

properties from A-1 (Rural) and M-5 (Food Processing) zones to CD-4DR (Comprehensive Development Dieppe Road), RS-4 (Single Family Dwelling) and RS-6 (Single Family Dwelling) zones for a proposed mix-use development comprising of a 3,630 m² 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.

MOVED by Councillor Haynes and Seconded by Councillor Brownoff: “That the Motion from the March 1, 2016 Special Council Meeting to approve and issue DPR00543 on Lot D (DD234442I), Sections 11 and 100, Lake District, Plan 2611 Except Part in Plan 2395 RW (4247 Dieppe Road); That Part of Lot A, Sections 8 and 11, Lake District, Plan 10698 Lying to the South West of a Boundary Parallel to the South West Boundary of Said Lot A and Extending From a Point on the South Easterly Boundary of Said Lot A Distant 160 Feet From the Most Southerly Corner of Said Lot A (4253 Dieppe Road); and That Part of Lot A, Sections 8 and 11, Lake District, Plan 10698, Lying to the North East of a Boundary Parallel to the South West Boundary of Said Lot A, and Extending From a Point on the South Easterly Boundary of Said Lot A, Distant 160 Feet From the Most Southerly Corner of Lot A (4255 Dieppe Road), be rescinded.”

CARRIED

MOVED by Councillor Brice and Seconded by Councillor Haynes: “That Bylaw No. 9354 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

with Councillor Derman OPPOSED

MOVED by Councillor Brice and Seconded by Councillor Haynes: “That Council approve and issue Development Permit DPR00543 on Lot D (DD234442I), Sections 11 and 100, Lake District, Plan 2611 Except Part in Plan 2395 RW (4247 Dieppe Road); That Part of Lot A, Sections 8 and 11, Lake District, Plan 10698 Lying to the South West of a Boundary Parallel to the South West Boundary of Said Lot A and Extending From a Point on the South Easterly Boundary of Said Lot A Distant 160 Feet From the Most Southerly Corner of Said Lot A (4253 Dieppe Road); and That Part of Lot A, Sections 8 and 11, Lake District, Plan 10698, Lying to the North East of a Boundary Parallel to the South West Boundary of Said Lot A, and Extending From a Point on the South Easterly Boundary of Said Lot A, Distant 160 Feet From the Most Southerly Corner of Lot A (4255 Dieppe Road).”

CARRIED

with Councillor Derman OPPOSED

2870-30
West Saanich
Road

4400 WEST SAANICH ROAD – LAND USE CONTRACT DISCHARGE BYLAW

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.

MOVED by Councillor Brice and Seconded by Councillor Wergeland: “That Bylaw No. 9363 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

2870-30
West Saanich
Road

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 M-2 (Wholesale, Warehouse & Office) to P-2 (Utility) and P-4 (Recreation and Open Space) zones to redevelop the existing BC Hydro Facility.

MOVED by Councillor Brice and Seconded by Councillor Wergeland: “That Bylaw No. 9364 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

MOVED by Councillor Haynes and Seconded by Councillor Wergeland: “That Council approve and issue DPR00596 on Lot B, Section 8-A, Lake District, Plan VIP 71164 (4400 West Saanich Road).”

CARRIED

PUBLIC INPUT ON COUNCIL AGENDA ITEMS

Public Input on
Council Agenda
Items

K. Harper, Bonair Place:

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

1310-40
CRD

- The Capital Regional District (CRD) is requesting an increase in funding in order to enable the Climate Action Service to continue to undertake regional studies; the base rate charged to the public would increase by 8.33% on a permanent basis.
- A business case was not presented; there is not enough information in the report to explain the increase in funding.

RESOLUTIONS FOR ADOPTION

1050-20
Service
Agreement

FIRE DISPATCH AND COMMUNICATION SERVICES AGREEMENT WITH THE TOWNSHIP OF ESQUIMALT

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.

MOVED by Councillor Brice and Seconded by Councillor Derman: “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.”

CARRIED

1410-04
Report – Finance

SOLE SOURCE PURCHASE OF ORACLE LICENSES FOR THE JD EDWARDS UPGRADE AND HR/PAYROLL SOFTWARE PROJECTS

5370-30
Sole Source
Purchase

Report of 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.

MOVED by Councillor Derman and Seconded by Councillor Haynes: “That Council approve the purchase of JDE Expense Management, JDE Payroll and JDE User Productivity Kit in the amount of \$299,670.”

CARRIED

1410-04
Report – Finance

REQUEST FOR PROPOSAL 08/16 – JD EDWARDS UPGRADE PROJECT

5370-30
RFP 08/16

Report of 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.

MOVED by Councillor Brice and Seconded by Councillor Wergeland: “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.”**

CARRIED

1310-40
CRD

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

Request from the Capital Regional District (CRD) 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*.

Councillor Derman stated:

- The information provided is limited; this year, a comprehensive plan will be developed to address climate change mitigation and adaptation.
- The increase in the maximum requisition does not mean that the money will be spent but will give the Climate Action and Adaptation Service the opportunity to undertake an expanded program.

Councillor Murdock stated:

- The report is lacking supporting documentation; clarification on work that will be undertaken would be appreciated.

Councillor Derman stated:

- The intent is to increase the response to climate change; having a defined program may delay the process.
- The amendment to the bylaw would enable the CRD to proceed with the work when it is ready to do so.

Councillor Brice stated:

- Justification for the increase is needed; it may be appropriate to postpone approval pending receipt of further documentation.

Councillor Brownoff stated:

- The defined work is outlined in the CRD's Strategic Plan; it may be appropriate to have the CRD present to Council and explain why the additional funding is required.

Councillor Haynes stated:

- More detail would be appreciated.

Councillor Wergeland stated:

- It would be appreciated to hear the CRD's objectives.

MOVED by Councillor Derman and Seconded by Councillor Haynes: "That Council postpone consideration of the "Capital Regional District Climate Action and Adaptation Service Establishment Bylaw, 2008, Amendment Bylaw No. 1, 2016" and request the Capital Regional District provide further information to clarify the need for the increase to the maximum allowable requisition for the CRD Climate Action and Adaptation Service".

Councillor Plant stated:

- Clarification on the increased funding would be appreciated.

The Motion was then Put and CARRIED

1410-04
Report –
Engineering

xref: 5370-30
Purchase Order

FORTIS BC PURCHASE ORDER APPROVAL

Report of the Director of Engineering dated March 11, 2016 recommending that Council, pursuant to the provisions of the Operating Agreement between the District and Fortis BC, authorize the purchase order to Fortis BC in the estimated amount of \$325,200 for works necessary to facilitate the replacement of the Wilkinson Bridge.

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

- The gas main on Wilkinson Road would be temporarily relocated to facilitate the Wilkinson Bridge replacement project.
- Purchase orders over \$200,000 must be approved by Council.

MOVED by Councillor Haynes and Seconded by Councillor Plant: "That pursuant to the provisions of the Operating Agreement between the District of Saanich and Fortis BC, Council authorize the purchase order to Fortis BC in the estimated amount of \$325,200 for works necessary to facilitate the replacement of the Wilkinson Bridge."

CARRIED

RECOMMENDATIONS FROM COMMITTEES

1420-30
LGBTQ Sub-
Committee

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

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.

MOVED by Councillor Plant and Seconded by Councillor Haynes: “That Council approve the Terms of Reference for the LGBTQ Sub-Committee as recommended by the Healthy Saanich Advisory Committee and as amended at the February 10, 2016 LGBTQ Sub-Committee meeting.”

Councillor Plant stated:

- The language in the draft Terms of References was created by reviewing other municipalities' Terms of Reference; the sub-committee has reviewed the draft and recommended some changes.
- Civic engagement could mean the municipality's participation in a Pride activity or through Proclamations; the intent is to make members of the LGBTQ community feel that they can participate in the community.
- The sub-committee hopes to leave a legacy; it will report on activities throughout the year and may provide a needs-assessment for LGBTQ issues within Saanich.
- 12 residents applied for 11 positions on the sub-committee; in the spirit of inclusiveness, all 12 were accepted.
- There are no members of the Healthy Saanich Advisory Committee on the sub-committee; the sub-committee consists of 12 members plus the Chair.
- Signage on municipal property may be considered that recognizes Saanich as a safe, inclusive and welcoming community.

The Chief Administrative Officer stated:

- Referral from “the public” outlined in the Mandate is unusual; it potentially creates the situation where Council is not aware of the work being done by the sub-committee.

Councillor Plant stated:

- The sub-committee is aware that recommendations will be made to the Healthy Saanich Advisory Committee; members of the sub-committee wanted the opportunity to allow their connections in the community to be able to bring matters forward.

Councillor Haynes stated:

- There is a structure in place that gives the public the opportunity to present to committees and provide information.

The Motion was then Put and CARRIED

REPORTS FROM MEMBERS OF COUNCIL1410-04

Report - Council

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

Joint report of Councillors Haynes and Derman dated February 22, 2016 recommending that Council endorse the resolution from the District of Highlands that the Union of BC Municipalities 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 Services Committee at the Capital Regional District requesting their additional support.

MOVED by Councillor Haynes and Seconded by Councillor Derman: "That Council endorse the resolution from the District of Highlands that the Union of BC Municipalities 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 Services Committee at the Capital Regional District requesting their additional support."

Councillor Haynes stated:

- There is a fund in place based on the deposits that the public pays for beverage containers; approximately 20% of those deposits are never reclaimed.
- The aim is to raise the issue as a possible source of revenue for the acquisition and protection of parks.

Councillor Derman stated:

- In the past, the estimated unredeemed deposits were \$25-\$30 million dollars; there may be the opportunity to mandate some of the money to be used for parks.

Councillor Brownoff stated:

- There may be significant funds that could be used towards the acquisition and protection of parks.

Councillor Wergeland stated:

- If these funds are available, there may be other areas where the money could be used.

Councillor Sanders stated:

- If there is money available, there may be other uses for it that could be considered.

**The Motion was then Put and CARRIED
with Councillor Wergeland OPPOSED**

1410-04

Report – Council

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

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's Firearms and Bow Discharge Regulation bylaw and report back to Council with options for an appropriate bylaw amendment, including any implications.

xref: 1110-30

Firearms Bylaw

MOVED by Councillor Haynes and Seconded by Councillor Plant: “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’s Firearms and Bow Discharge Regulation Bylaw, and report back to Council with options for an appropriate bylaw amendment, including any implications.”

Councillor Haynes stated:

- The non-migratory goose population impacts local farming and is on a trajectory to significantly increase.
- There is an economic argument to alter the Firearms and Bow Discharge Regulation Bylaw to allow hunting.

Councillor Derman stated:

- Geese is a standing item on the Peninsula and Area Agricultural Commission (PAAC) meeting agenda; geese destroy fields and the amounts lost are substantial.
- Agriculture is important and currently, there is a struggle to make it financial viable; geese need to be properly managed.

In response to a question from Council, the Chief Administrative Officer stated:

- The Chief of Police has been involved in discussions and will play a role in making recommendations to Council on an appropriate bylaw amendment.

Councillor Haynes stated:

- He requests that recommendations be prepared in a timely manner as it could potentially bring relief to this years’ growing season.

Councillor Sanders stated:

- She is concerned about the possibility of discharging firearms near residential properties.

Councillor Murdock stated:

- Geese are an impediment to local food production; police will make recommendations in relation to discharging firearms in proximity to residences.

Councillor Plant stated:

- Geese have been an ongoing concern; with the proper permitting and in the right environment, culling the geese would be appropriate.

The Motion was then Put and CARRIED

Adjournment

On a motion from Councillor Derman, the meeting adjourned at 7:55 pm.

.....
MAYOR

I hereby certify these Minutes are accurate.

.....
MUNICIPAL CLERK

DISTRICT OF SAANICH
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, MARCH 14, 2016 AT 7:57 P.M.

Present: **Chair:** Councillor Wergeland
Council: Mayor Atwell and Councillors Brice, Brownoff, Derman, Haynes, Murdock, Plant, and Sanders
Staff: Paul Thorkelsson, Chief Administrative Officer; Harley Machielse, Director of Engineering; Jarret Matanowitsch, Manager of Current Planning; Donna Dupas, Legislative Manager; and Lynn Merry, Senior Committee Clerk

1300-20
Moms Like Us

MOMS LIKE US – PRESENTATION

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.

- J. Powell and C. Brown, Moms Like Us, presented to Council and highlighted:
- Moms Like Us represents parents in the Victoria area who have adult children with mental illnesses; finding the right help can be difficult.
 - Depression and anxiety affects 28.6% of the population, yet mental health receives 8% of health care funding.
 - Evidence-based programs need to be implemented in the region; Clubhouse International offers communities a scientifically-validated, successful approach to recovery from mental illness.
 - Access to effective services and supports is essential; there are 18 Clubhouse International’s in Canada with 3 in British Columbia.
 - Rehabilitation could help reduce problems such as recidivism in hospitalization and jail, with the policing and homelessness that often accompanies mental illness.
 - This is a proven model of rehabilitation; they request a letter of support from Council to bring an accredited Clubhouse to the Victoria area.

Motion: **MOVED by Councillor Derman and Seconded by Councillor Haynes: “That staff prepare a letter of support for Moms Like Us for the development of an accredited Clubhouse in Greater Victoria.”**

Councillor Plant stated:
- This is the opportunity to support Moms Like Us.

The Motion was then Put and CARRIED

2870-30

Arrow Road

1550 ARROW ROAD – REZONING AND DEVELOPMENT PERMIT

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

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

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

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

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

APPLICANT:

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

- There is a pressing demand for affordable seniors housing; the Mount Douglas Seniors Housing Society's mandate is to provide affordable housing.
- Phase 1 of the development includes the addition of 100 new residences in a three-storey building at the north side of the property; the existing building will be retained which currently provides seniors affordable housing.
- Existing tenants will not have their rents increased as a result of this development; neighbours have been given the opportunity to provide feedback.
- The Gordon Head Residents' Association has no objections to the project.
- Half of the 820,000 seniors in BC live on \$24,000 or less.
- There is a wait list for affordable housing; neighbours agree that affordable housing is needed.
- Shadow studies show that shadowing is contained within the property except in December.
- Within 10-30 years, the existing building will be at the end of its' useful life; Phase 2 would include demolition of the existing building and construction of one three/four storey building with 140 units.
- The total proposed density of 240 units would have a floor space ratio of 0.835 and the units would be on average under 500 square feet.
- Construction of a two storey building in Phase 1 is not financially feasible; green space would be lost.
- The traffic study estimates an increase of one additional vehicle trip every 6 minutes on average with the addition of 100 units in Phase 1.
- The pedestrian connector from the property to Cedar Hill Road would be upgraded; 14 visitor parking stalls will be incorporated into the proposed development.

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

In response to questions from Council, the applicant stated:

- The original proposal was for a four storey building; after discussion with staff, the proposed building was reduced to three storeys.
- The property is approximately four acres and could accommodate up to 240 units.
- The Society is self-sufficient; therefore grants were not sought.
- The private pathway could be opened to the public.
- The building would include the necessary conduits to be solar ready; to be as cost effective as possible, the project will be built to a BUILT GREEN® Silver standard of construction.
- He would provide a guarantee, in writing, that the building would continue to be used as affordable housing for seniors if CMHC would allow mortgage insurance on the property.
- Eliminating balconies on the west side of the property could be considered to protect the privacy of neighbours.
- There would be two elevators in the proposed new building.
- Smoking would be allowed outdoors in a gazebo located near the existing building.
- The proposed new amenities would be available for use by all residents of the property.
- He would consider providing a financial contribution towards the construction of sidewalk on Arrow Road.
- Residents living in the existing building support the new proposed development.
- Approximately 40% of existing residents own vehicles; some parking stalls are being rented out by residents.
- Construction of a two-storey building would mean the loss of green space.

PUBLIC INPUT:

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

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

T. Price, Arrow Road, stated:

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

K. Melliship, Greater Victoria Housing Society, stated:

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

D. Melnick, Bel Nor Place, stated:

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

J. Koruek, Bow Road, stated:

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

C. Gregg, Bel Nor Place, stated:

- The Arrow Road Action Committee agrees that there is a need for additional affordable housing for seniors at this location; the proposed development should respect the needs of the new residents and the existing residents in the neighbourhood.
- Concerns include the potential for density more than three times the current number of residents, the proposed height of the buildings in comparison to surrounding homes, overshadowing and minimal setbacks to neighbours, the increased risk to pedestrians and vehicles along Arrow Road, parking, the creation of an RA-3 zone in a residential area, and the uncertainty of future use of the property without the use of a restrictive covenant.
- The applicant is unwilling to agree to a compromise; consideration should be given to construction of a two-storey building.

W. Weicker, Quiver Place, stated:

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

D. Mattison, Bel Nor Place, stated:

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

S. Yarmie, Oakwinds Street, stated:

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

M. Buckland, Quiver Place, stated:

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

L. Jackson, Bel Nor Place, stated:

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

M. Wilson, Hopesmore Drive, stated:

- Neighbours are in favour of additional affordable housing for seniors; concerns include the proposed building height and increased density.
- The proposed development fails to comply with Saanich policies and does not fit within the character of the neighbourhood; the applicant should reconsider no more than two-storeys and no more than double the number of suites.

- B. Tabata, on behalf of the Gordon Head Residents' Association (GHRA), stated:
- The Association generally has no objections; the proponent is to be commended for having public consultation early in the process.
 - The applicant should continue to engage with neighbours in relation to setbacks, and fencing and vegetation buffers to reduce the impact of the higher density; upgrades to Arrow Road should be considered to improve safety for pedestrian and cyclists.
 - Rezoning signage should be posted at the site; the GHRA is disappointed that no offsite upgrades are planned; a number of residents' concerns could be addressed by improvements to Arrow Road.
- R. Folk, stated:
- With any new development, increased traffic and density are concerns; neighbours tend to adapt to the changes associated with new development over time.
 - Consideration should be given to the residents of Mount Doug Court and the benefits for them.
- R. Watts, Chair, Dawson Heights Housing, stated:
- There is a shortage of affordable housing for seniors and long wait lists; it is extremely difficult for seniors to find safe and affordable housing.
- K. Hope, Executive Director, Dawson Heights Housing, stated:
- The situation for seniors to find affordable housing is dire; the vacancy rate remains at 0%.
 - There is a wait list for housing with very little turnover; the need is there and the resources to respond are limited.
- D. Bujet, Bel Nor Place, stated:
- Affordable seniors housing is supportable but a three-storey building at this location is not appropriate.
 - The proposed development is not in keeping with the neighbourhood; there is concern with the light coming from the parking area and smoking on the pathway near residences.
- P. Gerrand, Cedar Hill Road, stated:
- Seniors need access to affordable and safe housing; neighbours can adapt to having a three-storey building.
 - There will be a greater need for affordable housing as the population ages.
- J. Scigliano, Livingstone Avenue S., stated:
- She supports seniors affordable housing but does not support the proposed development in its current form.
- D. Cooper, Mount Douglas Seniors Housing Society, stated:
- There are challenges with every development; there is a need for affordable housing for seniors.
 - The building height is masked by the hedges; the location of the building on the property and the fact that the property is lower in comparison to neighbouring properties are favourable elements.

APPLICANT'S RESPONSE:

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

COUNCIL DELIBERATIONS:

Councillor Derman stated:

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

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

CARRIED

Councillor Haynes stated:

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

Councillor Brice stated:

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

Councillor Brownoff stated:

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

Motion:

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

Councillor Murdock stated:

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

Councillor Sanders stated:

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

Councillor Derman stated:

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

Councillor Brownoff stated:

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

Councillor Plant stated:

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

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

Councillor Wergeland stated:

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

The Motion was then Put and CARRIED

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

Mayor Atwell stated:

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

Councillor Murdock stated:

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

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

Councillor Brownoff stated:

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

Councillor Haynes stated:

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

Councillor Derman stated:

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

Councillor Sanders stated:

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

Councillor Wergeland stated:

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

Mayor Atwell stated:

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

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

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

Councillor Plant stated:

- A staff report is preferable.

Councillor Haynes stated:

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

Councillor Brice stated:

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

Mayor Atwell stated:

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

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

The Main Motion as Amended was CARRIED with Mayor Atwell OPPOSED

Motion as Amended:

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

Adjournment On a motion from Councillor Brownoff, the meeting adjourned at 11:40 p.m.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK