was first developed in 1970 the surrounding area was farm land, with green space and a few homes. It was originally zoned residential. The proposal to now construct a complex of 3 and 4 story buildings with more than 240 residents in a fully residential neighbourhood is difficult to imagine and will forever change our community.

Reading the report one might also think that this development was situated in isolated site without context or neighbours. This might be news to the 24+ residents who live directly adjacent to the Arrow Road site, pay taxes, vote in municipal elections and consider themselves residents of Saanich with some rights and privileges. There is an expectation that concerns arising as a consequence of development should be seriously considered by the District of Saanich. Neighbourhood context forms an important part of the Planning Policy for Saanich:

*Official Community Plan - 4.2.4.4 "Support institutional land uses that fit with the character of residential neighbourhoods."; 4.2.4.2 "Evaluate zoning applications for multiple family developments on the basis of neighbourhood context, site size, scale, density, parking capacity". Gordon Head Local Area Plan - 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 SVAP - 5.4.6 "Encourage seniors housing in walk-able areas convenient to services and without hilly topography."; Draft SVAP Land Use objectives - "Provide gradual transitions of height and density with the apex near the core of each Centre and Village transitioning to the lowest height and density at the periphery." Development Permit Area Guideline - "designing buildings to reflect the character of surrounding developments with special attention to height; providing high quality architecture;"*

The Planning Report clearly identifies responsibilities "... 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." However, there is scant evidence that these responsibilities were fully addressed. There are two references in the report that discuss comments from neighbours – traffic concerns and support for 2 stories. Discussion of the shadowing issue merely states: "...the addition of a three-story building in this location would be a change for neighbouring properties..." Championing the benefits to the broader community has been the central component of this report at the expense of the existing neighbourhood.

#### **Risks:**

The report mentions risks but suggests little to alleviate their burdens for home owners. By approving this development risks will be forever transferred onto the neighbourhood:

- risk of negative impacts of Phase One, density, height, overshadowing, privacy.
- risk that without a restrictive covenant the development could become market rental with no age or income restrictions without requiring Council approval
- risk to traffic/pedestrians on Arrow Road – "One positive aspect of the limited sight lines and narrow roadway is that they inherently provide traffic calming". This sentence taken from the applicant's traffic study cannot be considered a responsible rationale for a road that does not meet even the current safety needs for the neighbourhood.
- risk to adjacent neighbours of water issues. Surprisingly there is no mention in the report of the seasonal flooding of the northern portion of the site. The report mentioned storm water management but does not directly address the pond that sits on the property from fall to spring.
- risk of the unknown future for Phase 2

#### **Conclusion:**

Background and supporting documentation in this report has been determinedly selected to ensure the approval of this development. Local issues and neighbourhood concerns have either been diminished or not

Identified, while the needs of the developer are the central focus. We would respectfully ask Council to seriously and impartially consider their obligation to all parties, question the conclusions offered by the Planning Department and acknowledge that the neighbourhood supports two story buildings with double the number of current residents for 1550 Arrow Road when making their decision regarding this application.

Submitted by:

Charlene Gregg - [REDACTED]

David Mattison - [REDACTED]

Barb Geddes - [REDACTED]

Morven Wilson - [REDACTED]

**Council - For Committee of the Whole: Survey Document**

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**From:** "Morven Wilson" [REDACTED]  
**To:** <council@saanich.ca>  
**Date:** 3/10/2016 6:58 AM  
**Subject:** For Committee of the Whole: Survey Document  
**Attachments:** Survey Letter to Council.pdf; MDC Survey Response for Council.pdf

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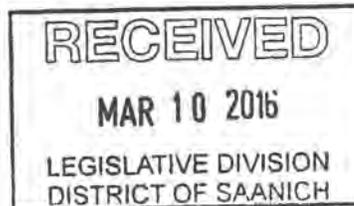
**Committee of the Whole:** 2016 March 14  
**Agenda Item:** 1550 Arrow Road: Report to Council

Please provide the Mayor and councilors with this survey document and its associated cover letter for their information.

[The two should go together as a single package, please.]

Thank you.

Morven Wilson – on behalf of the Arrow Road Action Committee



2016 March 10

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

Dear Mayor Atwell and Councillors:

**Results of a Survey of Neighbours of Mount Douglas Court: 1550 Arrow Road**

The Arrow Road Action Committee recently conducted an online survey amongst the 87 members of its email distribution list.

We had a very good participation rate: 72% of the membership.

As you can see from the accompanying survey report<sup>1</sup> "*MDC Survey Response for Council*" there was

- **overwhelming opposition** (97%) to the proposal in its current version, and
- **overwhelming opposition** (93%) to any future proposal that would involve buildings taller than two stories.

**Nevertheless, we wish to remind you that as concerned residents of this neighbourhood, we would still like to create a *win-win* situation by:**

- accommodating the demonstrated need for additional, safe, low-income seniors housing,
- maintaining the ambience and lifestyle of our neighbourhood of single family homes for both local residents and MDC tenants.

To achieve these two aims we tried to reach agreement with the developer on a scaled-back, compromise solution. However, he has refused any compromise.

Therefore, we will likely ask Saanich Council to require the developer to withdraw his proposal and submit a new proposal that

- provides up to double the number of low-income units now on site (from 80 to 160),
- uses buildings no taller than two stories, and
- complies fully with the key planning visions, goals, principles, and policies found in sections of the Official Community Plan, the Gordon Head Local Area Plan, and the proposed Shelbourne Valley Action Plan.

Respectfully,

The Members of the Arrow Road Action Committee:

M. Buckland, C. Gregg, B. Geddes, L. Jackson, D. Mattison, W. Weicker, M. Wilson

Cc: Gordon Head Residents Association

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<sup>1</sup> We asked participants for their email addresses to ensure that the responses were authentic, but we assured them that we would keep their email addresses private. Accordingly, email addresses are not shown in the document.

<b>Q1: Do you fully support the current proposal: a 3 story building in Phase 1 and a 3-and-4 story building in Phase 2 for a total of 240 units?</b> 63 responses: 61 opposed, 2 supporting - 97% opposed.		
<b>Q2: Do you oppose any development higher than 2 stories?</b> 63 responses: 59 opposed, 4 supporting - 93% opposed.		
<b>Optional: Your comments and feedback are welcome</b>		

Response #			
1	Oppose	Oppose	
2	Oppose	Oppose	
3	Oppose	Oppose	
4	Oppose	Oppose	As I live right next door to the 3-4 story proposal I am concerned with the intrusion both on Arrow Rd in terms of optics and volume of traffic, This is a single family and single structure neighbourhood which Saanich has allowed to develop as such and now they are considering a reversal of their original plan. Many have invested in this area and are now being asked to accept this intrusion and infusion. Not fair.
5	Oppose	Oppose	This development is out of scale for a single-family residential neighborhood and will open the door for similar developments in any other single-family residential neighborhood in Saanich. The local area plans for the Gordon Head and the Shelbourne areas, along with the proposed Shelbourne Valley Action Plan, do not support either the density or location of this redevelopment. Under current zoning, likely its existing RA-1 would not even have been allowed had this large property been vacant and zoned residential.
6	Oppose	Support	I could support 3 stories with additional screening but not 4.
7	Oppose	Oppose	
8	Oppose	Oppose	I do not think this property should have more than 180 units total
9	Oppose	Oppose	
10	Oppose	Oppose	
11	Oppose	Oppose	Has anyone approached the municipality about pushing Feltham Rd through to McKenzie .There was a right of way for that and believe it is still there. Why should Arrow Road and Oakwinds be the answer to Saanich traffic problems
12	Oppose	Oppose	I will not support a change in the current zoning
13	Oppose	Oppose	We bought our home on Oakdale Place not only because of the beautiful quiet cul de sac, but also the quiet surrounding area, low traffic on Arrow Rd, yet close to shopping, major roadway & the Feltham walking trails. Our neighbourhood will no longer be a quiet one with the present proposal.
14	Oppose	Oppose	I think the ARAC suggestions for modifications are very good and quite reasonable. I think Peter Daniels is being rigid and inflexible and indifferent to residents concerns. I helped to canvass the neighbourhood and 90% of the people we spoke to were opposed to the height and density of the development. The entire neighbourhood is opposed to this development not just a few individuals. Peter Daniels is again being disingenuous in describing his development, our neighbourhood which is not designed for this kind of development, nor like other neighbourhoods which have this size and density of seniors housing, and in his description of the residents response which has been opposed to the development since we became fully aware of its scope and impact on our neighbourhood. ... Arrow Road resident.
15	Oppose	Support	It must be frustrating to deal with a project manager whose goal is to build the structure as is...and instead has to deal with the neighbors around the senior home. I think it does not matter whether 8 or 20 or even 87 neighbors knock on his door...his goal is to build the structure as planned. This project goes to Saanich Council in 4 weeks. My voice will be simple but I will try to email both Peter and our mayor. I really appreciate the work you 8 do...it isn't easy to get 8 folks to attend meetings.

<b>Q1: Do you fully support the current proposal: a 3 story building in Phase 1 and a 3-and-4 story building in Phase 2 for a total of 240 units?</b> 63 responses: 61 opposed, 2 supporting - 97% opposed.		
<b>Q2: Do you oppose any development higher than 2 stories?</b> 63 responses: 59 opposed, 4 supporting - 93% opposed.		
<b>Optional: Your comments and feedback are welcome</b>		

Response #			
16	Oppose	Oppose	
	Oppose	Oppose	We have lived in our residence on Quiver Place for over 36 years and enjoy the surrounding neighbourhood for its beauty, serenity and well planned residential development. A new seniors complex with a height up to four floors is too high for the existing neighbourhood homes close to the location on Arrow Rd.
17			We oppose the plan that is being promoted by project manager Peter Daniel. Saanich Council must not let this application proceed and ruin the very desirable community that it created over the last five decades. We are confident that an amiable compromise can be reached by both parties but Saanich Council will need to take the lead in future discussions.
18	Oppose	Oppose	The current road, car and pedestrian traffic as well as hydro and utility issues need to be addressed for the existing residents of Arrow Rd. Failure to meet this need and facilitate the proposed plans for 1550 Arrow would prove to be a massive disregard for the existing residents. Saanich council and the proposed developer have extensive work to do before they line their own pockets.
19	Oppose	Oppose	At the beginning of the process I asked if not building was an option. The answer was a definitive "No". Talking to anyone except the Mayor and Council I think is a waste of time.
20	Oppose	Oppose	
21	Oppose	Oppose	In addition to the proposed heights of the building, I am concerned and opposed to the overall density proposed. It is not in keeping with the neighborhood or with the density of other complexes, most of which are on major routes.
22	Oppose	Oppose	
23	Oppose	Oppose	
24	Oppose	Oppose	
25	Oppose	Oppose	
26	Oppose	Oppose	
27	Oppose	Oppose	I feel very strongly that the Mount Douglas Court Housing Society should revise their proposals for Phase 1 & Phase 2 to incorporate only two story structures as anything higher than two stories will significantly impact the residential nature of our community in many ways such as density, safety, etc.. The capacity of the development should not exceed 200 housing units. In addition, I feel that the District of Saanich should incorporate a restrictive covenant in the rezoning decision to ensure that all housing units are leased or rented only to residents who are 55 years old or older. If the MDCHS is unwilling to consider other alternative designs, then the rezoning decision should be declined by Saanich Council.
28	Oppose	Oppose	
29	Oppose	Oppose	
30	Oppose	Oppose	
31	Support	Support	

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<b>Q1: Do you fully support the current proposal: a 3 story building in Phase 1 and a 3-and-4 story building in Phase 2 for a total of 240 units?</b> 63 responses: 61 opposed, 2 supporting - 97% opposed.		
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<b>Optional: Your comments and feedback are welcome</b>		

Response #			Optional: Your comments and feedback are welcome
32	Oppose	Oppose	Car and pedestrian traffic on Arrow Road will be more dangerous and deadly. . Even now if two cars meet, one has to drive onto the sidewalk when driving past the other one. Also, there will be more housing residents loitering on Arrow Road standing and smoking, discarding butts, and in the way of children walking to school, or other local foot traffic.
33	Oppose Support	Oppose Support	We have the need for low-income seniors housing, we have the space there and developers who are committed to providing it. The shadow studies do not show blockage of sunlight to any neighbours. The services - groceries, buses, etc., are close by. It is fine to say NIMBY; the Shelbourne corridor has lots of development already, including housing for seniors of means - we need people and funding committed to providing for our vulnerable population - seniors without means. The Anglican church is willing to do this. Are any of you? Be part of the solution
34			
35	Oppose	Oppose	
36	Oppose	Oppose	I find it very upsetting and disturbing that the developer is not willing to make any compromises in order to create housing that is suitable for our residential neighbourhood and that aligns with the official community plan for area. This should not be allowed.
37	Oppose	Oppose	I am ok with density changes to residential areas but 240 units way beyond what should be allowed. Additionally, to rezone for 3 stories in that neighbourhood is too high. A modest number of people in an appropriately heightened building is more acceptable.
38	Oppose	Oppose	The road is to small no sidewalk. It is to congested as it is.
39	Oppose	Oppose	Too large a development and too much traffic for this narrow residential street. The size of the current development and perhaps a little more is okay but what is proposed is inappropriate. Thank you for your consideration
40	Oppose	Oppose	there is too much traffic on Arrow as it is, More is not better !!
41	Oppose	Oppose	Increased Traffic will definitely be an issue if higher density is allowed.
42	Oppose	Oppose	
43	Oppose	Oppose	I'm concerned how this will change our low density housing neighbourhood.
44	Oppose	Oppose	
45	Oppose	Oppose	
46	Oppose	Oppose	
47	Oppose	Oppose	We have concerns that the proposed height of the development will not fit in visually with the neighbourhood. We also believe that the density (# of units) will create traffic problems on Arrow Road. It will also increase the risk to pedestrians, including those that live in the senior's housing, on Arrow Road between Cedar Hill Road and Oakwinds.
48	Oppose	Oppose	
49	Oppose	Oppose	
50	Oppose	Oppose	As a resident of 1550 Arrow Rd. I am most concerned about the narrow Arrow Rd.
51	Oppose	Oppose	Already provided to council, ARAC, and GHRA
52	Oppose	Oppose	
53	Oppose	Oppose	

**Q1: Do you fully support the current proposal: a 3 story building in Phase 1 and a 3-and-4 story building in Phase 2 for a total of 240 units?**

**63 responses: 61 opposed, 2 supporting - 97% opposed.**

**Q2: Do you oppose any development higher than 2 stories?**

**63 responses: 59 opposed, 4 supporting - 93% opposed.**

Response #	Optional: Your comments and feedback are welcome	
54	Oppose	Oppose
55	Oppose	Oppose
56	Oppose	Oppose
57	Oppose	Oppose
58	Oppose	Oppose
59	Oppose	Oppose
60	Oppose	Oppose
61	Oppose	Oppose
62	Oppose	Oppose
63	Oppose	Oppose

**In Summary:**

<b>Oppose:</b>	<b>61</b>	<b>59</b>	Our survey went out to the 87 members of the ARAC distribution list; we received 63 response - a very good 72% response rate.
<b>Support:</b>	<b>2</b>	<b>4</b>	
<b>% opposition:</b>	<b>97%</b>	<b>93%</b>	

**Council - Materials for Committee of the Whole: March 14**

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**From:** "Morven Wilson" [REDACTED]  
**To:** <council@saanich.ca>  
**Date:** 3/10/2016 6:29 AM  
**Subject:** Materials for Committee of the Whole: March 14  
**Attachments:** Newsletter Edition 1.pdf; Newsletter Edition 2.pdf

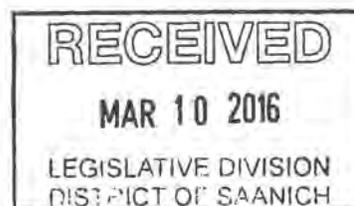
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**Committee of the Whole:** 2016 March 14  
**Agenda Item:** 1550 Arrow Road: Report to Council

Please provide the Mayor and councilors with these two newsletters for their information.

Thank you.

Morven Wilson – on behalf of the Arrow Road Action Committee



## Mount Douglas Court Redevelopment



To house low-income seniors, the Mount Douglas Seniors Housing Society proposes to build a 240-unit, 3-and-4 story apartment complex at 1550 Arrow Road, triple the size of the existing building of 80 units. The Society will request RA-3 rezoning (for large apartment blocks) to accommodate this.

Scores of local residents have expressed serious concerns about the massive scale of this development: completely out-of-character and totally out-of-scale with our quiet neighbourhood of single-family homes.

The Arrow Road Action Committee (ARAC) is a team of seven local residents working to represent many other local residents. We have tried to find a compromise with the developer that would provide additional accommodation for low-income seniors while preserving the character of our neighbourhood

This newsletter is to inform you of ARAC's existence and the current situation, and to encourage you to make your own views known to the Saanich Mayor and Council.

It is clear that a genuine need exists in the broader community for additional housing for low-income seniors. **We recognise that need and we support additional housing for low-income seniors at Mount Douglas Court.**

**However, this huge redevelopment proposal raises serious neighbourhood concerns and ignores several Saanich planning principles.**

**Our Neighbourhood at Present:** a quiet, established, low-rise residential area composed of well-maintained, single family residences of one or two stories situated on low-traffic, no-through roads and cul-de-sacs. The existing Mount Douglas Court (MDC) building and its tenants fit well into our neighbourhood: the two-story structure sits in the middle of a large lot with trees and green space that feels well situated. We welcome Mount Douglas Court tenants as our neighbours.

**Our Concerns:** While we fully support housing at Mount Douglas Court, we cannot support a redevelopment proposal that includes RA-3 rezoning for three-story and four-story buildings that will increase the number of units on this property from 80 to 240. **This is a huge increase in size and density, totally out-of-scale and out-of-character with our neighbourhood.**

**CONCERN: The proposal is inconsistent with Saanich's Official Community Plan, Gordon Head Local Area Plan, and Shelbourne Valley Action Plan (SVAP).** Its three-story and four-story buildings do not adhere to the planning guidelines set forth in these plans which cluster higher density and taller buildings along the valley's major arterial roads and 'centres', and transitions to the lowest height and density at the periphery. Although 1550 Arrow is covered by the SVAP, that plan contains no indication of any future changes to the current land use designation of the property. Indeed, Section 5.4 of the SVAP supports siting apartment buildings only on major and collector roads.

In addition, the SVAP specifically notes that seniors' housing shall be permitted in all areas designated for apartment housing, except that "**seniors housing should be discouraged in areas with hilly topography**"—which is exactly that lengthy section of Arrow Road between Cedar Hill Road and Mount Douglas Court. The proposal does not even adhere to the height principles carefully illustrated on pages 36-39 of the Saanich Land Use Plan, Section 3.

**CONCERN: RA-3 zoning is inappropriate for this site.** The proposal would make this property the largest low-income seniors apartment complex in Saanich and it would be one of the largest low-income seniors apartment complexes in the CRD, on

one of Saanich's narrowest roads. **We have not found any other RA-3 property in Saanich that is located within a fully residential neighbourhood.** If Saanich approves this change to RA-3, we believe it would set a serious and damaging precedent for other single-family neighbourhoods.

**CONCERN: Proposal Worsens Existing Traffic Issues:** with Phase 1 and Phase 2 finished, 240+ residents with their estimated 120 vehicles will further strain Arrow Road—a busy, poorly aligned, badly maintained, narrow and dangerous street with a steep blind hill and limited vision. From Cedar Hill Road to the end of the Mount Douglas Court property there is only a painted white line separating vehicles from pedestrians and cyclists. If this proposal is approved then the chance of accidents on Arrow Road will be greatly increased. The expanded Mount Douglas Court will generate a significant increase in the number of visitors, caregivers, service vehicles, emergency vehicles, recycling, and garbage pickup, thereby creating more activity and noise for the entire neighbourhood.

**What We Do Support and Why:** we support construction of **new, two-story buildings** for the following reasons:

- **Two-story buildings would conform with the Shelbourne Valley Action Plan:** such density would be a much better fit into our low-rise neighbourhood while still allowing for additional units of housing for low-income seniors. The existing two-story building is barely visible from most surrounding lots, except those on Arrow and part of Hopesmore: new buildings of the same height would not seriously affect the surrounding streetscapes.
- **Two-story buildings would mitigate safety, traffic and parking issues:** new buildings restricted to two stories would mean a smaller increase in the number of seniors with vehicles using Arrow Road—meaning fewer pedestrians would be at risk from increased traffic.

**In Conclusion:** As concerned residents of this neighbourhood, we would like to:

- (1) accommodate the demonstrated need for additional, safe, low-income seniors housing,
- (2) maintain the ambience and lifestyle of our neighbourhood for all residents and tenants.

To achieve these two aims we tried to reach a compromise with the developer in order to maintain the character of our residential neighbourhood. For example, we asked that 12 units be removed from Phase 2 in order to reduce its height to three stories. However, we could reach no compromise.

**Therefore, we will be asking Saanich Council to require the developer to withdraw his proposal and resubmit a new proposal that (i) provides no more than double the number of units now on site, (ii) uses buildings no taller than two stories, and (iii) complies fully with the Official Community Plan, Gordon Head Local Area Plan, and Shelbourne Valley Action Plan.**

**Useful Contacts:** full contact information is also at our web site (see page footer).

To make your views known to Saanich we recommend that you phone or mail:

Richard Atwell	Mayor	250-475-5510
Susan Brice	Councillor	250-598-6209
Judy Brownoff	Councillor	250-727-2008
Vic Derman	Councillor	250-479-0302
Fred Haynes	Councillor	250-708-0431
Dean Murdock	Councillor	250-889-0242
Colin Plant	Councillor	250-514-1439
Vicki Sanders	Councillor	250-592-0865
Leif Wergeland	Councillor	250-658-6558

Mail: 770 Vernon Ave, Victoria BC V8X 2W7

Gordon Head Residents' Association email:  
contact@gordonhead.ca

To be notified of Public Hearings re. 1550 Arrow Road, call Legislative Services at 250-475-1775

The ARAC email address is in the page footer; **please send us your opinions**, and let us know if you would like to be **added to our email distribution list**. Your email address will NOT be shared or made public and will be used by ARAC solely to keep you informed of our activities on your behalf.

### Online Survey of Resident's Opinions on the Proposal:

We have circulated an online survey to the 87 email addresses that we have on our email distribution list. After two weeks we have received 53 responses opposing the current proposal and 2 responses supporting it. You may participate in our survey at our survey web site: <http://bit.ly/1NMpBS9> (N.B., case sensitive).

## Mount Douglas Court Redevelopment



### If You Are Concerned Then Make Your Views Known

The Saanich Council '*Committee of the Whole*' will consider Saanich Planning's Report on the application for rezoning and development of 1550 Arrow Road at its meeting on **Monday, March 14, 2016** at 7:00 p.m., in the Council Chambers, Saanich Municipal Hall. All attendees have an opportunity to make a five-minute presentation to Mayor and Council. Even if you do not wish to make a presentation, we urge you to attend this meeting, as it is important for Council to see the number of residents concerned about the overwhelming scale and out-of-character nature of this proposal. You may be certain that the developer will ensure a large turnout of his supporters – even if they do not live in the immediate neighbourhood.

The Report recommends approval of the rezoning application for 1550 Arrow Road, and that will be an important consideration for the Mayor and Council when they make their decision. However, the Arrow Road Action Committee finds the Report to be very one-sided, drawing heavily on propaganda from the developer while down-playing or ignoring the concerns of many neighbouring residents.

The '*Committee of the Whole*' meeting is the only opportunity that residents have to encourage Council to reshape this proposal: Council could accept or reject the proposal, or attach conditions to it. Then, at a subsequent 'Public Hearing' stage, the proposal would simply be approved or rejected: there will be no further opportunity to change it.

If you wish Council to reduce the size and density of this proposal, or to impose restrictions on property use or future development allowances (e.g., floor space ratio, density, market-rent, non-senior tenants, etc.) then Council might change the proposal *now*, but *definitely* not later.

If you are unable to attend the '*Committee of the Whole*' meeting to make your views known then you may submit them in an e-mail or letter to Council. Written correspondence received up to 4:00 p.m., on the day of the meeting will be copied to Council members for their consideration. However, we suggest that you send your correspondence well ahead of that deadline to ensure that Councilors have time to read it, perhaps by Friday March 11.

Correspondence may be sent to **Mayor Richard Atwell & Council, 770 Vernon Ave., Victoria, BC V8X 2W7**, or [clerksec@saanich.ca](mailto:clerksec@saanich.ca) or [mayor@saanich.ca](mailto:mayor@saanich.ca) or [council@saanich.ca](mailto:council@saanich.ca) All correspondence submitted will form part of the public record and will be published in the agenda.

*Full details of the proposal, the concerns we have heard, and our constructive counter proposal, are on our website (see page footer).*

Thank you for your interest and support. We look forward to seeing you on March 14.

The **Arrow Road Action Committee**: Barb, Charlene, David, Loti, Marg, Morven, Warren

**Council - Regarding 1550 Arrow Road**

**From:** Judy Wilson [REDACTED]  
**To:** <council@saanich.ca>  
**Date:** 3/8/2016 12:52 PM  
**Subject:** Regarding 1550 Arrow Road

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ACKNOWLEDGED	H.M.	

I just read the Report from Saanich Planning concerning the rezoning of 1550 Arrow Road. I was horrified to see the size and density of the proposed development to this property that is situated in the middle of a single family neighborhood. The magnitude of these 2 buildings is overwhelming.

And all arguments in this document are slanted in favour of the developer. It reads as if it already a done deal.

The document also states that the Gordon Head Residents Association has approved the development and yet this association never contacted the residents living in this neighborhood to ask us for our opinion before they gave their go ahead. Wrong!

A development of this size belongs on a major road not in the middle of a single family neighborhood where a 3 story building and then a 4 story building will tower over single family homes.

There are aerial views of the property. However, there is no street view from Arrow of what these buildings would look like.

And I frankly don't believe the shadow diagrams that I have seen as the current one is different from one I saw in the original proposal. Of course those huge buildings will deprive surrounding one story homes of light.

I vote no to rezoning.

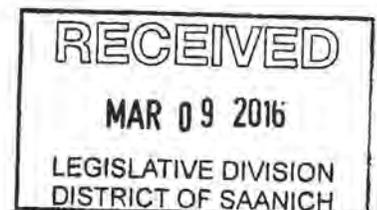
I can only hope that council says "no" to a complex of this size and asks the developer to come back with plans for 2 story buildings that will fit in well and complement the existing neighborhood.

I also hope council demands the developer provide sidewalks all the way to Cedar Hill Road (not just in front of their land) and upgrades to the current, dangerous Arrow Road. Construction vehicles will certainly add to the deterioration of this narrow "walker unfriendly" road.

Respectfully,

Judy Wilson  
 [REDACTED] Hopemore Drive

Cheers,  
 Judy



2870-30 Arrow

**ClerkSec - Mount Douglas Court Housing Society (MDSHS)**

**From:** Alf Birch <[REDACTED]>  
**To:** <mayor@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.berman@saanich.ca>, <fred.haynes@saanich.ca>, <dean.murdoch@saanich.ca>, <colin.plant@saanich.ca>, <vicki.sanders@saanich.ca>, <leif.wergeland@saanich.ca>  
**Date:** 3/7/2016 9:11 PM  
**Subject:** Mount Douglas Court Housing Society (MDSHS)  
**CC:** <assetmgmt@bc.anglican.ca>, Robbi Birch <[REDACTED]>

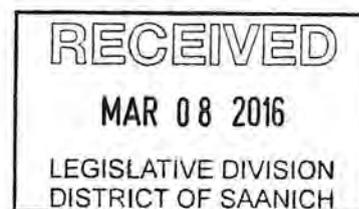
We live at [REDACTED] Livingstone Close, very near Mount Douglas Court. We drive or walk by the seniors' housing complex almost every day and are always glad to know there are places such as this for seniors with limited financial means. We believe affordable housing for seniors and others is one of the great needs in our society.

We have studied the development plans which MDCHS has prepared. They appear to balance the need to maximize the number of units on the property, keep the cost of units affordable (such as avoiding underground parking construction expense), maintain a pleasant living environment (unit design, green space, etc) and minimize the impact of the development on the neighbourhood (sight lines, traffic, etc).

We feel strongly that this is an important project which will support a growing seniors' population in our region. Mount Douglas Court residents have proven to be good neighbours for over 40 years. The alternative, if this development were to go elsewhere and a larger, commercial development were to take its place, would be much less acceptable. We therefore urge Saanich Council to approve the requested rezoning.

Yours sincerely,

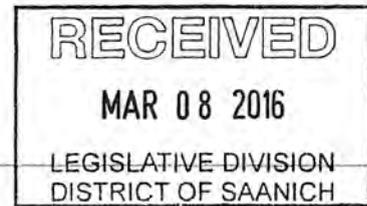
Alfred and Roberta Birch



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ACKNOWLEDGED	<i>bl.m</i>

Council - Arrow Road Rezoning

From: "sue colgate" <[redacted]>  
To: <council@saanich.ca>  
Date: 3/7/2016 8:09 PM  
Subject: Arrow Road Rezoning  
CC: <mayor@saanich.ca>



Good evening,

My name is Susan Colgate. I live at [redacted] Arrow Road, Victoria, BC. I would just like you to know that I fully support the proposal for rezoning and developing of the Mount Doug Senior Housing Development on Arrow Road.

Sincerely,  
Susan Colgate

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ACKNOWLEDGED	blm	

2870 SV ARROW

**From:** David Nicholls [redacted]  
**To:** <clerksec@saanich.ca>  
**Date:** 3/1/2016 12:19 PM  
**Subject:** Re Zone of 1550 Arrow Rd

Concerning the re-zoning application of the above property, I am a [redacted] year resident of [redacted] Arrow Rd [redacted]. Over this time I have seen the traffic on Arrow Rd. increase 10-fold beginning with the development of the end of Arrow rd and Livingstone, all single family homes, a development which stanch encouraged.

The increase in density inherent in the application before us would add to the population in this neighbourhood and would change the character of this single family neighbourhood. With the development of Hopesmore sub division to the north and east of this application this neighbourhood was fully supported by Stanch. With the introduction of the Melbourne Valley Plan. We were further encouraged by saanich's insulting neighbourhoods like ours from increased density, a situation that is being challenged by this development application.

As I live adjacent to the property in question, separated by a 15 Foot Hedge my Privacy is now being threatened by the Zoning proposal of a 4 Storey possibility towering above the hedge in a Single family Characterized neighbourhood. I find this intolerable.

I would also like to restate my earlier concerns expresses in a letter to council noting the anticipated increase in traffic not only for service trucks but for residents. The units proposed for the property in stage one number 100, while the number of actual residents I estimate could number 30% more if couples are accommodated. The traffic both pedestrian and auto, hands- dart, taxi or private will overpower an already inadequate Arrow Rd with Blind Vision warnings. the Sidewalk is so terrible that 50% of the present residents walk on the road . The footing is uneven resembling a country trail. Arrow continues to be usednas a short cut for cedar Hill traffic wishing to avoid the traffic light at Mckenzie. During the times from 730 am to 930 am 5 cars pe minute cut thru the neighbourhood.

Please consider with due diligence the goal of the SV Action Plan and the experiences of the neighbourhoods single family dwellers.

Davi8d Nicholls [redacted] Arrow Rd

for committee of the whole

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MAR 02 2016  
LEGISLATIVE DIVISION  
DISTRICT OF SAANICH

Arrow

✓ rez.

rec'd

**From:** [redacted]  
**To:** <council@saanich.ca>, <mayor@saanich.ca>, <planning@saanich.ca>  
**Date:** 2/18/2016 9:21 PM  
**Subject:** Rezoning of 1550 Arrow Road

As residents of Hopesmore Drive and neighbours of this property we would like to add our concerns to those of the citizens group opposed to the current plans regarding this property. We agree with the conclusions of the Arrow Road Action Committee and hope that the points raised will be taken into consideration when rezoning of this property comes before council. We also would like to see the future buildings on this property restricted to two stories.

Deborah Crichton  
 Alex Crichton  
 [redacted] Hopesmore Drive

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**RECEIVED**  
**FEB 19 2016**  
 LEGISLATIVE DIVISION  
 DISTRICT OF SAANICH

Arrow

✓ Rez

Council - Proposed Expansion of Mount Douglas Court

From: Charles Laidlaw <[REDACTED]>  
 To: "mayor@saanich.ca" <mayor@saanich.ca>, "council@saanich.ca" <council@saanich.ca>, "editor@saanichnews.com" <editor@saanichnews.com>  
 Date: 2/11/2016 11:00 AM  
 Subject: Proposed Expansion of Mount Douglas Court

Ladies and Gentlemen,

I'm writing in regard to the proposed expansion of the Mount Douglas Court complex at 1550 Arrow Road (File: DPR00614 REZ00559).

Phase 1 of the project would entail building a three storey structure to replace the existing two storey building, and expanding the capacity from 80 to 100 units. Phase 2 would have an additional four storey structure built on the site, allowing for 240 units altogether.

Arrow Rd, from Cedar Hill Rd to Bow Rd (and beyond), is unsafe with the existing traffic volume. It is narrow, barely wide enough for large vehicles going in opposite directions to pass without easing onto the shoulders. It has **no** sidewalks: A slightly raised shoulder and a painted white line on one side only simply doesn't cut it. The combination of rat-runners avoiding a traffic backup at Cedar Hill and McKenzie, and local area residents treating it as their own personal Indy race track, make being a pedestrian anywhere along Arrow Rd a challenge: In poor light or at night, downright scary.

The increase in traffic that a 240 unit complex at that location will bring would elevate 'unsafe', 'challenge', and 'scary' to **bloody dangerous**.

Unless the District of Saanich, in concert with the developers, has a plan to simultaneously upgrade Arrow Rd, expropriating property to create real raised sidewalks and a properly designed and engineered piece of road, this project should be given a **"No"** by Saanich council.

Thank you,  
 Chuck Laidlaw  
 [REDACTED] Oakwinds St  
 Saanich BC V8N3B4  
 [REDACTED]

2016

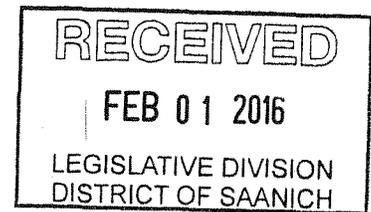
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**RECEIVED**  
 FEB 12 2016  
 LEGISLATIVE DIVISION  
 DISTRICT OF SAANICH

January 29, 2016

Dear Mayor Atwell and Councillors:

Neighborhood concerns over rezoning application for 1550 Arrow Rd.



## BACKGROUND

We represent a group of residents who live in the vicinity of 1550 Arrow Rd., currently the site of Mount Douglas Court (MDC), a low-income seniors two-story apartment building opened in 1970. The building is operated on behalf of the Anglican Diocese of BC by the Mount Douglas Seniors Housing Society (formerly the Mount Douglas Court Society).

The property is the subject of a rezoning application. The developer would like to change the zoning from RA-1 to RA-3 in order to accommodate the construction of two new buildings.

In Phase 1, the immediate cause of the rezoning, a new three-story building of 100 units would be built on the north side of the property overlooking parts of Hopesmore Drive, Quiver Place and Bel Nor Place. The parking would also be extended and a turnaround built. The parking would extend along the length of the rear property line of residents on the west side Bel Nor Place and the turnaround would be in the northeast corner. Garbage pickup would be at this location.

The Phase 2 plan -- as we understand it from the developer's Web site (<http://www.anglicanfoundation.ca>) and a meeting with the developer and the Gordon Head Residents Association on January 9, 2016 -- would see, in 10 to 30 years (or sooner), the demolition of the existing 80-unit apartment building and the erection of a second building of four-stories facing the length of the property along Arrow Rd. This second building would contain 140 units.

At the end of Phase 2, should the RA-3 rezoning be approved, there would be a minimum of 240 residents on this property.

## DENSITY (POPULATION) INCREASE IN A FULLY RESIDENTIAL NEIGHBORHOOD

We fully support additional housing for low-income seniors at MDC.

However, the proposed total increase in two phases from 80 to 240 units is totally unacceptable for reasons we show below.

You have heard from the developer's representative, Peter Daniel, who is the asset manager for the Anglican Diocese, that the RA-3 zoning is required to make the project economically viable. This is totally misleading given that they are self-funding this project -- unlike another recent low-income seniors housing project in Saanich: Carey Place (3812 Carey Rd.) was funded by a multi-government/private partnership led by Baptist Housing.

Instead, we believe that the developer could, by seeking government funding, build out with fewer units and limit the height of new buildings to two stories, which would be architecturally in keeping with the surrounding neighborhood of single-family, one- and two-story homes.

Unfortunately, Peter Daniel informed us at our meeting with him on January 9 that he is unwilling to compromise any further on this application. In his e-mails to you of January 22 and 25, Mr. Daniel has now confirmed this approach, which disregards our concerns as well as the vision, goals, principles and policies expressed in the Official Community Plan, local area plans (Gordon Head and Shelbourne) and the proposed Shelbourne Valley Action Plan.

We firmly believe the RA-3 zoning is completely inappropriate for this site for two reasons:

1. The increased density (number of residents) over the two phases. With the addition of a 100-unit building in Phase 1, this property would become the largest low-income seniors apartment complex in Saanich, despite being located on a narrow, no-through residential road. The Arrow Rd. property would house more 55+ seniors than Dawson Heights -- 132 units total according to a presentation given by Mr. Daniel to area residents on March 26 last year.
2. After Phase 2, with a total of 240 units, Mt. Doug Court would be the largest low-income seniors apartment complexes in the Capital Regional District, despite being located on one of Saanich's narrowest roads. Based on the B.C. Housing Registry list, the North Park Manor/Fisgard House complex at 210 units is currently the region's largest low-income seniors rental housing. Unlike the Mount Douglas Seniors Housing Society proposal these two apartment buildings are **not** located in the very heart of residential neighborhoods.

#### NO OTHER RA-3 PROPERTIES FULLY SURROUNDED BY SINGLE-FAMILY RESIDENCES

Using the Saanich GIS system, we evaluated each of the current RA-3 properties in the municipality, close to 50, in terms of their locations. Not one is located within a fully residential neighborhood, that is, surrounded on all four sides by single-family homes.

It is notable that **all** existing RA-3 properties in Saanich are either adjacent to main roads, next to other RA properties, or border parks or other non-residential properties.

Should Saanich decide to approve this application to RA-3, we believe this would set a serious and damaging precedent for future developments in other single-family neighborhoods.

#### DEVELOPER'S TRAFFIC STUDY

As far as the developer's traffic study goes, we've identified a number of flaws in it, first and foremost being that it was for only **one hour of one weekday**.

The traffic study does not address the different types of vehicles that access Mount Douglas Court, in particular the HandyDART vans, which take up nearly the full width of Arrow Rd., as well as numerous emergency vehicles.

The traffic study does not fully address the additional pedestrian load on Arrow Rd. other than to recommend that Saanich consider improvements to the road. While widening the easement between Mount Douglas Court and Bel Nor Place will improve accessibility for those residents who are mobility impaired, it should be noted that the path from Bel Nor Place to Hopesmore Drive is not flat and that Hopesmore Drive also has no sidewalks.

We believe that with increased pedestrian traffic along Arrow Rd. there will be an increased chance of a serious accident.

## DEVELOPER'S PARKING STUDY

The developer also conducted a parking study with recommendations with which we disagree.

Currently, for 80 units, there are six spots.

The Phase 1 plan would only add one more, for a total of seven spots for 180 units.

The Phase 2 plan would only add a further two, for a grand total of nine spots for 240 units.

Nine visitor parking spaces for Phases 1 and 2 seem out of keeping with the types of visits one might expect in a large complex such as this: for example, visitors for tea parties, bridge clubs, book clubs, caregivers, deliveries, and family visits.

Once those visitor parking spaces are filled, then the only place for overflow parking is on Arrow Rd. and nearby roads, on which parking space is extremely limited given that Arrow Rd. is narrow and completely unsuitable for on-street parking.

## RECOMMEND CONSIDERATION OF A RESTRICTIVE COVENANT

While the developer has assured us (and you) that the Mount Douglas Seniors Housing Society will continue to rent to low-income seniors, there is in fact nothing to stop the society from changing its bylaws and constitutions to rent to other parties. We understand this has happened in the past.

Two of our members met with Mayor Atwell and recommended consideration of a **restrictive covenant** to keep this property from being used for anything other than low-income seniors rental housing.

## QUESTIONS TO ASK YOURSELVES AS COUNCILLORS

Some of the questions we hope you will be asking yourselves are:

- If this development was not for special needs housing, would it even be considered at the density (number of units) required by the developer?
- Do you want to further compound a historical anomaly, a true example of spot zoning given that 1550 Arrow Rd. was originally zoned residential and the 1969 architect recognized that the neighborhood was predominantly residential? (Clive D. Campbell [architect] to Municipal Clerk, October 17, 1969, Saanich Archives, Planning Files, box 5, file 2, Rezoning, July-Dec 1969)
- How willing are you to disregard the careful planning and community consultation that has gone into the Official Community Plan, the local area plans and the proposed Shelbourne Valley Action Plan regarding the respect for and integrity and stability of single-family residential neighborhoods versus the need for low-income seniors housing?
- Are you willing to disregard the very significant planning recommendations contained in the OCP, the SVAP, the Gordon Head and Shelbourne local area plans, that relate to:
  - Ensuring building height and density transitions from the valley core to the suburbs (i.e., taller/denser apartment communities in the core and lower/less dense communities of single family homes further out)
  - Retaining existing architectural character in established, single family neighbourhoods

- Siting apartment complexes only on arterial/collector roads
- Providing safe and accessible pedestrian environments
- Providing proximity to transit for apartment dwellers
- Avoiding hilly topography for seniors' apartments
- Are you willing to sacrifice our neighborhood to a Phase 1 population increase in excess of Dawson Heights and, at the end of Phase 2, an increase which will exceed the total capacity of today's largest low-income seniors apartment complex in the CRD: North Park Manor/Fisgard House?
- Do you accept that the Mount Douglas Seniors Housing Society proposed rents are truly affordable for low-income seniors?
- Will you support a restrictive covenant on this property, even without the RA-3 zoning, to prevent its use for anything other than low-income seniors rental housing?
- What neighborhood amenities will you ask of the developer to offset the population increase?
- We look forward to participating further as this application moves forward to the Committee of the Whole.

Members of our committee will be contacting you soon to arrange for a meeting.

For further information we invite you to visit our web site: <https://sites.google.com/site/arrowrezoning/>

Our email for inquiries: [arrow.residents@gmail.com](mailto:arrow.residents@gmail.com)

Sincerely,

Arrow Road Action Committee

(Marg Buckland, Barb Geddes, Charlene Gregg, Loti Jackson, David Mattison, Warren Weicker, Morven Wilson)

Arrow

**From:** Sue Thorpe <[REDACTED]>  
**To:** <mayor@saanich.ca>  
**Date:** 1/26/2016 11:40 AM  
**Subject:** Development at 1550 Arrow Rd Saanich , by Church of England

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ACKNOWLEDGED	DM		

Sirs and Madams

I hope you can help. There is a development at 1556 Arrow Rd that is apparently starting in April.

They are trying to change zoning from single family to where they can have 3 and 4 story buildings on the sight and on completion, have 240 residents, plus 120 uncovered parking spaces.

At present our area of Saanich has one entrance off Cedar Hill Rd. The other entrance off McKenzie has no left turn from 9 till 6, and it's difficult to do a right turn out of there because of heavy traffic. The rest of our streets all have single family dwellings and are on dead end streets. Our streets are narrow, no formed sidewalks, and Arrow Rd has a hill with a blind spot.

As it is at the moment this is lovely spot to live in, both for us, and the residents of [REDACTED]. There are problems with people speeding up Arrow Rd where the blind spot is but so far so good. However more cars and pedestrians will seriously tip the balance.

Just before the Christmas break Mr Daniels sent a letter informing us that if he did not get the planned rezoning he could build 2 story buildings for his 240 clients, and he sent us a blueprint. The whole lot was covered in buildings and car parks. He told us on the first meeting we had with him that the buildings were being done on a budget, so nothing fancy. This plan looked worse than a Fort McMurray workers plot. No green space for residents recreation, or trees for that matter. A slum in the making. He said he could also sell the place and a builder can come in and build a block of condos. He said that legally someone can get more than 240 people on that land.

I do not believe that we on Arrow Rd have ever been slated for high density.

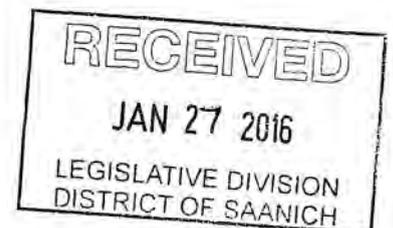
I do think we need more affordable housing for seniors and would support him if his 3 buildings were 2 story's high.

I am also confused. I thought this was affordable housing for seniors but do not think the rents they are charging are affordable.

If he is building rentals to rent at market rate I certainly do not support this development going ahead at all. There are plenty of areas in Saanich to build rentals that have good safe roads and access, and high buildings around them. I believe many of the residents of 1550 Arrow will not be able to move into the new units because of the cost.

I appreciate having this avenue to inform my concerns and appreciate your time and efforts on this matter,

Sincerely  
Sue Thorpe  
[REDACTED] Arrow Rd  
Saanich  
V8N 1C4



✓ Arrow w Rez

HG  
hackett group

January 21, 2016

Mayor and Council  
District of Saanich  
770 Vernon Avenue  
Victoria BC

Mayor and Council,

I am an owner and builder of rental-housing buildings in Greater Victoria. I agree with the neighbours of **1515 Arrow Road, Mount Douglas Court**, in recognizing the need for senior subsidized low cost housing.

In fact, the need has become critical due to todays prohibitively high cost of market rental housing, and the huge increasing demand for rental housing for seniors.

I support this rezoning application for the following reasons:

- The site is in an established location for senior's low cost housing, having been established decades ago, well prior to the arrival of most of the neighbours.
- The existing building requires replacement. It is very expensive to operate, worn out and its safety is questionable.
- The application for a three story building, one more floor than the existing structure, shows consideration for the neighbours. Similar retirement housing, because of land costs may be six stories or greater.
- As the vast majority of seniors in subsidized housing do not own cars, due to age and affordability, traffic is not an issue.
- This rezoning will decently house Saanich seniors, at a rent of at least one half of current market rent.

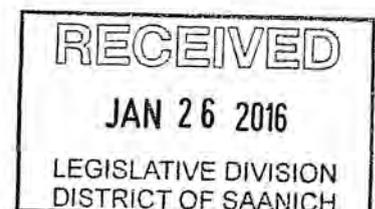
This application does not set "a very serious prescient" in the district of Saanich, as there are very limited opportunities for a similar project.

I am asking council to approve this application for Saanich seniors.

Yours truly,



Tim Hackett



TIM HACKETT

arrow.

**ClerkSec - Mount Douglas Seniors Housing Society - SUPPLEMENTARY INFORMATION**

**From:** "Peter Daniel" <assetmgmt@bc.anglican.ca>  
**To:** <arrow.residents@gmail.com>, <rtravers@islandnet.com>  
**Date:** 1/25/2016 10:31 AM  
**Subject:** Mount Douglas Seniors Housing Society - SUPPLEMENTARY INFORMATION  
**CC:** "John G. Smith" <[REDACTED]>, "David RE Cooper" <[REDACTED]>, "Jane Mason" <[REDACTED]>, "Stephen Martin" <[REDACTED]>, "Barry Cosgrave" <[REDACTED]>, <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>, <ClerkSec@saanich.ca>, <planning@saanich.ca>, <mayor@saanich.ca>, "Andrea Pickard" <Andrea.Pickard@saanich.ca>  
**Attachments:** SUPPLEMENTARY INFORMATION.docx

Good Morning:

As you may be aware, the Mount Douglas Senior Housing Society attended a meeting hosted by the Gordon Head Ratepayers Association with representatives of the Arrow Road Neighbours on Saturday January 9<sup>th</sup>. Subsequently, the Society forwarded minutes of that meeting to the attendees.

Several days later, the Arrow Road Residents forwarded an email to neighbours summarizing the January 9<sup>th</sup> meeting. Coincidentally, they and placed that information on their web site.

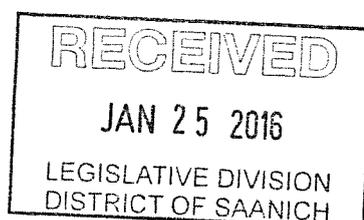
The Mount Douglas Senior Housing Society has received many letters of interest, concern and support over the past several months.

We are sending this important SUPPLEMENTARY INFORMATION to those who have contacted us and to the Arrow Road Residents attending the meeting via their web site.

We expect that this project will shortly be scheduled for public process with the District of Saanich and will place dates of any public meetings on the project web site at [www.anglicanfoundation.ca](http://www.anglicanfoundation.ca)

Peter Daniel

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



2016

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ACKNOWLEDGED			

Recently some Arrow Road Neighbours (ARAC) posted information on their web site [arrow.residents@gmail.com](mailto:arrow.residents@gmail.com)

We write to add some further information to that posting so that area residents are fully informed.

The Mount Douglas Senior Housing Society originally planned a higher 4 story building concept. Saanich staff recommended reduction in height to 3 stories (first phase); we have accepted that recommendation and altered the project plans accordingly.

New information posted on [www.anglicanfoundation.ca](http://www.anglicanfoundation.ca) shows videos on the “longer view” of this project from the neighbourhood. This demonstrates that the visual aspect of a 3 story building further from the property boundaries is not significantly different to that of a 2 story building crowding those boundaries.

While senior’s affordable housing is an accepted use by the neighbours, it needs to be recognized that the units to house them are less than half the size of standard apartments. So there are about twice the number of seniors units in a standard building envelope. Larger housing units cost more and are simply unaffordable for low income seniors. Affordability for seniors is a critical and growing social concern. See the presentation tab on the [www.anglicanfoundation.ca](http://www.anglicanfoundation.ca) site.

A 2 story building solution on this property is not economically feasible because it would provide less units and/or underground parking, which would force rents up to unacceptable levels. This will not meet the mandate of the Society or the needs of the District of Saanich at this time of pressing and increasing demand.

Density is not numbers of housing units; it is Floor Space Ratio (the ratio of the building’s total floor area to the size of the property), and because of the smaller unit sizes, the project submitted to Saanich has a lower FSR than most nearby multi-residential projects, thereby preserving more green space than would otherwise be the case.

As to traffic concerns, it should be recognized that the independent traffic study (see information on [www.anglicanfoundation.ca](http://www.anglicanfoundation.ca) site) confirms that the proposed project’s impact on traffic will be minimal. Many of the residents (96% of which are single occupants) will not own cars and those with cars use them sparingly. Their lifestyles do not result in lots of visitors.

Mount Douglas Court is and will continue to be an independent living facility with average age of residents over 65, with 2/3 being single ladies. There will neither be multiple visits from care providers, nor lots of staff. The present complement of 2 staff may eventually increase to 3.5.

The present use of Arrow Road by people trying to avoid main road traffic is of course an entirely separate issue which will not be affected by the project.

Arrow

✓ Res 2016

ClerkSec - FW: January 2016 Update on 1550 Arrow Road Rezoning Application

**From:** "Michael Marson" <[REDACTED]>  
**To:** <mayor@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownhoff@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>  
**Date:** 1/22/2016 12:02 PM  
**Subject:** FW: January 2016 Update on 1550 Arrow Road Rezoning Application  
**CC:** <paul.thorkelsson@saanich.ca>, <sharon.hvozdanski@saanich.ca>, <contact@gordonhead.ca>, <arrow.residents@gmail.com>

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<b>RECEIVED</b>
JAN 25 2016
LEGISLATIVE DIVISION DISTRICT OF SAANICH

Dear District Council and Staff;

I am writing to you out of grave concern over the proposed rezoning and densification of 1550 Arrow Court.

While I generally acknowledge the need to for affordable seniors housing - the proposed increase from the current 80 units to ultimately 240 units is completely incompatible with this neighbourhood.

My family has lived in this single family neighbourhood for the past 13 years - in the homestead built in 1944 by the owner of the original nine acre parcel adjacent to the lands where Arrow Court now stands.

Over the past few years my wife and two young boys have seen the neighbourhood grow and change in ways we could not have anticipated when we chose to live in this middle-class "single family" neighbourhood.

During our 13 years here we have seen a massive increase in non-conforming secondary suites - of the 26 homes in our immediate area - 14 have secondary suites - this does not include the two houses that currently operate as tri-plexes.

Renters and rental property owners have had a direct negative impact on the livability of this once quiet neighbourhood, bringing: increased parking issues/alteration; increased traffic (and speed); increased noise; a 300 plant grow-op and associated suicide; countless domestic disputes and subsequent police visits; garbage and trash left being on municipal property; and derelict vehicles and trash being stored on individual rental properties.

There is already ongoing tension between renters, owners of houses with non-conformation secondary accommodation and single-family home owners - Saanich Parking; By-law Enforcement; Public Works; Police; and, Fire Services have each visited this comparatively small neighbourhood more frequently than I care to count over the past few years. In each case District resources have been expended addressing the real world issues brought on by less than ideally conceived in-fill development and densification. Arrow Court has contributed in part to this current situation with the frequency of visits from the fire department/police responding to false alarms and resident health (and mental health) issues.

It's fair to say that this small neighbourhood has done more than its share to support those in need of affordable housing - be that an owner who could not live here without income from a secondary suite;

students; those with low earning power; and, seniors on fixed income. To further increase the density, traffic, noise and strain on the built infrastructure by as many as 320 people (assuming two residents x 160 new units) represents the same impact as suddenly dropping 80 single family houses (assuming four family members) on the current site. Further densification and changes in the composition of this neighbourhood may be well beyond its resident's capacity to tolerate.

As the Arrow Road Action Committee (ARAC) has articulated below, a new two-story building (that addresses nearby neighbours' concerns) of a similar capacity to the current facility is a reasonable means to provide additional densification of the Arrow Court site.

That new structure still represents potentially 100-200 additional residents and vehicles coming and going in and around that location; a location proximal to narrow streets, poor sightlines, no sidewalks, limited street parking and regular "near-traffic misses" the entire length of Arrow Road. Any plan to build the second phase, 3/4-storey building, mere feet from Arrow Road is completely inconsistent with the neighbourhood landscape and community fabric.

As I'm sure District planning staff are well aware, 1550 Arrow Road is outside (or at best on the outermost fringe) of the Major Centre described in Saanich's OCP and in the Shelbourne Corridor Action Plan. A 240 unit development (at full build out) of this nature should be located in the heart of the Major Centre node, where its potential 480 residents' would have immediate access to shopping, public transportation, similar communities (e.g. Kensington, Berwick House) and the wide range of services today's seniors require.

Given my education and years in provincial transportation/regional planning, as well as my work in the local government field, I am quite familiar with the RGS, OCP, Action Plan/Neighbourhood Plan, Zoning, DPA principles and the vibrant, sustainable community that Council and District staff are committed to creating through these tools. My many years as both a Director and Past President of the Gordon Head Resident's Association (GHRA) has given me the opportunity to contribute positively to the community - e.g. the San Juan and Gordon Head Coastal Greenways; #12 Kenmore community bus - and through the GHRA I have provided past councils with well-balanced and thoughtful community-based input on dozens of development and rezoning applications.

There are many fine examples of well conceived planning/residential developments and political decision-making across the District; approving the rezoning of 1550 Arrow Road and increasing its density by between 125% and 200% would be a significant step in the opposite direction. Approving an unmodified Phase 1 application or allowing there to be a Phase 2 build-out, would have a lasting and detrimental impact on this community.

I respectfully request that Council and planning staff:

- work with the developer to address the ARAC/neighbourhood's concerns over the planned Phase 1 structure;
- limit densification on the property to the 100 additional units proposed/sited in Phase 1 (i.e. no Phase 2 building); and,
- take steps (e.g. zoning, covenant) to ensure no further densification or subdivision of this property occurs beyond the currently proposed 100 units.

Yours truly,

Michael Marson, BA, MCPM  
Past President, Gordon Head Resident's Association

---

**From:** Arrow Residents [<mailto:arrow.residents@gmail.com>]  
**Sent:** January-16-16 9:25 AM  
**To:** Arrow Residents  
**Subject:** January 2016 Update on 1550 Arrow Road

Hello again:

This email is being sent to 87 residents of the area regarding the rezoning application at 1550 Arrow Road.

We are the Arrow Road Action Committee (ARAC) consisting of eight volunteer residents who have attempted to keep area residents informed, solicit feedback and input from you all, and present this information to the Mount Douglas Seniors Housing Society (MDSHS) and to Saanich Council.

On Saturday January 9th we met with the project manager, Peter Daniel, and members of the Mount Douglas Seniors Housing Society (MDSHS: the operators of Mount Douglas Court (MDC)); this meeting was mediated by the Gordon Head Residents' Association.

Once again we assured Peter Daniel that the local residents were fully supportive of additional housing at MDC for low income seniors.

Mr. Daniel led us through a summary of their proposal.

We asked questions about the development and the updated information posted in December on the MDSHS website (<http://www.anglicanfoundation.ca/>).

- We voiced concerns from residents about neighbourhood issues. We related the opposition by the majority of residents to a development larger than two stories. We discussed the two story alternative proposal (<http://www.anglicanfoundation.ca/media/1126/ra-3-existing-and-phase-1.pdf>) but the developer and the MDSHS made it plain that they were unwilling to consider a two-story building as a compromise.
- We suggested some design alternatives that might make the original plan a better fit for the neighbourhood. We did our best to bring to the attention of the developer that there are serious neighbourhood concerns with three and four story buildings proposed and tried to reach a compromise with some suggestions to make the original proposal fit in better with our neighbourhood.
- We suggested a terraced design with a lower height on the outside borders and higher height in the interior of the lot. This was rejected as too expensive.
- We suggested a reduction in the size of the Phase 1 building to 80-90 units to allow for increased setbacks. This was rejected: they are unwilling to build less than 100 units in Phase-1.
- We suggested the removal the fourth story in Phase-2 which would still provide 228 units. This was rejected: they are not willing to build less than 240 units in total.

Peter Daniel then made it very clear that there was no room for any compromise on the overall aims of Phase 1 or Phase 2 proposal: i.e., 240 units in a 3 story building and a 3+4 story building.

We asked if the 4 stories facing Arrow Road in Phase 2 could be reduced to three stories and instead make the adjacent attached building 4 stories? The architect agreed to look at this.

We made other suggestions including relocating the garbage area closer to the centre of the site and planting additional trees to screen the building. The architect agreed to look at this.

In closing the meeting, Peter Daniel claimed that he heard almost no support in the local community for ARAC's concerns; he thought the only real opposition was from the (eight) members of ARAC itself – not from local residents.

In contrast, the members of ARAC have heard widespread opposition.

We don't need to remind our supporters to take the time to voice their opinions as many of you have already done this, but if you haven't then we do need to remind you to speak up now while there is still time.

You should also take this opportunity to make any suggestions or concerns specific to your property DIRECTLY to the developer, Peter Daniel, Asset Manager Diocese of British Columbia, Email: [assetmgmt@bc.anglican.ca](mailto:assetmgmt@bc.anglican.ca), Office: [250-386-7781](tel:250-386-7781)-local 246, Mobile: [250-514-7797](tel:250-514-7797).

This project will be in front of Saanich Council in the next 4-6 weeks. All area residents should now provide any last minute input/support/opposition to Peter Daniel and/or Saanich Mayor and Council as soon as possible—even if that is only a single sentence email voicing your support or opposition. Phone calls and/or face to face meetings with Councillors and/or the Major would be beneficial.

Lastly, we would like to receive some direct feedback from you so we have attached a link to a simple online survey: we would appreciate you completing it. We will share the results with you. Thank you for providing your input. [Click here for the survey.](#)

We will continue to make our concerns known to Saanich and plan on making a presentation to Council when the time comes.

Sincerely,

The Arrow Road Action Committee

(Barb, Charlene, Craig, David, Loti, Marg, Morven, Warren)

arrow

*✓ rez*

**Council - rezoning 1550 Arrow Road**

**From:** "Esther Larson" <[REDACTED]>  
**To:** ✓ <planning@saanich.ca>, <council@saanich.ca>, <assetmgmt@bc.anglican.ca>  
**Date:** 1/19/2016 10:01 AM  
**Subject:** rezoning 1550 Arrow Road

I want to add my voice to those opposed to the rezoning of 1550 Arrow Road. I object to rezoning to allow a three story building to be constructed adjacent to our property in a residential area which should remain residential.

My personal preference is that the undeveloped land be used for a community garden. Several residents have attractive productive gardens now.

I am a Lutheran clergyman who, after I retired, asked the Mount Douglas Court's permission to use the land adjacent to my property for a vegetable garden. Permission was granted with the condition that the produce not be sold and that I provide my own seed water, etc.

The first year was an experiment to determine feasibility. Each of the next three years I had 400 potato hills, 85 tomato plants and numerous other vegetables. Some went for personal use, some was shared with Mount Douglas residents, but at least 75% went to the Upper Room soup kitchen and the Mustard Seed food bank. I figured 1500 – 1600 pounds each year to assist low income people (that's over two tons in three years.)

Then in the summer of the fourth year I received a letter from the Mount Douglas Court board informing me that I could no longer use the land. No explanation was given.

For the last 13 summers I have looked out my window at the unused land. Consider the benefit to low income people if I had been allowed to continue and if others had been permitted to have similar gardens and make similar donations. Future use of the land in this way could well be of greater use to low income people than a three story building.

O. Jack Larson <[REDACTED]>

**RECEIVED**  
 JAN 19 2016  
 LEGISLATIVE DIVISION  
 DISTRICT OF SAANICH

2016  
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 REPORT   
 FOR \_\_\_\_\_  
 ACKNOWLEDGED *blm*

Arnold

**Council - Letter of Support: Mount Douglas Expansion**

**From:** Kaye Melliship <Kmelliship@greatervichousing.org>  
**To:** "council@saanich.ca" <council@saanich.ca>  
**Date:** 1/13/2016 4:19 PM  
**Subject:** Letter of Support: Mount Douglas Expansion

POST TO: <i>Gen</i>	POSTED: <i>2016 1/14</i>
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COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>
REPORT	<input type="checkbox"/>
FOR	
ACKNOWLEDGED	<i>plmv</i>

Dear Mayor and Council of Saanich:

I am writing to express my support for expansion of seniors rental housing proposed by the Mount Douglas Seniors Housing Society.

Based on forecasts done by Canada Mortgage and Housing Corporation and BC Non-Profit Housing Association we can see that the need for affordable rental housing for seniors is projected to grow over the next 20 years.

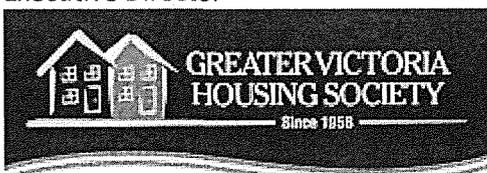
Seniors who rely on rental housing are going to be challenged over the next few years, as many non-profits will be reducing the amount of really affordable units due to the expiry of federal and provincial operating agreements. Furthermore, a lot of the rental housing stock in the private market in Victoria is old and likely to be redeveloped for condominiums.

Seniors deserve the chance to live in all parts of the region and the Mount Douglas project will make an excellent contribution to our regional supply.

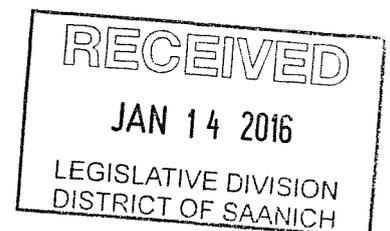
We provide housing to over 500 senior households and we find car ownership and use to be low, reducing the impact a project of this size will have on the neighbourhood.

Yours truly,

Kaye Melliship  
Executive Director



2326 Government Street  
Victoria, BC, V8T 5G5  
Tel: 250.384.3434 ex. 32  
Fax: 250 386.3434  
[www.greatervichousing.org](http://www.greatervichousing.org)



Arrow

irez

ROBERT A. WATTS

Queenswood Drive, Victoria, BC. Canada V8N 1X6  
telephone [redacted], fax [redacted], email: [redacted]

January 3, 2016

Mayor Richard Atwell and Council  
770 Vernon Street  
Victoria, BC  
V8X 2W7

Dear Mayor and Councilors,

Re: Mount Douglas Housing Society rezoning application

I am writing in support of the application of Mt. Douglas Housing to construct a low income seniors housing project on its site on Arrow Road in Saanich.

A recent market study that we commissioned provided an analysis on the availability of housing for low income independent seniors in Saanich. The study showed there is an increasing need for such housing. If local governments are not in a position to build and operate such units, then the private sector, made up of charitable societies or non-profit corporations, must carry on this role.

I am the Chairman of Dawson Heights Housing Limited, a non-profit corporation, which has built and operates 130 suites in several buildings at Cedar Hill Road and Cedar Hill X Road for both independent and assisted living seniors on low income. All of the board members and advisors are volunteers and most have been involved with oversight of Dawson Heights for ten or more years. We do see the need for additional housing. Our waiting list proves it.

I do ask you and the Council to approve the rezoning application.

Thank you,

[Redacted signature]

Robert Watts

RECEIVED  
JAN 07 2016  
LEGISLATIVE DIVISION  
DISTRICT OF SAANICH

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ACKNOWLEDGED	blm

arrow

✓ REZ

**ClerkSec - FW: Letter of Support for MDSHS Arrow Rd Project**

**From:** "Peter Daniel" <assetmgmt@bc.anglican.ca>  
**To:** <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>, <ClerkSec@saanich.ca>, <planning@saanich.ca>, <mayor@saanich.ca>  
**Date:** 1/4/2016 12:55 PM  
**Subject:** FW: Letter of Support for MDSHS Arrow Rd Project  
**CC:** <[REDACTED]>, "John G. Smith" <[REDACTED]>, "JANE MASON" <[REDACTED]>, "Stephen Martin" <[REDACTED]>  
**Attachments:** MDSHS letter of support dec 22.docx

We are pleased to receive the attached letter of support for our project at 1550 Arrow Road from the St. Vincent de Paul Society.

It is inaccurate about the rental levels for the new housing proposed. Rentals for these units will be \$500 - \$600 per month for bachelor units and \$700 - \$800 per month for one bedroom units depending on mortgage rates available to the Society on completion of construction. These rental rates for new affordable housing should include some utilities.

The lowest possible mortgage rates will be available if the project qualifies for CMHC mortgage insurance. That is likely only possible if the project does not provide an affordability covenant to be registered on title.

Monthly rentals at the existing 80 unit building are under \$450 per month average. There are no plans to raise these rates beyond annual inflation. This existing building has many years of useful life and is being retained until the Society can consider a second phase of construction to replace it and provide additional seniors affordable housing.

Best Regards, Peter

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

**From:** Hollis Thorau [hthorau@svdpvictoria.com]  
**Sent:** January 4, 2016 12:10 PM  
**To:** assetmgmt@bc.anglican.ca  
**Subject:** Letter of Support for MDSHS Arrow Rd Project

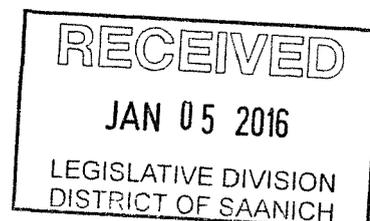
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ACKNOWLEDGED <i>dim</i>	

Hello,

Attached is a letter of support from the Society of Saint Vincent de Paul for the MDSHS development of 1550 Arrow Rd.

Please let me know if you need anything else.

Cheers



**Hollis Thorau**

Administrative Assistant  
Society of Saint Vincent de Paul  
4349 West Saanich Road, Victoria BC  
V8Z 3E8  
250 727 0007

SOCIETY OF  
**SAINT  
VINCENT  
DE PAUL**

4349 West Saanich Road  
Victoria, BC V8Z 3E8  
Phone: 250-727-0007  
Fax: 250-727-0771



December 22, 2015

Peter Daniel, MDC Project Manager and Asset Manager  
Anglican Synod of the Dioceses of BC

Dear Mr. Daniels,

I am writing this letter in support of the proposal of rezoning of the Mount Douglas Seniors Housing Society at 1550 Arrow Road to accommodate an additional 100 apartments which would help meet an urgent housing need within the community. The extension of this property would help provide affordable housing at \$450 per month (including heat, water and cable), for seniors whose average income is around \$17,000 per year, meaning rent would be below CMHC affordability criteria.

The Society of Saint Vincent de Paul also provides affordable housing for seniors thus allowing us insight into the challenges and increased needs for this population. In providing over 100 additional units of affordable housing for seniors, Mount Douglas Senior Housing Society is helping to address the needs of the community, but also of those living within the community. The Mount Douglas Senior Housing Society has already demonstrated success in helping address these needs within the Capital Regional District and would further do so with success in rezoning.

Once again The Society of Saint Vincent de Paul fully supports the Mount Douglas Senior Housing Society in their efforts and feels that additional affordable senior housing would be a positive asset to the existing housing offered within the CRD.

Sincerely,

Angela Hudson, Executive Director

arrow

**ClerkSec - Mount Douglas Seniors Housing Society**

**From:** "Peter Daniel" <assetmgmt@bc.anglican.ca>  
**To:** <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>, <ClerkSec@saanich.ca>, <planning@saanich.ca>, <mayor@saanich.ca>  
**Date:** 1/4/2016 9:26 AM  
**Subject:** Mount Douglas Seniors Housing Society  
**CC:** <[REDACTED]>, "John G. Smith" <[REDACTED]>, "JANE MASON" <[REDACTED]>, "Stephen Martin" <[REDACTED]>

Good Morning:  
 We received the following response from Isobel McKenzie, BC Seniors Advocate when we requested her position on our proposed Seniors Affordable Housing initiative at 1550 Arrow Road.  
 Ms. McKenzie notes the need for affordable housing among BC Seniors with minimal annual incomes.  
 Best Regards, Peter

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

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ACKNOWLEDGED	d.m.v.		

**From:** Seniors Advocate HLTH:EX [info@seniorsadvocatebc.ca]  
**Sent:** December 31, 2015 12:24 PM  
**To:** 'Peter Daniel'  
**Subject:** 299736 Mount Douglas Seniors Housing Society

Dear Mr. Daniel,

Thank you for your recent letter outlining the current and future seniors' housing options provided by the Diocese.

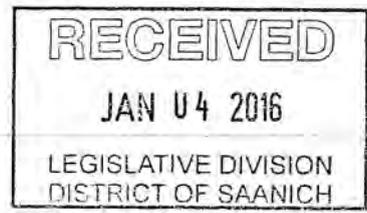
The need you are meeting is genuine. I can tell you that the #1 issue I hear from seniors is their concern about affordable housing. There are over 60,000 seniors in this province living on an annual income of \$17,000 or less, and for these people in particular, the ability to access affordable housing is crucial.

I wish you all the best in your ongoing efforts to support seniors.

Sincerely,

Isobel Mackenzie

**From:** Peter Daniel [mailto:assetmgmt@bc.anglican.ca]  
**Sent:** Tuesday, December 15, 2015 2:26 PM  
**To:** Biffard, Bev [REDACTED]



**Subject:** Mount Douglas Seniors Housing Society

Good Afternoon Bev:

We are getting significant NIMBY resistance to our project and have been asked to generate letters of support to Mayor and Council.

Please have a look at the outline attached, review our web site at [www.anglicanfoundation.ca](http://www.anglicanfoundation.ca) and let me know if it is possible for your office (and or you personally) to write in support of this much needed project. Email addresses for Mayor and Council are included in the outline attached.

We will be in the public arena in January and February and will need speakers for this project when we are. If that is a possibility it would be very helpful to have you attend and speak to the importance of affordable housing initiatives like ours.

Any assistance you can provide will be much appreciated.

Best Regards, Peter

Peter Daniel

Asset Manager Diocese of British Columbia

250-386-7781-local 246 Office

250-514-7797 mobile

[assetmgmt@bc.anglican.ca](mailto:assetmgmt@bc.anglican.ca)

Arrow

✓ rez  
295

ClerkSec - FW: Saanich Affordable Housing

From: "Susan Holloway" <[redacted]>  
To: "'Susan Holloway'" <[redacted]>  
Date: 12/28/2015 6:21 PM  
Subject: FW: Saanich Affordable Housing

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ACKNOWLEDGED	dm		

Dear Mayor and Councillors of Saanich,

We are writing you in order to show support for the planned project put forth to you by the Mt Douglas Seniors Housing Society. This project at 1550 Arrow Rd. is really a good plan for a much needed expansion of affordable housing in our municipality. It has been well thought out with great consideration given to the neighbours.

Our Mother enjoyed several wonderful years in the present Arrow Road facility. She loved the area as it is so natural, quiet, safe, and serene in its environment. There is little traffic and as few of the seniors actually own cars, the added projected numbers of residents would have little impact on the area and its other residences nearby.

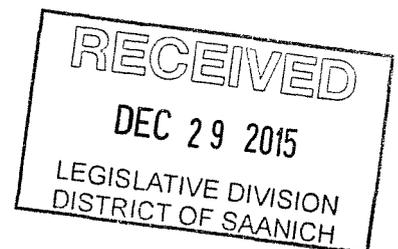
The building plan, with the increase in building height should provide minimal negative impact to the few neighbours nearby as obviously a senior population do not cause noise or have wild parties!

The neighbours could certainly be impacted in much more negative ways if the Society is unable to expand in order to keep rents at the lower level. Hopefully the neighbours realize that should the Society be unable to run the facility with these lower rents attained by this expansion project, that it could be sold to developers with much more impactful ideas!

Having been a Saanich resident ourselves for 25 years, we do understand that as homeowners we naturally do not want change in OUR neighbourhood, however, this project may someday be just what we need as well!

May you consider this project in the immediate future so it can move forward as soon as possible.

Thanking you for your attention to this matter,  
We remain,  
Susan and Ross Holloway



Arrow

Vrez

**THE DIOCESE OF BRITISH COLUMBIA**  
The Anglican Church of Canada

**The Right Reverend Dr. L. McMenamie**  
900 Vancouver Street, Victoria BC Canada V8V 3V7  
T 250 386 7781, ext. 250; F 250 386 4013  
Email bishop@bc.anglican.ca



December 14, 2015

Dear Mayor Atwell and Members of Council:

**Re - Mount Douglas Seniors Housing Society Project - 1550 Arrow Road, Saanich**

I am the Bishop of the Anglican Diocese of British Columbia and write to you with respect to the proposed initiative to expand and renovate the housing facility of Mount Douglas Court at 1550 Arrow Road, Saanich.

As you are aware, the Mount Douglas Seniors Housing Society, a not-for-profit, has recently paid off all debts on its 4-acre property in the Shelbourne and McKenzie area of Saanich. It is now able to continue its mandate to provide additional affordable seniors housing.

I am supportive of the Society's plans to invest in new facilities for seniors in financial difficulty, particularly with rental property in such demand in the greater Victoria region. We, as a Diocese, are increasingly concerned with the plight of seniors and others in our community with reduced incomes.

We are aware that the Society requires tenants to qualify for rental housing on the basis of age and income levels. No other restrictions apply.

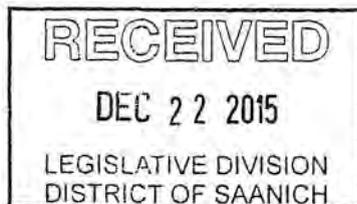
The Society has been providing affordable housing for seniors on this property for over 40 years. The Diocese looks forward to having the Society continue to provide affordable housing with new buildings that will complement the area for many more years.

Please support this important initiative when it comes before you for approvals during the public process.

Sincerely,



The Right Reverend Dr. Logan McMenamie  
Bishop, Diocese of British Columbia  
pd/ics



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302 – 895 Fort Street, Lekwungen Territories, Victoria, BC, Canada V8W 1H7  
Tel: (250) 361-3521 Fax: (250) 361-3541 Web: www.tapsbc.ca

December 18, 2015

Dear Saanich Mayor and Council,

I am writing this letter in support of Mount Douglas Seniors Housing Society's rezoning application that would support the development of an additional 100 units of desperately needed low-income housing in the Capital Regional District.

Together Against Poverty Society (TAPS) provides legal advocacy to low-income individuals in the areas of provincial income assistance, disability benefits, tenancy and employment standards. Over the past year TAPS served over 6,000 low-income individuals in the Capital Regional District, and a significant portion of those were living in Saanich. It is clear, based on the work that we do, that Saanich like many other municipalities in the Capital Regional District, is in dire need of affordable housing for its residents, especially for single seniors on fixed incomes. TAPS is also concerned with ensuring that housing for our society's most vulnerable is safe and secure and provided by high quality landlords. In our over 26 years of operations, TAPS has never heard a complaint from a tenant about Mount Douglas Court.

Truly affordable, housing that is safe and secure is extremely hard to come by in our region. With vacancy rates at .6 percent and perpetually low income assistance and provincial disability rates, low-income people are hard pressed to find adequate housing. This development comes at a time when our region needs it the most. I urge you to support this vitally important, high quality development initiative.

Sincerely,

  
Kelly Newhook  
Executive Director, TAPS

*Supported by:  
The Law Foundation of British Columbia, United Way of Greater Victoria,  
Province of British Columbia,  
The Provincial Employees Community Services Fund,  
and other generous donors.*

arrow

**ClerkSec - New information on Mount Douglas Seniors Housing Society project now on web site. All neighbours who have emailed us have been notified by email today.**

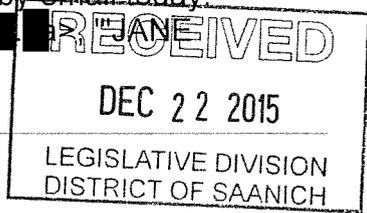
**From:** "Peter Daniel" <assetmgmt@bc.anglican.ca>  
**To:** <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.deraman@saanich.ca>, <fred.haynes@saanich.ca>, <dean.murdock@saanich.ca>, <colin.plant@saanich.ca>, <vicki.sanders@saanich.ca>, <leif.wergeland@saanich.ca>, <ClerkSec@saanich.ca>, <planning@saanich.ca>, <mayor@saanich.ca>

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FOR			

**Date:** 12/21/2015 2:51 PM

**Subject:** New information on Mount Douglas Seniors Housing Society project now on web site. All neighbours who have emailed us have been notified by email today.

**CC:** <[redacted]>, "John G. Smith" <[redacted]>, "MASON" <[redacted]>, "Stephen Martin" <[redacted]>



Good Morning:

Recently the web site for the redevelopment of the 1550 Arrow Road project has been updated. Please view at [www.anglicanfoundation.ca](http://www.anglicanfoundation.ca)

This is in response to some suggestions and recommendations from neighbours and others in emails; from a meeting held with neighbours on September 29<sup>th</sup>; from suggestions from Saanich and the GHRA.

New information on this project can be seen in the FAQ section where plans and videos now show the potential for development of the property (by others) under present zoning in place without the need for a rezoning process. This assumes that the property is sold to a third party who would want to develop to the maximum allowable under existing zoning in place.

This is not the intent of the Society. It has been done to demonstrate what is currently allowed. The result shown here is buildings to the maximum allowable under existing zoning while still respecting setbacks, height (24.5 feet) and Floor Space Ratios.

A video shows what development of a 2 level building to maximum density for zoning in place now might look like from across Bel Nor Place and Hopesmore Drive.

Of note, the existing building on site is under 45,000 square feet in size while present RA-1 zoning allows over 91,000 square feet on this 4 acre site. The existing bachelor units are under 400 square feet in size (80 units in total). The property could be developed with 90 units of approximately 1,000 square feet each.

A second new development option showing development under new rezoning applied for - RA-3 but with only 2 stories height shows a plan that increases the first phase building footprint at the expense of a lot of green space and setbacks much closer to the eastern site boundary of the property. This is in order to achieve 100 new residential units (bachelor units approximately 400 square feet in size and 1 BR units approximately 510 square feet in size). Development of the second phase under RA-3 zoning would require a 4 story building close to the western property line or underground parking to accommodate a 2 story building. Neither of these alternatives is feasible for neighbours or the Society – underground parking is too expensive; 4 stories adjacent to neighbour producing shadows is not likely acceptable. The video for this plan shows what the 2 level development under RA-3 zoning with reduced setbacks would look like from across Bel Nor Place and Hopesmore Drive.

There is also a third video showing the buildings applied for in rezoning and what this would look like from across Bel Nor Place and Hopesmore Drive. See this video under the tab "exterior concept" find the new "red NEW" area and click on the video to see this view.

Please note that all of the video views of all concepts are from approximately 50 feet back from the roads and from eye level approximately 5 feet above grade. These videos show tree shapes to match existing trees and they are accurate to Mount Douglas Court ground levels of proposed buildings.

Additionally, Parking and Traffic study information is now showing under the tab "exterior concept". These are independent consultant reports accounting for the parking use of our existing residents and estimating future needs for the new development proposed from that use analysis. It is on this basis that project parking is planned.

The Traffic study is an independent consultant report on **the impact of traffic form the existing building with projections of future impacts from the development proposed**. This is not a traffic study of Arrow Road commuter uses.

The Traffic study also shows our plans to widen the pedestrian path linking from our property to Bel Nor Place so that pedestrians, particularly seniors and those using walkers and scooters will have safe uninterrupted passage from the Mount Douglas site to safer level pedestrian pathways linking to Cedar Hill Road and commercial facilities nearby.

The Society has a legal easement over property that will allow it to widen this narrow, gated pedestrian path to 5 feet to accommodate safe passage.

The Society anticipates that the project will be debated in Council at a Committee of the Whole meeting early in the new year. It also anticipates that the project will come to a public hearing in early spring 2016. When we know the dates of these meetings, that information will be placed on the web site.

Regards, Peter

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

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

arrow

ClerkSec - Housing

From: "Audrey Harry" <[REDACTED]>  
To: <ClerkSec@saanich.ca>  
Date: 12/21/2015 1:24 PM  
Subject: Housing

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LEGISLATIVE DIVISION  
DISTRICT OF SAANICH

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Dear Sir/Madam,

I'm writing to you to ask you to support the Mount Douglas Seniors Housing Society in its plans to provide additional affordable housing for seniors in Victoria and surrounding areas.

Mount Douglas Seniors Housing Society has owned and operated an 80 unit for more than 40 years. It is located at 1550 Arrow Road and is associated with the Anglican Diocese of BC.

The property is zoned for apartment use, it is debt free and the suites rent for an average rate of \$450 per month which includes heat, water and cable vision. The average income of thee residents is approximately \$17000 p.a. This limits them from securing any other affordable housing. There is a large area of green space and the gardens are well cared for. The relationship with the neighbours, to date, has been amicable

The Society wants to develop more affordable housing for seniors on this property; the plan is to do this in 2 phases. The first phase is to construct a building housing 100 suites. Rezoning is required for this first building because the current zoning restricts the number of units to 90. The suites in the new unit will be both bachelor and one bedroom. Monthly rents will be well below CMHC levels and may include some utilities.

The second phase would be constructed in 10-30 years time and this would include the removal of the current building and replacing it with a building which will house about 140 units.

Please look at the plans, the Frequently Asked questions, and the Presentation, on the project web site at [www.anglicanfoundation.ca](http://www.anglicanfoundation.ca)

As the society is approaching rezoning, some neighbours have objected on the grounds that it is not appropriate in a residential neighbourhood. For the following reasons, increased traffic, the height of the building, pedestrian safety and increased density. These concerns have been addressed in the proposed plans for the new building and are available on the web site.

The project has been reviewed and recommended for approval by Saanich Planning Staff and the Gordon head Residents Association. The Saanich Advisory Design Panel

has approved the building plans which have designed to have the most minimal impact on the neighbourhood. It has been planned without government funding.

The Society has spent 15 months in preparation for the rezoning process. It has met with the current residents of Mount Douglas Court; it has held 2 special meetings with the neighbourhood and on occasion, with individual neighbours in response to individual concerns.

I am writing to you to ask you for your support for the Society in its plans to provide additional low cost housing for seniors in the Victoria district. Affordable housing for seniors is a major challenge and will only become more so as the years go by. The Society's mandate is to address that challenge in a timely manner and to do so with care and concern for all who live in the neighbourhood. We believe the plan is designed to achieve the best results for this purpose.

Audrey Harry (Mount Douglas Court Board Member)

██████████ Kentwood Lane

Victoria V8Y 2Y7

Ph ██████████

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BC Association of  
Community Response  
Networks

✓	ACKNOWLEDGED
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 DISTRICT OF SAANICH

December 18, 2015

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

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REPORT

FOR \_\_\_\_\_

ACKNOWLEDGED

**RE: Application to the Mayor and Council of Saanich regarding the urgent need for Seniors Housing**

It has come to our attention that an application has been made to the municipality of Saanich to build seniors housing at Mount Douglas Court.

The BC Association of Community Response Networks is a provincial organization which supports community Community Response Networks throughout the province (60 to date including one in the greater Victoria region). These networks bring together service providers, agencies and professionals to create a coordinated response to the abuse, neglect and self-neglect of vulnerable adults – the majority of whom are older adults. Our other mandate is to do public education as a preventative measure to build awareness of the issue.

We know that poorly housed adults are much more susceptible to abuse. If citizens have adequate housing and supports, they are not as likely to be preyed upon by friends, families and others. Financial abuse is by far the most common type of abuse.

By supporting this application you will be helping to make many more of your citizens live safe, healthy and independent lives.

Thank you for your consideration of this important issue.



Sherry Baker, M.A.  
Executive Director

ENTERED  
IN CASE

**RECEIVED**  
**DEC 21 2015**  
 PLANNING DEPT.  
 DISTRICT OF SAANICH

15008 – 26<sup>th</sup> Avenue, Surrey, BC V4P 3H5  
 Fax: 604.531.9498 • Email: [administration@bccrns.ca](mailto:administration@bccrns.ca) • Website: [www.bccrns.ca](http://www.bccrns.ca)



1111 WEST GEORGIA, SUITE 2000  
VANCOUVER, BC  
V6E 4S4

1111 CHEMIN GEORGIA O, PORTE 2000  
VANCOUVER, BC  
V6E 4S4

December 18, 2015

**Re: Mount Douglas Seniors Housing Society – Affordable Seniors Rental Housing Redevelopment –  
1550 Arrow Road, Saanich, BC**

To Whom It May Concern:

CMHC's Affordable Housing Centre supports Mount Douglas Seniors Housing Society's (MDSHS) housing proposal of redeveloping 1550 Arrow Road, Saanich. We commend MDSHS on their predevelopment activities of site rezoning, meetings with the District of Saanich, existing residents at Mt. Douglas Court and with the neighborhood residents. A successful project is the result of early consultations with all parties involved.

Through the provision of CMHC Seed and Proposal Development Funding, CMHC works with all levels of government, the nonprofit and private sectors to help Canadians in need access suitable, quality and affordable housings. The commitment of MDSHS to provide affordable housing for seniors without ongoing government subsidy continues to support our mission.

Thank you for advancing affordable housing solutions in the community.

Warmest Regards,

  
Debra Yip  
Affordable Housing Consultant - BC Region  
Tel: 604-737-4061

dyip@cmhc.ca

arrow

**ClerkSec - Mount Douglas Seniors Housing Society**

**From:** "Kim Dixon" <executivejb.nh@shawbiz.ca>  
**To:** <mayor@saanich.ca>  
**Date:** 12/20/2015 4:52 PM  
**Subject:** Mount Douglas Seniors Housing Society  
**CC:** <vic.derman@saanich.ca>, <judy.brownoff@saanich.ca>  
 <susan.brice@saanich.ca>, <fred.haynes@saanich.ca>, <dean.murdock@saanich.ca>, <colin.plant@saanich.ca>  
 <vicki.sanders@saanich.ca>, <leif.wergeland@saanich.ca>, <planning@saanich.ca>, <ClerkSec@saanich.ca>

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ACKNOWLEDGED	b.m		

Dear Mayor Atwell and members of Saanich Council,

**Re: Mount Douglas Seniors Housing Society: Rezoning Application**

I am writing to ask that, under your leadership, Saanich Council approve the rezoning of land at 1550 Arrow Road to allow for an additional 100 low-rent apartment-style units.

As the Executive Director of a Senior Activity Centre, I am well aware that there are surprisingly few apartment complexes suitable for low-income senior citizens to enjoy. Almost daily, I have seniors coming to talk to me about affordable housing as rents in the greater Victoria area are rising and unfortunately with the cost of living also rising, those on fixed incomes are finding it very difficult to find appropriate accommodation.

As you are probably aware, a very recent study by the *Community Social Planning Council* has shown a growing gap between available housing and demand for housing among low income citizens in Greter Victoria, in particular the elderly; so these plans are a direct response to a documented need. A need, I might add, which is likely to become worse as a number of rental complexes have recently been purchased and the new owners are renovating and raising rents nearly \$200 a month per unit. Indeed unfortunate circumstances to the senior's residing in these units and who are unable to afford this significant increase on their limited pensions.

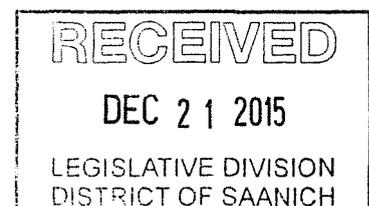
I urge you to consider the proposal from The Mount Douglas Seniors Housing Society and vote in favour of development if an additional 100 apartments that will be available well below the CMHC affordability level criteria and may include some utilities. I cannot express to you how much this housing will mean to the seniors in the Greater Victoria community.

Thank-you in advance for your time and consideration. I look forward to being able to tell seniors that there is an affordable housing alternative being built.

If you have any questions, please do not hesitate to contact me.

Sincerely,

*Kim Dixon*  
 Executive Director,  
 James Bay New Horizons



234 Menzies St  
Victoria, B.C. V8V 2G7  
Direct Line Phone: 250-386-4432  
[www.jamesbaynewhorizons.ca](http://www.jamesbaynewhorizons.ca)

arrow

ClerkSec - MDSHS Building plans

From: Derek Ellis <[REDACTED]>  
To: <ClerkSec@saanich.ca>  
Date: 12/16/2015 10:14 PM  
Subject: MDSHS Building plans

205  
12/17/15  
1702

POST TO	gen	POSTED	12/17/15
COPY TO	SA		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	blm		

Dear Sir/Madam,

Re: Mt. Douglas Seniors Housing Society, 1550 Arrow Road – New Building plans

I have been a volunteer member of the MDSHS Board for 14 years, as an Anglican Church Women nominee. This is an affordable housing building with the units renting for \$450 on average, including heat, water and cable vision.

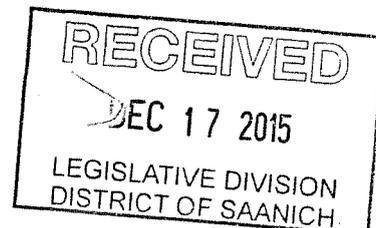
There is a family atmosphere within the building, and the tenants hold social events quite regularly. We keep the building in good repair and the grounds well kept and in spite of the low rentals we have paid off our mortgage and are debt free.

We wish to develop more affordable seniors housing to meet the obvious need. We have the land. We plan to develop another 100 units, one-bedroom and bachelor, in a separate building, to increase our capacity to 180 units. Monthly rentals are planned to be well below CMHC affordability level criteria. The zoning in place restricts the number of housing units or apartments to 90. Rezoning is needed for this new development. The plans are on the project website at [www.anglicanfoundation.ca](http://www.anglicanfoundation.ca).

Some neighbours are objecting to this project. They are afraid of traffic increases, pedestrian safety, the height of the building, etc. Virtually all these concerns have been addressed in the plans. The proposal has been reviewed and recommended for approval by Saanich Planning Staff, and has had a positive recommendation from the Gordon Head Residents Association. The new building is designed to retain, as much as possible, the pastoral "feel" of Mount Douglas Court so as to have a minimal impact on the neighbourhood.

I am writing to request your support for this project, which is planned without Government funding and will increase the number of affordable housing units for seniors.

Sincerely, Katharine Ellis



Arrow

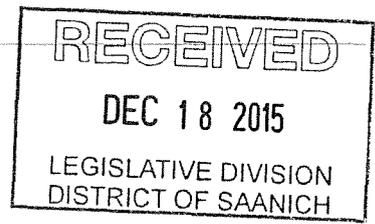
2015

**ClerkSec - Seniors' Housing Project on Arrow Road**

POST TO	gen	POSTED	12/18
COPY TO	SMV (recc)		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	blm		

**From:** "Sarah Smith" <ssmith@cridge.org>  
**To:** <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>, <ClerkSec@saanich.ca>, <planning@saanich.ca>, <mayor@saanich.ca>  
**Date:** 12/17/2015 2:18 PM  
**Subject:** Seniors' Housing Project on Arrow Road  
**CC:** "Peter Daniel" <assetmgmt@bc.anglican.ca>

His Worship, Richard Atwell, Mayor of Saanich and Council,  
December 17, 2015



Dear Mayor Atwell and Council,

I am writing this letter on behalf of The Cridge Centre for the Family in enthusiastic support of the Mount Douglas Seniors Housing Society's plan to develop 100 additional units of Seniors low income rental accommodation on the Arrow Road site.

I am the Manager of an Assisted Living Residence at The Cridge Centre and can't tell you how often I receive calls from seniors who are living on government pensions and have so few options for housing. To qualify for subsidized Assisted Living in the Island Health Authority a person must demonstrate both financial and physical need (assistance with showering, or dressing, for example). This leaves so many seniors unqualified if they are able to manage these personal care needs for themselves, but who could strongly benefit from income reduction, social interactions, and living in a community. Every day I am blessed to see the wonderful effect that moving into community brings to all of our residents – I often get calls from family saying "mom's never been so busy! She has friends and is always going off to meet someone for Bridge, or a visit". To see seniors' who are isolated and in extremely strained financial situations finally have some relief, and gain friendships, is a gift that our society should be striving to give them.

In going over the plans for MDSHS's project, it appears as though all possible contingencies have been planned for – from off street parking, to beautiful outdoor space with raised garden beds available, and shared common indoor space. I believe this project will be a blessing both to the seniors who are fortunate enough to live there, and to the neighbours who are near such a lovely community.

If I can provide any further insight from my experiences with this population group, I would be happy to speak with you,  
Sincerely,

**Sarah Smith**  
 Manager, Seniors' Services  
 The Cridge Village Seniors Centre  
 (250) 220-8567

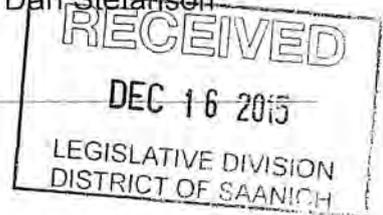
This email is intended solely for the use of the addressee and may contain information that is privileged and confidential. If you are not the intended recipient, any disclosure, copying or distribution of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by email. Thank you.

arrow

POST TO	Gen	POSTED	12-15
COPY TO	SHI recd		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	[Signature]		

ClerkSec - regarding Mount Douglas Court

**From:** Kirsten Mueller <kmueller@[REDACTED]>  
**To:** "susan.brice@saanich.ca" <'susan.brice@saanich.ca'>, "judy.brownoff@saanich.ca" <'judy.brownoff@saanich.ca'>, "vic.derman@saanich.ca" <'vic.derman@saanich.ca'>, "fred.haynes@saanich.ca" <'fred.haynes@saanich.ca'>, "dean.murdock@saanich.ca" <'dean.murdock@saanich.ca'>, "colin.plant@saanich.ca" <'colin.plant@saanich.ca'>, "vicki.sanders@saanich.ca" <'vicki.sanders@saanich.ca'>, "leif.wergeland@saanich.ca" <'leif.wergeland@saanich.ca'>, "ClerkSec@saanich.ca" <'ClerkSec@saanich.ca'>, "planning@saanich.ca" <'planning@saanich.ca'>, "mayor@saanich.ca" <'mayor@saanich.ca'>  
**Date:** 12/15/2015 2:02 PM  
**Subject:** regarding Mount Douglas Court  
**CC:** "assetmgmt@bc.anglican.ca" <assetmgmt@bc.anglican.ca>, Dan Stefanson <[REDACTED]>  
**BC:** ClerkSec



Good afternoon,

My husband and I live at [REDACTED] Arrow Rd, and are neighbours of the proposed rezoning of the property on Arrow Rd. I am also an Outreach Social Worker for Capital City Volunteers, a small non-profit sister agency to Saanich Volunteers (which receives support from the city of Saanich). My catchment area is the city of Victoria.

My job is to provide support and assistance to low income seniors and adults with disabilities living independently in the community. One of the hardest questions I get are those to do with housing and shelter. As an Outreach Worker I am in their homes almost every day. There are so few resources to draw on, and waiting lists are so long. Some have been waiting for up to ten years on the BC Housing waitlist. Some of my clients have lived for years in motels. Mold and bedbugs are not uncommon. Almost all of them have balance, mobility, vision and/or and hearing issues that impair their ability to stay independent, yet they persist. Almost none of them own their own home. In my position my caseload alone is approximately 200 individuals.

At home, we had our neighbours come by and ask us to sign the petition to stop the rezoning. I ignored them but my husband wrote to the committee and voiced his objections to what they were trying to achieve. I want you to know that not all the neighbours are against this proposal. If the project

means more traffic, I am only hoping that it may mean a repaved road, and better sidewalks. I often see seniors walking up and down Arrow Rd, bringing back their groceries. Arrow Rd is narrow and bumpy with many patches. I have no concerns about an increased height to the building, or increased density, in the face of the terrible need I see. Despite the density living there now, they are the quietest neighbours you could ever have! I think it's wonderful that there is a place for low income seniors that is quiet and idyllic, away from the higher crime and traffic areas that I serve in Victoria, yet so convenient to amenities. I can only hope the same for myself and my loved ones someday.

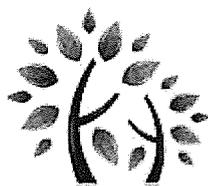
Kirsten Mueller, MSW RSW  
Outreach Worker  
(250) 388 – 7844 ext 310

Capital City Volunteers  
547 Michigan Street  
Victoria, BC V8V 1S5

*"Don't try to be young. Just open your mind. Stay interested in stuff."* Betty White

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Capital City Volunteers

*connecting generations / enhancing independence*

arrow



DAWSON HEIGHTS

v rez

December 8<sup>th</sup>, 2015

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

POST TO	Gen	POSTED	2015 12-16
COPY TO	SH ✓		50
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	D.M.A ✓		

Dear Mr. Atwell and Council members,

**Re: Mount Douglas Housing Society (MDHS) 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.

MDHS has been providing this level of housing support for the past 40 years. With only 80 units on a property of 4 acres, I believe that the Society is fulfilling a moral obligation to make use of the land for much needed housing.

A 2015 market analysis by Lumina Services listed the average market rent for a one-bedroom apartment in Saanich as \$856. An annual income of \$34,200 would be required in order to afford a rent at that level based on the 30% criterion that defines affordable housing. In Saanich alone there are 1,315 renters who are 55+ with incomes below \$25,000; 1000 of these are below \$20,000. With only 811 non-market seniors housing units in Saanich there is clearly a need for an increase in affordable housing.

In her report on Seniors Housing in BC – May 2015, BC's Seniors Advocate stated that seniors are very clear that they want to live as independently as possible. If provided with affordable, quality housing, in a safe and supportive community, seniors will often remain independent for very much longer.

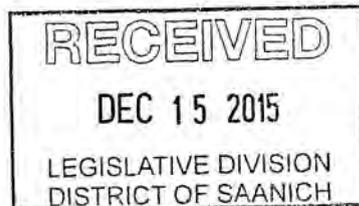
As an operator of affordable seniors housing services at Dawson Heights I am well aware of the unmet need. There are currently 63 people on our waiting lists for one-bedroom and studio units. With very little turnover of our suites, these people have little hope of ever securing affordable accommodation here at Dawson Heights.

In MDHS we have a society that is debt free; a competitive construction climate; low interest rates; and a willingness to undertake construction to fill a much needed housing gap. If not now Mr. Mayor, when?

Yours sincerely,



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

John G. Smith,

██████████ Alec Road, Saanichton, B.C. V8M 1S3

Dear Mayor and Council Members for the District of Saanich

I am on the Board of Mount Douglas Seniors Housing Society, a society which operates under the auspices of the Anglican Diocese of B.C., and am writing to you in support of its application to rezone its 4 acre property on Arrow Road to enable the Society to further fulfill its mandate to provide independent-living housing for low-income seniors. The Society has been providing this type of accommodation as an integral feature of the community for over 40 years. The immediate plan is to add a second 100 unit building to the present 80 unit building,

I have been on the Society's Building Committee since its inception, and assure you that everyone involved – Board members, architects and other consultants - are committed to planning the project so as to provide a facility of which we and the community can be proud, and a model for other developments for this much needed type of accommodation.

We have taken great care to listen to and meet with local residents, and a visit to our Presentation on the web site at [www.anglicanfoundation.ca](http://www.anglicanfoundation.ca) will show how comprehensively we have attended to the details of the project.

The new building will provide for an attractive life-style for its residents, including social amenities and gardens, and has been designed with care and consideration for its neighbours, retaining, to the greatest extent possible, the pastoral "feel" of Mount Douglas Court. I understand that Saanich Planning Staff recommends approval of the project, and that the Gordon Head Residents Association and the Saanich Advisory Design Panel are supportive of the project and the building plans.

We all know that affordable housing for seniors is a major challenge for municipalities in this region, and the District of Saanich recognizes that. By approving this project you will be showing leadership by catering significantly to the future needs of the community.

Yours Sincerely

John G. Smith

██████████

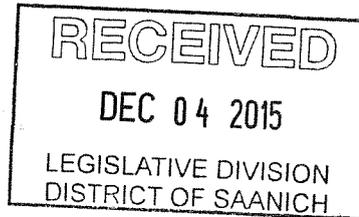
Arrow

*Vez*

**Council - Re-Zoning Application - 1550 Arrow Rd. Victoria, BC**

**From:** "Jeff & Sheryl St.Gelais" <[REDACTED]>  
**To:** <planning@saanich.ca>, <council@saanich.ca>  
**Date:** 12/4/2015 10:07 AM  
**Subject:** Re-Zoning Application - 1550 Arrow Rd. Victoria, BC

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



POST TO	<i>Gen</i>	POSTED	<i>2015 12-04 30</i>
COPY TO	<i>JV</i>		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	<i>[Signature]</i>		

Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

I am a resident in the vicinity of the Mount Douglas Court Seniors Housing complex located at 1550 Arrow Rd. Our residential area is composed of one and two story residential homes on quiet no-through streets.

**I am extremely concerned about the significant impact that this proposed redevelopment will have on our residential area.**

As you may be aware, there is currently a two story building on this site that contains 80 residential housing rental units for low income individuals. The Mount Douglas Seniors Housing Society (MDSHS) has made an application to have the above property re-zoned from RA-1 to RA-3. **If their application is approved by Saanich Council, they plan to build a second building on their property that will be three stories high and contain 100 housing units. This would result in a very significant 125% increase in housing units on this property.**

I acknowledge the increasing need for additional subsidized seniors housing throughout Saanich and the greater Victoria area. **However, I feel that a development such as the one proposed for this property should not be approved in its present design due to the major impact that this will have on our residential area.**

My concerns about this proposed development are as follows:

- **Increase in Density** - The significant increase in property density with the addition of 100 additional housing units in Phase 1 and, in future, an additional 60 units in Phase 2 without the need to for a future additional change in zoning;
- **Increase in Traffic Volumes** – The increase in housing units will result in a major increase in pedestrian, bicycle and vehicular traffic, including cars, trucks, service vehicles, emergency and public transit vehicles. This raises serious safety concerns due to the narrow width of Arrow Road, the steep blind spot with limited vehicle visibility and the lack of a sidewalk that meets Saanich requirements;
- **Re-Zoning Sets a Serious Precedent for Saanich** – I understand that a review of 46 multi-unit residential properties in Saanich with RA-3 zoning found that none of these were located in a fully residential area such as ours;

- **Inconsistency with Shelbourne Valley Action Plan (SVAP)** – I understand that the three story building proposed for our residential area does not adhere to the standards set out in the SVAP which requires that taller and higher density buildings be located along the valley's major arterial roadways. Arrow Road certainly cannot be described as a "major arterial roadway".

**Despite my concerns about this project as it has been proposed by the MDSHS, I do support the construction of a smaller new two-story building, rather than a three-story building.**

As a condition of the re-zoning approval, I suggest that the District of Saanich review the suitability of Arrow Road for the anticipated increase in traffic expected with this development.

It is my expectation that each of you, as our elected municipal representatives, will give serious consideration to my concerns about the re-zoning proposal at 1550 Arrow Road and the design of the new residential building as it is currently proposed.

Thank you.

Respectfully,

**Jeff and Sheryl St Gelais**  
[REDACTED]

**Planning - Fwd: Re: Arrow Rd**

**From:** Andrea Pickard  
**To:** Planning  
**Date:** 11/19/2015 12:17 PM  
**Subject:** Fwd: Re: Arrow Rd

input to add to the file for 1550 Arrow Rd please, thanks

>>> "M & C" <[REDACTED]> 11/3/2015 7:16 AM >>>  
 Hello,

I was under the impression that the neighbours adjacent to the proposed development wanted to stop any building for seniors there. We went to a meeting at Nellie McClung library to see what their objections were. I don't live in the neighbourhood but I do walk by. I can understand some of their objections. From what I gather they would support a 2 story building. SO AGAIN I SAY THANK YOU FOR BUILDING AFFORDABLE HOMES FOR SENIORS ON ARROW ROAD. *I am happy to see this in Gordon Head....and the land is available. I am wondering if its possible to have underground parking on the site? And I can understand those home owners backing on to the property objecting to a 3 story building being built. Of course there may be only 5 homeowners? verses a home for 100 seniors....With underground parking the building could be 2 stories high with a larger footprint. There are so many streets in Saanich that need sidewalks...Arrow is one of them. Sure you can share this email with Saanich Council and good luck with building this worthwhile project. I look forward to see construction starting .*

Claudia Tessier [REDACTED]

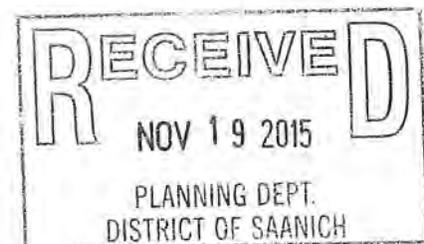
**From:** Peter Daniel  
**Sent:** Monday, November 2, 2015 10:35 AM  
**To:** 'M & C'  
**Subject:** RE: Arrow Rd

Thank you for your supportive position. I would like to pass this on to the Mount Douglas Seniors Housing Society Board and to Saanich Planning.

If possible can you please call me to authorize me doing this. Best to call on my mobile phone.

Best Regards, Peter

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



**From:** M & C [REDACTED]  
**Sent:** October-30-15 3:09 PM  
**To:** assetmgmt@bc.anglican.ca  
**Subject:** Arrow Rd

I think its awesome that the Mount Douglas Seniors Housing Society plans to build 100 additional housing units for low income seniors! I live on Cedar Hill Rd and often pass by the present complex on Arrow Rd. The property is large and the need is there. I cant see why anybody would object to this worthwhile project. Then in the future to replace the existing building with a more modern complex will improve the neighbourhood. Thank you for building this complex for seniors...Claudia Tessier

ARROW

NOV 20 2015 ✓

LORRAINE SCOTT

ARROW RD Victoria, BC V8N 1C5

Phone: [REDACTED]

e-mail: [REDACTED]

RECEIVED  
NOV 26 2015  
LEGISLATIVE DIVISION  
DISTRICT OF SAANICH

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

POST TO	General	POSTED	2015 11/26
COPY TO	JH		80
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	BIM		

Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

I am a resident in the vicinity of the Mount Douglas Court Seniors Housing complex located at 1550 Arrow Rd. Our residential area is composed of one and two story residential homes on quiet no-through streets.

**I am extremely concerned about the significant impact that this proposed redevelopment will have on our residential area.**

As you are aware, there is currently a two story building on this site that contains 80 residential housing rental units for low income individuals. The Mount Douglas Seniors Housing Society (MDSHS) has made an application to have the above property re-zoned from RA-1 to RA-3. **If their application is approved by Saanich Council, they plan to build a second building on their property that will be three stories high and contain 100 housing units. This would result in a very significant 125% increase in housing units on this property.**

I acknowledge the increasing need for additional subsidized seniors housing throughout Saanich and the greater Victoria area. **However, I feel that a development such as the one proposed for this property should not be approved in its present design due to the major impact that this will have on our residential area.**

My concerns about this proposed development are as follows:

- **Increase in Density** - The significant increase in property density with the addition of 100 additional housing units in Phase 1 and, in future, an additional 60 units in Phase 2 without the need to for a future additional change in zoning;
- **Increase in Traffic Volumes** – The increase in housing units will result in a major increase in pedestrian, bicycle and vehicular traffic, including cars, trucks, service vehicles, emergency and public transit vehicles. This raises serious

safety concerns due to the narrow width of Arrow Road, the steep blind spot with limited vehicle visibility and the lack of a sidewalk that meets Saanich requirements;

- **Re-Zoning Sets a Serious Precedent for Saanich** – I understand that a review of 46 multi-unit residential properties in Saanich with RA-3 zoning found that none of these were located in a fully residential area such as ours;
- **Inconsistency with Shelbourne Valley Action Plan (SVAP)** – I understand that the three story building proposed for our residential area does not adhere to the standards set out in the SVAP which requires that taller and higher density buildings be located along the valley's major arterial roadways. Arrow Road certainly cannot be described as a "major arterial roadway".

~~Despite my concerns about this project as it has been proposed by the MDSHS, I do support the construction of a new two-story building, rather than a three-story building.~~

*I DO NOT support the construction of ~~a~~ either a 2 story or 3 story building - L. Scott Nov 20, 2015.*

As a condition of the re-zoning approval, I suggest that the District of Saanich review the suitability of Arrow Road for the anticipated increase in traffic expected with this development.

It is my expectation that each of you, as our elected municipal representatives, will give serious consideration to my concerns about the re-zoning proposal at 1550 Arrow Road ~~and the design of the new residential building as it is currently proposed.~~ L.S.

Thank you.

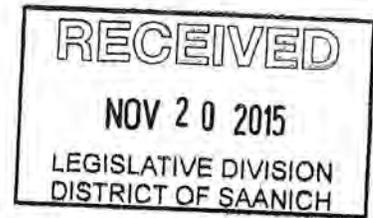
Respectfully,

  
signature

signature

LORRAINE SCOTT  
print name

print name



[redacted] Oakwinds St.  
Victoria, BC V8N 3B4

Phone: [redacted]

e-mail: [redacted]

Date: 2015 Nov 19

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

Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

I am a resident in the vicinity of the Mount Douglas Court Seniors Housing complex located at 1550 Arrow Rd. Our residential area is composed of one and two storey residential homes on quiet no-through streets.

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I acknowledge the increasing need for additional subsidized seniors housing throughout Saanich and the greater Victoria area. **However, I feel that a development such as the one proposed for this property should not be approved in its present design due to the major impact that this will have on our residential area.**

My concerns about this proposed development are as follows:

- **Use Of Arrow and Oakwinds St.**- Currently there are many vehicles that use these streets as a way of **avoiding the traffic light** at McKenzie and Cedar Hill Rd. which already adds substantial, unsafe levels of traffic on these streets;

- **Visability** – As Arrow runs east / west, it is EXTREMELY difficult to see people walking, riding, driving due to the slant of the **SUN** in your eyes. This varies depending on the season, but it occurs during ALL seasons. It is currently EXTREMELY difficult to negotiate the parked cars, people walking on the road (both sides) as there is only a facsimile of a sidewalk **NOT A REAL SIDEWALK** on the street. The sun obscures vision and we have narrowly missed both people and vehicles on this street. SO FAR;
- **Speed Tag** – There already is a **speed tag** indicating 20mph speed on the street due to the dangers present;
- **Width of Street** – Arrow is a very **narrow street**. It is not as wide as city streets are supposed to be. I had this conversation with a city engineer a number of years ago. I was almost involved in an **accident** at the corner of Arrow and Oakwinds. I tried to pull out onto Arrow from Oakwinds toward Cedar Hill. There was a car parked across from the intersection and there is a stone fence at the corner, as I tried to enter the street, a car came along in my lane (in order to get around the parked car) and almost hit me. Fortunately, I stopped in time. This driver was NOT aware that I was there AT ALL. It is NOT wide enough for 3 vehicles to be in the street at the same time. The city engineer agreed with me that the street was narrow and that he would like to see no parking in the intersection. He wanted to go ahead with a parking restriction, but the Police – Traffic Department said NO. Instead they erected a STOP SIGN. I'm not sure how this makes it safer for me trying to negotiate Arrow;
- **Construction** – Currently there is a house under construction in this same area of the street. It has been under construction since spring. This situation has resulted in even more vehicles parked along this already too **narrow and dangerous street**. I am surprised that there have not been serious accidents as a result. It is only because people take extreme care to negotiate the area, however, with this proposed development I believe you are pushing the **boundaries of safety** – both personal and property, beyond the limits;
- **Use of Arrow** – We are forced to use Arrow **no matter where we are going**. It is next to impossible to enter McKenzie from Oakwinds safely and there is a NO TURN sign posted on McKenzie so we have to use Arrow Rd to return home to our house as well. This already adds a great deal of traffic to the street;
- **Age of Drivers** – If you add the significant number of elderly drivers proposed by this development to an already narrow and dangerous street who knows what will happen. It is already monumentally difficult to negotiate this street and it requires a great deal of skill and requires quick reflexes;
- **Increase in Density and Walkers**- The significant increase in property density with the addition of 100 additional housing units in Phase 1 and, in future, an additional 60 units in Phase 2 without the need to for a future additional change in zoning begs the question of how many additional people will be walking on the street;

- **Re-Zoning Sets a Serious Precedent for Saanich** – I understand that a review of 46 multi-unit residential properties in Saanich with RA-3 zoning found that none of these were located in a fully residential area such as ours;
- **Inconsistency with Shelbourne Valley Action Plan (SVAP)** – I understand that the three storey building proposed for our residential area does not adhere to the standards set out in the SVAP which requires that taller and higher density buildings be located along the valley's major arterial roadways. Arrow Road certainly cannot be described as a "major arterial roadway".

As a condition of the re-zoning approval and, in view of the fact that there is no proposal to widen or redevelop the street, I suggest that the District of Saanich review the suitability of Arrow Road for the anticipated increase in density and traffic expected with this development.

It is my expectation that each of you, as our elected municipal representatives, will give serious consideration to my concerns and fears about the re-zoning proposal at 1550 Arrow Road and the design of the new residential building as it is currently proposed.

Respectfully,

Barb Hill

Arrow

## ClerkSec - 1550 arrow road developmenr

**From:** STEVE YARMIE <[REDACTED]>  
**To:** <mayor@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.derman@saanich.ca>, <vicki.sanders@saanich.ca>, <fred.haynes@saanich.ca>, <dean.murdock@saanich.ca>, <colin.plant@saanich.ca>, <leif.werland@saanich.ca>, <contact@gordonhead.ca>  
**Date:** 11/12/2015 1:09 PM  
**Subject:** 1550 arrow road developmenr

Dear Mayor Attwell and Councillors:

My name is Steve Yarmie. My wife Carole and I are residents and Saanich taxpayers for over 40 years at our [REDACTED] Oakwinds Street address, which is in the vicinity of the Mount Douglas Seniors Housing complex. We strongly urge Mayor and Council to deny the zoning application from R-1 to R-3 for the following reasons:

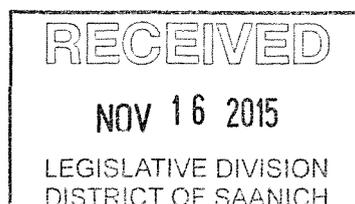
1. If approved the change in zoning will permit the increase of housing units by 125% in phase 1 and an additional 60 units in phase 2. in the future.  
R-3 zoning in this area would set a president for other development in our residential area set by the Shelbourne Valley Action Plan.  
Arrow Road is not a "Major arterial roadway.
2. 3 story buildings in this residential area do not adhere to the standards setout by the Action Plan
3. The dramatic increase on population and traffic cannot be accommodated by Arrow Road and Oakwinds Street. I suggest Mayor and Council take time out soon from your busy schedule and take a driving experience up Arrow Road off Cedar Hill Road and left on Oakwinds Street. (watch our for the deer). Good luck attempting to make a left turn onto McKenzie Avenue.
4. A simultaneous comprehensive traffic study of Arrow Road beginning at Cedar Hill Road and ending at Oakwinds Street and McKenzie Avenue will also determine the non-resident traffic that shortcuts the Cedar Hill / McKenzie intersection. This cost to be bourne by the developer/applicant not the taxpayers of Saanich.
5. The proposed sidewalk will empty onto a white line make-believe sidewalk.
6. There may be a need for additional subsidized seniors housing throughout greater Victoria and Saanich However I believe the applicant is not being transparent about this need whereby, the proposed dwelling units are minimal in size and the proposed rent is at the maximum, and the application for rezoning is at the maximum.
7. Another concern is the ecosystem whereby rain water is vital to the surrounding area with duck pond at Bow park and tributaries of Bowker Creek depending on clean ground filtered water, not parking lot and roof run-off water.

It is our expectation that each of you, as our elected municipal representatives, will give serious consideration to our concerns about the rezoning proposal at Arrow Road

Respectfully submitted;

Steve Yarmie

Carole Yarmie



POST TO	Gen	POSTED 2015
COPY TO	SA	
INFORMATION	<input checked="" type="checkbox"/>	
REPLY TO WRITER	<input type="checkbox"/>	
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>	
REPORT	<input type="checkbox"/>	
FOR		
ACKNOWLEDGED	blm	

Arrow

Council - Douglas Court development

From: "Garth Homer" <[REDACTED]>  
 To: <cduncil@saanich.ca>  
 Date: 11/15/2015 3:30 PM  
 Subject: Douglas Court development  
 CC: <contact@gordonhead.ca>  
 Attachments: Douglas Court.docx

Garth and Penny Homer,  
 [REDACTED] Oakwinds St.  
 Victoria, BC V8N 3B4  
 Phone: [REDACTED]  
 e-mail: [REDACTED]

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

Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

I am a resident in the vicinity of the Mount Douglas Court Seniors Housing complex located at 1550 Arrow Rd. Our residential area is composed of one and two story residential homes on quiet no-through streets and one townhouse unit.

I am extremely concerned about the significant impact that this proposed redevelopment will have on our residential area.

As you are aware, there is currently a two story building on this site that contains 80 residential housing rental units for low income individuals. The Mount Douglas Seniors Housing Society (MDSHS) has made an application to have the above property re-zoned from RA-1 to RA-3. If their application is approved by Saanich Council, they plan to build a second building on their property that will be three stories high and contain 100 housing units. This would result in a very significant 125% increase in housing units on this property.

I acknowledge the increasing need for additional subsidized seniors housing throughout Saanich and the greater Victoria area. However, I feel that a development such as the one proposed for this property should not be approved in its present design due to the major impact that this will have on our residential area. I feel a careful rethinking of the design might well satisfy the current housing allotment without requiring a zoning change.

My concerns about this proposed development are as follows:

- **Increase in Density** - The significant increase in property density with the addition of 100 additional housing units in Phase 1 and, in future, an additional 60 units in Phase 2 without the need to for a future additional change in zoning;
- **Increase in Traffic Volumes** – The increase in housing units will result in a major increase in pedestrian, bicycle and vehicular traffic, including cars, trucks, service vehicles, emergency and public transit vehicles. This raises serious safety concerns due to the narrow width of Arrow Road, the steep blind spot with limited vehicle visibility and the lack of a sidewalk that meets Saanich requirements;
- **Re-Zoning Sets a Serious Precedent for Saanich** – I understand that a review of 46 multi-unit residential properties in Saanich with RA-3 zoning found that none of these were located in a fully residential area such as ours;
- **Inconsistency with Shelbourne Valley Action Plan (SVAP)** – I understand that the three story building proposed for our residential area does not adhere to the standards set out in the SVAP which requires that taller and higher density buildings be located along the valley's major arterial roadways. Arrow Road certainly cannot be described as a "major arterial roadway".

Despite my concerns about this project as it has been proposed by the MDSHS, I do support the construction of a new two-story building, rather than a three-story building.

As a condition of the re-zoning approval, I suggest that the District of Saanich review the suitability of Arrow Road for the anticipated increase in traffic expected with this development.

To be more specific:

- Arrow road is currently the only access to the neighbourhood for anyone proceeding south on Mackenzie given the left turn constrictions on Oakwinds St. This makes Arrow a very busy road at high traffic times.
- As pointed out above Arrow road has no sidewalk. Currently walkers and drivers have only a white line to delineate their space. This walk is frequently used by residents of Douglas Court some with walkers. Any parking on the road turn Arrow in a single lane and two cars passing on the blind hill must use the sidewalk to avoid a collision.
- Larger vehicles such as those used during construction will require all of Arrow road in some locations and could become a dangerous hazard.

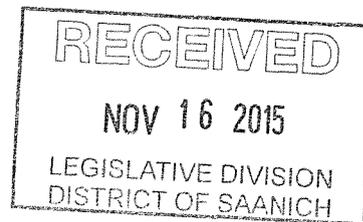
It is my expectation that each of you, as our elected municipal representatives, will give serious consideration to my concerns about the re-zoning proposal at 1550 Arrow Road and the design of the new residential building as it is currently proposed.

Thank you.

Respectfully,

Garth and Penny Homer.

POST TO	Gen	POSTED	NOV 15 2015
COPY TO	SA		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
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FOR			
ACKNOWLEDGED	dm		



Garth and Penny Homer,  
 [REDACTED] Oakwinds St.  
 Victoria, BC V8N 3B4

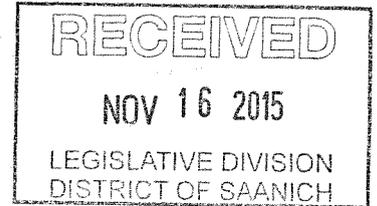
Arrow

Nov 10 2015

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ACKNOWLEDGED: BIM	

R & Y. FOWLER  
 [REDACTED] HOPESMORE DR Victoria, BC  
 Phone: (250) 477-3002  
 e-mail: \_\_\_\_\_

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



Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

I am a resident in the vicinity of the Mount Douglas Court Seniors Housing complex located at 1550 Arrow Rd. Our residential area is composed of one and two story residential homes on quiet no-through streets.

**I am extremely concerned about the significant impact that this proposed redevelopment will have on our residential area.**

As you are aware, there is currently a two story building on this site that contains 80 residential housing rental units for low income individuals. The Mount Douglas Seniors Housing Society (MDSHS) has made an application to have the above property re-zoned from RA-1 to RA-3. **If their application is approved by Saanich Council, they plan to build a second building on their property that will be three stories high and contain 100 housing units. This would result in a very significant 125% increase in housing units on this property.**

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- **Increase in Traffic Volumes** – The increase in housing units will result in a major increase in pedestrian, bicycle and vehicular traffic, including cars, trucks, service vehicles, emergency and public transit vehicles. This raises serious

safety concerns due to the narrow width of Arrow Road, the steep blind spot with limited vehicle visibility and the lack of a sidewalk that meets Saanich requirements;

- **Re-Zoning Sets a Serious Precedent for Saanich** – I understand that a review of 46 multi-unit residential properties in Saanich with RA-3 zoning found that none of these were located in a fully residential area such as ours;
- **Inconsistency with Shelbourne Valley Action Plan (SVAP)** – I understand that the three story building proposed for our residential area does not adhere to the standards set out in the SVAP which requires that taller and higher density buildings be located along the valley's major arterial roadways. Arrow Road certainly cannot be described as a "major arterial roadway".

**Despite my concerns about this project as it has been proposed by the MDSHS, I do support the construction of a new two-story building, rather than a three-story building.**

As a condition of the re-zoning approval, I suggest that the District of Saanich review the suitability of Arrow Road for the anticipated increase in traffic expected with this development.

It is my expectation that each of you, as our elected municipal representatives, will give serious consideration to my concerns about the re-zoning proposal at 1550 Arrow Road and the design of the new residential building as it is currently proposed.

Thank you.

Respectfully,



signature

RICHARD FOWLER

print name



signature

YVONNE FOWLER

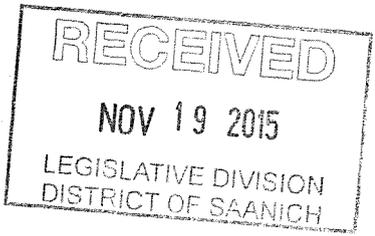
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Arrow.

November 8, 2015

2015  
 POST TO gen POSTED 11/20/15  
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 INFORMATION   
 REPLY TO WRITER   
 COPY RESPONSE TO LEGISLATIVE DIVISION   
 REPORT   
 FOR \_\_\_\_\_  
 ACKNOWLEDGED: bl.m.

ALAN & SHIRLEY BAILEY  
3991 Bel Nor Pl. Victoria, BC V8N 6B6  
 Phone: [REDACTED]  
 e-mail: [REDACTED]



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

Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

I am a resident in the vicinity of the Mount Douglas Court Seniors Housing complex located at 1550 Arrow Rd. Our residential area is composed of one and two story residential homes on quiet no-through streets.

**I am extremely concerned about the significant impact that this proposed redevelopment will have on our residential area.**

As you are aware, there is currently a two story building on this site that contains 80 residential housing rental units for low income individuals. The Mount Douglas Seniors Housing Society (MDSHS) has made an application to have the above property re-zoned from RA-1 to RA-3. **If their application is approved by Saanich Council, they plan to build a second building on their property that will be three stories high and contain 100 housing units. This would result in a very significant 125% increase in housing units on this property.**

I acknowledge the increasing need for additional subsidized seniors housing throughout Saanich and the greater Victoria area. **However, I feel that a development such as the one proposed for this property should not be approved in its present design due to the major impact that this will have on our residential area.**

My concerns about this proposed development are as follows:

- **Increase in Density** - The significant increase in property density with the addition of 100 additional housing units in Phase 1 and, in future, an additional 60 units in Phase 2 without the need to for a future additional change in zoning;
- **Increase in Traffic Volumes** – The increase in housing units will result in a major increase in pedestrian, bicycle and vehicular traffic, including cars, trucks, service vehicles, emergency and public transit vehicles. This raises serious

safety concerns due to the narrow width of Arrow Road, the steep blind spot with limited vehicle visibility and the lack of a sidewalk that meets Saanich requirements;

- **Re-Zoning Sets a Serious Precedent for Saanich** – I understand that a review of 46 multi-unit residential properties in Saanich with RA-3 zoning found that none of these were located in a fully residential area such as ours;
- **Inconsistency with Shelbourne Valley Action Plan (SVAP)** – I understand that the three story building proposed for our residential area does not adhere to the standards set out in the SVAP which requires that taller and higher density buildings be located along the valley's major arterial roadways. Arrow Road certainly cannot be described as a "major arterial roadway".

**Despite my concerns about this project as it has been proposed by the MDSHS, I do support the construction of a new two-story building, rather than a three-story building.**

As a condition of the re-zoning approval, I suggest that the District of Saanich review the suitability of Arrow Road for the anticipated increase in traffic expected with this development.

It is my expectation that each of you, as our elected municipal representatives, will give serious consideration to my concerns about the re-zoning proposal at 1550 Arrow Road and the design of the new residential building as it is currently proposed.

Thank you.

Respectfully,



signature

ALAN G. BAILEY

print name



signature

SHIRLEY BAILEY

print name

arrow

November 10, 2015

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

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

Please find attached 38 letters from concerned citizens regarding the re-zoning application for Mount Douglas Court Seniors Housing complex located at 1550 Arrow Rd.

POST TO	gen	POSTED	9 2015
COPY TO	shv		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	bl.m		

RECEIVED  
NOV 12 2015  
LEGISLATIVE DIVISION  
DISTRICT OF SAANICH

Nov 1/15

LARRY RUSSELL

BEL NOR Victoria, BC V8N 6B6

Phone: [REDACTED]

e-mail: [REDACTED]

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

Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

I am a resident in the vicinity of the Mount Douglas Court Seniors Housing complex located at 1550 Arrow Rd. Our residential area is composed of one and two story residential homes on quiet no-through streets.

**I am extremely concerned about the significant impact that this proposed redevelopment will have on our residential area.**

As you are aware, there is currently a two story building on this site that contains 80 residential housing rental units for low income individuals. The Mount Douglas Seniors Housing Society (MDSHS) has made an application to have the above property re-zoned from RA-1 to RA-3. **If their application is approved by Saanich Council, they plan to build a second building on their property that will be three stories high and contain 100 housing units. This would result in a very significant 125% increase in housing units on this property.**

I acknowledge the increasing need for additional subsidized seniors housing throughout Saanich and the greater Victoria area. **However, I feel that a development such as the one proposed for this property should not be approved in its present design due to the major impact that this will have on our residential area.**

My concerns about this proposed development are as follows:

- **Increase in Density** - The significant increase in property density with the addition of 100 additional housing units in Phase 1 and, in future, an additional 60 units in Phase 2 without the need to for a future additional change in zoning;
- **Increase in Traffic Volumes** – The increase in housing units will result in a major increase in pedestrian, bicycle and vehicular traffic, including cars, trucks, service vehicles, emergency and public transit vehicles. This raises serious

safety concerns due to the narrow width of Arrow Road, the steep blind spot with limited vehicle visibility and the lack of a sidewalk that meets Saanich requirements;

- **Re-Zoning Sets a Serious Precedent for Saanich** – I understand that a review of 46 multi-unit residential properties in Saanich with RA-3 zoning found that none of these were located in a fully residential area such as ours;
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**Despite my concerns about this project as it has been proposed by the MDSHS, I do support the construction of a new two-story building, rather than a three-story building.**

As a condition of the re-zoning approval, I suggest that the District of Saanich review the suitability of Arrow Road for the anticipated increase in traffic expected with this development.

It is my expectation that each of you, as our elected municipal representatives, will give serious consideration to my concerns about the re-zoning proposal at 1550 Arrow Road and the design of the new residential building as it is currently proposed.

Thank you.

Respectfully,

signature

LARRY RUSSELL

print name

print name

Nov. 1 / 15

Naan 1 | 2015  
Heather Davis Victoria, BC V8N 3B5

Phone: [REDACTED]

e-mail: [REDACTED]

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

[REDACTED] C. Abdala PL

Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

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It is my expectation that each of you, as our elected municipal representatives, will give serious consideration to my concerns about the re-zoning proposal at 1550 Arrow Road and the design of the new residential building as it is currently proposed.

Thank you.

Respectfully,



signature

HEATHER DAVIES

print name

\_\_\_\_\_  
signature

\_\_\_\_\_  
print name

NOV 1, 2015

RONALD DAVIES

DAKDALE Victoria, BC V8N 3B5

Phone: [REDACTED]

e-mail: [REDACTED]

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

Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

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Thank you.

Respectfully,



signature

signature

RONALD DAVIES

print name

print name

November 1, 2015

Craig + Marilyn Evans  
Arrow Ct, Victoria, BC V8N 6E7

Phone: ( [REDACTED] )

e-mail: [REDACTED]

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

Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

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Thank you.

Respectfully,

  
signature

R CRAIG EVANS  
print name

  
signature

M. J. EVANS  
print name

Nov 1, 2015

George Stenning

[REDACTED] OAKDALE PL Victoria, BC V8N 3B5

Phone: [REDACTED]

e-mail: \_\_\_\_\_

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

Dear Mayor Atwell and Councillors:

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\_\_\_\_\_  
signature

\_\_\_\_\_  
signature

*GEORGE STENNING*  
\_\_\_\_\_  
print name

\_\_\_\_\_  
print name

Nov. 1/15

Brijan and Chara J

Arrow Rd. Victoria, BC V8N 1C8

Phone: [REDACTED]

e-mail: [REDACTED]

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

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signature

Praveena Charan

print name



signature

Brijarand Charan

print name

Nov 1/15

Victoria Kahn

[REDACTED] Bow Rd Victoria, BC V8N 3B1

Phone: [REDACTED]

e-mail: [REDACTED]

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770 Vernon Ave.  
Victoria, BC  
V8X 2W7

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Nov 1/15

Lucia Mandanici  
[Redacted] Arrow Rd. Victoria, BC V8N 1C8  
Phone: [Redacted]  
e-mail: [Redacted]

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

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Thank you.

Respectfully,



signature

*Lucie Mambalici*

print name

signature

print name

Nov 1/15

Janice Schmidt

Arrow crt. Victoria, BC V8N 6E7

Phone: [REDACTED]

e-mail: [REDACTED]

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

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Janice Schmidt

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signature

print name

Nov. 1, 2015

W.P. Cameron

Quiver Place Victoria, BC V8N 5E8

Phone:

e-mail:

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signature

*W.P. Cameron*

print name



signature



print name

November 1, 2015

Kathleen + Jennifer McWhae.

[REDACTED] Baw Road

Victoria, BC V8N 3B1

Phone: [REDACTED]

e-mail: [REDACTED]

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

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\_\_\_\_\_  
signature  
  
Kathleen McWhae  
\_\_\_\_\_  
print name

\_\_\_\_\_  
signature  
  
Jennifer McWhae  
\_\_\_\_\_  
print name

Nov 1, 2015

PETER + SOSAN BARRISCALE  
MARCOLA PL Victoria, BC V8N 6A4

Phone: [REDACTED]

e-mail: [REDACTED]

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

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signature

PETER BARRISCALE

print name


signature

SUSAN BARRISCALE

print name

Nov. 1, 2015

Nancee Lewis

Hopesmore Dr. Victoria, BC

Phone: [REDACTED]

e-mail: [REDACTED]

Mayor Richard Atwell & Council  
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V8X 2W7

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signature

Nancee Lewis

print name

\_\_\_\_\_

signature

\_\_\_\_\_

print name

Nov. 1/15

Judy Wilson & Morven Wilson  
Hopesmore P/Victoria, BC V8N6A3

Phone: [REDACTED]

e-mail: [REDACTED]

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

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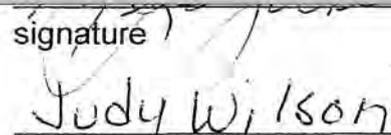
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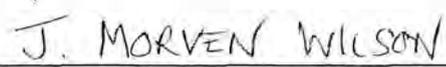
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Thank you.

Respectfully,

  
signature  
  
Judy Wilson  
print name

  
signature  
  
J. MORVEN WILSON  
print name

NOVEMBER 1, 2015

MARY PERRY

HOPESMORE DRIVE Victoria, BC V8N 6A3

Phone:

e-mail:

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

Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

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Thank you.

Respectfully,

 signature	 signature
MARY PERRY print name	 print name

NOV 01/15

[REDACTED]  
[REDACTED] ARROW RD. Victoria, BC V8N 1C8  
Phone: [REDACTED]

e-mail: [REDACTED]

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

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*Please note → BJ*

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*Please visit ARROW and BOW ROAD to see the neighbourhood and the size context BJ.*

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Thank you.

Respectfully,



signature

signature

*Barry Young*

print name

print name

NOV. 1/15

oakwinds st

Victoria, BC

Phone:

e-mail:

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

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Respectfully,

  
signature

Zhang Fan  
print name

  
signature

Lin Xiao Xing  
print name

NOV. 2, 2015

[REDACTED] bakwinds St

Victoria, BC V8N 3B4

Phone: [REDACTED]

e-mail: [REDACTED]

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

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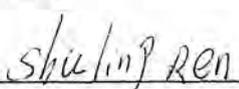
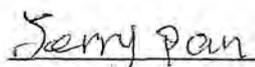
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Thank you.

Respectfully,

	
signature	signature
	
print name	print name

NOV 1 2015

Barbara Geddes

Quiver PL

Victoria, BC V8N 5E8

Phone:

e-mail:

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

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signature

signature

Barbara M. Geddes

print name

print name

Nov. 1, 2015

Micheline Cameron

Quiner Place

Victoria, BC V8N5E8

Phone:

e-mail:

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

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signature	signature
<u>MICKIE CAMERON</u>	
print name	print name

NOVEMBER 1, 2015

MARG BUCKLAND  
[REDACTED] QUIVER PL. Victoria, BC V8N 5E8  
Phone: [REDACTED]  
e-mail: [REDACTED]

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

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signature

signature

MARG BUCKLAND

print name

print name

Nov. 2, 2015

██████████ OAK WINDS ST

Victoria, BC

Phone: ██████████

e-mail: ██████████

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770 Vernon Ave.  
Victoria, BC  
V8X 2W7

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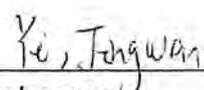
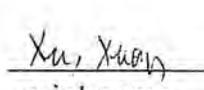
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Respectfully,

 _____	 _____
signature	signature
 _____	 _____
print name	print name

Nov. 2, 2015

██████████ Oakwinds st

Victoria, BC

Phone: ( ) -

e-mail: ██████████

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

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_____	_____
signature	signature
Sunim Kim	Dong yu Kim
_____	_____
print name	print name

Nov 2 2015

N.C. & S.M. LUCHEN

QUIVER PL

Victoria, BC V8N 5E8

Phone: [REDACTED]

e-mail: \_\_\_\_\_

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Victoria, BC  
V8X 2W7

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Thank you.

Respectfully,

	
signature	signature
<u>N.C. LUCKEN</u>	<u>S.M. LUCKEN</u>
print name	print name

NOV 2 2015

ANN SMITH

QUIVER PL Victoria, BC V8N 5E8.

Phone: [REDACTED]

e-mail: \_\_\_\_\_

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

Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

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signature

\_\_\_\_\_  
signature

ANN SMITH  
\_\_\_\_\_  
print name

\_\_\_\_\_  
print name

Nov 2/15

Ms. Jenny Bull

Bel Nor Pl Victoria, BC V8N 6B6

Phone: [REDACTED]

e-mail: [REDACTED]

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

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_____	_____
signature	signature
<u>Jenny Bull</u>	
_____	_____
print name	print name

Nov 3, 2015

LE D. MELNICK

[REDACTED] BCL NOR PL1 Victoria, BC V8N 6B6

Phone: [REDACTED]

e-mail: N/A

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

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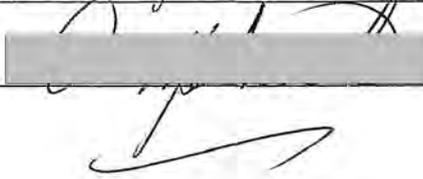
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\_\_\_\_\_  
D. MELNICK

  
\_\_\_\_\_  


Nov 3, 2015

SHIRLEY MITCHELL

Bel Nor Place Victoria, BC ~~V8T 1W8~~ V8N 6B6.

Phone: [REDACTED]

e-mail: \_\_\_\_\_

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

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Respectfully,



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SHIRLEY MITCHELL

---

Nov 6, 2015

EDWARD JACKSON / Loti Jackson

BeLNOEP/Victoria, BC V8N 6B6

Phone: [REDACTED]

e-mail: [REDACTED]

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

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signature

signature



EDWARD JACKSON

print name

LOTI JACKSON

print name

Nov 6, 2015

ALFREDO & MARIA SIMAS

BELINOR PL. Victoria, BC V8N 6B6

Phone: [REDACTED]

e-mail: [REDACTED]

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

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MARIA SIMAS Maria C. Simas

Abraullo  
[REDACTED] Livingstone Victoria, BC V8N6M4  
Phone: [REDACTED]  
e-mail: [REDACTED]

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V8X 2W7

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signature



print name



signature



print name

MARILYN SCHNEIDER

OAKWINDS ST-Victoria, BC V8N3B4

Phone: [REDACTED]

e-mail: [REDACTED]

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Victoria, BC  
V8X 2W7

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MARILYN SCHNEIDER  
print name

\_\_\_\_\_  
signature

\_\_\_\_\_  
print name

November 4, 2015

Nellie W Thompson

[REDACTED] Bow Rd Victoria, BC V8N 3B1

Phone: [REDACTED]

e-mail: [REDACTED]

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

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*Neelie W Thompson*

print name

\_\_\_\_\_

signature

\_\_\_\_\_

print name

Mr + Mrs R. Atken  
[REDACTED] Bow Rd Victoria, BC V8N 3B2  
Phone: ( ) -  
e-mail: [REDACTED]

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770 Vernon Ave.  
Victoria, BC  
V8X 2W7

Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

I am a resident in the vicinity of the Mount Douglas Court Seniors Housing complex located at 1550 Arrow Rd. Our residential area is composed of one and two story residential homes on quiet no-through streets.

**I am extremely concerned about the significant impact that this proposed redevelopment will have on our residential area.**

As you are aware, there is currently a two story building on this site that contains 80 residential housing rental units for low income individuals. The Mount Douglas Seniors Housing Society (MDSHS) has made an application to have the above property re-zoned from RA-1 to RA-3. **If their application is approved by Saanich Council, they plan to build a second building on their property that will be three stories high and contain 100 housing units. This would result in a very significant 125% increase in housing units on this property.**

I acknowledge the increasing need for additional subsidized seniors housing throughout Saanich and the greater Victoria area. **However, I feel that a development such as the one proposed for this property should not be approved in its present design due to the major impact that this will have on our residential area.**

My concerns about this proposed development are as follows:

- **Increase in Density** - The significant increase in property density with the addition of 100 additional housing units in Phase 1 and, in future, an additional 60 units in Phase 2 without the need to for a future additional change in zoning;
- **Increase in Traffic Volumes** – The increase in housing units will result in a major increase in pedestrian, bicycle and vehicular traffic, including cars, trucks, service vehicles, emergency and public transit vehicles. This raises serious

safety concerns due to the narrow width of Arrow Road, the steep blind spot with limited vehicle visibility and the lack of a sidewalk that meets Saanich requirements;

- **Re-Zoning Sets a Serious Precedent for Saanich** – I understand that a review of 46 multi-unit residential properties in Saanich with RA-3 zoning found that none of these were located in a fully residential area such as ours;
- **Inconsistency with Shelbourne Valley Action Plan (SVAP)** – I understand that the three story building proposed for our residential area does not adhere to the standards set out in the SVAP which requires that taller and higher density buildings be located along the valley's major arterial roadways. Arrow Road certainly cannot be described as a "major arterial roadway".

**Despite my concerns about this project as it has been proposed by the MDSHS, I do support the construction of a new two-story building, rather than a three-story building.**

As a condition of the re-zoning approval, I suggest that the District of Saanich review the suitability of Arrow Road for the anticipated increase in traffic expected with this development.

It is my expectation that each of you, as our elected municipal representatives, will give serious consideration to my concerns about the re-zoning proposal at 1550 Arrow Road and the design of the new residential building as it is currently proposed.

Thank you.

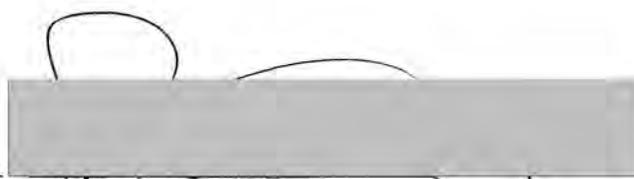
Respectfully,



signature

*Diane Aitken*

print name



signature

*R. AITKEN.*

print name

NOV. 9, 2015

JOHN + MARIA WATTS

ARROW ROAD · Victoria, BC V8N 1C5

Phone: [REDACTED]

e-mail: [REDACTED]

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

Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

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It is my expectation that each of you, as our elected municipal representatives, will give serious consideration to my concerns about the re-zoning proposal at 1550 Arrow Road and the design of the new residential building as it is currently proposed.

Thank you.

Respectfully,



signature

*MARIA WATTS*

print name



signature

*JOHN WATTS*

print name



*Arrow Rd - Saanich  
Victoria*

Nov. 5, 2015

JOHN SCHAATTINGER

[REDACTED] OAKDALE Victoria, BC V8N 3B5.

Phone: [REDACTED]

e-mail: [REDACTED]

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

Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

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Thank you.

Respectfully,

 signature	 signature
<u>JOHN SCHATTINGER</u> print name	 print name

*Dated Nov. 5/2015*  
 *Dakdale Place.*

No. 10/15

Quiver Pl.

Victoria, BC V8N 5R8

Phone: [REDACTED]

e-mail: [REDACTED]

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

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**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

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**Despite my concerns about this project as it has been proposed by the MDSHS, I do support the construction of a new two-story building, rather than a three-story building.**

As a condition of the re-zoning approval, I suggest that the District of Saanich review the suitability of Arrow Road for the anticipated increase in traffic expected with this development.

It is my expectation that each of you, as our elected municipal representatives, will give serious consideration to my concerns about the re-zoning proposal at 1550 Arrow Road and the design of the new residential building as it is currently proposed.

Thank you.

Respectfully,

	_____
signature	signature
	_____
print name	print name

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**Despite my concerns about this project as it has been proposed by the MDSHS, I do support the construction of a new two-story building, rather than a three-story building.**

As a condition of the re-zoning approval, I suggest that the District of Saanich review the suitability of Arrow Road for the anticipated increase in traffic expected with this development.

It is my expectation that each of you, as our elected municipal representatives, will give serious consideration to my concerns about the re-zoning proposal at 1550 Arrow Road and the design of the new residential building as it is currently proposed.

Thank you.

Respectfully,

	_____
signature	signature
	_____
print name	print name

██████ Hopesmore Drive  
Victoria, BC V8N 6A2  
Phone: ██████████  
e-mail: ██████████

Date: 2015 November 04

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

Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

We are residents in the vicinity of the Mount Douglas Court Seniors Housing complex located at 1550 Arrow Rd. Our residential area is composed of one and two story residential homes on quiet no-through streets.

**We have reviewed the proposed re-zoning for the redevelopment of 1550 Arrow Road. Having lived in Saanich for some 30 years we are extremely concerned about the significant impact that this redevelopment will have on our residential area.**

As you are aware, there is currently a two story building on this site that contains 80 residential housing rental units for low income individuals. The Mount Douglas Seniors Housing Society (MDSHS) has made an application to have the above property re-zoned from RA-1 to RA-3. **If their application is approved by Saanich Council, they plan to build a second building on their property that will be three stories high and contain 100 housing units. This would result in a very significant 125% increase in housing units on this property.**

We understand and acknowledge the increasing need for additional subsidized seniors housing throughout Saanich and the greater Victoria area. **However, we feel that a development such as the one proposed for this property should not be approved in its present design due to the major impact that this will have on our residential area.**

Our concerns about this proposed development are as follows:

- **Increase in Density** - The significant increase in property density with the addition of 100 additional housing units in Phase 1 and, in future, an additional 60 units in Phase 2 without the need to for a future additional change in zoning;

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**Despite my concerns about this project as it has been proposed by the MDSHS, We would potentially support the construction of a new two-story building, rather than a three-story building.**

As a condition of the re-zoning approval, we suggest that the District of Saanich review the suitability of Arrow Road for the anticipated increase in traffic expected with this development.

It is our expectation that each of you, as our elected municipal representatives, will give serious consideration to our concerns about the re-zoning proposal at 1550 Arrow Road and the design of the new residential building as it is currently proposed.

Thank you.

Respectfully,

James R. Waugh



Cheryl L. Gollub



Arrow

**Council - Concerns About 1550 Arrow Road Redevelopment Proposal**

---

**From:** Arrow Residents <arrow.residents@gmail.com>  
**To:** <planning@saanich.ca>, <mayor@saanich.ca>, <council@saanich.ca>, <assetmgmt@bc.anglican.ca>, <synod@bc.anglican.ca>, <[REDACTED]>, <victoria@numberten.com>  
**Date:** 11/10/2015 11:54 AM  
**Subject:** Concerns About 1550 Arrow Road Redevelopment Proposal  
**CC:** <contact@gordeonhead.ca>  
**Attachments:** Letter to Council.pdf

---

We are a group of neighbours concerned with the rezoning application for 1550 Arrow Road. We represent scores of other concerned residents of the area who turned out for a neighbourhood meeting on Nov 1st to discuss this proposal. The attached PDF letter expresses these concerns, and [our website](#) provides additional material.

RECEIVED  
NOV 10 2015  
LEGISLATIVE DIVISION  
DISTRICT OF SAANICH

2015  
11/10

POST TO	<i>egen</i>	POSTED	<i>11/10/15</i>
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INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	<i>blm</i>		

2015 November 09

To: Saanich Mayor and Council  
Saanich Planning Department  
Gordon Head Residents Association

Mount Douglas Seniors Housing Society  
Anglican Diocese of BC  
Number TEN Architectural Group

Concerning an Application for Rezoning (RA-1 to RA-3) of Mount Douglas Court  
1550 Arrow Road

As neighbours of the Mount Douglas Court property, we wish to submit our concerns about the proposed redevelopment of Mount Douglas Court by the Anglican Diocese of British Columbia.

**Recognising The Need:** It was evident from a recent presentation by the developers for the Anglican Diocese that a genuine need exists in the community for additional subsidised seniors housing. We understand and support additional subsidised housing for low-income seniors at Mount Douglas Court; however, this redevelopment proposal ignores several Saanich planning objectives and raises serious neighbourhood concerns.

**Neighbourhood at Present:** a quiet, established, low-rise residential area composed of well-maintained, single family residences of one or two stories situated on low-traffic, no-through roads and cul-de-sacs. The existing Mount Douglas Court (MDC) building and its residents fit well into our neighbourhood: the two-story structure sits in the middle of a large lot with trees and green space that feels well situated. We welcome Mount Douglas Court residents as our neighbours.

**Our Concerns:** Phase 1 of the proposal for Mount Douglas Court would see a new three-story building with 100 units positioned at the rear (north) of the property. While we recognize and support seniors' subsidised housing at Mount Douglas Court, we cannot support a redevelopment proposal that includes a three-story building in Phase 1 that will increase the number of units on this property from 80 to 180—and later in Phase 2 to 240 units with an additional three/four story building. **This is a huge increase in density, totally out of character with the neighbourhood.**

**Proposal Is Inconsistent with Shelbourne Valley Action Plan<sup>1</sup>:** It is most notable that this three-story building proposed for our residential area does not adhere to the planning guidelines set forth in the Shelbourne Valley Action Plan (SVAP) which clusters higher density and taller buildings along the Valley's major arterial roads and 'centres', and transitions to the lowest height and density at the periphery. Although 1550 Arrow is covered by the SVAP, there is no indication in that plan that a change or alteration to the current land use designation of this property is envisaged. Indeed, Section 5.4 of the SVAP supports siting apartment buildings only on major and collector roads.

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<sup>1</sup> Council consulted carefully with residents of the Shelbourne valley to develop the SVAP. This is a test case: if Council accepts this development proposal *as-is* then it will call into question Council's commitment to the SVAP and to residents' shared vision of the future of the Shelbourne valley. Developers will feel free to ignore the SVAP, destroying its purpose.

Also, that Plan specifically notes that seniors' housing shall be permitted in all areas designated for apartment housing, except that **seniors housing should be discouraged in areas with hilly topography**—which is exactly that lengthy section of Arrow Road between Cedar Hill Road and Mount Douglas Court. The proposal does not even adhere to the height principles carefully illustrated on pages 36-39 of the Land Use Plan Section 3.

**Proposal's Need for Rezoning Sets a Serious Precedent:** To rezone this property from RA-1 to RA-3 in order to accommodate a three-story building sets a precedent affecting the future of all Saanich residential neighbourhoods. Our review of 46 properties currently zoned RA-3 in Saanich has found that they are either (i) located on or adjacent to a major road, or (ii) bordered by a park or sloping green space. We were unable to locate an example of a three-story building in Saanich with an RA-3 designation that is located within a fully residential area similar to that of 1550 Arrow: i.e., one with single-family homes bordering four sides of the lot, on a residential street. This property, if rezoned RA-3, will be an anomaly and unique in the municipality. **In our opinion, it will set a very serious precedent for similar future proposals within the District of Saanich.**

**Proposal Worsens Existing Traffic Issues:** Phase 1 itself will bring an additional 100+ residents with their estimated fifty vehicles to further strain Arrow Road—a busy, poorly aligned, badly maintained, narrow and dangerous street with a steep blind hill and limited vision. Even in its present inadequate state it has become a high speed, *cut-through* from Cedar Hill Road to McKenzie Avenue west. Adding more vehicles onto this road will create even more hazards. From Cedar Hill Road to the end of the Mount Douglas Court property there is only a painted white line separating vehicles from cyclists and pedestrians. **If the Phase 1 proposal is approved as presented then the chance of accidents on Arrow Road will be greatly increased.** We anticipate an increased level of traffic and noise during construction from vehicles, trucks and equipment on Arrow Road—a road that was not built to withstand this heavy usage—for a year or more. When completed, the new units at Mount Douglas Court will generate a significant increase in the number of service vehicles, emergency vehicles, recycling, and garbage pickup thereby creating more activity and noise for the entire neighbourhood. Phase 2 will make things even worse as 240+ residents make MDC their home.

**Proposal Does Not Improve Pedestrian Safety Issues:** The developer has suggested that pedestrians should be encouraged to use the right-of-way paths that link Bel Nor Place and Hopesmore Drive to access Cedar Hill Road. However, there are **no sidewalks on either of these streets**. [We have heard that the cut-through from MDC to Bel Nor Place may simply be an 'understanding' that the property owner has with MDC and is not actually municipal land.]

---

**What We Support and Why:** we support construction of **new two-story buildings** for the following reasons:

**Conforms to the Shelbourne Valley Action Plan:** such zoning and density would conform to the SVAP and be a much better fit into our low-rise neighbourhood landscape while still allowing for additional units of housing for low-income seniors. The existing two-story

building is barely visible from most surrounding lots, except those on Arrow and part of Hopesmore: new buildings of the same height would not seriously affect the surrounding streetscapes.

**Existing Zoning is There for Good Reason:** historically Saanich determined that the best use for this property was an RA-1 zoning for seniors' housing—and there has been no reason to alter it since.

**Mitigates Traffic and Safety Issues:** new buildings restricted to two stories would mean a smaller increase in the number of seniors with vehicles using Arrow Road—meaning fewer pedestrians would be at risk from increased traffic.

**In Conclusion:** As concerned residents of this neighbourhood, we would like to:

- (1) accommodate the demonstrated need for additional, safe, low-income seniors housing,
- (2) preserve the integrity of the Shelbourne Valley Action Plan, and
- (3) maintain the ambience and lifestyle of our neighbourhood for all residents of the area.

Restricting the site only to new, two-story buildings will best satisfy these considerations.

Therefore, we ask respectfully that Council require the proponent to withdraw this proposal and resubmit a new proposal that (i) provides additional units of seniors' housing, and (ii) complies fully with the SVAP for all future buildings on this site.

We thank you for the opportunity to inform you of our concerns and we look forward to your response.

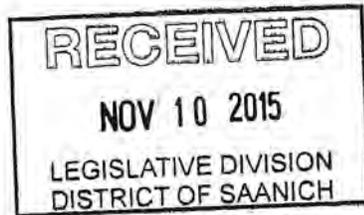
Sincerely,

Concerned Neighbours of Mount Douglas Court

M. Buckland		Quiver Pl
C. Evans		Arrow Crt
B. Geddes		Quiver Pl
C. Gregg		Bel Nor Pl
L. Jackson		Bel Nor Pl
D. Mattison		Bel Nor Pl
W. Weicker		Quiver Pl
M. Wilson		Hopesmore Dr

(Email Addresses)





November 3, 2015

LINDA + DAVID PINK  
[Redacted] BEL NOR PLACE-Victoria, BC V8N 6B6  
Phone: [Redacted]  
e-mail: [Redacted]

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

Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

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**Despite my concerns about this project as it has been proposed by the MDSHS, I do support the construction of a new two-story building, rather than a three-story building.**

As a condition of the re-zoning approval, I suggest that the District of Saanich review the suitability of Arrow Road for the anticipated increase in traffic expected with this development.

It is my expectation that each of you, as our elected municipal representatives, will give serious consideration to my concerns about the re-zoning proposal at 1550 Arrow Road and the design of the new residential building as it is currently proposed.

Thank you.

Respectfully,

	
signature	signature
<u>LINDA PINK</u>	<u>David Pink</u>
print name	print name

Arrow

Res ✓

**From:** Murray Goode <[REDACTED]>  
**To:** <council@saanich.ca>  
**CC:** "mayor@saanich.ca" <mayor@saanich.ca>  
**Date:** 11/6/2015 5:48 PM  
**Subject:** 1550 Arrow Road Developent

Hello council and Mayor,

We live on Bow Road which is a dead end street off of Arrow Road. We are concerned about the number of units that are being proposed for the Senior's Low Income home on Arrow Road. We agree that more housing for low income seniors is needed in the region. However, the proposal triples the number of units already there so it would definitely increase the amount of traffic coming down Arrow. Arrow Road is VERY narrow from Cedar Hill Road heading towards Bow Road and is already a hazard for pedestrians, cyclists and drivers. We would suggest the development be limited to half the number of units suggested by the developer (maybe only one building not two) and be built to a maximum of 2 stories. This would fit more with the Shelbourne Valley Action plan that is in place. If this proposal is accepted by Saanich we would also suggest that the road be widened from Cedar Hill Road to The Senior's complex at the developer's or Saanich's expense. A real sidewalk would also be a very good idea on this stretch of road.

Thank you for your time and consideration in this manner,

Sincerely,  
 Marilyn and Murray Goode  
 [REDACTED] Bow Road,  
 Victoria, BC  
 V8N 3B2

POST TO	Gen	POSTED	2015 11/09 50
COPY TO	SN		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	blm		

**RECEIVED**  
 NOV 09 2015  
 LEGISLATIVE DIVISION  
 DISTRICT OF SAANICH

arrow

Council - rezoning at 1550 Arrow Rd

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REPLY TO WRITER	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED:	Hm		

**From:** HOLLY VICKERS <[REDACTED]>  
**To:** <council@saanich.ca>  
**Date:** 11/8/2015 2:54 PM  
**Subject:** rezoning at 1550 Arrow Rd

Dear Sir or Madam -

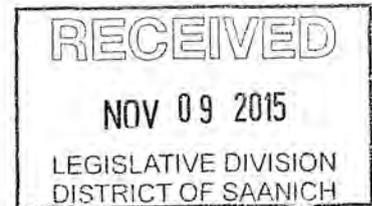
I have informed myself about the proposed rezoning of 1550 Arrow Rd, Mt Doug Court, and feel this type of accommodation is very necessary in our city and that the property in question can definitely handle more buildings. I'm not as keen about the plans to have a four storey building eventually - would really rather see the buildings at three storeys, with good landscaping near to the road to have the property in keeping with the neighbourhood.

While Arrow Rd is short and narrow and just residential, there are many services (stores, busses, etc.) a block away and I often see people walking down to the stores from Mt Doug Court and realize they help maintain those local services to the benefit of all of us and have good benefit themselves from the proximity to those stores and affordable transportation.

I do hope the project goes ahead. I do not feel it would negatively affect my property value or the livability of my neighbourhood. The mandate of the society that runs Mt Doug Court is to provide affordable independent living spaces for those who are 55 and up who have only small incomes - very needed in a town that has not many vacant rental units and not many safe, affordable ones.

Thanks for your time.

Holly Vickers  
 [REDACTED] Arrow Rd



RECEIVED

NOV 09 2015

LEGISLATIVE DIVISION  
DISTRICT OF SAANICH

From: David Nicholls <[REDACTED]>  
Date: November 1, 2015 at 6:26:31 PM PST  
To: mayor@saanich.ca  
Cc: 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, ClerkSec@saanich.ca, andrea.pickard@saanich.ca, assetmgmt@bc.anglican.ca, contact@gordonhead.ca  
Subject: Proposed Rezoning Application for 1550 Arrow Rd. Saanich, B.C

Dear Mayor Attwell and Council

We have been residents of [REDACTED] Arrow Rd. bordering (westside) the Mt Douglas Court Seniors Housing Complex located at 1550 Arrow Rd. Our residential area is composed of one and two storey residential homes on a once quiet no thru street. We have lived here for 40 years and can appreciate how the neighbourhood has evolved in that time. In all these years Saanich has not made any effort to address the increased traffic or alter the character of the neighbourhood other than to develop the area around us as a neighbourhood of single family homes. Increased traffic is a consequence. No improvement to roads or sidewalks have occurred.

We are EXTREMELY CONCERNED ABOUT THE SIGNIFICANT IMPACT THAT THIS PROPOSED RE-DEVELOPMENT APPLICATION WILL HAVE ON OUR RESIDENTIAL AREA.

Currently there is a two storey building on the site that contains 80 residential housing rental units for low income individuals. The Mount Douglas Seniors Housing Society has made an application to have the above property re-zones from RA-1 to RA-3. If their application is approved by Saanich Council, THEY PLAN TO BUILD A SECOND BUILDING THAT WILL BE THREE STOREYS HIGH ADDING 100 SUITES TO THE PROPERTY (totalling 180 overall) A 125% INCREASE IN HOUSING UNITS ON THE PROPERTY.

While we can appreciate the need for additional subsidized senior housing throughout Saanich and the Greater Victoria area we feel that a development such as the one proposed should not be approved in its present design DUE TO THE MAJOR IMPACT IT WILL HAVE ON OUR RESIDENTIAL AREA.

OUR CONCERNS ARE AS FOLLOWS;

- INCREASE IN DENSITY - With an additional 100 units in Phase 1 and in future, an additional 60 units in Phase 2 (without the need for additional zoning change) the total density for the property would now be 240 units in a single family neighbourhood. I MIGHT ADD THAT THIS NEIGHBOURHOOD HAS BEEN ALLOWED TO DEVELOP AS A SINGLE FAMILY NEIGHBOURHOOD FOR OVER 40 YEARS.

-INCREASE IN TRAFFIC VOLUMES - Increase in units will result in major increase in pedestrian, bicycle, and vehicular traffic, including cars, trucks (not just in construction phase), service vehicles, emergency and public transit. Service vehicles already disrupt the area at 7AM daily. This raises serious safety concerns due to the narrow width of Arrow Rd, with a steep blind spot and limited visibility and a lack of a sidewalk that meets Saanich standards. This street has also become a short cut for non resident vehicles detouring off Cedar Hill Rd.

-RE-ZONING SETS A SERIOUS PRECEDENT FOR SAANICH - We understand that after identifying 46 multi unit residential properties in Saanich with RA-3 none are located in fully residential areas like ours.

-INCONSISTANCY WITH THE SHELBOURNE VALLEY ACTION PLAN - It is our understanding that the three storey building proposed for our neighbourhood does not adhere to the standards as set out in the plan where they Plan requires taller and high-density buildings to be located along the valley's major arterial roadways. Arrow Rd certainly cannot be considered a "major arterial roadway".

Despite our concerns about the proposed plan we would support a two storey building. As an adjacent resident to the subject property we would extremely object to anything about two storeys in future plans especially fronting Arrow Rd.

The suitability of Arrow Rd for more Traffic should also be reviewed in conjunction with plans for this proposal

It is our expectation that each elected representative give this serious review re the re-zoning application of 1550 Arrow Rd.

Respectfully

David Nicholls  
Margaret Nicholls

arrow

*✓ rez*

**Council - Rezoning 1550 Arrow Road**

**From:** "Esther Larson" <[REDACTED]>  
**To:** <council@saanich.ca>  
**Date:** 11/3/2015 11:41 AM  
**Subject:** Rezoning 1550 Arrow Road

2015

POST TO	<i>gen</i>	POSTED	<i>11-05 30</i>
COPY TO	<i>ST</i>		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	<i>bm</i>		

I would like to add my voice to those opposed to the re-zoning of 1550 Arrow Road as it would have a negative impact on our community.

In my opinion, a better use of the underdeveloped land would be a community garden. Several residents have attractive productive gardens now.

Fifteen years ago the board of Mt. Douglas Court permitted me for four years to have a large garden on the area adjacent to my property. The last three years I took over two tons of fresh vegetable to the soup kitchen and food bank. Consider how much could be produced for those in need if all the undeveloped area were in community gardens.

The 'Vancouver Sun' had an article (Nov. 2, p. A 15) on "Garden Power: Using public land for urban farms offers benefits far beyond the produce harvested."

Respectfully  
O.J. Larson  
[REDACTED] Hopesmore Drive  
[REDACTED]



Arrow

Vez  
2015

Council - Re-Zoning Application - 1550 Arrow Road. Victoria, BC

From: Jennifer Scigliano <[REDACTED]>  
 To: <mayor@saanich.ca>, <planning@saanich.ca>, <council@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: 11/4/2015 7:41 PM  
 Subject: Re-Zoning Application - 1550 Arrow Road. Victoria, BC  
 CC: <contact@gordonhead.ca>

POST TO	Gen	POSTED	11-05
COPY TO	JH		8
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED:	dlm		

RECEIVED  
 NOV 05 2015  
 LEGISLATIVE DIVISION  
 DISTRICT OF SAANICH

Dear Mayor Atwell and Councillors:

We are residents in the vicinity of the Mount Douglas Court Seniors Housing complex located at 1550 Arrow Rd. Our residential area is composed of one and two story residential homes on quiet no-through streets. **We are extremely concerned about the significant impact that this proposed redevelopment will have on our residential area.**

Our main concerns about this proposed development are as follows:

- **Increase in Traffic Volumes and the Safety of pedestrians** – The increase in housing units will result in a major increase in pedestrian, bicycle and vehicular traffic, including cars, trucks, service vehicles, emergency and public transit vehicles. This raises serious safety concerns due to the narrow width of Arrow Road, the steep blind spot with limited vehicle visibility and the lack of a sidewalk that meets Saanich requirements. We worry about the safety of our children and the current residents but adding this amount of traffic is extremely concerning. We worry that someone would have to be seriously injured or killed before anything would be done about pedestrian safety on Arrow Road;
- **Increase in Density** - The significant increase in property density with the addition of 100 additional housing units in Phase 1 and, in future, an additional 60 units in Phase 2 without the need to for a future additional change in zoning;
- **Re-Zoning Sets a Serious Precedent for Saanich** – We understand that a review of 46 multi-unit residential properties in Saanich with RA-3 zoning found that none of these were located in a fully residential area such as ours;
- **Inconsistency with Shelbourne Valley Action Plan(SVAP)** –We understand that the three story building proposed for our residential area does not adhere to the standards set out in the SVAP which requires that taller and higher density buildings be located along the valley’s major arterial roadways. Arrow Road certainly cannot be described as a “major arterial roadway”. We choose to move into this neighbourhood just over a year ago for the quiet neighbourhood that it is with plenty of green spaces

and this would be significantly changed under this proposed development.

As a condition of the re-zoning approval, I suggest that the District of Saanich review the suitability of Arrow Road for the anticipated increase in traffic expected with this development. **Please ensure that our children and all residents would be kept safe!**

It is our hope and expectation that each of you, as our elected municipal representatives, will give serious consideration to our concerns about the re-zoning proposal at 1550 Arrow Road and the design of the new residential building as it is currently proposed.

We thank you in advance for your consideration.

Respectfully,

Jenn and Frank Scigliano

█ Livingstone Avenue South

Victoria, BC V8N 3A4

Phone: █

e-mail: █

## Planning - Letter To Mayor and Council about 1550 Arrow

---

**From:** "Morven Wilson" <[REDACTED]>  
**To:** Planning.Mun\_Hall.Saanich@saanich.ca  
**Date:** 11/3/2015 5:19 PM  
**Subject:** Letter To Mayor and Council about 1550 Arrow  
**Attachments:** 1550 Arrow Letter.pdf

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FYI, I attach a copy of my letter to Mayor and Council stating my concerns about the Anglican Church's proposal to rezone the Mount Douglas Court property at 1550 Arrow Road.

The Mayor and each councilor received the same letter but I show only the mayor's name here.

Sincerely,

Morven Wilson



Hopesmore Drive  
Victoria, BC V8N 6A3

November 2, 2015

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

Dear Mayor Atwell:

**Rezoning Application for Mount Douglas Court: 1550 Arrow Road**

I find it profoundly insulting to the residents of Saanich—and Saanich Council—that the proponent can blatantly ignore the **Shelbourne Valley Action Plan (SVAP)** and **Shelbourne Valley Land Use and Urban Design Study**. Neither makes provision for the high densities and greater heights of an RA-3 zoning at any location similar to 1550 Arrow Road.

Plan Section 3, pages 36-39, of the Shelbourne Local Area Plan illustrate clearly how building heights should transition from multistory buildings down to single-family neighborhoods as one moves away from the 'spine' and the 'villages' of the Shelbourne Valley. This Mount Douglas Court redevelopment proposes exactly the opposite, depositing high density, three/four story buildings right in the middle of a low density, low-rise neighbourhood of single family homes in the area covered by the SVAP. This high density, high-rise redevelopment is neither in the valley core nor on an arterial or collector road as required by the SVAP.

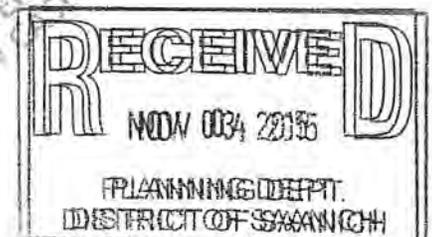
Furthermore, the proposal shows callous disregard for the safety of all residents of the Mount Douglas Court neighbourhood—but especially for the additional scores of low-income seniors expected to live there. The proponent expects that fewer residents of Mount Douglas Court will have cars, but seems perfectly willing to condemn car-less seniors to walk along Arrow Road. Has the proponent even walked along the eastern end of Arrow Road? Council members will know that it is a busy, badly maintained, poorly aligned, narrow and dangerous street with a steep blind hill and limited vision. Even worse, it is rapidly becoming a high-speed *cut-through* from Cedar Hill Road to McKenzie Avenue. An increase in pedestrian accidents seems inevitable.

Council consulted carefully with residents of the Shelbourne valley to develop the SVAP. This is a test case: if Council accepts this development proposal *as-is* then it will call into question Council's commitment to the SVAP and to our shared vision of the future of the Shelbourne valley.

Council should require the proponent to withdraw this proposal and resubmit one that provides some additional units of seniors' housing but also fully complies with the SVAP.

Yours sincerely,

Morven Wilson



Checksheets (ALLOW)

**Council - Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

**From:** Nehal Ekramoddoullah <[REDACTED]>  
**To:** <council@saanich.ca>  
**Date:** 11/2/2015 3:40 PM  
**Subject:** Re-Zoning Application – 1550 Arrow Rd. Victoria, BC  
**CC:** <planning@saanich.ca>, <contact@gordonhead.ca>

POST TO	General	POSTED	2015
COPY TO	Planning	(has received)	11/03/15
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO VISITOR	<input type="checkbox"/>		
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>		
REPORT FOR			
ACKNOWLEDGED:	BIM / SO		

Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

I am a resident in the vicinity of the Mount Douglas Court Seniors Housing complex located at 1550 Arrow Rd. Our residential area is composed of one and two story residential homes on quiet no-through streets.

**I am extremely concerned about the significant impact that this proposed redevelopment will have on our residential area.**

As you are aware, there is currently a two story building on this site that contains 80 residential housing rental units for low income individuals. The Mount Douglas Seniors Housing Society (MDSHS) has made an application to have the above property re-zoned from RA-1 to RA-3. **If their application is approved by Saanich Council, they plan to build a second building on their property that will be three stories high and contain 100 housing units. This would result in a very significant 125% increase in housing units on this property.**

I acknowledge the increasing need for additional subsidized seniors housing throughout Saanich and the greater Victoria area. **However, I feel that a development such as the one proposed for this property should not be approved in its present design due to the major impact that this will have on our residential area.**

My concerns about this proposed development are as follows:

- **Increase in Density** - The significant increase in property density with the addition of 100 additional housing units in Phase 1 and, in future, an additional 60 units in Phase 2 without the need to for a future additional change in zoning;
- **Increase in Traffic Volumes** – The increase in housing units will result in a major increase in pedestrian, bicycle and vehicular traffic, including cars, trucks, service vehicles, emergency and public transit vehicles. This raises serious safety concerns due to the narrow width of Arrow Road, the steep blind spot with limited vehicle visibility and the lack of a sidewalk that meets Saanich requirements;
- **Re-Zoning Sets a Serious Precedent for Saanich** – I understand that a review of 46 multi-unit residential properties in Saanich with RA-3 zoning found that none of these were located in a fully residential area such as ours;

• **Inconsistency with Shelbourne Valley Action Plan (SVAP)** – I understand that the three story building proposed for our residential area does not adhere to the standards set out in the SVAP which requires that taller and higher density buildings be located along the valley's major arterial roadways. Arrow Road certainly cannot be described as a "major arterial roadway".

It is my expectation that each of you, as our elected municipal representatives, will give serious consideration to my concerns about the re-zoning proposal at 1550 Arrow Road and the design of the new residential building as it is currently proposed.

Thank you.

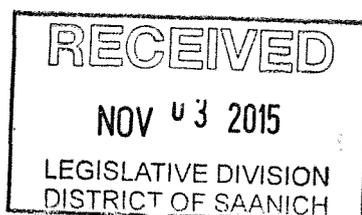
Respectfully,

Nehal Ekramoddoullah

█ Bow Road

Victoria BC,

V8N 3B2



Arrow

**Council - Re-zoning application for 1550 Arrow Road**

POST TO	Gen	POSTED	2015 11-02
COPY TO	[Handwritten initials]		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR	[Handwritten initials]		
ACKNOWLEDGED	[Handwritten initials]		

**From:** David Mattison <[Redacted]>  
**To:** <council@saanich.ca>  
**Date:** 11/1/2015 7:00 PM  
**Subject:** Re-zoning application for 1550 Arrow Road  
**CC:** <andrea.pickard@saanich.ca>, <assetmgmt@bc.anglican.ca>, <contact@gordonhead.ca>, <[Redacted]>, <victoria@numberten.com>

November 1, 2015

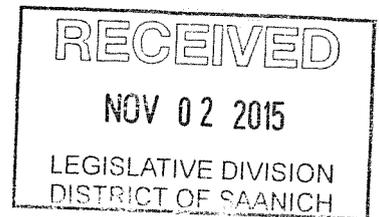
Mayor Richard Atwell & Council

770 Vernon Ave.

Victoria, BC

V8X 2W7

[council@saanich.ca](mailto:council@saanich.ca)



Dear Mayor Atwell and Councillors:

**Re: Re-Zoning Application – 1550 Arrow Rd. Victoria, BC**

We are residents in the vicinity of the Mount Douglas Court seniors housing complex located at 1550 Arrow Rd. Our residential area is consists of one and two story residential homes zoned RS-6, RS-8 and RS-10 on quiet no-through streets.

As you are aware, there is currently a two-story building on this site that contains 80 residential housing rental units for low-income individuals. The Mount Douglas Seniors Housing Society (MDSHS) has made an application to have the above property re-zoned from RA-1 to RA-3. We understand from the MDSHS proposal that if their application is approved by Saanich Council, they would build a second building on the north side of their property that will be three stories high and contain 100 housing units. This would result in a very significant 125% increase in housing units on this property.

While we acknowledge the need for additional seniors housing throughout Saanich and the greater Victoria area, we feel that a development such as the one proposed for this property should not be approved in its present design due to the major impact it will have on our residential area.

Our concerns about this proposed development are as follows:

- **Inconsistency with Shelbourne Valley Action Plan (SVAP)** – we strongly believe the three-story building proposed for our residential area does not adhere to the standards set out in the SVAP which requires that taller and higher density buildings be located

along the valley's major arterial roadways. Arrow Road certainly cannot be described as a "major arterial roadway".

- **Re-Zoning Sets a Serious Precedent for Saanich** – we conducted a review of 46 RA-3-zoned residential properties in Saanich and found that none were located within a fully residential area such as ours;
- **Increase in Density** - The significant increase in property density with the addition of 100 additional housing units in Phase 1 and, in future, an additional 60 units in Phase 2 without the need to for a future additional change in zoning;
- **Increase in Traffic Volumes** – The increase in housing units will result in a major increase in pedestrian, bicycle and vehicular traffic, principally cars, trucks, service and emergency vehicles. This raises serious safety concerns due to the narrow width of Arrow Road, the steep blind spot with limited vehicle visibility and the lack of a sidewalk that meets Saanich requirements;

Despite our concerns about this project as it has been proposed by the MDSHS, we are in favour of construction of a new two-story building, rather than a three-story building.

It is our expectation that each of you, as our elected municipal representatives, will give serious consideration to our concerns about the re-zoning proposal at 1550 Arrow Road and the design of the new residential building as it is currently proposed.

Sincerely,

David Mattison and Charlene Gregg

 Bel Not Place

Victoria, BC V8N 6B6

copies to:

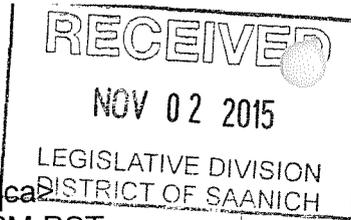
Andrea Pickard, Planner, District of Saanich

Gordon Head Residents' Association

Peter Daniel, Asset Manager, Diocese of British Columbia

Mount Douglas Seniors Housing Society

Number Ten Architectural Group



POSTED	Gen	2015-11-02
COPY TO	SA	50
INFORMATION	<input checked="" type="checkbox"/>	
REPLY TO WRITER	<input type="checkbox"/>	
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>	
REPORT	<input type="checkbox"/>	
FOR		
ACKNOWLEDGED	blmv	

From: David Nicholls [REDACTED] ca  
 Date: November 1, 2015 at 6:26:31 PM PST  
 To: mayor@saanich.ca  
 Cc: 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, ClerkSec@saanich.ca, andrea.pickard@saanich.ca, assetmgmt@bc.anglican.ca, contact@gordonhead.ca  
 Subject: Proposed Rezoning Application for 1550 Arrow Rd. Saanich, B.C

Dear Mayor Attwell and Council

Ww have been residents of [REDACTED] Arrow Rd. bordering (westside) the Mt Douglas Court Seniors Housing Complex located at 1550 Arrow Rd. Our residential area is composed of one and two storey residential homes on a once quiet no thru street. We have lived here for 40 years and can appreciate how the neighbourhood has evolved in that time. In all these years Saanich has not made any effort to address the increased traffic or alter the character of the neighbourhood other than to develop the area around us as a neighbourhood of single family homes. Increased traffic is a consequence. No improvement to roads or sidewalks have occurred.

**We are EXTREMELY CONCERNED ABOUT THE SIGNIFICANT IMPACT THAT THIS PROPOSED RE-DEVELOPMENT APPLICATION WILL HAVE ON OUR RESIDENTIAL AREA.**

Currently there is a two storey building on the site that contains 80 residential housing rental units for low income individuals. The Mount Douglas Seniors Housing Society has made an application to have the above property re-zones from RA-1 to RA-3. If their application is approved by Saanich Council, **THEY PLAN TO BUILD A SECOND BUILDING THAT WILL BE THREE STOREYS HIGH ADDING 100 SUITES TO THE PROPERTY (totalling 180 overall) A 125% INCREASE IN HOUSING UNITS ON THE PROPERTY.**

While we can appreciate the need for additional subsidized senior housing throughout Saanich and the Greater Victoria area we feel that a development such as the one proposed should not be approved in its present design **DUE TO THE MAJOR IMPACT IT WILL HAVE ON OUR RESIDENTIAL AREA.**

**OUR CONCERNS ARE AS FOLLOWS;**

- **INCREASE IN DENSITY** - With an additional 100 units in Phase 1 and in future, an additional 60 units in Phase 2 (without the need for additional zoning change) the total density for the property would now be 240 units in a single family neighbourhood. I MIGHT ADD THAT THIS NEIGHBOURHOOD HAS

BEEN ALLOWED TO DEVELOP AS A SINGLE FAMILY  
NEIGHBOURHOOD FOR OVER 40 YEARS.

-INCREASE IN TRAFFIC VOLUMES - Increase in units will result in major increase in pedestrian, bicycle, and vehicular traffic, including cars, trucks (not just in construction phase), service vehicles, emergency and public transit.

Service vehicles already disrupt the area at 7AM daily. This raises serious safety concerns due to the narrow width of Arrow Rd, with a steep blind spot and limited visibility and a lack of a sidewalk that meets Saanich standards. This street has also become a short cut for non resident vehicles detouring off Cedar Hill Rd.

-RE-ZONING SETS A SERIOUS PRECEDENT FOR SAANICH - We understand that after identifying 46 multi unit residential properties in Saanich with RA-3 none are located in fully residential areas like ours.

-INCONSISTANCY WITH THE SHELBOURNE VALLEY ACTION PLAN - It is our understanding that the three storey building proposed for our neighbourhood does not adhere to the standards as set out in the plan where they Plan requires taller and high-density buildings to be located along the valley's major arterial roadways. Arrow Rd certainly cannot be considered a "major arterial roadway".

Despite our concerns about the proposed plan we would support a two storey building. As an adjacent resident to the subject property we would extremely object to anything about two storeys in future plans especially fronting Arrow Rd.

The suitability of Arrow Rd for more Traffic should also be reviewed in conjunction with plans for this proposal

It is our expectation that each elected representative give this serious review re the re-zoning application of 1550 Arrow Rd.

Respectfully

David Nicholls  
Margaret Nicholls

## Planning - Mt. Doug Court

---

**From:** <[REDACTED]>  
**To:** "Planning.Mun\_Hall.Saanich@saanich.ca" <Planning.Mun\_Hall.Saanich@saanic...>  
**Date:** 10/30/2015 4:36 PM  
**Subject:** Mt. Doug Court

Saanich Department of planning

Saanich Council

To those in authority

I am seriously concerned about the possibility of re zoning of Mt Douglas Court to allow for 3 and 4 story structures.

While I fully support the Church increasing the facility to include more homes for low income seniors, I believe that increasing it from 80 to approx. 110, then to 240 residents is detrimental to the character and infrastructure in our area.

It will also set a precedent and allow condominiums to spring up in this and the surrounding streets. It's not in the plan for this area.

The seniors, plus transport for them will hugely impact this small area around Arrow, which has 4 dead end roads and only 2 roads in and out.

Widening the street to accommodate this traffic will add to the change in character and to shortcuts and speeding, as well as pave the way for those condominiums, thus increasing the problem.

One or 2 stories at the back and front of the property will give more low income housing, and fit better with this single family area. The extra people and cars can be slowly digested into the area.

I have only lived in this area for about 6 years. We expected to live here forever. I've invested a lot in improving the house and landscape, and a lot in knowing my neighbours. I know some of the people at Mt Doug Court as well. It all works well right now. Please don't let them bite off more than they or we can chew.

I wonder about sewer drainage and power. I don't know who pays for that infrastructure building?

When zoning is considered for phase one, please consider phase 2. The impact of both will be devastating for this area. Building one 10 years after the first just destroys the area in slow motion.

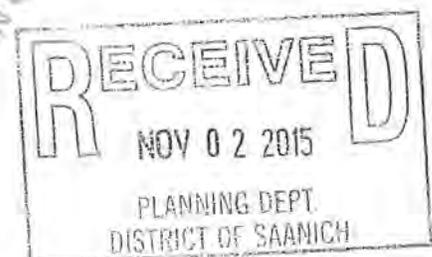
Could you reply to my question about sewer water etc, and please allow my letter to be considered when the important decision is made about the rezoning

Thank you

Sue Thorpe

[REDACTED] Arrow Rd  
 Saanich V8N 1C4

ENTERED  
IN CASE



**Planning - Fwd: Mt Doug Court Development Application, 1550 Arrow Road**

---

**From:** Andrea Pickard  
**To:** Planning  
**Date:** 10/22/2015 7:59 AM  
**Subject:** Fwd: Mt Doug Court Development Application, 1550 Arrow Road  
**Attachments:** Saanich REFERRAL, Mt Doug Court.docx

---

Please attach to prospero

>>> Ray Travers <rtravers@islandnet.com> 10/22/2015 4:24 AM >>>  
Hello Andrea:  
cc Peter, Chris (GHRA Directors)

Thanks for your inquiry to the Gordon Head Resident's Association (GHRA) requesting comments on 1550 Arrow Road. My comments are:

1. On June 16, 2015 the GHRA sent the following comments to Saanich on 1550 Arrow Road "In accordance with the June 5, 2015 Saanich Referral from the Number Ten Architectural Group, 1550 Arrow Road, aka Mount Douglas Court Housing Society, the Gordon Head Residents Association (GHRA), have no objection, subject to the six comments in the attached Saanich Planning referral document.





**Comments:** *Add additional page(s) if necessary*

1. The proponents are to be commended for engaging Mount Douglas Court residents, adjacent residents, and the GHRA Board early in the review process;
2. The Mt Douglas Court Society and its consultants should continue to engage adjacent residents, particularly concerning building setbacks, fencing, and vegetation buffers to reduce the impact of the higher density and site coverage;
3. Upgrades to Arrow Road should be considered to improve safety for pedestrians and cyclists: the existing road and contiguous paved pedestrian path are already deficient for existing traffic volumes;
4. Please clarify, under "Project Description" above. Please confirm, the two phase application is for two buildings, not three.
5. A rezoning application notification sign should be erected on the site as soon as possible: as of June 10, no such sign had been erected.
6. Information on the proposal will be posted on the Mt Douglas Court Society website, with contact names provided for questions or concerns.

**Comments:** *Add additional page(s) if necessary*

**Overall Transit Impact**

The proposed site:

- Is located within 400 metres of existing transit service, with the nearest stops located on McKenzie Avenue at Oakwinds Street, and on Cedar Hill Road at Hopesmore Drive.
- Is expected to have a significant impact on existing transit service.

**Land Use**

- The proposed densities and orientation to the street are supportive of transit and walkability.

**Bus Stops and Stations**

- As this is designed as a high-density, affordable development exclusively for seniors, construction of an on-site handyDART zone that works for bus operations should be considered. Additionally, BC Transit will consider installing new, fully accessible bus stops on Cedar Hill Rd at Arrow Rd.

Thank you for the opportunity to review this development application. If you have any questions or would like further comments, please contact:

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