Agenda

Special Council Meeting
Council Chambers, Saanich Municipal Hall, 770 Vernon Avenue
TUESDAY, FEBRUARY 21, 2017 AT 7:00 PM

NOTICE OF PUBLIC HEARING FEBRUARY 21, 2017

A. (i) "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9411"
PROPOSED NEW APARTMENT-VILLAGE CENTRE ZONE

(ii) "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9412"
PROPOSED REZONING FOR AN APARTMENT BUILDING ON DOUMAC AVENUE

1.	Reports: ▪ Supplemental Report from the Director of Planning dated February 09, 2017 ▪ Report from the Director of Planning dated October 11, 2016	 Pg. 1 Pg. 6
2.	Bylaws No. 9411 and 9412	Pg. 37
3.	Excerpt from the Committee of the Whole meeting held November 14, 2016	Pg. 40
4.	Other Reports: ▪ Advisory Design Panel Report dated March 29, 2016 ▪ Sustainability Statement dated received on February 02, 2016 ▪ Stormwater Management Statement dated received on February 02, 2016 ▪ Arborist Reports dated July 12 and May 04, 2016	 Pg. 44 Pg. 46 Pg. 49 Pg. 51
5.	Correspondence: ▪ Applicant Letter and Submission dated January 04, 2017 ▪ Letter from the Cordova Bay Community Association dated April 14, 2016 ▪ 28 Letters from Residents	 Pg. 62 Pg. 68 Pg. 69

B. (i) "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9415"
PROPOSED NEW COMPREHENSIVE DEVELOPMENT AFFORDABLE HOUSING ZONE

(ii) "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9416"
PROPOSED REZONING FOR AFFORDABLE SENIORS INDEPENDENT RENTAL HOUSING ON ARROW ROAD

1.	Reports: ▪ Supplemental Report 3 from the Director of Planning dated February 02, 2017 ▪ Supplemental Report 2 from the Director of Planning dated December 21, 2016 ▪ Supplemental Report from the Director of Planning dated December 13, 2016 ▪ Report from the Director of Planning dated February 18, 2016	 Pg. 117 Pg. 123 Pg. 127 Pg. 158
2.	Bylaws No. 9415 and 9416 Bylaw No 9417 (Housing Agreement)	Pg. 192 Pg. 196

3.	Excerpts from the Committee of the Whole meetings held January 09, 2017 and March 14, 2016	Pg. 202
4.	Other Reports: ▪ Advisory Design Panel Report dated September 09, 2015 ▪ Built Green Mission Statement ▪ Stormwater Management Report Statement dated received on June 01, 2015 ▪ Stormwater Management Plan dated May 25, 2015 ▪ Tree Assessment dated September 29, 2015	 Pg. 218 Pg. 220 Pg. 223 Pg. 225 Pg. 228
5.	Correspondence: ▪ Letter from the Gordon Head Residential Association dated October 22, 2015 ▪ 265 Letters from Residents	 Pg. 231 Pg. 234

THE DISTRICT OF SAANICH

NOTICE OF PUBLIC HEARING ON ZONING BYLAWS

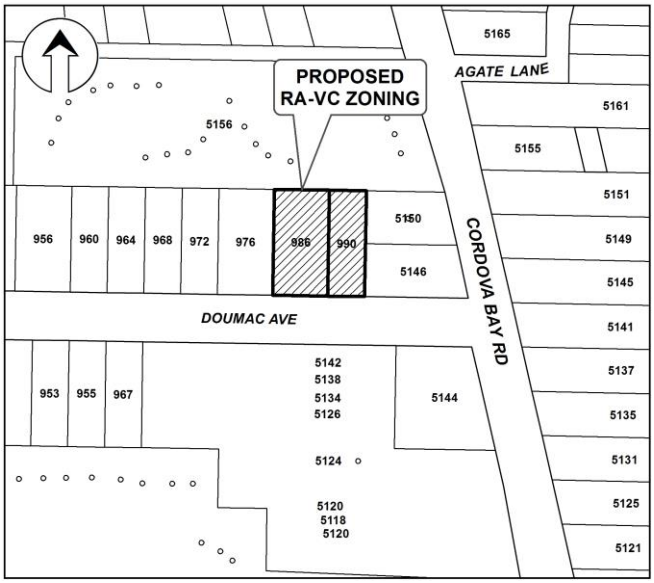
NOTICE IS HEREBY GIVEN that a SPECIAL COUNCIL MEETING for the purpose of a PUBLIC HEARING will be held in the SAANICH MUNICIPAL HALL COUNCIL CHAMBERS, 770 Vernon Avenue, Victoria, BC, V8X 2W7, on **TUESDAY, FEBRUARY 21, 2017 at 7:00 P.M.,** to allow the public to make verbal or written representation to Council with respect to the following proposed bylaws and permits.

A1. ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9411"
PROPOSED NEW APARTMENT-VILLAGE CENTRE ZONE

The intent of this proposed bylaw is to create a new RA-VC (Apartment-Village Centre) Zone with Apartment; Congregate Housing; Home Occupation Office and Daycare for Preschool Children; and Accessory Buildings and Structures as permitted uses. Regulations with respect to lot coverage; density; buildings and structures for apartment or congregate housing; accessory building and structures; and accessory off-street parking are unique to this proposed zone and interested persons are encouraged to obtain a copy of the bylaw.

A2. ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9412"
PROPOSED REZONING FOR AN APARTMENT BUILDING ON DOUMAC AVENUE

To rezone Amended Lot 5 (DD 248221-I), Block 1, Section 31, Lake District, Plan 1444 **(986 DOUMAC AVENUE)** and Lot 4, Block 1, Section 31, Lake District, Plan 1444 **(990 DOUMAC AVENUE)** from Zone RS-18 (Single Family Dwelling) to a new Zone RA-VC (Apartment-Village Centre) in order to construct a 4-storey, 25-unit strata-titled apartment building with underground parking. A **DEVELOPMENT PERMIT** will be considered for form and character. A **COVENANT** will also be considered to further regulate the use of the lands and buildings.

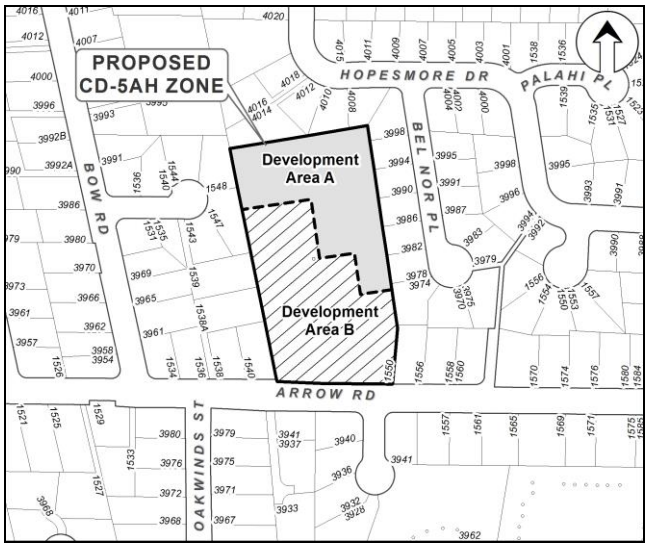


B1. ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9415"
PROPOSED NEW COMPREHENSIVE DEVELOPMENT AFFORDABLE HOUSING ZONE

The intent of this proposed bylaw is to create a new CD-5AH (Comprehensive Development Affordable Housing) Zone with the following permitted uses for Development Areas A and B: Apartment for the Provision of Affordable Seniors Independent Rental Housing; Accessory Dwelling Unit; and Accessory Buildings and Structures. Regulations with respect to lot coverage; density; buildings and structures are specific to Development Areas A and B and accessory off-street parking; bicycle parking; and accessory buildings and structures are also unique to this proposed zone and interested persons are encouraged to obtain a copy of the bylaw.

B2. ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9416"
PROPOSED REZONING FOR AFFORDABLE SENIORS INDEPENDENT RENTAL HOUSING ON ARROW ROAD

To rezone Lot A, Section 56, Victoria District, Plan 23817, Except Part in Plan 27015 **(1550 ARROW ROAD)** from Zone RA-1 (Apartment) to a new Zone CD-5AH (Comprehensive Development Affordable Housing) in order to construct affordable seniors independent rental housing. A **DEVELOPMENT PERMIT** will be considered for form and character. A **HOUSING AGREEMENT** will be considered to ensure the lands shall only be developed for the purpose of providing Affordable Seniors Independent Rental housing; with the exception of one dwelling unit which may be occupied by the owner, operator, manager, or caretaker providing on-site services.



The proposed bylaws, permits and relevant reports may be inspected or obtained from the Legislative Division between 8:30 a.m. and 4:30 p.m., from February 09, 2017 to February 21, 2017 inclusive, except for weekends and statutory holidays. The reports from the Director of Planning regarding the above applications are available on the Saanich website at www.saanich.ca under Local Government/Development Applications.

Written comments may be submitted by mail or by e-mail and must be received no later than 4:00 p.m. on the day of the meeting. All correspondence submitted will form part of the public record and may be published in a meeting agenda.

Legislative Division by e-mail: clerksec@saanich.ca By Phone: 250-475-1775 Web: Saanich.ca

1410-04 xref:
2860-30

To Public Hearing Feb. 21, 2017

The Corporation of the District of Saanich

Mayor ✓
Councillors ✓
Administrator ✓
Com. Assoc. ✓
Applicant ✓
Front Counter ✓
Dir. of Eng ✓

Supplemental Report

To: Mayor and Council

From: Sharon Hvozdanski, Director of Planning

Date: February 9, 2017

Subject: Development Permit and Rezoning Application
File: DPR00640; REZ00569 • 986 & 990 Doumac Avenue

BACKGROUND

On November 14, 2016, Saanich Council called a Public Hearing to consider an application to rezone two lots from the RS-12 (Single Family Dwelling) Zone to a new RA-VC (Apartment-Village Centre) Zone in order to construct a 4-storey, 25 unit strata-titled apartment project with underground parking.

At the meeting, members of Council made a number of comments regarding the proposal and requested further consideration of the following:

1. Traffic concerns at the intersection of Doumac Avenue and Cordova Bay Road; and
2. Community contributions.

ADDITIONAL INFORMATION

In a letter dated December 21, 2016, the applicant provided the following additional information:

1. Traffic Concerns

In response to Council's comments, the applicant commissioned Watt Consulting Group to undertake a Traffic Impact Assessment for the site. An analysis of post-development conditions was undertaken in order to provide a clear view of the impacts on the adjacent roadways after full build-out and occupancy. The study assessed traffic impacts of the development, reviewed the site access roads, and assessed the need for any mitigation measures. The study also considered the proposed redevelopment of the Cordova Bay Plaza across the street, to ensure all traffic impacts on the adjacent road network with both developments are understood.

Cordova Bay Road is classified as a major road and provides a north-south connection between Royal Oak and Gordon Head to the south and to Hwy 17 via Sayward Road to the north. This road serves both through traffic and local traffic for the Cordova Bay area. All site traffic must ultimately use Cordova Bay Road for access/egress beyond the site. Cordova Bay Road is a two-lane road with a posted speed limit of 40 km/h within the study area. There is a sidewalk on the west side of the road in the study area, and bike lanes on both sides of the road within the study area (but bike lanes are intermittent along Cordova Bay Rd overall).

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DISTRICT OF SAANICH

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(i) and (ii)

Doumac Avenue is a dead-end local road connecting to Cordova Bay Road. It is currently built to a rural local road standard, with no sidewalks. This road would serve as the access point to the site's underground pa tion of Doumac Avenue/Cordova Bay Road is currently stop-controlled on Doumac Avenue with no turn-lanes.

To establish background traffic conditions, the trips from the proposed Cordova Bay Plaza redevelopment were included. This also includes the provision of a left-turn lane on Doumac Avenue at Cordova Bay Road and a northbound left-turn lane on Cordova Bay Road. In the background traffic conditions (with an eastbound left-turn lane added), all turning movements would operate at an acceptable level of service during the PM peak hour. No queuing issues are anticipated for the proposed storage lanes. Therefore there are no significant delay or capacity concerns in the background conditions with the Cordova Bay Plaza redevelopment.

The development is expected to generate 13 trips (9 in; 4 out) during the PM peak hour. This volume represents an increase in Doumac Avenue traffic (between the site and Cordova Bay Road) of one more vehicle every 4 minutes 36 seconds.

The post-development traffic analysis was undertaken based on the proposed roadway improvements of the Cordova Bay Plaza redevelopment, with separate turn lanes on Doumac Avenue and a northbound left-turn lane/landscaped medians on Cordova Bay Road, while retaining eastbound stop control on Doumac Avenue. At Doumac Avenue/Cordova Bay Road, all turning movements would operate at an acceptable level of service. No queuing issues are anticipated for the proposed storage lanes. Therefore, no significant delay or capacity concerns are associated with the proposed development.

Long term background traffic conditions were estimated for the 10-year horizon (2026) using a linear growth rate of 1.0% per year (Cordova Bay Road through traffic) to reflect other potential developments in the adjacent area including the Cordova Bay Hill (Aragon) site to the north. At Doumac Avenue/Cordova Bay Road, the level of service for the eastbound left movement (from Doumac Avenue) is projected to drop slightly (3.2 seconds more average delay than in 2016) due to higher through volumes on Cordova Bay Road. The estimated delay (26.1 seconds/ vehicle) for the eastbound left movement is still considered an acceptable level of service in a peak hour. At the intersection, all other movements would continue to operate at an acceptable level of service. The estimated queue lengths on turn lanes would not exceed the proposed storage lengths. The study recommends that no additional traffic mitigation measures, beyond the additional turn lanes proposed as part of the Cordova Bay Plaza redevelopment, are required.

2. Community Contributions

Questions were raised by Council over whether the proposed green roof should qualify as a community contribution. The applicant has stated that the green roof would help to fight against climate change. Some of the specific public benefits noted by the applicant include:

- Help lower urban temperatures (urban heat island effect). Lowering the UHI can have a positive impact on smog by lowering airborne particles in the atmosphere;
- Natural rainwater detention (delays runoff) as well as filtration;
- Produce oxygen and clean the air to help reduce pollution by acting as a carbon sink;
- Green roofs are biodiverse and a benefit to wildlife (plant with a local seed mix for local species refuge);
- The proposed green roof would add approximately 7-8% green area to the project over and above the noted site coverage; and

- Green roofs create landfill diversion by prolonging the life of waterproofing membranes and associated waste.

However, the applicant acknowledges that a green roof may not be seen by some individuals as a community benefit in the way that public art would contribute. For this reason he proposes to retain the green roof as originally planned and, in addition, contribute a further $20,000 to a new Saanich Community Garden Fund. Alternatively, if Council does not support the green roof, it could be deleted from the project, in which case, the contribution to the community garden fund would be increased by $15,000 for a total contribution of $35,000. As per the original proposal, the community contribution was $37,500 ($1,500 per unit). The applicant has increased the proposed contribution to $57,500 ($2,300 per unit).

	Proposed Community Contribution	Estimated Value
1.	Contribution to the Saanich Affordable Housing Fund	$10,000
2.	Contribution to the Saanich Transportation Fund	$10,000
3.	Contribution to a new Saanich Community Garden Fund	$20,000
4.	Construction of a temporary path along Doumac Avenue from the development to Cordova Bay Road.	$4,500
5.	24% of the total cost of $54,390 for installation of a green roof.	$13,000
	Total Community Contribution ($2,300 per unit)	**$57,500**

The proposed green roof would be consistent with Official Community Plan 2008, policy 7.1.4 which states:

"Develop an amenity contribution policy, considering the inclusion of, but not limited to, the following amenities:

- Affordable housing units;
- Privately owned, publicly accessible open space;
- Public art;
- Floor space designated for non-profit arts activities;
- Contributions towards the enhancement of natural areas, public recreation facilities & green/open space;
- Contributions towards street and boulevard enhancements, including street furniture and decorative lighting;
- Daycare facilities;
- Preservation of heritage structures or features;
- Transit-oriented development;
- **Green construction, green roofs, energy conservation, reduced carbon footprint;**
- Underground or concealed parking;
- Bicycle facilities; and
- Public safety improvements (e.g. school crossings)."

Based on OCP policy 7.1.4, staff support retention of the green roof as proposed. However, in the event that the green roof is not supported by Council, the plans attached to and forming part of Development Permit DPR00640 should be amended accordingly.

With respect to the proposed Community Garden Fund contribution, such a fund does not presently exist in Saanich. While establishment of a Community Garden Fund would help in meeting Saanich's goal of a community garden in each local area, its establishment should include guidelines about who can access the fund and where and for what it could be used. Currently, no community gardens exist in Cordova Bay and potential sites for a community

garden have not been identified. A community consultation process to develop a community garden plan has not been identified as a priority in Cordova Bay. For these reasons, Planning does not support a Community Garden Fund contribution at this time. The proposed Community Garden Fund contribution of $20,000 should be redirected to the Affordable Housing Fund. However, should Council agree to the establishment of a Community Garden Fund, the proposed $20,000 contribution to the fund would be secured by covenant.

RECOMMENDATION

1. That Zoning Bylaw 8200 be amended to include a new RA-VC (Apartment-Village Centre) Zone as per the attached Zone Schedule.

2. That the application to rezone from RS-18 to RA-VC be approved.

3. That Development Permit DPR00640 be approved.

4. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant to secure the following:

   - BUILT GREEN® Gold or equivalent environment and sustainability standard;
   - Construction of the development with the necessary conduit and piping in order for the building to be solar ready for future installation of solar photovoltaic or hot water heating systems;
   - Rough in for an electric car charging station; and
   - Community contributions as per the following table:

	Proposed Community Contribution - Revised	Estimated Value
1.	Contribution to the Saanich Affordable Housing Fund	$30,000
2.	Contribution to the Saanich Transportation Fund	$10,000
3.	Construction of a temporary path along Doumac Avenue from the development to Cordova Bay Road.	$4,500
4.	24% of the total cost of $54,390 for installation of a green roof.	$13,000
	Total Community Contribution ($2,300 per unit)	**$57,500**

Report prepared by:

for / Neil Findlow, Senior Planner

Report prepared and reviewed by:

for Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:

for Sharon Hvozdanski, Director of Planning

NDF/gv
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Attachment

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

CAO'S COMMENTS:

I endorse the recommendation of the Director of Planning.

Paul Thorkelsson, CAO

C/a Nov 14, 2016
1410-04 planning
x: 2870-30 Doumac

CW Nov 14/16

The Corporation of the District of Saanich

Mayor
Councillors
Administrator
Council Administrator
Media

Report

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OCT 14 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

To: **Mayor and Council**

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

Date: **October 11, 2016**

Subject: **Development Permit and Rezoning Application**
File: DPR00640; REZ00569 • 986 & 990 Doumac Avenue

PROJECT DETAILS

Project Proposal:	The applicant proposes to rezone two lots from the RS-18 (Single Family Dwelling) Zone to a new RA-VC (Apartment-Village Centre) Zone in order to construct a 4-storey, 25 unit strata-titled apartment project with underground parking. A Form and Character Development Permit is also required.
Address:	986 & 990 Doumac Avenue
Legal Description:	Amended Lot 5 (DD 248221-I), Block 1, Section 31, Lake District, Plan 1444 Lot 4, Block 1, Section 31, Lake District, Plan 1444
Owner:	James C. Hemeon & Lorraine A. Hemeon
Applicant:	Praxis Architects Inc.
Parcel Size:	1671.87 m^2
Existing Use of Parcel:	Single Family Dwellings
Existing Use of Adjacent Parcels:	North: RT-3 (Attached Housing) Zone South: C-3 (Shopping Centre) Zone East: C-1 (Local Commercial) Zone and C-9 (Local Service Station) Zone (Unused) West: RS-18 (Single Family Dwelling) Zone
Current Zoning:	RS-18 (Single Family Dwelling) Zone
Minimum Lot Size:	N/A
Proposed Zoning:	RA-VC (Apartment-Village Centre) Zone

Proposed Minimum Lot Size: N/A

Local Area Plan: Cordova Bay

LAP Designation: General Residential

Community Assn Referral: Cordova Bay Association for Community Affairs ● Letter of support received April 15, 2016.

PROPOSAL

The applicant proposes to rezone two lots from the RS-18 (Single Family Dwelling) Zone to a new RA-VC (Apartment-Village Centre) Zone in order to construct a 4-storey, 25 unit strata-titled apartment with underground parking. A Form and Character Development Permit is also required.

PLANNING POLICY

Official Community Plan (2008)

4.2.2.1. "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."

4.2.2.14. "Encourage the use of "green technologies" in the design of all new buildings."

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

4.2.2.20. "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."

4.2.3.2. "Support developments in "Centres" and "Villages" that:

- encourage diversity of lifestyle, housing, economic, and cultural opportunities;
- concentrate the greatest densities of residential and employment activity near the centre or focal area of each Centre/Village and locate lower densities and building heights near the periphery;
- provide publicly accessible open space that complements the public realm, and create identifiable focal points within each Centre/Village;
- sets aside land for public open space in the form of natural areas, parks, playgrounds, open air plazas and other assembly and activity spaces;
- protect and encourage traditional "mainstreet" streetscapes;

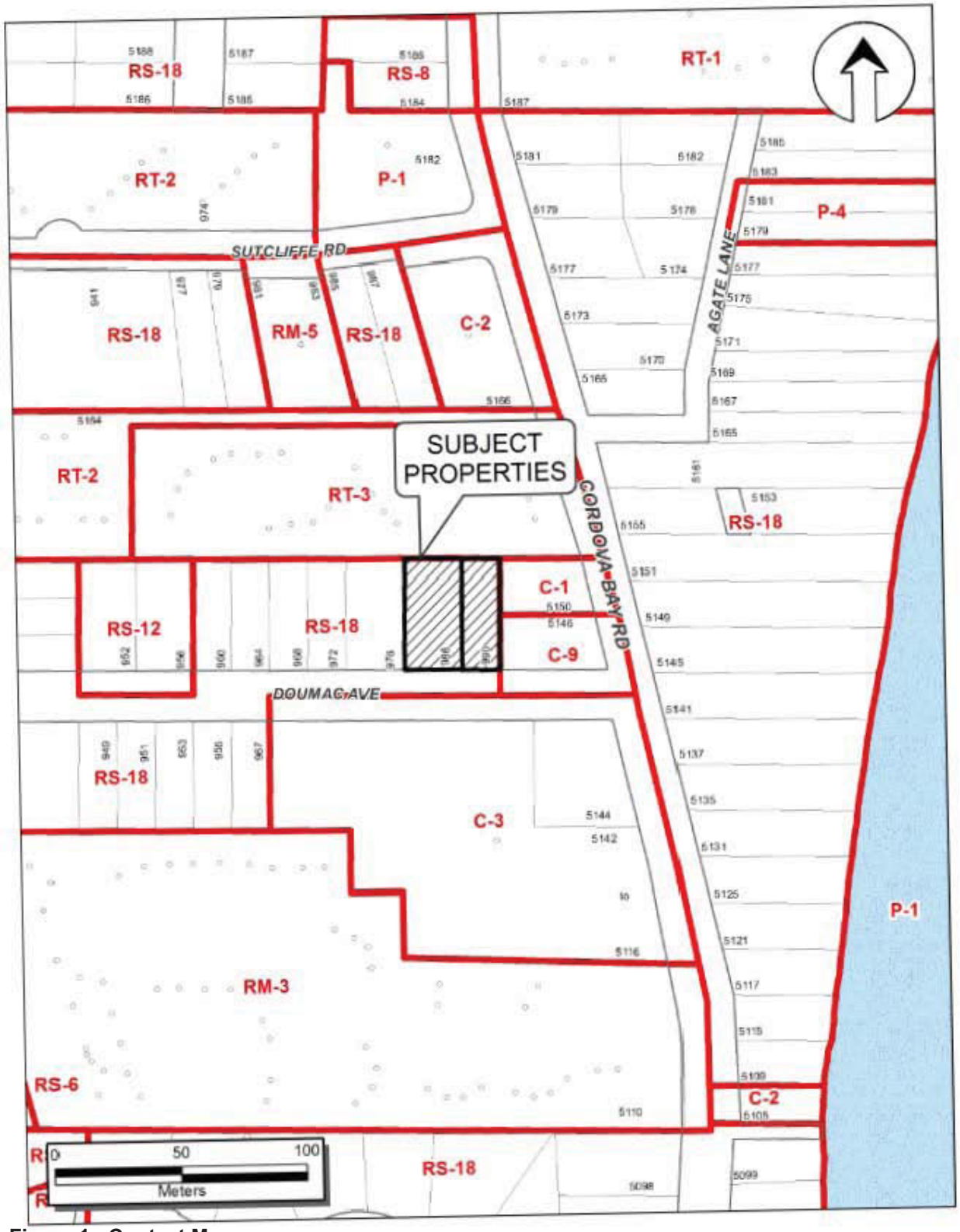

Figure 1: Context Map

- encourage the integration of residential, commercial, and public land uses both within buildings and between adjacent sites;
- complement and integrate new development with adjacent existing development;
- provide for a range of housing options by location, type, price and tenure;
- support the integration of institutional uses as community focal points to maximize opportunities for accessing essential amenities and services;
- integrate and support the use of alternative transportation; and
- account for and mitigate through traffic on major streets and collectors roads.
- result in reduced energy use, net energy generation and reduced Greenhouse Gas emissions.
- create or enhance the node's unique "sense of place"."

4.2.3.9. "Support the following building types and uses in "Villages":
- Small lot single family houses (up to 2 storeys)
- Carriage/coach houses (up to 2 storeys)
- Town houses (up to 3 storeys)
- Low-rise residential (3-4 storeys)
- Mixed-use (commercial/residential) (3-4 storeys)
- Civic and institutional (generally up to 3 storeys)."

5.1.2. 1. "Focus new multi-family development in "Centres" and "Villages"."

5.1.2.2 "Evaluate applications for multiple 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."

Cordova Bay Local Area Plan (1998)

7.6 "Support in principle rezoning applications for attached housing within the village core as indicated on Map 7.2."

7.7 "Consider the impact of new development on established views through the rezoning, development permit and subdivision process."

Cordova Bay Village Development Permit Area Guidelines

Key guidelines include massing and scale that is compatible with adjacent development; village-like character; strong pedestrian focus; vehicle access to Sutcliffe Road, Doumac Avenue, or Cordova Bay Road; and retention of existing trees wherever possible.

DISCUSSION

Neighbourhood Context

The 1671.87 m^2 site is located in Cordova Bay "Village" on the north side of Doumac Avenue. It comprises two lots, each containing single family dwellings. Surrounding land use is attached

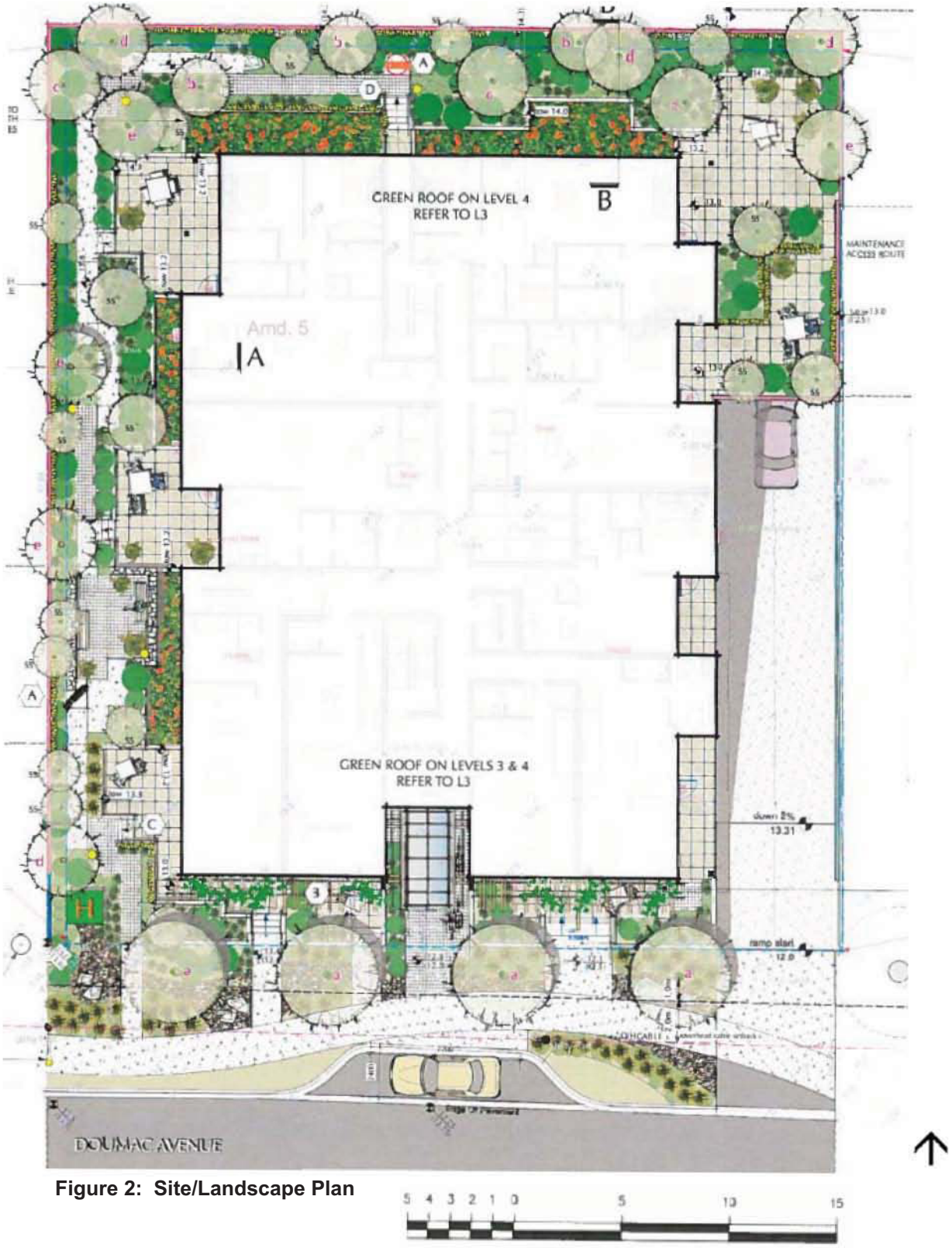

Figure 2: Site/Landscape Plan

Figure 3: Cordova Bay Village 2015 Air Photo (Source: Saanich GIS Maps)

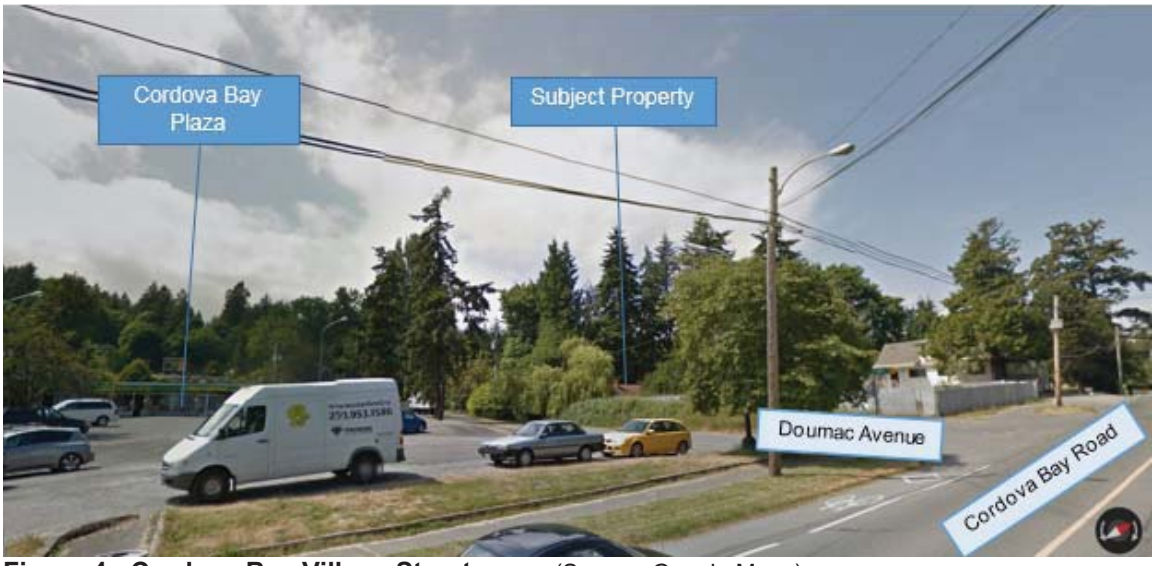

Figure 4: Cordova Bay Village Streetscape (Source: Google Maps)

housing to the north, commercial and a vacant parcel to the east, single family dwellings to the west, and Cordova Bay Plaza Shopping Center to the south. The site is located close to "Village" services, Cordova Bay Elementary School, Cordova Bay Senior's Centre, Cordova Bay beach, and Doumac Park. Doumac Avenue is a local pedestrian connector to Lochside Regional Trail.

Land Use

The site and surrounding area is designated in the Official Community Plan (OCP) as a "Village" Centre. "Villages" are small local nodes, with a historical basis, that meet local residents' basic commercial and service needs. They also provide a limited amount of multiple family housing, and they are typically serviced by a single bus route. The OCP supports low-rise residential (3 to 4 storeys) in "Villages".

The "Village" area, historically, has provided a range of services to Cordova Bay residents and seasonal visitors since the first grocery store opened in the "Village" in 1911. In the late 1920s and early 1930s, a tea room, dance pavilion, auto court and summer cabins were also added. McMorran's Seaview Shopping Plaza (now Cordova Bay Plaza) was constructed in 1960.

During the 1980s, several sites in the "Village" were developed for multi-family housing including the Cordova Bay Beach Estates development south of the plaza which includes a mixture of apartments and attached housing, and attached housing developments north of the plaza on Cordova Bay Road and on Sutcliffe Road.

In 1999, Council approved a Development Permit Application to construct a new 3800 m^2 shopping centre to replace Cordova Bay Plaza. The proposal included a grocery store, a 3-storey mixed-use building with retail on the ground floor and 16 apartment units above, a bank, and a small retail building fronting on Cordova Bay Road. Issuance of the Development Permit was withheld pending site consolidation and resolution of site contamination issues. As a result of the significant delay to resolve the contamination issues, that development has not been constructed. In 2012, the Province issued a Certificate of Compliance for the shopping centre site.

The lack of a full range of services in the "Village" to serve a growing population in Cordova Bay has contributed to the evolution of Mattick's Farm, located ±800 m to the north, into a type of "Village" that provides a broad range of services to area residents as well as visitors to the area.

The proposal would be the first multi-family housing development along Doumac Avenue which, with the exception of the shopping centre, comprises mostly single family dwellings. It is anticipated that over time the shopping centre will redevelop and land use along Doumac Avenue will transition to various forms of infill housing. In the interim, the impact of new development on the remaining housing can be mitigated through careful design including such features as underground parking, stepped building design, articulated façades and high quality landscaping.

The proposed 25 unit apartment would comply with OCP policies that support multi-family housing, up to 4-storeys in height, in "Villages". It would provide a housing alternative for area residents wishing to downsize from a single family dwelling but remain in the neighbourhood close to a range of services and Cordova Bay beach. For these reasons, the proposed land use can be supported.

Site and Building Design

The proposed 4-storey apartment would be constructed over underground parking. Access to the building would be from Doumac Avenue. The ramp to the underground parkade would be along the east property boundary. The building would contain a mixture of one and two-bedroom units, some of them with dens. Four 2-storey, townhouse-like units would be provided along the Doumac Avenue frontage. These two-bedroom units would be accessible from hallways within the building or directly from private patios adjacent to the street.

To create a strong pedestrian focus and presence on the street the building would be sited 2.6 m from the property line abutting Doumac Avenue. Other proposed setbacks are 6.18 m from the rear lot line, 5.4 m from the easterly side lot line and 6.5 m from the westerly side lot line. Decks for the townhouses would be provided at the second floor level. The building would be stepped back at the upper levels. Green roofs would be provided at the front of the building on levels 3 and 4 and at the rear of the building on level 4. Exterior cladding would include grey stucco; natural wood, brick, and fibre-reinforced cement board siding; pre-finished black metal flashing; aluminum windows and doors; and metal and glass balcony railings. Two levels of glazing would help to accentuate the front entrance to the building.

Figure 5: Proposed Green Roof

Figure 6: Streetscape View (Looking north from Doumac Avenue)

Figure 7: South (Front) Elevation

Figure 8: North (Rear) Elevation

The townhouse-style units at the front of the building, the stepping of the upper floors, articulation of the façade and the variety of building materials would help to create visual interest. The high quality landscape design and generous balcony and patio spaces would contribute to liveability for the future owners.

Respecting the green roofs, some HPO warranty providers will not warranty residential buildings with green roofs due to the potential for building envelope failure. The applicant has confirmed with his warranty provider that there is no issue with providing green roofs on this building subject to the use of best management practices and installation by a qualified roofing contractor.

Environment

The site rises in elevation about 2.0 m from southeast to northwest. An Arborist's Report was prepared for the site by Talbot Mackenzie & Associates Consulting Arborists. The report states that there are 27 trees located within the properties boundaries. The tree resource on the site consists of a mixture of native and non-native species. Many of the trees have developed poor structures as a result of the lack of maintenance.

Construction of the underground parking would require excavation to the property line on all sides and would require removal of all of the 27 trees on the site. In addition, it is anticipated that two trees on the neighbouring property at 5150 Cordova Bay Road and six trees located on the municipal frontage would also require removal. Two Douglas-fir trees, a multiple stemmed Western Red cedar hedge row, a Japanese maple located on the neighbouring property at 5156 Cordova Bay Road and a Douglas-fir located on the neighbouring property at 964 Doumac Road may be impacted by excavation for the proposed underground parking and their retention would depend on the extent of required excavation and roots encountered during excavation.

Excavation within the critical root zones of these trees must be performed under arborist supervision and would likely involve shoring or similar methods to eliminate the need for any cut slope beyond the property line. Approval from the property owner and a Tree Permit issued by Saanich would be required to remove trees on neighbouring properties. Permission has been granted by the owner to remove two trees at 5150 Cordova Bay Road.

The proposed landscape plan indicates 12 trees to be planted on-site and 4 trees to be planted on the boulevard. Many of these trees would be planted over the parking slab. The plans indicate that adequate soil depth and volume would be provided. Saanich's Urban Forest Strategy requires 1:1 replacement for any trees removed. If all of the replacement trees cannot be accommodated on site, Saanich Parks requires payment of $300 per tree that cannot be accommodated to be used to plant trees elsewhere in the Cordova Bay area. In this case, the applicant has agreed to pay a total of $5,700 to Saanich's Tree Replacement Fund for the 19 replacement trees that cannot be accommodated on the site.

Stormwater management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of the Subdivision Bylaw. The site is within a Type II watershed

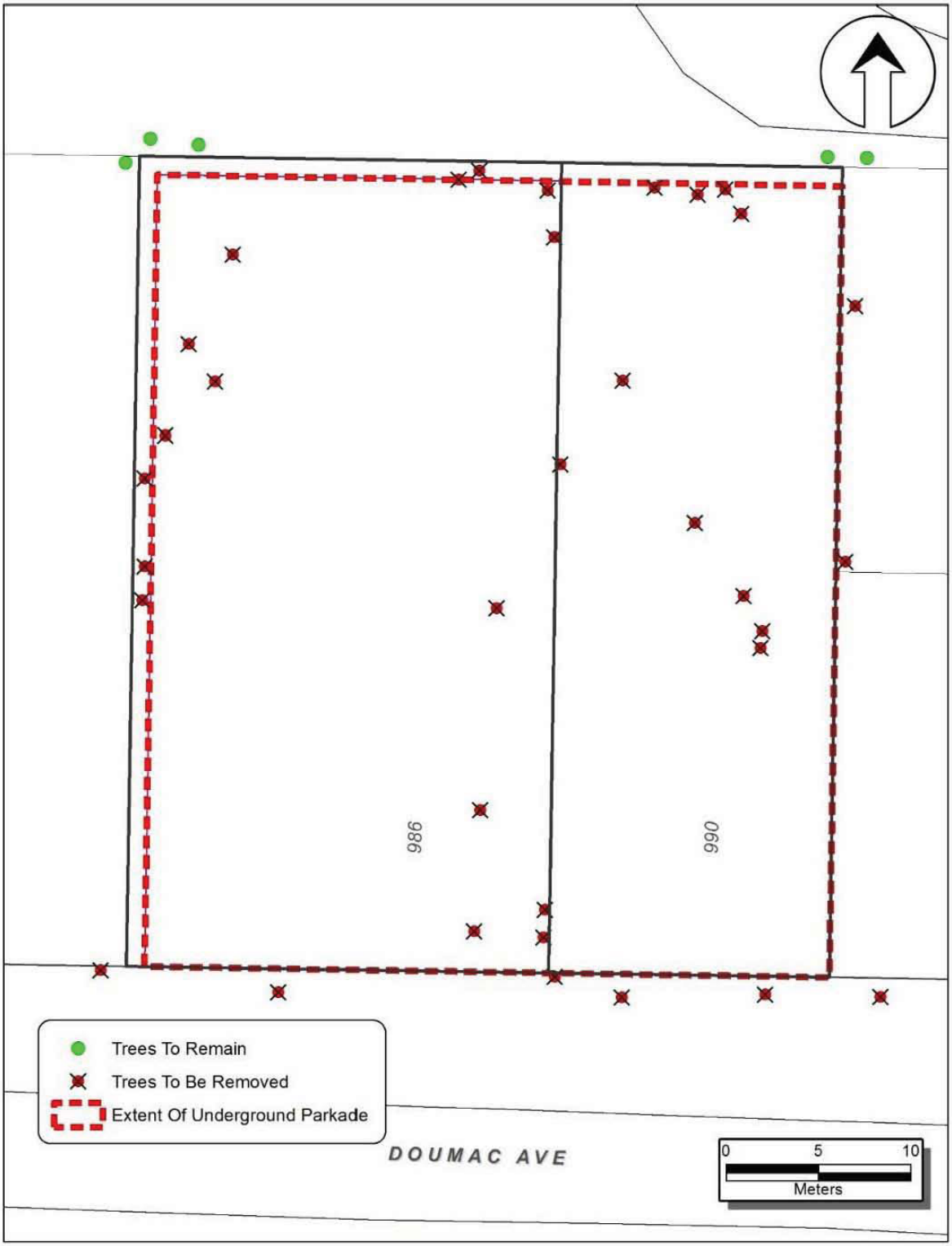

Figure 9: Tree Plan

area which requires stormwater storage, oil/grit separator or grass swale and sediment basin. The applicant has stated that there would be 70% impervious surface on the site compared with 32% under the existing condition. Stormwater management would include a rain garden or underground infiltration/detention system in accordance with the Saanich requirements. The structure would be certified Built Green® Gold or equivalent environment and sustainability standard.

The property at 990 Doumac Avenue is adjacent to Shell Canada's former Payless Gas station. On behalf of Shell Canada, SNC-Lavalin Inc. tested the site at 990 Doumac Avenue for potential Shell-caused contamination. Analytical results were all less than the allowable residential standards.

Mobility
The site has frontage on Doumac Avenue which is a "residential street" and a local pedestrian connector to Lochside Regional Trail. Cordova Bay Road to the east is designated in the Cordova Bay Local Area Plan as a "major road of special design" which provides for municipal-wide through traffic. The Local Area Plan policies provide that it should be limited to two travel lanes in order to retain the general character as a scenic marine drive.

The Development Servicing Requirements for the project require that Doumac Avenue, fronting this proposal, must be reconstructed to a minimum 7.0 m width complete with concrete curb, gutter and separated 2.0 m wide concrete sidewalk. Saanich Engineering has requested the applicant to consider providing a 2.0 m wide asphalt pathway on the north side of Doumac Avenue between the site and Cordova Bay Road as part of his community contribution to provide continuity until such time as the adjacent property redevelops and a more permanent concrete sidewalk is constructed. The applicant has agreed to construct the pathway. A contribution in the amount of $9,000 (6% of the total cost of $150,000) is also required for the construction of a future northbound left turn on Cordova Bay Road at Doumac Avenue. The balance of the left-turn lane cost would be required from other property owners along Doumac Avenue when redevelopment occurs.

Parking for the proposed development would exceed the Zoning Bylaw requirement of 1.5 spaces per unit (38 spaces required, 39 spaces are proposed). In addition, Class I (secure) bicycle parking for residents would be provided in the underground parking structure in accordance with the Zoning Bylaw requirement. A six space bike rack for visitors would be provided at the apartment entrance.

Based on feedback received from neighbours, a pull-out is proposed in front of the building to accommodate pick-up and drop-off and short-term parking for delivery and moving vehicles.

New Zone
The proposal has a density of 1.78 Floor Space Ratio (FSR), 53% site coverage, 15.55 m building height, and building setbacks of 2.6 m (3.0 m to the face of the building) from the property line abutting Doumac Avenue, 6.18 m from the rear lot line, 5.4 m from the easterly side lot line and 6.5 m from the westerly side lot line. The applicant has requested rezoning to a new site-specific zone with density, siting and height requirements appropriate to the development and its "Village" location.

The proposed RA-VC (Apartment-Village Centre) Zone would permit a maximum 55% site coverage, 1.80 FSR and 16.0 m height. Required setbacks would be 2.5 m from a lot line

abutting a street, 5.0 m from an interior side lot line and 6.0 m from a rear lot line which does not abut a street.

The following table provides a comparison of the proposal with the requirements of the RA-3 (Apartment) Zone which is the most common apartment zone in the urban area of Saanich and the C-1CBV (Commercial Cadboro Bay Village) Zone which was established to accommodate the recently completed 3-storey apartment/commercial building, with surface parking, at 2580 Penrhyn Street in Cadboro Bay Village.

TABLE 1 – ZONE COMPARISON				
	Proposed Development	**Proposed RA-VC Zone**	**RA-3 Zone**	**C-1CBV Zone**
FLOOR SPACE RATIO	1.78	1.80	1.2	1.6
SITE COVERAGE	53%	55%	35%	-
HEIGHT	15.55 m	16.0 m	11.5 m	11.0 m
SETBACKS:				
Abutting a street	2.6 m	2.5 m	7.5 m	2.1 m
Rear not abutting a street	6.18 m	6.0 m	12.0 m	4.4 m
Interior side	6.5 m & 5.4 m	5.0 m	7.5 m	2.0 m

The proposed new RA-VC zone is designed to be transferable for use on other “Village” centre apartment sites, if appropriate. The requirements of the proposed zone are consistent with the anticipated design and density of new multi-family housing developments in “Village” centre locations.

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.

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 within Cordova Bay “Village” Centre.

- The proposal is an in-fill development that is able to use existing roads and infrastructure to service the development.
- The site is conveniently located adjacent to Cordova Bay Plaza which includes a grocery store, bank and a variety of other retail and service outlets. It is within 500 m of Cordova Bay Elementary School and Senior's Centre, 200 m of the Beach House restaurant and Cordova Bay beach access, and 900 m to a variety of services at Mattick's Farm.
- Public transit service is available along Cordova Bay Road at an average weekday frequency of 57 minutes. The nearest bus stop is located within 100 m walking distance near the intersection of Doumac Avenue and Cordova Bay Road.
- Sustainable development practices would be followed and the project would be BUILT GREEN® Gold or an equivalent energy efficient standard. This commitment would be secured by covenant.
- The applicant has agreed to construct the development with the necessary conduit and piping in order for the building to be solar ready for future installation of solar photovoltaic or hot water heating systems, which would also be secured by covenant.
- A pull-out is proposed in front of the building to accommodate pick-up and drop-off and short-term parking for delivery and moving vehicles.
- While the proposal would result in the loss of about 35 trees, 16 replacement trees would be planted on the site and boulevard. In addition, a $5,700 contribution would be made to Saanich's Tree Replacement Fund for the replacement tree that cannot be accommodated on the site. Saanich would use the funds to plant trees elsewhere in the Cordova Bay area.
- Green roofs would be provided at the front of the building on levels 3 and 4 and at the rear of the building on level 4.
- Construction waste would be diverted from the landfill though an on-site waste management plan to reduce waste generation.
- Bicycle parking would be provided in accordance with the Zoning Bylaw requirement. A bike wash station would also be provided.
- An extra parking space would be provided beyond the Zoning Bylaw requirement. This space would include rough in for an electric car charging station.
- Large decks and patios would provide an opportunity for residents to plant container gardens.

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 a compact, 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 rain garden or underground infiltration/detention system and partial green roof.
- The development would result in 70% impervious surface on the site compared with 32% under the existing condition.
- The proposed landscaping includes a mixture of native species and adaptive species suitable for the proposed location and potential climate change impacts.

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 multi-family proposal includes a range of dwelling types by including a mix of two-bedroom townhouse-type units as well as one and two-bedroom apartments including some with dens. These units are expected to be attractive to downsizing households from within the Cordova Bay area.
- The residential design incorporates outdoor areas for each dwelling unit through either balconies or ground level patios that are suitable for active use and seating.
- The proposal would provide new residential units in the area, which would augment safety in the neighbourhood by enhancing passive surveillance and active use of public spaces.

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 is expected to create short-term jobs during the construction period and include the services of local companies during and after construction.
- The development would site additional residential units within the commercial catchment/employment area for the businesses and services located within Cordova Bay "Village" and at Mattick's Farm.

COMMUNITY CONTRIBUTION

Through discussions with staff and the community, the applicant proposes to contribute $10,000 to the Saanich Affordable Housing Fund and $10,000 to the Saanich Transportation Fund. In addition, a temporary path would be constructed along Doumac Avenue from the development to Cordova Bay Road in response to an Engineering Department request. These items would be secured by covenant prior to Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit.

The applicant has stated that the proposed green roof on parts of the building would benefit the community at large in its ability to provide reductions in stormwater management requirements along with beautification of the streetscape when viewed from the properties above. On this basis, he has attributed $13,000 (24%) of the total estimated cost of $54,390 for the green roof as part of his community contribution. The green roof would be secured through the Development Permit. These items are in addition to the basic building, servicing and sustainability requirements that are standard for most new apartments.

	Proposed Community Contribution	Estimated Value
1.	Contribution to the Saanich Affordable Housing Fund	$10,000
2.	Contribution to the Saanich Transportation Fund	$10,000
3.	Construction of a temporary path along Doumac Avenue from the development to Cordova Bay Road.	$4,500
4.	24% of the total cost of $54,390 for installation of a green roofs.	$13,000
	Total Community Contribution ($1,500 per unit)	**$37,500**

The proposed community contributions are consistent with the range of items listed in OCP policy 7.1.4 and the estimated total value of the contributions ($1,500 per unit) is within the range provided for other similar developments in Saanich.

CONSULTATION

Advisory Design Panel

The Advisory Design Panel considered the application at its meeting held March 16, 2016. The Panel resolved as follows:

"That it be recommended that the 4-storey, 25-unit condo project with underground parking at 986 & 990 Doumac Avenue be approved as presented and that the comments from the Panel be considered."

Comments from Panel members included the following:

- There are concerns about effective stormwater management due to the amount of concrete being utilized and because the proposed building takes up so much of the site.
- Negative impacts to existing neighbouring properties should be avoided and creating a friendly face to the street should be a priority.
- The density and height of this proposal is as intended for this area and it would form part of the future village.
- An accessible parking space should be included in both the designated and visitor parking areas and should be located close to the elevator or access points.
- A door from the south side of the building with direct access to the elevator should be added. Glass walls should be considered for the elevator lobby for Crime Prevention through Environmental Design (CPTED) considerations.
- Curved pathways result in extra hard surfaces, direct paths may be a better approach.
- The shape of the proposed building and the line of the upper roof are nice; however, the townhouses could be better emphasized and the roof line could be reduced to better shape the building.

In response to ADP, staff and neighbour comments, the applicant has revised the building plans to slightly reduce the building height, enhance the north elevation, accommodate garbage and recycling areas, provide a partial green roof, pull back the trellis structure away from the street to help emphasis the townhouse units, and provide a door and windows in the parkade lobby to improve security. In addition the site plan was revised to provide a parking bay in front of the building and enhance the entry walkways to the townhouse units.

Community Association

The applicant has stated that neighbourhood meetings were held on December 5, 2015 and April 2, 2016. In addition, meetings with the Cordova Bay Association for Community Affairs Executive were held on March 9, 2016 and April 2, 2016. A letter of support from the Community Association was received April 15, 2016.

Letters received to-date from area residents indicate that some residents do not support the proposal. Key concerns stated relate to building height, number of units, potential traffic impacts, village character and precedent for other similar projects in the village area.

SUMMARY

The proposed 25 unit apartment would comply with OCP policies that support multi-family housing, up to 4-storeys in height, in "Villages". It would provide a housing alternative for area residents wishing to downsize from a single family dwelling but remain in the neighbourhood close to a range of services and Cordova Bay beach.

The proposed building and site design is appropriate for the "Village" location. The townhouse-style units at the front of the building, the stepping of the upper floors, articulation of the façade and the variety of building materials would help to create visual interest. The high quality landscape design and generous balcony and patio spaces would contribute to liveability for the future owners.

Construction of the underground parking would require excavation to the property line on all sides and would require removal of all of the 27 trees on the site. The proposed landscape plan indicates that 12 trees would be planted on-site and 4 trees would be planted on the boulevard. In addition, the applicant would contribute $5,700 ($300 per tree) to Saanich's Tree Replacement Fund for the replacement trees that cannot be accommodated on the site. The structure would be certified Built Green® Gold or equivalent environment and sustainability standard.

The Development Servicing Requirements for the project require that Doumac Avenue, fronting this proposal, must be reconstructed to a minimum 7.0 m width complete with concrete curb, gutter and separated 2.0 m wide concrete sidewalk. A contribution in the amount of $9,000 is also required for the construction of a future northbound left turn on Cordova Bay Road at Doumac Avenue.

Parking for the proposed development would exceed the Zoning Bylaw requirement (38 spaces required, 39 spaces are proposed). Bicycle parking would be provided in accordance with the Zoning Bylaw requirement. In addition, a pull-out is proposed in front of the building to accommodate pick-up and drop-off and short-term parking for delivery and moving vehicles.

A new site-specific zone of RA-VC (Apartment-Village Centre) Zone is proposed with density, siting and height requirements appropriate to the development and its "Village" location. The proposed new zone is designed to be transferable for use on other "Village" centre apartment sites, if appropriate.

The application is supported by the Cordova Bay Association for Community Affairs and by the Advisory Design Panel.

RECOMMENDATION

1. That Zoning Bylaw 8200 be amended to include a new RA-VC (Apartment-Village Centre) Zone as per the attached Zone Schedule.

2. That the application to rezone from RS-18 to RA-VC be approved.

3. That Development Permit DPR00640 be approved.

4. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant to secure the following:

   - $10,000 contribution to the Saanich Affordable Housing Fund;
   - $10,000 contribution to the Saanich Transportation Fund;
   - $5,700 contribution to the Saanich Tree Replacement Fund;
   - Built Green® Gold or equivalent environment and sustainability standard;
   - Construction of the development with the necessary conduit and piping in order for the building to be solar ready for future installation of solar photovoltaic or hot water heating systems;
   - Rough in for an electric car charging station; and
   - $4,500 for construction of a temporary footpath on the north side of Doumac Avenue from the development to Cordova Bay Road.

Report prepared by:

Neil Findlow, Senior Planner

Report prepared and reviewed by:

Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:

Sharon Hvozdanski, Director of Planning

NDF/sl
H:\TEMPEST\PROSPERO\ATTACHMENTS\DPR\DPR00640\REPORT.DOCX

Attachment

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

CAO'S COMMENTS:

I endorse the recommendation of the Director of Planning.

Paul Thorklesson, CAO

COPY

DISTRICT OF SAANICH

NO. DPR00640

DEVELOPMENT PERMIT

TO: **Lorraine Anne Hemeon**
James Christopher Hemeon
5792 Old West Saanich Road
Victoria BC V8X 3X3

(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:

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

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

986 and 990 Doumac Avenue

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:

   (a) By requiring the buildings and lands to be constructed and developed in accordance with the plans prepared by Praxis Architects Inc. and Small & Rossell Landscape Architects, received on June 13, 2016 and August 4, 2016, copies of which are attached to and form part of this permit.

4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.

5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.

6. (a) Prior to issuance of a Building Permit, the Owner shall provide to the Municipality security by cash, certified cheque, or an irrevocable letter of credit in the amount of $125,955.00 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).

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(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.

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(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

COPY

APPENDIX X

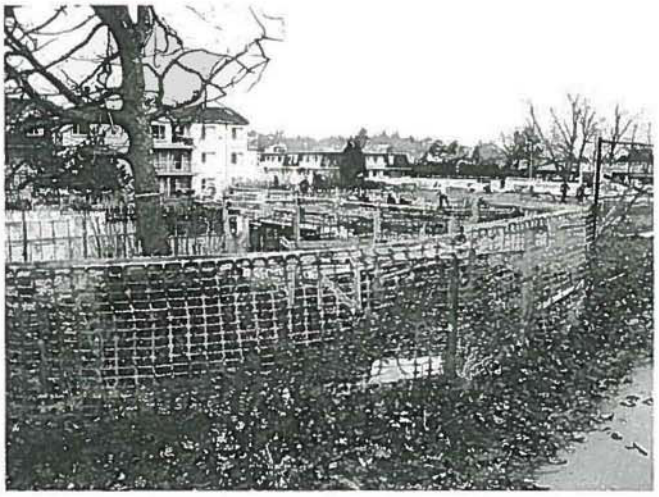
PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

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

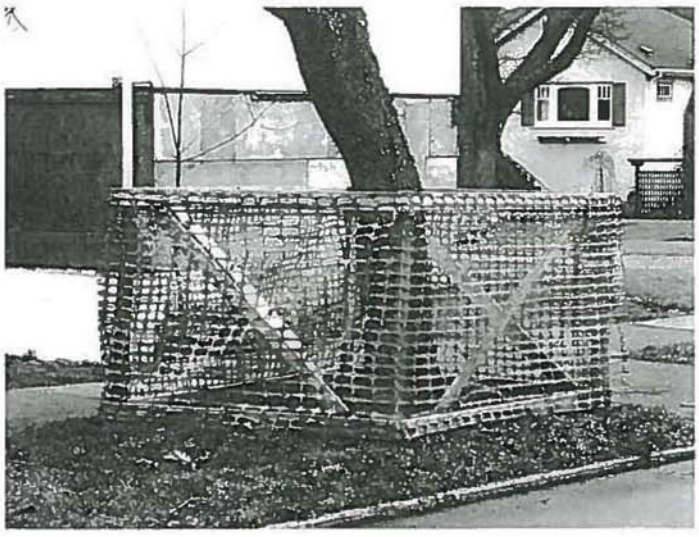
Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

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.



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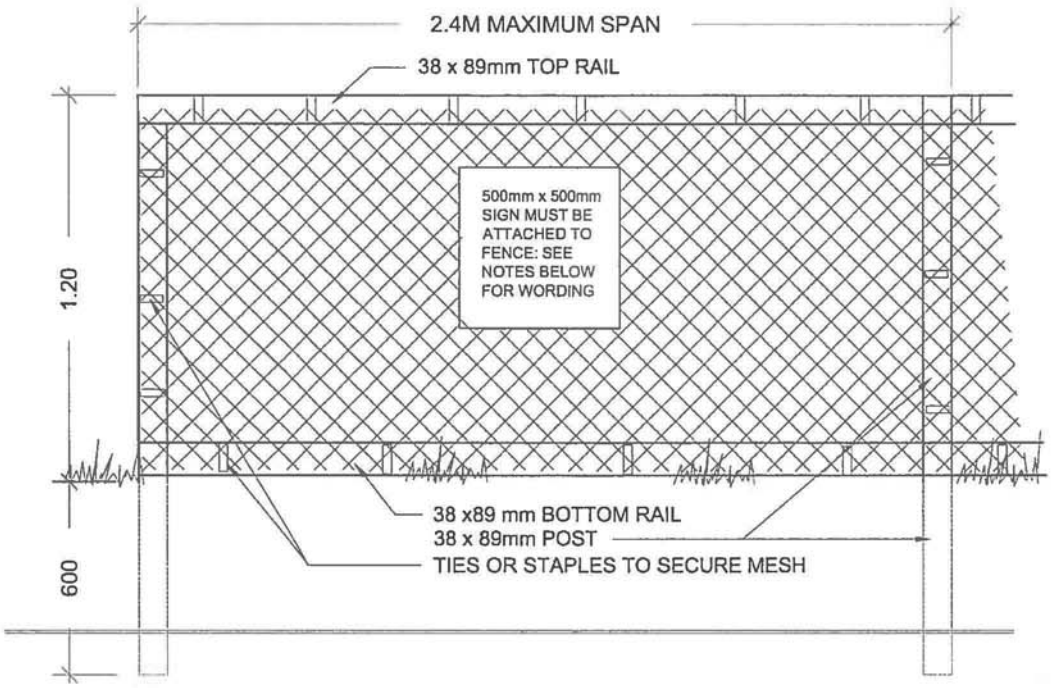


TREE PROTECTION FENCING

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 GALVANZIED 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

Saanich

DETAIL NAME: TREE PROTECTION FENCING

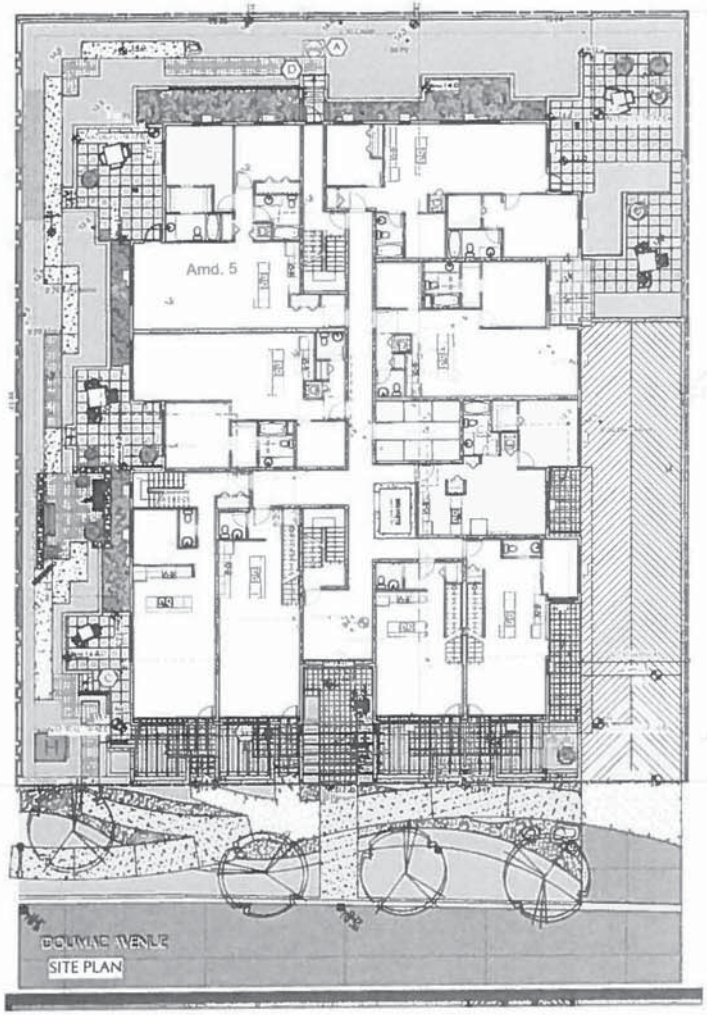
H:\shared\parks\Tree Protection Fencing.pdf

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

Amd. 7

Block

Plan



Amd. 1

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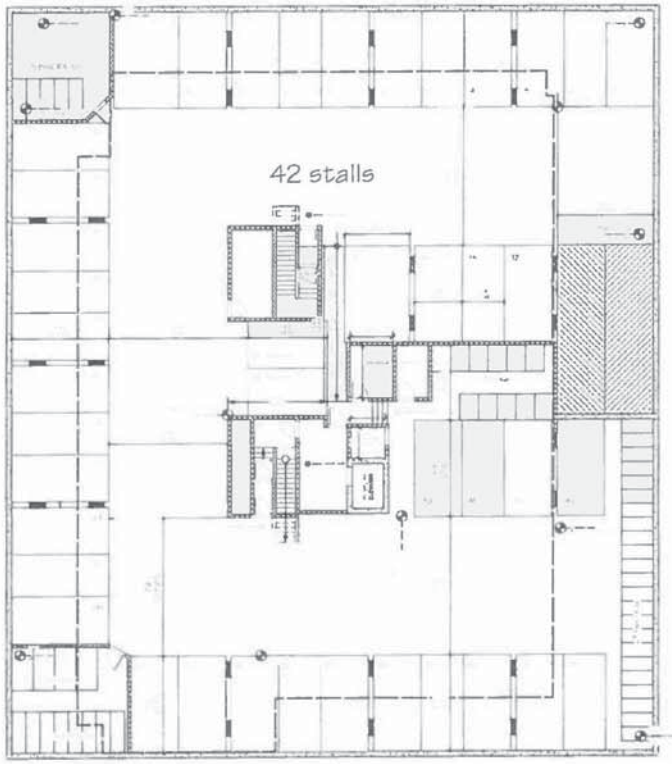
1444

Amd. 3



RECEIVED
JUN 13 2016
PLANNING DEPT.
DISTRICT OF SAANICH

PRAXIS
architects inc.

32 UNITS APARTMENT BUILDING
DOUMAC AVENUE VICTORIA, BC

SITE PLAN
UNDERGROUND PARKING

A-1

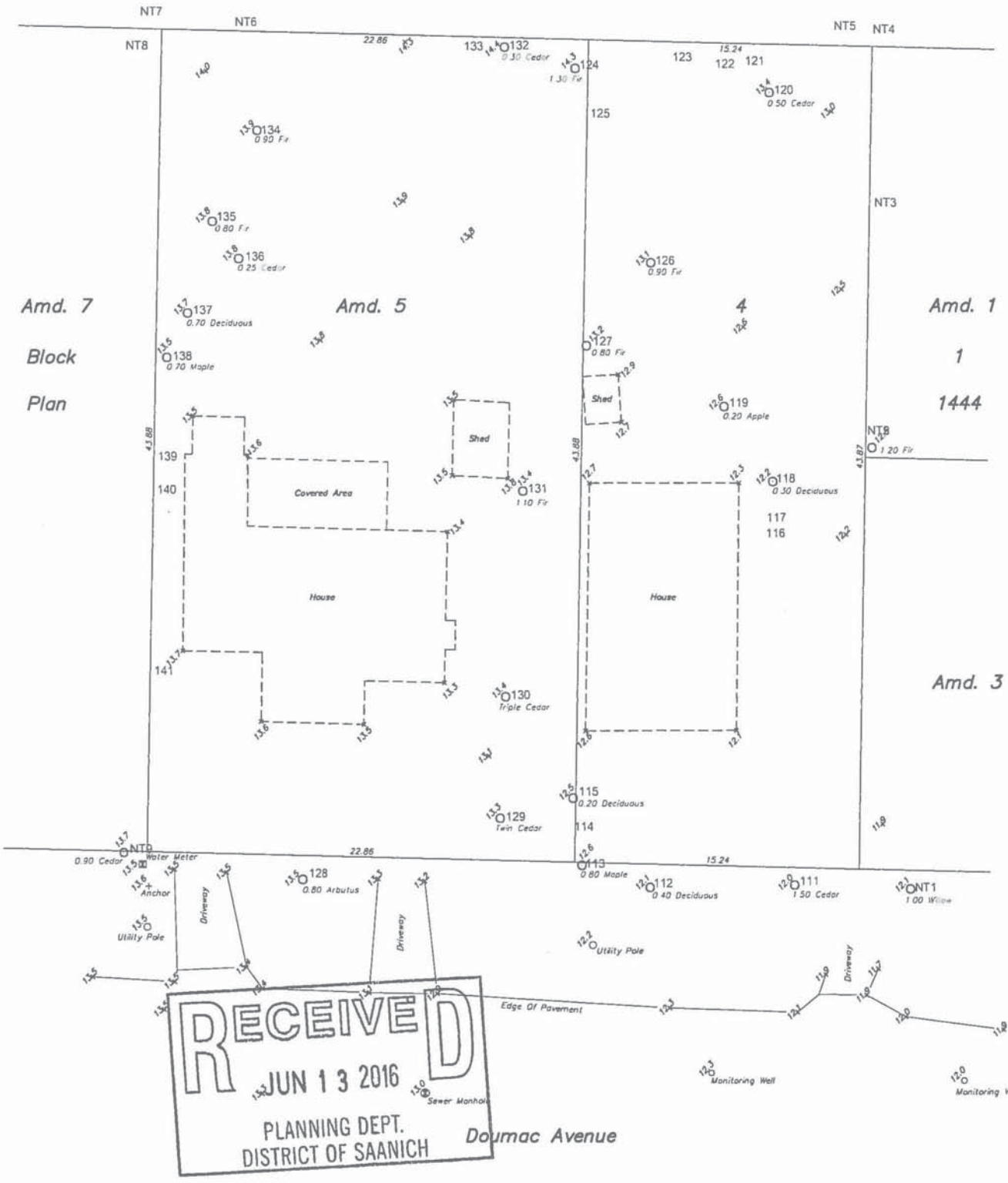
Site Plan Of:
Lot 4 & Amended Lot 5 (DD 248221–i), Block 1,
Section 31, Lake District, Plan 1444.

5 4 3 2 1 0 5 10 15

Scale = 1:150
Dated this 29th day of July, 2015.
Distances and elevations shown are in metres.
Elevations are referenced to geodetic datum.

N

Strata Plan VIS1545



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JUN 13 2016
PLANNING DEPT.
DISTRICT OF SAANICH

Way Mayenburg Land Surveying Inc.
www.waysurveys.com
#4–2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656–5155
File: 150224/slt/MS

Checksheet

Saanich
ENGINEERING

Memo

To: Donna Dupas

From: Jagtar Bains

Date: December 2, 2016

Subject: Fourth Reading for Development Application

SITE ADDRESS: **986 DOUMAC AVE** DEVELOPMENT SERV. FILE: **SVS01992**
PID: **007-409-575**

PROJECT: **TO REZONE FROM RS-18 SINGLE FAMILY DWELLING ZONE TO A NEW SITE SPECIFIC ZONE TO CONSTRUCT A 4 STOREY, 25 UNIT CONDO PROJECT WITH UNDERGROUND PARKING. VARIANCES REQUESTED.**

For the purposes of final reading of the Zoning By-law for the above property, this will confirm that we have received a letter of intent from the applicant (copy attached) to complete the engineering requirements as noted in our letter to the applicant.

Jagtar Bains
DEVELOPMENT COORDINATOR

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LEGISLATIVE DIVISION
DISTRICT OF SAANICH

November 28, 2016

Chris Hemeon
2414 San Carlos Place
Victoria BC

The Office of the Municipal Clerk
Saanich Municipal Hall
770 Vernon Avenue
Victoria BC V8X 2W7

Re File: 2870-30/Doumac Avenue

To whom it may concern

Please accept this letter as confirmation of our agreement to complete the servicing requirements described by the engineering department in their March 2nd letter as part of the development work at 986/990 Doumac Ave.

Yours truly,

Chris Hemeon

cc. Jagtar Bains- Development Coordinator

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Saanich
ENGINEERING

Memo

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AUG 16 2016
PLANNING DEPT.
DISTRICT OF SAANICH

To: Planning Department

From: Jagtar Bains – Development Coordinator

Date: August 16, 2016

Subject: Servicing Requirements for the Proposed Development- REVISED

PROJECT: **TO REZONE FROM RS-18 SINGLE FAMILY DWELLING ZONE TO A NEW SITE SPECIFIC ZONE TO CONSTRUCT A 4 STOREY, 25 UNIT**

SITE ADDRESS: **986 DOUMAC AVE**
PID: **007-409-575**
LEGAL: **LOT AM5 BLOCK 1 SECTION 31 LAKE DISTRICT PLAN**
DEV. SERVICING FILE: **SVS01992**
PROJECT NO: **PRJ2016-00067**

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

ENTERED IN CASE

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

General Information on Development Servicing

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

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

A Financial sheet is issued with the design drawing which will state:
1) The estimated cost of developer installed servicing plus 20% which must be deposited.
2) The estimated cost of Municipal installed servicing which must be paid.
3) The Development Cost Charges payable.
4) Any special conditions which must be met.

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

Development Servicing Requirements

Development File: SVS01992
Civic Address: 986 DOUMAC AVE
Page: 1

Date: Aug 16, 2016

Drain

1. A SUITABLY DESIGNED STORM DRAIN SYSTEM MUST BE INSTALLED TO SERVICE THE PROPOSED DEVELOPMENT AND THE TRIBUTARY AREA FROM THE EXISTING SYSTEM LOCATED AT THE SOUTHWEST CORNER OF CORDOVA BAY ROAD AND DOUMAC AVENUE OR ALTERNATIVELY A STORM DRAIN CONNECTION FROM THE EXISTING MAIN ON DOUMAC AVE. PROVIDED THE DEPTH IS SUITABLE.

2. GREASE/OIL INTERCEPTORS MUST BE INSTALLED ON SITE.

3. ALL PROPOSED BUILDING AND PARKING AREAS MUST BE DRAINED IN ACCORDANCE WITH THE B.C. BUILDING CODE REQUIREMENTS.

4. 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. A CONCEPTUAL DESIGN MUST BE SUBMITTEDED FOR REVIEW BEFORE THIS APPLICATION MOVES FURTHER.

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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. BI-DIRECTIONAL AMPLIFICATION SYSTEM IN SUPPORT OF THE CREST RADIO NETWORK, MUST BE INSTALLED TO FUNCTION IN ALL AREAS OF THE PROPOSED BUILDING TO THE SATISFACTION OF THE SAANICH FIRE DEPARTMENT. CONTACT TODD CAVE, SAANICH PREVENTION DIVISION AT 250-475-5508 FOR FURTHER DETAILS.

3. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.

4. 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.

5. 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. STREET LIGHTING IS REQUIRED ON THE EXISTING POLE FRONTING THIS DEVELOPMENT.

2. DOUMAC AVENUE, FRONTING THIS PROPOSAL, MUST BE RECONSTRUCTED TO MINIMUM 7.0 M WIDTH OF 11.0 M MUNICIPAL RESIDENTIAL STANDARDS COMPLETE WITH CONCRETE CURB, GUTTER AND SEPARATED 2.0 M WIDE CONCRETE SIDEWALK. FINAL CURB AND SIDEWALK ALIGNMENTS ARE TO BE FINALIZED PRIOR TO ISSUANCE OF BUILDING PERMIT.

3. IT IS RECOMMENDED THAT A 2.0 M WIDE ASPHALT PATHWAY BE CONSTRUCTED ON THE NORTH SIDE OF DOUMAC AVENUE BETWEEN THIS DEVELOPMENT AND CORDOVA BAY ROAD.

4. A CONTRIBUTION IN THE AMOUNT OF $ 9,000.00 IS REQUIRED FOR THE CONSTRUCTION OF FUTURE NORTHBOUND LEFT TURN ON CORDOVA BAY ROAD AT DOUMAC AVENUE.

Development Servicing Requirements

Development File: SVS01992
Civic Address: 986 DOUMAC AVE
Page: 2

Date: Aug 16, 2016

Sewer

1. AN APPROPRIATELY SIZED SEWER CONNECTION IS REQUIRED FROM THE EXISTING MAIN ON DOUMAC AVENUE TO SERVE THIS DEVELOPMENT.

2. SANITARY SEWER LOADING CALCULATIONS ARE REQUIRED FOR THIS PROJECT FROM A CONSULTING ENGINEER, BASED ON THE CURRENT B.C. BUILDING CODE REQUIREMENTS, TO DETERMINE WHETHER THE EXISTING SYSTEM CAN PROVIDE THE REQUIRED FLOW OR UPGRADING IS REQUIRED.

Water

1. FIRE FLOW REQUIREMENT CALCULATIONS FOR THIS PROJECT MUST BE SUBMITTED BY THE CONSULTING ENGINEER BASED ON FIRE UNDERWRITERS SURVEY TO ALLOW THE MUNICIPALITY TO DETERMINE WHETHER THE EXISTING WATER SYSTEM CAN PROVIDE THE REQUIRED FLOW OR UPGRADING IS REQUIRED.

2. A PUMPER CONNECTION FOR THE FIRE SPRINKLER SYSTEM MUST BE PROVIDED AT A LOCATION ACCEPTABLE TO THE FIRE DEPARTMENT AND WITHIN 45 M OF A FIRE HYDRANT. THIS PUMPER CONNECTION IS TO BE FREE-STANDING AND OUTSIDE OF COLLAPSE ZONE OF THE BUILDING.

3. A SUITABLY SIZED WATER SERVICE MUST BE INSTALLED TO SERVE THE PROPOSED DEVELOPMENT AS PER AWWA MANUAL M22. A FIRE LINE WILL BE REQUIRED.

4. THE EXISTING WATER SERVICES MUST BE REMOVED.

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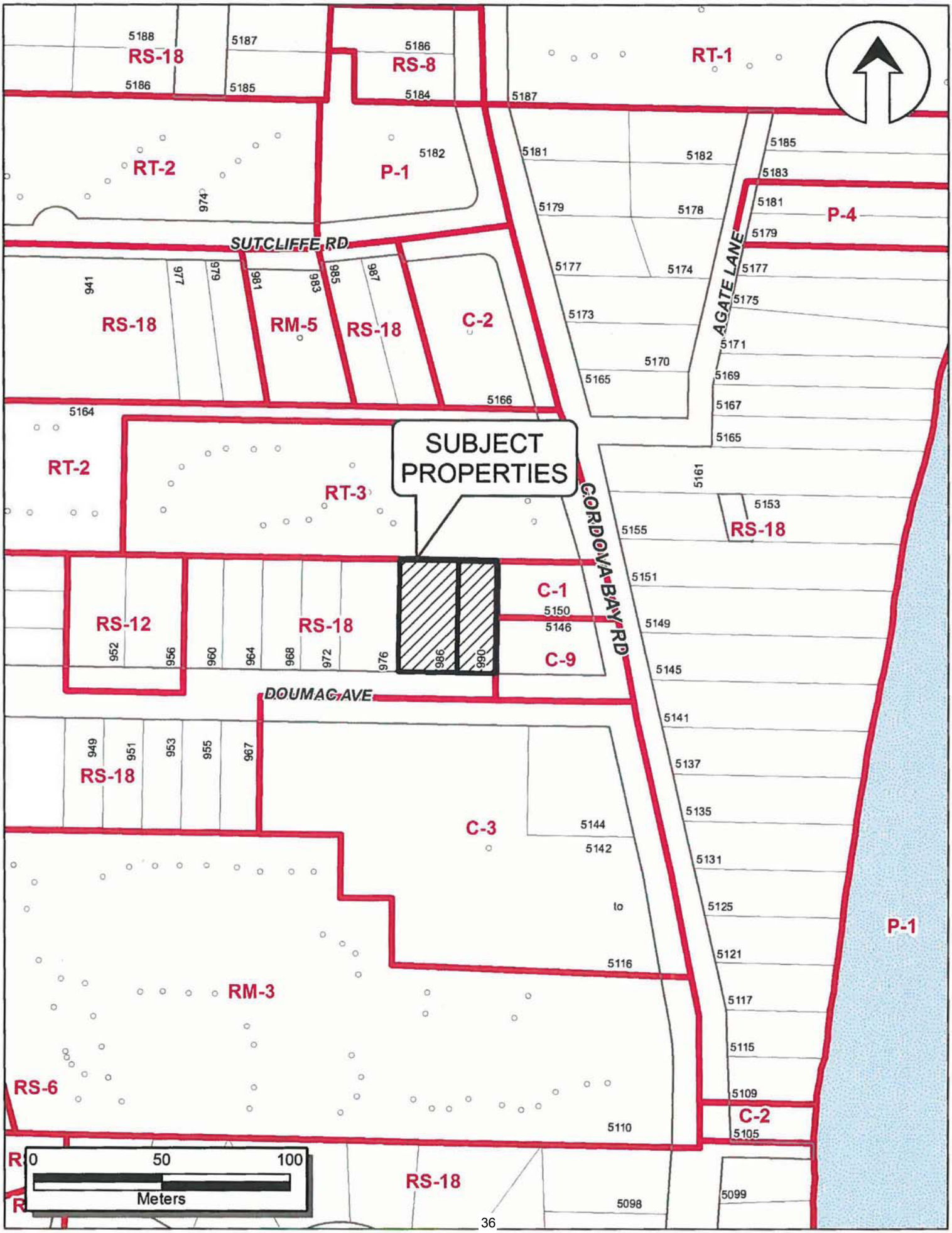
SUBJECT PROPERTIES
SUTCLIFFE RD
DOUMAC AVE
CORDOVA BAY RD
AGATE LANE
RS-18
RS-8
RT-1
RT-2
P-1
P-4
RM-5
C-2
RT-3
RS-12
C-1
C-9
C-3
RM-3
RS-6
0
50
100
Meters

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9411

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

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

1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:

   a) By adding to Subsection 4.1 – Zones, the following new classification under Apartment:

      "RA-VC"

   (b) By adding to Subsection 4.2 – Zone Schedules, a new Zone Schedule 1450 – Apartment-Village Centre Zone - RA-VC, attached hereto as Schedule "A".

2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9411**".

Read a first time this 9th day of January, 2017.

Public Hearing held at the Municipal Hall on the day of

Read a second time this day of

Read a third time this day of

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

Municipal Clerk

Mayor

1450.1 Use Permitted

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

1450.2 Lot Coverage

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

1450.3 Density

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

1450.4 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:
(a) Shall be sited not less than:

(i) 2.5 m (8.2 ft) from any lot line which abuts a street.
(ii) 5.0 m (16.4 ft) from an interior side lot line.
(iii) 6.0 m (19.7 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 16.0 m (52.5 ft).

(c) Shall have not more than five levels of usable space of which not more than four may be designed for human habitation. If a level of usable space designed for other than human habitation comprises one of five levels of usable space, the ceiling of such level of usable space shall not be above the average elevation of the natural grade of the lot or lots on which the building is to be constructed.

(d) Shall not exceed a horizontal width of 55.0 m (180.4 ft).

1450.5 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 2.5 m (8.2 ft) from any lot line which abuts a street.
(ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

1450.6 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of any parking area or driveway surface shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(d) The parking area for an apartment use or a congregate housing use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

1450.7 General

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

Bylaw No. 9411 [1]
Schedule "A"

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9412

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

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

1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:

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

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

      (986 Doumac Avenue)

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

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

      (990 Doumac Avenue)

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

Read a first time this 9th day of January, 2017.

Public Hearing held at the Municipal Hall on the day of

Read a second time this day of

Read a third time this day of

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

Municipal Clerk

Mayor

1410-04
Report - Planning

xref: 2870-30
Doumac Avenue

986 & 990 DOUMAC AVENUE – DEVELOPMENT PERMIT AND REZONING APPLICATION

Report of the Director of Planning dated October 11, 2016 recommending that Council amend the Zoning Bylaw to add a new RA-VC (Apartment-Village Centre) zone; rezone the property from RS-18 (Single Family Dwelling) zone to RA-VC (Apartment-Village Centre) zone; approve Development Permit DPR00640 to construct a four-storey, 25 unit strata titled apartment project with underground parking; and that Final Reading of the Zoning Amendment Bylaw be withheld pending registration of a covenant to secure the items as outlined in the report. A Form and Character Development Permit is also required.

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

- Saanich Transportation Fund contributions go towards transportation initiatives in Saanich, such as accelerated bus shelter programs, extra bike parking or the addition of benches; when there are sufficient funds available, Council could give direction on where to direct the Saanich-wide funds.
- Accounting for a portion of the green roof as a community contribution was a proposal made by the applicant.
- The installation of a green roof could potentially be viewed as a community amenity in relation to residents living upland who would overlook the roof and/or it could be viewed as supporting progress towards making buildings more green.

APPLICANT:

M. Dalton, Citta Group, presented to Council and highlighted:

- Two neighbourhood meetings and a presentation to the Cordova Bay Community Association were held; comments from the meetings were incorporated into the plans, wherever possible.
- Four-storeys are appropriate for the neighbourhood; front facing townhomes, the addition of landscaping, green edge design and the use of various materials and textures help to create a village feel.
- A green roof will be installed on the 3rd and 4th floors; one additional parking stall beyond the minimum requirement would be available.
- To address traffic safety concerns, a pull out and left hand turn was incorporated into the plan; the proposed building will be designated as non-smoking.
- Exploratory trenching has been done and construction would not impact the trees on the adjacent properties.

- Trellises have been redesigned and scaled back; Crime Prevention Through Environmental Design standards have been incorporated into the design.
- A shadow study was completed and concerns would be mitigated through the step design of the building.
- There is a commitment to BUILT GREEN® Gold and the installation of sustainable features such as low flow fixtures, efficient irrigation, heat pumps, and occupancy sensors for lighting; electric car chargers, bike storage and a bike wash would also be installed.
- Recycling would be located at the parkade level.

In response to questions, the applicant stated:

- He would consider registering a covenant for the sustainable features.
- A green roof is a benefit and has value for residents living in the building; the Official Community Plan notes green roofs as community amenities.
- A green roof may manage storm water better than permeable pavers; it would be visible to residents and neighbours who live up hill from the property.
- Balconies have been oriented east-west to alleviate privacy concerns of neighbours; there will also be screening at the property line.
- A Traffic Demand Management study was not completed.

In response to questions from Council, the Director of Engineering stated:
- The contribution for a left turn on Cordova Bay Road may alleviate concerns; it would be built when a sufficient amount of development on Doumac Road has occurred.

PUBLIC INPUT:

C. Millard, Sunnymead Way, stated:
- The size and height of the proposed development is not supportable; it does not fit within the character of the neighbourhood.
- Development should blend in with the surrounding neighbourhood.

J. Ball, Cordova Bay Road, stated:
- There are concerns with increased traffic noise, speed and congestion on Cordova Bay Road; the proposed development will add to these concerns.
- The left turn bay should be constructed at the same time as the construction of the proposed development; the contribution to the transportation fund should be used specifically for Cordova Bay Road.

S. Darroch, Sutcliffe Road, stated:
- There is concern with the height of the proposed development and the fit within the neighbourhood; four storeys are excessive.

COUNCIL DELIBERATIONS:

In response to questions from Council, the Director of Planning stated:
- "Villages" are defined as being approximately 250 metres in radius from an intersection; a village centre is meant to be small scale mixed hub use.
- The focus of the village centre was the Cordova Bay Plaza and this development would fit within that radius.

Motion: **MOVED by Councillor Plant and Seconded by Councillor Haynes: "That a Public Hearing be called to further consider the rezoning application on Amended Lot 5 (DD 248221-I), Block 1, Section 31, Lake District, Plan 1444 (986 Doumac Avenue) and Lot 4, Block 1, Section 31, Lake District, Plan 1444 (990 Doumac Avenue)."**

Councillor Plant stated:
- Attention should be given to the intersection of Doumac Avenue and Cordova Bay Road and address traffic concerns.
- Neighbours would have the opportunity to give further input at a Public Hearing.

Councillor Derman stated:
- He appreciates the commitment to sustainable features; he is concerned with the lack of vision for the larger area.
- The proposed building would be tight on the property; continuing with this type of streetscape may result in a lack of public space.

Councillor Brice stated:
- The proposed development may allow residents of Cordova Bay to age-in-place; the lack of public transportation has been an on-going concern in this area.
- Having a comprehensive plan for the community would be helpful.

Councillor Haynes stated:
- The applicant has responded to the comments of the Advisory Design Panel; the proposed development would allow residents of Cordova Bay to downsize and age-in-place.
- More information on the left hand turn for Cordova Bay Road is needed for the Public Hearing; it is appropriate density for the space.

Councillor Wergeland stated:
- It may be hard to visualize a four-storey building on the property; the proposed development would let residents remain in the neighbourhood as they age.
- The community contributions may not be sufficient.

Councillor Brownoff stated:
- There may be concerns with effective storm water management because of the amount of concrete on the property and the fact that the building would be tight on the site.
- The proposed townhomes and the patios are attractive.
- The applicant should reconsider the community contributions; the impact on traffic as a result of cumulative development in the community needs to be considered.

****
Councillor Plant left the meeting at 9:38 p.m.
****

In response to questions from Council, the Director of Engineering stated:
- Major and collector roadways are monitored regularly; traffic volumes are collected every four years.
- Cordova Bay Road has been studied in relation to traffic volumes and speed; during development, the impact of traffic is discussed.
- Large developments would require a more comprehensive traffic study.
- Traffic mitigation could include traffic calming measures, intersection improvements, upgrades to traffic signals, and in this case, a left turn bay to improve movement.

Councillor Sanders stated:
- The site may be over developed; there is a large amount of impervious surface.
- She is concerned with the fit within neighbourhood, storm water management and if decks on the east and west sides would increase privacy concerns.

In response to questions from Council, the Director of Engineering stated:
- The cost of a left hand turn bay is approximately $150,000.

The Motion was then Put and CARRIED with Councillor Derman OPPOSED

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Councillor Plant returned to the meeting at 9:41 p.m.

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THE CORPORATION OF THE DISTRICT OF SAANICH

TO: **MAYOR AND MEMBERS OF COUNCIL**

DATE: **MARCH 29, 2016**

FROM: **ADVISORY DESIGN PANEL**

SUBJECT: **APPLICATION BY PRAXIS ARCHITECTS INC. TO REZONE FROM RS-18 (SINGLE FAMILY DWELLILNG) TO A NEW SITE-SPECIFIC ZONE IN ORDER TO CONSTRUCT A 4-STOREY, 25-UNIT CONDO PROJECT WITH UDERGROUND PARKING AT 986 & 990 DOUMAC AVENUE**
PLANNING FILES: DPR00640 / REZ00569
CASE #2016/003

BACKGROUND AND PRESENTATION

The above referenced application was considered by the Advisory Design Panel at its meeting of March 16, 2016.

Mr. Robert Rocheleau, Architect and Ms. Kristin Schulberg, Senior Designer, Praxis Architects Inc.; Mr. Bill Patterson, President and Mr. Mike Dalton, Vice President, Citta Group; Mr. Tom Swift, Tom Swift Construction; and Ms. Carole Rossell, Small & Rossell Landscape Architects Inc. attended to present design plans and answer questions from the Panel.

Mr. Findlow briefly outlined the proposal:

- While the proposal complies with the Official Community Plan (OCP) and the vision for the Cordova Bay Village Centre, height and siting variances are required.
- The proposal would have a Floor Space Ratio (FSR) of 1.7. The Planning Department has determined that it would comply with the density requirements of the RA-8 zone, which permits 1.4 FSR, with density bonus up to 1.7 FSR if at least 80% of the required parking is concealed.
- The Planning Department has assessed the overall design and are in general support of the form and character; however, the proposal may be too dense and there is concern about the trellis which extends off of the front of the building to a zero lot line measurement. It could be pulled back to assist in creating effective facing to the street.
- More information will be required from the applicant identifying how storm water management and garbage and recycling will be addressed.

The applicants highlighted:

- The original plans proposed a 5-storey project; however, it was reduced to four storeys to respond to density and height concerns. The proposed building will consist of four two-storey, ground-orientated townhouses as well as one and two-bedroom units.
- The townhouses will have a Street presence with 3m setbacks and will include private front yards and small patios. Decks are proposed to reduce massing impacts. The third and fourth floors step further back to ensure there are no visible four-storey walls.

- Shadow studies indicate the existing trees will create more shadow impact than the proposed building.
- Materials include brick, two colours of stucco, black trim and cedar siding on top of panels.
- The natural grade on Doumac Avenue is uneven and results in a differential measurement of 0.6m between the east and west sides of the property. Townhouse entrance stairs accommodate the grade difference and the parkade is at street grade.

- Due to the grade fluctuation, the height of the proposed building will not overwhelm the single family dwelling located next door.
- The Landscape Plan includes four columnar Red Maple trees to ensure viewscapes through the property are maintained. Trees that can be salvaged will be saved.
- A concrete, wave-form sidewalk is proposed at the south-facing frontage and to the garden pathways. Plantings and river rock surfacing is intended to strengthen the wave-form. Plants will encourage a coastal character by incorporating ornamental grasses, herbs and lavender.
- A garden seating space and amenity garden is proposed on the west walkway and would be flanked by stone walls. Remainder of site would be bounded by a 6'.0" solid panel cedar fence.
- Patios will be generous and will be constructed of permeable concrete slabs, patios on the west side would be set into the ground with steps to the pathway.
- Internal landscape spaces would include native and ornamental species and some edible plants, including blueberries and trellis grape vines.
- Due to soil depth challenges Flowering Dogwood, Fine Maple or Serbian Spruce trees can be considered; however, there is a small distance between the edge of the slab and the property line and roots will migrate toward the deeper soil. Full depth soil does exist around the perimeter of the property.
- Phase II is a future possibility for the neighbouring property; however, there are no defined plans or proposals at this point.

Comments from Panel members:

- There are concerns about effective storm water management due to the amount of concrete being utilized and because the proposed building takes up so much of the site.
- Negative impacts to existing neighbouring properties should be avoided and creating a friendly face to the street should be a priority.
- The density and height of this proposal is as intended for this area and it would form part of the future village.
- An accessible parking space should been included in both the designated and visitor parking areas and should be located close to the elevator or access points.
- A door from the south side of the building with direct access to the elevator should be added. Glass walls should be considered for the elevator lobby for Crime Prevention through Environmental Design (CPTED) considerations.
- Curved pathways result in extra hard surfaces, direct paths may be a better approach.
- The shape of the proposed building and the line of the upper roof are nice; however, the townhouses could be better emphasized and the roof line could be reduced to better shape the building.

RECOMMENDATION:

That it be recommended that the 4-storey, 25-unit condo project with underground parking at 986 & 990 Doumac Avenue be approved as presented and that the comments from the Panel be considered.

Penny Masse

Penny Masse, Secretary
Advisory Design Panel

ec: Director of Planning / Manager of Inspections / Mr. Tony James, KPL James Architecture Inc.

SUSTAINABILITY STATEMENT

Parcel Address:	986 & 990 Doumac Ave
Proposed Development:	Mulit-Family Residential Building
Applicant:	Citta Construction Ltd 101-1763 Sean Heights Victoria BC V8M 0A5
Contact Person:	Mike Dalton Citta Construction Ltd Tel: 250-883-7816 E-mail: mike@cittagroup.com

ENVIROMENTAL INDICATORS

Green Design and Construction

Citta Construction is a certified Built Green builder that has committed to building 100% of its owned projects to Built Green standards. The structure is proposed to be certified Built Green Gold, incorporating similar features to the following:

Water Efficiency

Reducing water usage decrease the impact on the water supply systems and sewage disposal infrastructure. Strategies being considered include:

- Permeable landscaping that water efficient through xeriscaping strategies
- Installation of efficient irrigation technology
- Low flow plumbing fixtures and appliances
- Efficient toilets with average flow rates below 4.8L/flush

Materials and Resources

Careful selection of materials and construction waste management, resource use and pressure on landfills can be decreased significantly. Strategies being considered include:

- Salvage of re-useable materials from existing building
- Recycling of construction waste by general contractor and sub-tradres
- Specifying materials of high recycled content

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- Structural components use FSC certified wood products and manufactured wood products instead of dimensional lumber
- Use of durable materials to prolong lifespan
- Exterior trim materials made from alternatives to solid lumber

Indoor Environmental Quality

The number and content of emitting or "off-gassing" materials have been increasingly linked to the rapid increase in respiratory diseases. Improving ventilation and specifying low-emitting materials can improve indoor air quality significantly. Strategies currently being considered include:

- Low VOC paints, adhesives and sealants
- Formaldehyde free products for millwork, trim and flooring
- Water based finishes for all site finished materials
- Factory finished products to reduce off-gassing
- IAQ labelled carpets and underlay

Energy

Energy efficiency is an increasing priority as utilities costs increase. Strategies currently being considered include:

- All ventilation fans meet or exceed the Energy Star requirement
- Energy Star tankless hot water systems for DHW and heating
- Energy Star appliances used throughout
- Motion sensor light switches for auto off feature
- Programmable thermostats with setback features

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SOCIAL INDICATORS

Community Character and Livability

In providing a multi-unit building on this site, the project is providing attractive and efficient housing which results in an efficient use of land while preserving livability. The site is well situated to take advantage of existing retail and community services as well as public transportation. Sidewalks proposed for the project frontage improve the pedestrian/greenway connection to Lochside trail

and is a benefit to the entire village and improve access to walking, hiking and beach access trails.

A mix of four street entrance townhouses as well as one and two bedroom condos in ranging sizes allow for age and income diversity. Units are to be handicap inclusive combined with amenities in the immediate vicinity allow for long term aging in place.

Alternative Transportation

Proximity to the village amenities as well as local schools allows for reduced dependency on car ownership. Secure storage, wash station and lockers to be provided for commuter cyclists. Frontage sidewalks contribute to "complete streets" strategy for safer pedestrian areas.

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PLANNING

DEVELOPMENT PERMIT APPLICATION
STORMWATER MANAGEMENT STATEMENT

Parcel Address:	986 and 990 Doumac Avenue
Applicant:	Citta Group
Date:	January 7th, 2016
Contact Person:	Mike Dalton
Telephone:	250-883-7816

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.

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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) There will be an increase in impervious area compared to the existing site conditions.

b) Based on the proposed site plan 70% of the development site will be impervious compared to the pre development conditions were 32% of the site is impervious.

c) The landscaped areas around the proposed building will be absorbent allowing the rain water to infiltrate into the existing ground. The proposed building will also have underground parking to limit the amount of paved surfaces.

d) The proposed storm water management plan will meet Schedule H requirements. The proposed development is within a type 2 watershed and therefore reduced storm water detention is required. The storm water management plan will include 100m3/ha of impervious area, within a rain garden or underground infiltration/detention system. Onsite storm water treatment infrastructure will be designed to meet the District requirements. The storm water will be discharged into the existing drain main along the west property line and will be limited to 10L/s/ha.

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

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Talbot Mackenzie & Associates

Consulting Arborists

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July 12, 2016

Citta Construction
101-1763 Sean Heights
Saanichton BC V8M 0A5

Attention: Mike Dalton

Re: 990 and 986 Doumac Avenue

At your request, we visited the above mentioned sites in order to examine two trenches that had been hand excavated near the property lines where there is a proposal to construct underground parking (as mentioned in our May 4, 2016 report regarding the project). The purpose of the examination was to get a better understanding of how the proposed underground parking and associated excavation and construction activity may impact trees located on the neighbouring properties.

Our site visit was on May 19, 2016 and the trenches examined were located in the northeast corner of the 990 Doumac Avenue property, and in the northwest corner of the 986 Doumac Avenue property. The trenches examined were several metres off of the property lines and had a number of smaller roots measuring less than 2 cm in diameter, but no significant structural roots from any of the trees were located on the neighbouring properties.

Based on the excavations completed, we feel that the proposed excavation could be completed to these limits without having a significant impact on the neighbours' trees. However, the proposed excavation will be required to encroach to the existing property lines, and as mentioned in our previous report the full extent of the impacts will have to be determined at the time of excavation.

The following recommendations regarding the underground parking for this project are from our May 4, 2016 report and are still applicable:

Underground Parking Footprint:

- According to the plans provided, the footprint of the proposed underground parking will require excavation up to the north, south, east and west property lines, and require removal of all trees located within the boundaries of the 960 and 968 properties.
- Douglas-fir (No tag 2) and Holly (No tag 3) located on the neighbouring property at 5150 Cordova Bay Road will be heavily impacted by excavation for the proposed underground parking footprint and will require removal.

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Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treehelp@telus.net

- The following trees located on neighbouring properties at 5156 Cordova Bay Road and 964 Doumac Avenue may be impacted by excavation for the proposed underground parking and their retention will depend upon the extent of cut slope requirements and roots encountered during excavation:

  Douglas-fir No tag 4, and Douglas-fir No tag 5 - approximately 2 metres from the property line, backfilled historically. The grade of the subject property is approximately 1 metre lower than the grade of the neighbouring property. A loose rock retaining wall may be partially obstructing root growth toward the subject property. It may be possible to retain depending on extent of required excavation and root encountered during excavation. Recommend no excavation beyond property line if these trees are to be retained.
  Western Red cedar Hedge No tag 6 - Multiple stems (15 stems between 4-12 cm in diametre), previously topped hedge near property line. May require root pruning depending on extent of excavation required. Recommend no excavation beyond property line if this hedge row is to be retained.
  Japanese maple No tag 7 - approximately 1.5 metres from the property line. May require some root pruning depending on extent of excavation. Recommend no excavation beyond property line if this hedge row is to be retained.
  Douglas-fir No tag 8 - approximately 2.5 metres from the property line. May require some root pruning depending on the extent of excavation. Recommend no excavation beyond property line if this hedge row is to be retained.

- All excavation within the critical root zones of these trees must be performed under arborist supervision. If significant roots are encountered during excavation, we may recommend that additional trees be removed.
- The following trees located on the municipal frontage that will be heavily impacted by excavation for the footprint of the proposed underground parking and will require removal: Western Red cedar #0111, Mountain Ash #0112, Big Leaf maple #0113, arbutus #0128, Weeping willow No Tag 1, and Monterrey cypress No Tag 9.

Please do not hesitate to call us at 250-479-8733 should you have any questions.
Thank you,
Talbot Mackenzie & Associates

Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

Disclosure Statement
Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks.
Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.
Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

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Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
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Talbot Mackenzie & Associates
Consulting Arborists

May 4, 2016

Citta Construction
101-1763 Sean Heights
Saanichton BC V8M 0A5

Attn: Mike Dalton

960 and 968 Doumac Avenue

Assignment: Review the plans provided and prepare a tree retention report to be used during the proposal to demolish the existing residences on the 960 and 968 Doumac Avenue properties and construction of a 25 unit apartment building.

Methodology: Each tree located on the subject properties were identified using a numeric metal tag attached to its lower trunk. Trees located on the neighbouring properties within 3 meters of the property lines were not tagged, but are identified numerically on the attached site plan. Information such as tree species, size(dbh), critical root zone(crz), crown spread, health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet.

Proposal: According to the plans provided, the proposal is to remove the existing dwellings on the 960 and 968 Doumac Avenue properties and construct a 25 unit apartment building with underground parking. The footprint of the proposed underground parking will require excavation to the North, South, East and West property lines and will require removal of all trees located within the property boundaries

Observations: The tree resource on the subject property consists of a mixture of Native and non-native species. Many of the trees have developed poor structures, as a result of the lack of maintenance. As the properties are located in the Codova Bay development permit area, all of the trees are considered protected under the Saanich tree protection bylaw. A total of twenty seven trees located within the boundaries of the 960 and 968 Doumac Avenue properties are protected under the Saanich tree protection bylaw. Six individual trees and a multiple stemmed hedge row located on the neighbouring properties surrounding the proposal were also documented, as they could potentially be impacted by the proposal. Six trees are located on the municipal frontages of the subject properties and Neighbouring frontages, which could potentially be impacted. Information such as tree species, size(dbh), critical root zone(crz), crown spread, health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet.

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Box 48153 RPO Uptown
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Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: tre54elp@telus.net

Mitigation of impacts:

Barrier fencing: According to the plans provided, there is no potential to retain any trees located on the subject property or municipal frontage; therefore, all tree preservation efforts will be concentrated on trees on the neighbouring properties that have some potential to be retained (No Tag 4, No Tag 5, No Tag 6, No Tag 7 and No Tag 8). We recommend that the existing property line fence be retained or new protective fencing be erected along the property lines to protect the trunks and a portion of the critical root zones of these trees during excavation.

The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Underground Parking Footprint:

- According to the plans provided, the footprint of the proposed underground parking will require excavation up to the North, South, East and West property lines, and require removal of all trees located within the boundaries of the 960 and 968 properties.
- Douglas-fir (No Tag 2) and Holly (No Tag 3) located on the neighbouring property at 5150 Cordova Bay Road will be heavily impacted by excavation for the proposed underground parking footprint and will require removal.
- The following trees located on neighbouring properties at 5156 Cordova Bay Road and 964 Doumac Avenue may be impacted by excavation for the proposed underground parking and their retention will be depending on the extent of cut slope requirements and roots encountered during excavation:
    - Douglas-fir (No Tag 4),Douglas-fir (No Tag 5) - approximately 2 meters from the property line, backfilled historically - the grade of the subject property is approximately 1 meter lower than the grade of the neighbouring property. Loose rock retaining wall may be partially obstructing root growth toward subject property. May be possible to retain depending on extent of required excavation and root encountered during excavation. Recommend no excavation beyond property line if these trees are to be retained.
    - Western Red cedar Hedge(No tag 6) - Multiple stems(15 stems between 4-12cm in diameter), previously topped hedge near property line. May require root pruning depending on extent of excavation required. Recommend no excavation beyond property line ~~if this hedge row is to be~~ retained.

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- Japanese maple (No Tag 7) - approximately 1.5 meters from property line. May require some root pruning depending on extent of excavation. Recommend no excavation beyond property line if this hedge row is to be retained.
- Douglas-fir (No tag 8) - approximately 2.5 meters from property line. May require some root pruning depending on extent of excavation. Recommend no excavation beyond property line if this hedge row is to be retained.

- All excavation within the critical root zones of these trees must be performed under arborist supervision. If significant roots are encountered during excavation, we may recommend that additional trees be removed.
- The following trees located on the municipal frontage that will be heavily impacted by excavation for the footprint of the proposed underground parking and will require removal: 111, 112, 113, 128, No Tag 1, No Tag 9.

Underground Servicing: The plans provided do not show locations of proposed underground service corridors. If excavation is required within the critical root zones of municipal trees to be retained, excavation must be performed under arborist supervision.

Summary: According to the plans provided, excavation for the proposed underground parking will require that twenty seven trees within boundaries of the 960 and 968 Doumac Avenue properties be removed. It should be noted that many of the trees on the subject properties are ornamental species, which have developed poor structures, as a result of the lack of maintenance. We anticipate that two trees(No tag 2 and No tag 3) located on the neighbouring property at 5150 Cordova Bay Road and Six trees located on the municipal frontages will also require removal, due to impacts from excavation for the proposed underground parking. It is our understanding that a landscape plan has been established to replace the function of the trees that will require removal for the proposal. Two Douglas-fir trees(No tag 4 and No tag 5), a multiple stemmed Western Red cedar hedge row(No Tag 6), a japanese maple(No tag 7) located on the neighbouring property at 5156 Cordova Bay Road and a Douglas-fir(No tag 8) located on the neighbouring property at 964 Doumac Road may be impacted by excavation for the proposed underground parking and their retention will be depend on the extent of required excavation and roots encountered during excavation. Excavation within the critical root zones of these trees must be performed under arborist supervision and will likely involve shoring or similar methods to eliminate the need for any cut slope beyond the property line. If a more accurate determination of the impacts to these trees is required prior to the excavation for the proposed building, we recommend that exploratory excavations be completed.

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Victoria, BC V8Z 7H6
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Please do not hesitate to call us at 250-479-8733 should you have any further questions. Thank you.

Yours truly,
Talbot Mackenzie & Associates

Graham Mackenzie & Tom Talbot
ISA Certified, & Consulting Arborists
Enclosures – 4 page Tree Resource Spreadsheet, Barrier Fencing Specifications, 1 page site survey/tree locations, 1 page underground parking plan

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

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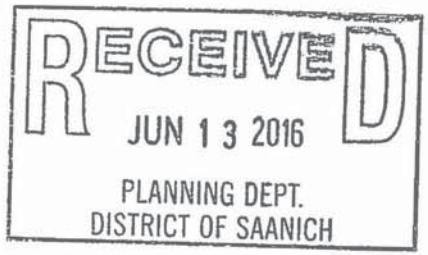
TREE RESOURCE
for
960/968 Doumac Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
NT1	42, 52	7.0	Weeping willow	13.0	Fair	Fair/poor	Poor	Muncipal tree. Basal decay, heavily pruned for utilities, ivy covered. Will be heavily impacted by excavation for proposed underground parking. Removal.
0111	60, 61, 64	12.0	Western Red cedar	11.0	Good	Fair	Moderate	Municipal tree. Tri-dominant, included bark. Will be heavily impacted by excavation for proposed underground parking. Removal.
0112	7, 10, 13, 13, 23	4.0	Mountain ash	6.0	Poor	Poor	Poor	Municipal tree. Decay in old pruning wounds, included bark. Will be heavily impacted by excavation for proposed underground parking. Removal.
0113	72	8.5	Big Leaf maple	14.0	Fair	Fair	Moderate	Muncipal tree. Surface rooted, side pruned for utilities. Will be heavily impacted by excavation for proposed underground parking. Removal.
0114	13	1.5	Holly	3.0	Fair	Fair	Good	Multiple tops. Located within footprint of proposed underground parking. Removal.
0115	17	2.0	Plum	3.0	Fair	Fair/poor	Moderate	Leaning, recent low limb pruning. Located within footprint of proposed underground parking. Removal.
0116	6, 9, 10	3.0	Chamaecyparis	3.0	Fair	Fair	Moderate	3 stems. Located within footprint of proposed underground parking. Removal.
0117	7, 7, 10, 10	3.0	Laburnum	3.0	Fair	Fair	Poor	Heavy lean. Located within footprint of proposed underground parking. Removal.
0118	28	3.0	Laburnum	6.0	Fair/poor	Poor	Poor	Basal and stem decay. Located within footprint of proposed underground parking. Removal.
NT2	100	15.0	Douglas-fir	10.0	Fair	Fair	Poor	Located on neighbouring property. Surface rooted, hanger, ivy covered trunk. Will be heavily impacted by excavation for proposed underground parking. Removal.
0119	11, 12, 19	3.0	apple	5.0	Fair	Poor	Moderate	Heavily decayed. Located within footprint of proposed underground parking. Removal.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net



Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
NT3	12	2.0	Holly	7.0	Good	Fair	Good	Located on neighbouring property. Canopy extends over property line. Will be heavily impacted by excavation for proposed underground parking and required clearance pruning. Removal.
NT4	40	6.0	Douglas-fir	6.0	Fair	Fair	Poor	Located on neighbouring property - approximately 2 meters from the property line, backfilled historically - the grade of the subject property is approximately 1 meter lower than the grade of the neighbouring property. Loose rock retaining wall may be partially obstructing root growth toward subject property. May be possilbe to retain depending on extent of required excavation within critical root zone.
NT5	60	9.0	Douglas-fir	10.0	Fair	Fair	Poor	Located on neighbouring property - approximately 2 meters from the property line, backfilled historically - the grade of the subject property is approximately 1 meter lower than the grade of the neighbouring property. Loose rock retaining wall may be partially obstructing root growth toward subject property. May be possilbe to retain depending on extent of required excavation within critical root zone.
0120	38	4.6	Chamaecyparis	6.0	Good	Fair	Moderate	Located within footprint of proposed underground parking. Removal.
0121	13, 19	3.0	Cherry	5.0	Fair	Fair	Moderate	Suppressed, ivy covered. Located within footprint of proposed underground parking. Removal.
0122	25	3.0	Walnut	6.0	Fair	Fair	Poor/Moderate	Ivy covered. Located within footprint of proposed underground parking. Removal.
0123	12, 15	3.0	hawthorne	4.0	Fair	Fair	Good	Ivy covered. Located within footprint of proposed underground parking. Removal.
0124	100	15.0	Douglas-fir	14.0	Fair	Fair	Poor	Backfilled with organic matter, trunk covered with dense ivy. Located within footprint of proposed underground parking. Removal.

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ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

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TREE RESOURCE
for
960/968 Doumac Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
0125	12	2.0	Laburnum	10.0	Fair	Poor	poor	Prostrate form. Located within footprint of proposed underground parking. Removal.
0126	65	7.0	Douglas-fir	10.0	Fair	Fair	Poor	End-weighted. Located within footprint of proposed underground parking. Removal.
0127	68	7.0	Douglas-fir	8.0	Fair	Fair/poor	Poor	May have been topped historically, co-dominant tops. Located within footprint of proposed underground parking. Removal.
0128	64	7.0	arbutus	8.0	Poor	Poor	Poor	Municipal tree. Heavily cankered. Will be heavily impacted by excavation for proposed underground parking. Removal.
0129	25, 35	5.0	Chamaecyparis	10.0	Fair	Fair	Moderate	Backfilled. Located within footprint of proposed underground parking. Removal.
0130	23, 35, 48	8.0	Chamaecyparis	12.0	Fair	Fair	Moderate	Some included bark. Located within footprint of proposed underground parking. Removal.
0131	89	13.5	Douglas-fir	12.0	Good	Good	Poor	Some end-weight. Located within footprint of proposed underground parking. Removal.
0132	23	3.0	leylandii	6.0	Good	Fair	Moderate	Located within footprint of proposed underground parking. Removal.
0133	33	3.5	leylandii	6.0	Good	Fair	Moderate	Located within footprint of proposed underground parking. Removal.
0134	67	7.0	Douglas-fir	12.0	Fair	Fair	Poor	Some end-weight. Located within footprint of proposed underground parking. Removal.
NT6	Multiple	3.0	Western Red cedar	3.0	Fair	Fair	Moderate	Multiple stems(15 stems between 4-12cm in diameter), previously topped hedge near property line. May require root pruning depending on extent of excavation required.
NT7	15, 15	3.0	Japanese maple	4.0	Fair	Fair	Moderate	Located on neighbouring property - approximately 1.5 meters from property line. May require some root pruning depending on extent of excavation.

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TREE RESOURCE
for
960/968 Doumac Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
NT8	30	4.0	Douglas-fir	5.0	Good	Fair	Poor	Located on neighbouring property - approximately 2.5 meters from property line. May require some root pruning depending on extent of excavation.
0135	85	10.0	Douglas-fir	12.0	Fair	Poor	Poor	Co-dominant, included bark. Located within footprint of proposed underground parking. Removal.
0136	35	4.0	cryptomeria	10.0	Fair	Fair	Moderate	Located within footprint of proposed underground parking. Removal.
0137	49	6.0	beech	14.0	Good	Fair	Moderate	Included bark. Located within footprint of proposed underground parking. Removal.
0138	50	6.0	silver maple	14.0	Fair	Fair	Moderate	Leaning. Located within footprint of proposed underground parking. Removal.
0139	23	2.5	locust	6.0	Fair	Fair	Good	Leaning, located beside existing residence. Located within footprint of proposed underground parking. Removal.
0140	53	6.0	Grand fir	10.0	Fair	Poor	Poor	Weak co-dominant tops. Located within footprint of proposed underground parking. Removal.
NT9	69	8.0	Monterey cypress	10.0	Fair	Fair	Moderate	Located on municipal frontage - part of trunk on neighbouring property. Underground utilities near base of tree. Will be heavily impacted by excavation for proposed underground parking and underground servicing. Removal.
0141	14	1.5	Holly	6.0	Good	Fair	Good	Located within footprint of proposed underground parking. Removal.

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Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

2810-30 - Doumac

Council - Doumac Ave Public Hearing supplemental info

From: Mike Dalton <mike@cittagroup.com>
To: "mayor@saanich.ca" <mayor@saanich.ca>, "susan.brice@saanich.ca" <susan.b...
Date: 1/4/2017 3:29 PM
Subject: Doumac Ave Public Hearing supplemental info
Attachments: Doumac response to planning11282016.doc; Doumac Rendering w green roof.pdf; Doumac Rendering wo green roof.pdf; 24x36 - Doumac - Before & After.pdf

Dear Mayor and Councilors,

My name is Mike Dalton and I represent the development group regarding the application for approvals to build a 25 unit condominium at 986/990 Doumac.

Subsequent to the Committee of the Whole meeting, Saanich staff requested some further information to add into our application. We have addressed those requests in a response sent to Saanich staff on December 21, 2016, in anticipation of the public hearing in the near future. I assume you have received this letter directly from staff but wanted to attach a copy to this email as reference as I'd like to provide some additional info that may help in evaluating the options.

In our response, we suggested two options for amendment of our community contribution package. Both include an increase in our contribution but, one would include the green roof originally proposed and the other would have the green roof deleted in favor of a larger increase. I am attaching front elevations of the building rendered with and without the green roof in order to view the building both ways. As discussed at the Committee of the Whole presentation, our group sees a value in the green roof that goes beyond just a benefit to the residents of the building. The green roof creates an increase in green area for the project of approximately 7-8% which helps lower the urban heat island effect, acts as a carbon sink and naturally filters storm water. We also feel the green roof adds to the high quality of the building that sets a standard in the village for this and for any future proposals. But, we also appreciate the concept of a community garden so would be happy to pursue an application that deleted the green roof in favor of a larger community garden contribution.

I thought I would also take this opportunity to attach a copy of the shadow study done for the project. There were some height concerns raised by some neighbors behind the project so the shadow study was produced for one of our early neighborhood meetings. This has been presented to neighbors as well as the CBA.

I hope you find the above information useful, but if you have any further questions please don't hesitate to call.
Sincerely,

Mike Dalton
Citta Construction Ltd
250-883-7816

p.s. My apologies if this comes to you twice as I wasn't sure if I should address it to the "council" email or the ones listed on the website, so I sent it to both. Cheers.

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LEGISLATIVE DIVISION
DISTRICT OF SAANICH

citta
group

December 21, 2016

Citta Construction Ltd
101-1763 Sean Heights
Saanichton BC V8M 0A5

The Office of the Municipal Clerk
Saanich Municipal Hall
770 Vernon Avenue
Victoria BC V8X 2W7

Re File: 2870-30/Doumac Avenue

To whom it may concern,

There were some concerns raised at Committee of the Whole for the proposed condo development at 986/990 Doumac Ave. I would like to propose some changes to our application in an attempt to address these concerns.

Engineering:
Saanich Engineering requested a letter confirming we will be completing the servicing requirements of the project as per their letter dated March 2, 2016. The letter confirming this has been sent to legislative services.

Traffic:
At the request of Council, Citta has commissioned a traffic study for the area with hopes of gaining a better understanding of the current traffic issues on Cordova Bay Rd. Please see the attached report.

Community Contribution:
Questions were raised by Council over whether the green roof represented a community contribution. We would agree the concept of a green roof may not personally connect to individuals in the community in the way public art might, but do feel it's a benefit to the greater community as it helps in our fight against climate change.

Some of the specific benefits a green roof provides to the public are:

- Green roofs lower urban temperatures (Urban heat island effect). Lowering the UHI can have a positive impact on smog and can lower airborne particles in the atmosphere
- Natural rain water detention (delay's run off) as well as filtration
- Green roofs are oxygen producing and clean the air to help reduce pollution by acting as a carbon sink
- Green roofs are biodiverse and a benefit to wildlife (plant with a local seed mix for local species refuge)
- Our roof adds approximately 7-8% green area to the project over and above the noted site coverage.
- Green roofs create landfill diversion by prolonging the life of waterproofing membranes and associated waste

We do appreciate, however, that not everyone ranks the above items to the same degree and, therefore, makes the contribution of a green roof a subjective evaluation. For this reason we would like to propose a couple of alternative options for consideration:

1. One Councilor was remised at the lack of a community garden for the project. Although the site size would limit the ability to create one directly on the property, we see great value in the idea of a community garden. They are gathering spaces that bring wide varieties of people together for food production and socializing and would be a benefit to any neighborhood. To this end, we would like to propose the idea of setting up a new community garden fund that could, once fully funded, buy or use a piece of land in the neighborhood for a community garden to be established. We would propose to change our application by contributing a further $20,000 to a community garden fund. The green roof would still be installed as originally planned.
2. Although we would prefer to see it included, if council felt the green roof did not provide a tangible value to the neighborhood and saw greater value in putting more funds towards the community garden, we would propose to delete the green roof from the project and increase our contribution to a community garden fund to $35,000.

We hope that one of the two options above would be a positive change to our proposal and that council feels is an appropriate contribution to the community.

If you have any questions please do not hesitate to call to discuss.

Yours truly,

Mike Dalton
Citta Construction Ltd

March 21st

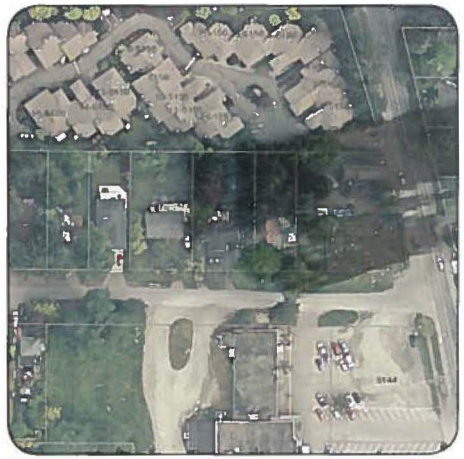
BEFORE

9:00 am

12:00 pm

3:00 pm

6:00 pm



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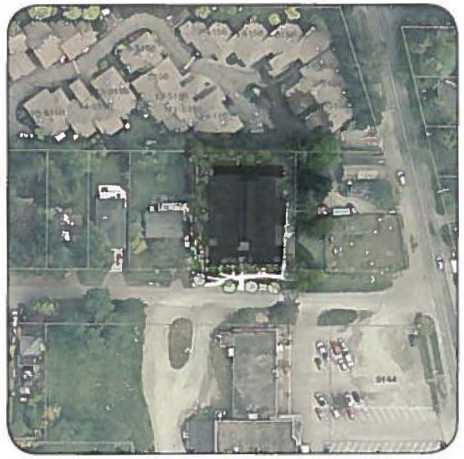

6:00 pm

PRAXIS architects inc.

25 UNITS APARTMENT BUILDING - DOUMAC AVENUE VICTORIA, BC

shadow study - NOVEMBER 14th, 2016

Doumac

986 Doumac

From: mary lynn reimer [redacted]
To: <planning@saanich.ca>
CC: LARRY GONTOVNICK <cba.president@cbasn.com>
Date: 4/14/2016 4:21 PM
Subject: 986, 990 Doumac

Sirs/Mesdames:

At its March 9th meeting, the Cordova Bay Association invited the developer of this property to present the updated plans for it, and requested that he present them to the community, which was done on April 2nd, at a quite positive meeting.

Our Board yesterday agreed that we would support this project as revised, since it complies with the local area plan, and the variances are minor, and not in conflict with the intent of the plan.

The one question we have is whether the decorative sidewalk will be perceived as a public facility - something the City will no doubt decide on.

Mary Lynn Reimer
Planning Co-chair

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	CLERKS
	REPLIED

2810-30 - Doumac

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To Saanich Council

We have been living in Cordova Bay for 14 years and over the last 5 years at 5149 Cordova Bay Rd, which is directly across from Doumac Ave.

We are looking forward to the improvement of this area. With an increase of demand, we are hoping for an increased vibrancy of the village centre.

Currently, we need to drive for a lot of amenities. Having reduced the initial design from 5 storey to 4 storey brings the scale of the building to an acceptable scale for the village area.

We feel the exterior design is attractive, fresh, and applaud the underground parking.

Sincerely

Paul Pereira

Uma Belgaumkar

[redacted]

Residents of [redacted] Cordova Bay Road, [redacted]

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2870-30 Doumac

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From: hanny pannekoek/hugo sutmoller
To: <clerksec@saanich.ca>
CC: hanny/hugo Pannekoek/Sutmoller sutmoller
Date: 2/15/2017 3:02 PM
Subject: RE.: public hearing bylaw 9411and 9412 for Doumac Avenue

To the Mayor and Councillors of the District of Saanich,

I like to voice my strong opposition to the above mentioned bylaws and the proposed development plans for 986 and 990 Doumac ave.

These are my objections:

1. Does not conform to the Official Community Plan (O.C.P.)

2. Does not conform to the Cordova Bay Local Area Plan (L.A.P.)

3. Too many trees will have to be cut down.

4. No proper traffic study has been made.

5. Four story building does not fit the style, form and character of Doumac road.

6. Should be coordinated with other developments in the Cordova Bay area.

7. Dumac road will be used as entrance road to the proposed Village Plaza Commercial area.

8. Piecemeal development without a comprehensive vision plan makes for bad planning.

I recommend strongly that a MORATORIUM on any further bylaws and permit applications be put in place,

==========

until an overall plan for the whole Cordova Village area can be formulated with input from residents, owners and renters,

developers, architects, traffic engineers, Saanich planners and any other stakeholders.

Submitted respectfully by Hugo Sutmoller, Sunnymead way,

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2870-30 Doumac
xref: 5144 Cord. Bay
Cbe etc. Shaping

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REPORT
FOR
ACKNOWLEDGED:

From: hanny pannekoek/hugo sutmoller >
To: <clerksec@saanich.ca>
Date: 2/16/2017 10:42 AM
Subject: doumac public hearing
Attachments: nr 2-Saanich Vision vs the Alan Lowe Plan for Cordova Bay Village - rev 1.pdf

to mayor richard attwell and all councillors,
i am contacting you to express my concerns about the proposed new apartment-village centre zone and the proposed rezoning for an apartment building on 986 and 990 doumac avenue.

i is my understanding that the A1 rezoning is proposed in order to accommodate A2 and therefore allowing the construction of a 4 story 25 unit condo building. The actual proposed building looks lie a well thought out and environmentally responsible design. My strong opinion however is that it is for the wrong place: it is way our proportion with the rest of it's surroundings and the general street cape of one or two stories along cordova bay road.

the attached document illustrates the contradiction between the saanich official community plan (OCP) and the local area plan (LAP). The vision and guidelines expressed by OCP and LAP does not fit the reality of what is being proposed for doumac and, for that matter, for the cordova bay plaza. It is a rather lengthy document, but it illustrates my concerns and objections.

besides, the underlying worry for me and many others is that, if the proposed 4 story building will be accepted, that it will set a precedent for what will happen, will be allowed for the cordova bay plaza and around the corner from doumac.

i urge you to reconsider this proposal in the light of the need for a comprehensive development plan for the cordova "village".
sincerely,
hanny pannekoek
sunnymead way

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Comments on Proposed Plans for the Redevelopment of Cordova Bay Village

We urge the District of Saanich Councilors to reject the plans as presented by Alan Lowe on behalf of James Gardner. for the reasons set out below.

1) The plans do not take into account many of objectives set out in the Official Community Plan and do not address the concerns expressed by local area residents on many occasions over the past years.
2) The proposed mega village development, with a large food store and 80 residential units, is not required and will not provide an attractive focal center for the community.
3) The high buildings set close to Cordova Bay Road are not consistent with its current streetscape and local area form and character.

How do the Proposed Village Plans Compare with the Vision Set out in the Cordova Bay Official Community Plan (OCP)?

Background

The development Permit application for a commercial and 80-unit residential development of the Cordova Bay village site has been submitted to the Saanich planning department. These plans (the Plans) were prepared by Alan Lowe Architects Inc. for James Gardner, the developer. While most residents of Cordova Bay agree that there is a need for a Village (with residences and commercial facilities) and some additional residential housing in the area, few want a dense development with imposing structures, particularly so close to Cordova Bay Road.

As there are many other proposals in the planning stage for new residential developments in the Cordova Bay area, there is considerable concern about traffic and how appropriate these developments are for the area. For this reason many in Cordova Bay would like to see Saanich Council hold off on approving the plans for all large developments until a proper and updated integrated plan is in place for traffic, residential and commercial needs.

Official Community Plans – some background

The Official Community Plan (OCP) is the principal legislative tool for guiding future growth and change in the District of Saanich. This Plan is an expression of the fundamental values and goals of the community. It establishes directions for achieving a collective vision of what Saanich should be. As a community, region, and country, we are in a time of significant and accelerated change. The ways in which the District manages the challenges of the next few years and decades will be critical to the health and well-being of Saanich, the region, and beyond. One excerpt in the OCP references the foundational work of the Brundtland Report which speaks of "not making decisions that would preclude those coming behind us from having an equal quality of life that we enjoy". Also, Saanich's current Director of Planning recently indicated that "livability is also well defined through long standing planning and urban design principles".

This Official Community Plan is Saanich's fourth. Previous Official Community Plans were adopted by Saanich Council in 1979, 1984, and 1993, with minor revisions made from time to time to address specific issues. These Cordova Bay plans were

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finalized after extensive consultation with local residents and should be closely followed.

Sustainable Saanich

This document was prepared as a supplement to the Saanich wide OCP. On page 4-17 a list of policies are set out which are designed to provide support for developments in "Centres" and "Villages". These are:

1) Encourage diversity of lifestyle, housing, economic and cultural opportunities;

Comment: The Plans do not provide any of these values. The housing appears to be all high end housing and there does not appear to be diversity of housing units; which is much needed in the area. Alan Lowe has been quoted as indicating that there will be 85 condominium units in three buildings with floor areas ranging from 800 to 1,200 square feet.

2) Concentrate the greatest densities of residential and employment activity near the centre or focal area of each Centre or Village and locate lower densities and building heights near the periphery;

Comment: The Plans provide commercial facilities on the ground level (or on top of a parking building) and then three storeys all over the property except for one small area in the southeast, where there will be two storeys above the commercial level. This does not provide a lower density and low building heights all around the periphery of the property.

3) Provide publicly accessible open space that complements the public realm, and create identifiable focal points within each Centre/Village;

Comment: The Plans provide a very small "public deck" along the very busy Cordova Bay Road, which will soon get a lot noisier as a result of the Village development and neigbouring developments. This does not complement the public realm.

4) Sets aside land for public open space in the form of natural areas, parks, playgrounds, open air plazas and other assembly and activity spaces:.

Comment: The Plans provide space for cars, commercial facilities, residential units but none of the above listed items. This contrasts with the generous public spaces provided in the Matticks Farm and Broadmead villages (see Photos 1 and 2). Where will children living in the condominiums play? Where will people assemble and have enjoyable activities?

5) Protect and encourage traditional "mainstreet" streetscapes;

Comment: The streetscapes in the Cordova Bay area have already been defined by mostly one and two storey buildings along Cordova Bay Road (see Photos 3 to 5). Where there are three and four storey buildings, they are set well back from Cordova Bay Road (see Photos 6 to 9) and in most cases are not easily visible from the road. The exceptions are many 3 to 4 storey beachfront houses, which are located below road level and the full height is not apparent from the road.

6) Encourage the integration of residential, commercial, and public land uses both within buildings and between adjacent sites.

Comment: The Plans provide some of these functions, but as indicated elsewhere in this document, many of these facilities are not included.

7) Complement and integrate new development with adjacent existing development;

Comment: The Plans do not conform to the form and character of the neighbourhood. The OCP provides for several zones for multi-family housing units, some of which are located at the west end of Doumac Avenue. This should lessen the need for much more than the 16 units approved units in the Village area.

8) Provide for a range of housing options by location, type, price and tenure; support the integration of institutional uses as community focal points to maximize opportunities for accessing essential amenities and services.

Comment: There is no evidence that the Plans will provide any of these facilities over and above a food store, uniform high priced condominium units and some commercial facilities. While there is a significant need for low priced and affordable housing in the area, these plans do not take this into account.

9) Integrate and support the use of alternative transportation;

Comment: There is no evidence that the Plans will integrate alternative means of transport.

10) Account for and mitigate through traffic on major streets and collectors roads.

Comment: Public access to the village parking lot is to be from Doumac Avenue, which is currently a quiet residential street. The 2000 Cordova Bay Streetscape Action Plan recognizes Doumac Avenue as a "local pedestrian greenway connection". Having a constant flow of cars into and out of the village on this street will make it difficult, if not impossible to achieve this guiding principle. .There is a need for an updated traffic assessment for the entire Cordova Bay area which takes into account currently proposed developments and zoning for future development.

11) Result in reduced energy use, net energy generation and reduced Greenhouse Gas emissions.

Comment: This is not outlined in the current Plan. Will there be photovoltaic panels on the roofs? Will the buildings be energy efficient?

12) Create or enhance the node's unique "sense of place".

Comment: The plan for the proposed mega Village is not unique and has no sense of place in Cordova Bay as it is not consistent with its existing form and character.

Villages

On page 4-19 in the OCP Sustainability document, under the heading Villages, support for the following building types and uses in "Villages" is indicated:

- Small lot single family houses (up to 2 storeys)
- Carriage/coach houses (up to 2 storeys)
- Town houses (up to 3 storeys)
- Low-rise residential (3-4 storeys)
- (commercial/residential) (3-4 storeys)
- Civic and institutional (generally up to 3 storeys)

Comment: The Village Proposal provides one type of building in the plan, with no variety, and in a style that is not compatible with the local areas form and character.

Neighbourhoods

On page 4-20 under the heading Neighbourhhoods, there is a statement that "maintenance of neighborhood character is of paramount importance when considering new developments within established areas" and that building style, exterior finish, massing, and height, and maintenance of contiguous tree cover, are factors that impact the ability of a new development to integrate into established neighbourhoods.

Comments: The Cordova Bay neighbourhood has a predominance of single and two storey houses (see photos below), and where the height exceeds two storeys the buildings are either located along the bottom of a steep slope such as the Sayward buildings, some of the water front houses along Cordova beach and condominiums in Cordova Beach Estates (see Photo 4). The other buildings are set well back from Cordova Bay Road in amongst tall trees (see Photo 6). The proposed Village Development does not fit any of these characteristics. It is noted that the Cordova Bay OCP provides for multi-family housing at the west end of Doumac Avenue and in other areas up close to the bank sloping from Lochside Avenue. It is understood that the original (1999) plans for the Village had only 16 residential units and the new proposal is to have 85 units. This is a very significant change and surely worthy of having a public hearing on this issue, especially as the Plans are not consistent with the form and seaside characteristics of Cordova Bay.

Cordova Bay Local Area Plan – with 2003 Amendments

Commercial – Industrial

The following statements in the second paragraph of page 23 of the OCP are still relevant in 2017:

- While the survey indicated strong support for improvements to existing commercial facilities in the village, in particular to the shopping centre, commercial services should be oriented to the local services area as opposed to capturing business from outside the community.
- Future applications for change within the village should be low-scale, pedestrian and bicycle friendly, and well landscaped to respect the village-like character and to enhance the streetscape.
- Design considerations will be paramount.

Comment. While based on a 1990's needs survey, these issues are still very relevant to the residents of Cordova Bay In 2017.

Cordova Bay Streetscape Action Plan – Endorsed by Saanich Council in October 2000

A streetscape plan was developed by Saanich planning staff, with a lot of input from local area residents. The guiding principles developed from this consultation process are set out on page 4 of the 2000 version of this document. These include the following three principles:

1) Cordova Bay Road will not be developed as an inter-municipal transportation route that encourages traffic from outside the community.

Comment: The very large (17,000 sq.ft.) food store included in the Plans may only be viable, if it can attract customers from outside the Cordova Bay community, hence generating more traffic along Cordova Bay Road. This factor should be considered when the recommended updated traffic study be carried out before the Village Plans are approved.

2) Maintain the neighbourhood character and scale of Cordova Bay Village.

Comment: As has been outlined above, the high concrete retaining wall with high rise buildings set close to Cordova Bay Road will be very imposing and not consistent with this guiding principle.

3) Recognize Doumac Avenue as a local pedestrian/greenway connection.

Comment: As indicated above, it will be difficult to have the only public access to the Village from Doumac Avenue, and still be consistent with this principle.

On the analysis map on page 12 of this document, the following two recommendations relating to the shopping center redevelopment are indicated:

1) Maintain a village scale.
2) Pay special attention to landscaping along Doumac Avenue and Cordova Bay Road frontages.

Comment: The imposing three to four storey buildings near Cordova Bay Road and Doumac Avenue (see Photos 7a and 7b) and the high retaining wall along Cordova Bay Road, all with only small scale landscaping will not satisfy these two requirements.

Recommendations:

1) Council should only approve of a low-scale village which is well landscaped and is consistent with the existing form and character of Cordova Bay, and the established Cordova Bay streetscape.

2) The design of the village must conform to the existing OCP and Sustainable Saanich policies.

3) There is provision for multifamily housing at the west end of Doumac Avenue and hence there is no need to rezone other properties on this street in order to develop new housing near the Village.

4) The synergistic impact of the proposed village development, and many other on-going large developments in the area, requires an updated traffic management plan. Council should not approve of the village re- development until a comprehensive traffic management plan is in place, along with a review of housing needs.

5) Council should not approve of a village plan that, as quoted in the well known Brundtland report "would preclude those coming behind us from having an equal quality of life that we enjoy". In other words, we enjoy visiting both Mattick's Farm Village and Broadmead Village and so we want to ensure that the new Cordova Bay Village will have similar form and character for those coming behind us.

Photo 1 Public area in Broadmead Village. Will the new Cordova Bay Village preserve the existing oak tree on the parking lot?

Photo 2 Public area in Matticks Farm Village. A quiet area set well back from Cordova Bay Road.

Photo 3 Large single family house dug into the steep slope below Lochside Drive and set well back from Cordova Bay Road.

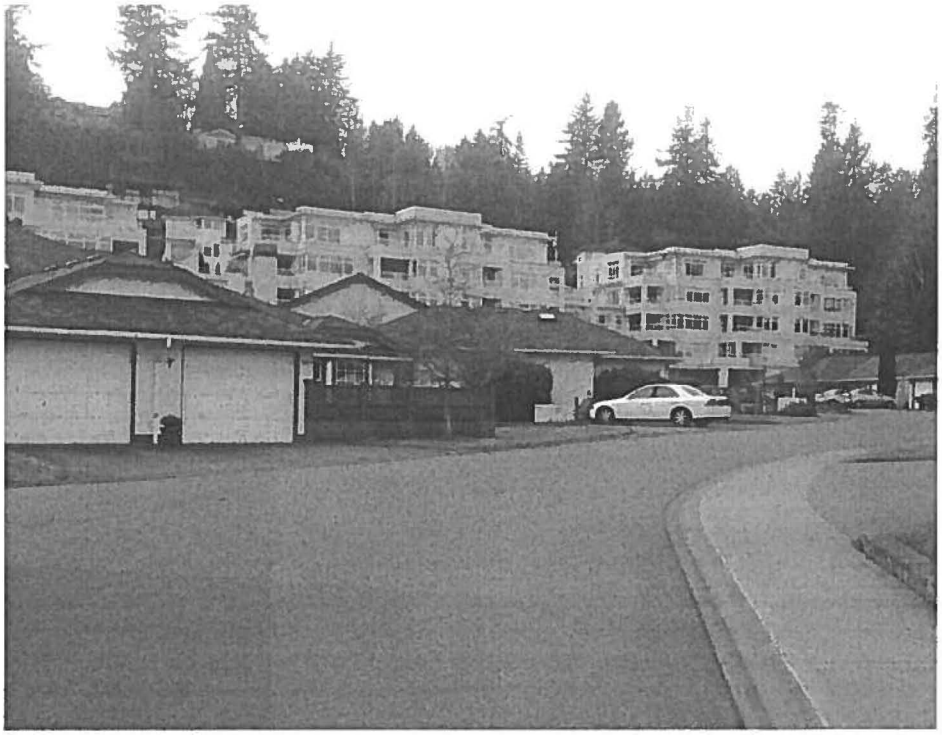


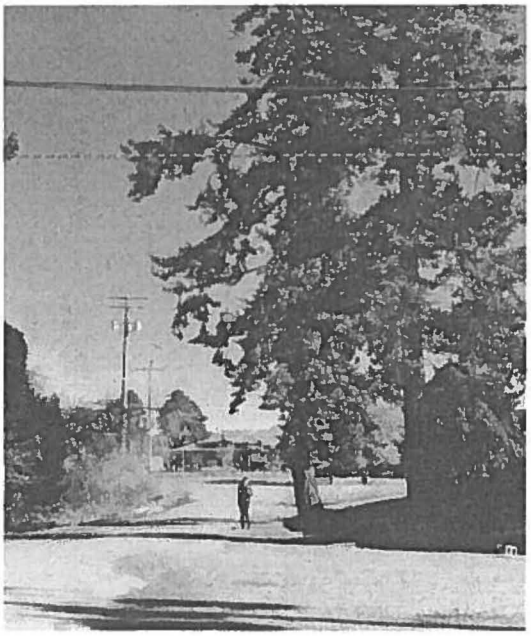
Photo 4 Condominiums dug into the steep hillside below Lochside Drive and set well back from Cordova Bay Road and not easily seen from the road.

Photo 3 Multi storey condominium buildings, set well away from Cordova Bay Road dug into a steep slope and nicely landscaped.

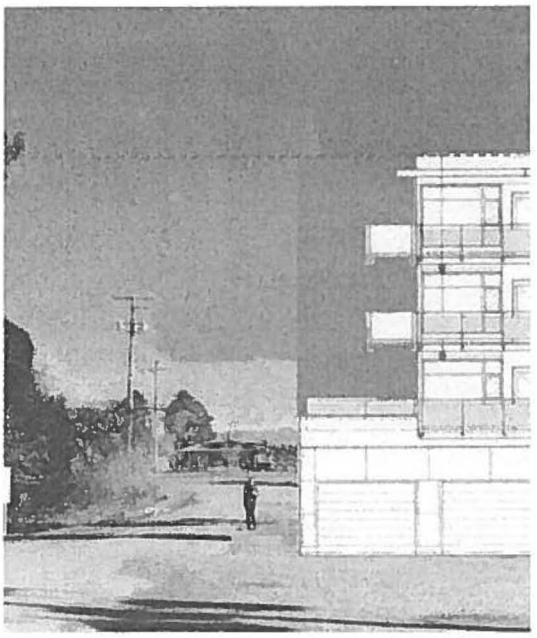
Photo 4 Four storey building set well back from Cordova Bay Road, nicely landscaped and screened from the road by mature trees.

Photo 5 Cordova Bay Road streetscape, located near the Village property. Most of the houses are not visible.

Photo 6 Cordova Bay Road streetscape located near the Village property. Very few houses are visible.



Yellow and blue balloons at 45ft height
(Looking east along Doumac Ave towards Cordova Bay Road)



West side of proposed new bank building (45ft high)
(This view does not conform to the Cordova Bay form and character)

Photos 7a and 7b Lower Doumac Avenue streetscape before and after the proposed bank building is constructed at the northeast corner of the village. This does not conform to the Cordova Bay form and character.

3090 Doumac

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FOR

ACKNOWLEDGED:

February 13, 2017

[redacted] Cordova Bay Road
Victoria, BC [redacted]

Mayor & Council
The Corporation of the District of Saanich
770 Vernon Avenue, Victoria BC V8X 2W7

Re: **Proposed Rezoning for an Apartment Building 986 & 990 Doumac Avenue**

Dear Mayor & Council,

A four story, twenty-five unit apartment building located at 986/990 Doumac will irrevocably impact the relaxed ambiance and low-rise residential nature of Cordova Bay. The scale of a four story apartment on two residential lots so close to Cordova Bay Road is incompatible with the visually open character of the area. This proposal coming on the heels of the over scaled Village Centre proposal is one more domino to cast the Cordova Bay village area into a densely structured, high traffic neighborhood.

The Staff report on the proposal suggests the scale of the project is compatible with the area's "village like character" yet references letters from residents objecting that the project puts the integrity of the neighborhood at risk. No outcomes from two neighbor hood consultation meetings claimed to have taken place are documented in the Staff report. The Cordova Bay Association website or Cordovan newsletter provide no reference to the support letter the Staff report says the Cordova Bay Association provided.

The Mattick's Farm complex provides a base line for the further development of the area along the thoroughfare of Cordova Bay Road. Mattick's has maintained an open and vibrant neighborly profile. Commercial facilities are low rise, set back from the road, ascetically blend with the environment, and contain high-rise residences well back to the rears of the properties. The Bay's ambiance is preserved in this area. To the contrary, the Doumac and Village Centre proposals with their abrupt placement of four story structures at the curbsides of the adjacent streets thrust Cordova Bay's future into a cookie cutter of commercially oriented development.

We believe it is time to step back and update the local area plan with neighborhood input on what a "Cordova Bay Village" should serve, look and feel like along with the other interacting factors such as traffic management, walkways, etc. It is 10 years since residents were surveyed on their hopes and concerns for their neighborhood. In the 2007 survey the "semi-rural character" was the top "like most" to be addressed in Cordova Bay Area Plan; "traffic" and "large houses/too many apartments, poor design" the top two "like least" to be addressed.

The Doumac rezoning application highlights the importance of a clear set of guidelines specifically for development of the Cordova Bay Village area at this time.

Sincerely,

[redacted]

Robin & Marline Dyke

Cc: Cordova Bay Association

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ENTERED IN CASE

We the undersigned reside at [redacted] Cordova Bay Road. We strongly oppose the application to rezone and amalgamate the properties at 986 and 990 Doumac Ave. This application raises serious questions about the future character of our neighbourhood. At the public information meeting held on Saturday, 2 April 2016, the developer stated that the proposed construction of a four-storey 25-unit condominium building on the Doumac site is the first phase of a two-phase plan that will also see the subsequent development of the pair of properties at 5146 and 5150 Cordova Bay Road. The developer stated this building will combine commercial units with more condominium units. Moreover, the decision regarding the rezoning of 986 and 990 Doumac Ave. will undoubtedly have implications for the redevelopment of the plaza at 5144 Cordova Bay Road (which is currently on hold). If the rezoning of 986 and 990 Doumac Ave. is permitted, this will likely open the door to a much expanded plan for the plaza. Taken together, these three developments will inevitably transform the character of our neighbourhood but also add to the already significant traffic problems in the area.

We oppose the application to rezone the Doumac properties from their current RS-18 status to a site-specific zoning for the following reasons.

1) In Map 7.2 of the Cordova Bay Local Area Plan (1998/2008), Doumac Ave. is located within the Cordova Bay Village Development Permit Area. According to the Saanich Official Community Plan (2008), this area has been designated a 'village'. Villages are defined in the Plan as: 'small local nodes, with a historical basis, that meet local residents' basic commercial and service needs. They also provide a limited amount of multiple family housing ...' (4-17). The Official Community Plan of 2008 states that in designated villages such as Cordova Bay a range of building types are considered appropriate, including single family houses, town houses up to three storeys, low-rise residential buildings of three to four storeys and mixed-use structures of three to four storeys. The developer's initial plan was for a five-storey condominium building, which contravened the Planning Department's guidelines for village developments. The developer's second plan is for a condominium building of the *maximum* height permissible in a village. Like the first plan, the second shows no sensitivity to the character of the neighbourhood. The Cordova Bay Local Area Plan speaks of 'the suburban, village-like character of Cordova Bay' and states that 'the thrust of the [planning] policies is to maintain Cordova Bay as a partly rural and partly suburban community' (Preface). The proposed condominium building is

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inconsistent with these statements. While we acknowledge that the proposed development on Doumac lies within the Cordova Bay Village Development Permit Area, we maintain that it would be more in keeping with the character of our neighbourhood to build a one or two-storey town house development like those at 5156 Cordova Bay Road (Cordova Village), 5164 Cordova Bay Road (Seabury Lane), 5187 Cordova Bay Road (Fable Beach), 974 Sutcliffe Ave., and 981 Sutcliffe Ave. (Sutcliffe Court). At the two information meetings held in December 2015 and April 2016 the developer stated that densification is inevitable. But there are clearly different levels of densification within a village envisaged in the Saanich Official Community Plan. The real question to be asked is: *what level of densification is appropriate for the Doumac properties*, given the predominantly residential and suburban character of the neighbourhood adjoining the Permit Area? Understandably, the developer continues to push for the most profitable form of densification. The proposed condominium development would, however, come at a considerable cost to the local residents. We will specify these costs in what follows.

2) The height of the proposed condominium development on Doumac Ave. will make the building stand out from, rather than blend in with, the area surrounding the Cordova Bay village. No other building on Cordova Bay Road in the vicinity of the village is four storeys. The new house that has recently been constructed at 5020 Cordova Bay Road is three storeys. The considerable visual impact of this house is, however, mitigated somewhat by its location nestled against higher ground. The condominium buildings that are part of the Cordova Bay Beach Estates at 5010 Cordova Bay Road are set back at a considerable distance from the road and have little visual impact on the village neighbourhood. There are four-storey condominium buildings in the Matticks Farm development but, again, they are set well back from Cordova Bay Road. The proposed condominium building on Doumac Ave. is neither carefully sited like the comparable condominiums at Matticks Farm nor is its disproportionate size masked by its setting. Moreover, the height of the proposed building dwarfs the neighbouring patio home development at 5156 Cordova Bay Road (Cordova Village). The residents of Cordova Village will lose their privacy and a significant amount of their winter sunlight. The value of their patio homes will also most likely decrease because of the intrusive character of the planned building. We have walked along Sutcliffe Ave. in order to get a sense of the scale of the development viewed from the north. It is clear that the height of the proposed condominium will have an impact on the residents of Sutcliffe, as well as those who live in the Seabury Lane development

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at 5164 Cordova Bay Road. The new house currently under construction at 968 Doumac Ave. will also lose its view. We will almost certainly lose winter sunlight due to the development. Given that the projected condominium building will adversely affect both the property values of the homes of local residents and their quality of life, the application for rezoning 986 and 990 Doumac Ave. should be rejected.

3) At the public information meeting held on 2 April 2016 comparison was made between the villages of Cadboro Bay and Cordova Bay, particularly with reference to the new condominium buildings that have recently been constructed on Penrhyn Street. It is important to point out that the condominiums in Cadboro Bay are three-storey buildings. The scale of these buildings contrasts with that of the four-storey block envisaged by the developer of the Doumac properties. Notwithstanding our other reservations, we would urge that, *at most*, the developer of 986 and 990 Doumac Ave. be permitted to build a three-storey condominium like those in Cadboro Bay. A three-storey building would not be ideal from our point of view for the reasons we outline in this e-mail. It would, however, be more in keeping with the character of the local neighbourhood than the proposed four-storey structure.

4) We have very serious concerns about traffic safety. At the information meeting held on 2 April 2016 a local resident pointed out that the current site plan for the proposed development does not include a drop off bay on Doumac Ave. This point raises the question of short-term parking on Doumac, and indicates that there are safety issues with the current plan. Secondly, given the volume of traffic that will be generated by a 25-unit condominium, the intersection of Doumac Ave. and Cordova Bay Road will become even more dangerous than it currently is. For those travelling south on Cordova Bay Road, visibility is limited because there is a rise in the road just before Doumac. For those turning either left or right out of Doumac Ave., visibility in the near side lane is reduced because of this rise. This intersection will likely become another black spot along Cordova Bay Road. Large scale condominium developments in the village will also increase the volume of vehicular and pedestrian traffic along Agate Lane because the lane is an access route for Agate Beach. Safety is already compromised on Agate Lane because of the narrowness of the lane and the blind left-turn down to the beach. Increased levels of vehicular and pedestrian traffic will exacerbate the problems that residents and visitors face at the moment. This a consideration of some moment since Agate Lane is the access point for emergency

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services to the beach, as well as various Saanich services. (Our comments about Agate Lane reflect our experience of having lived on the corner of Agate Lane and Cordova Bay Road since 2008). We are also deeply concerned about increased vehicular traffic on Cordova Bay Road. It is already dangerous for elderly people to cross Cordova Bay Road in the stretch of the road between the plaza and Sutcliffe Ave because of the high volume of traffic throughout the day. Dog walkers and other residents will find access to Agate Beach exceedingly difficult due to the higher volume of traffic generated by the proposed condominium development. Because we both work at the University of Victoria, we regularly shop in Cadboro Bay. Of late, we have found the village in Cadboro Bay more and more congested and there is a serious lack of parking. We would not like to see this situation replicated in Cordova Bay as a consequence of multiple condominium developments in the village.

5) We have concerns regarding infrastructure, and especially about the local sewage system having the capacity to handle the sewage generated by the proposed development. We are also concerned about the presence of underground streams in the area which may affect the stability of the building.

6) As we have indicated above, we are deeply concerned about the issue of the relationship between the proposed Doumac Ave. development, the second phase of development on Cordova Bay Road and the redevelopment of the plaza. We think that the plaza should be the focus of the development of the Cordova Bay village, and we would welcome a building that combined commercial with multi-family and affordable housing, provided that the scale of building was appropriate to the surrounding neighbourhood. It seems to us that the approval of the rezoning application will set an unwelcome precedent in terms of the number of storeys that might be included in future developments in the Cordova Bay village. We would prefer to see the properties on Doumac Ave. and Cordova Bay Road developed using other building types such as town houses that would complement the redevelopment of the plaza.

It is our worry that the 'village' emerging out of these three projects will more closely resemble Tuscany Village at Shelbourne and MacKenzie than what most of us would understand by a village. Turning the village core of Cordova Bay into something like Tuscany Village would transform the character of the neighbourhood in ways which we maintain are inconsistent with both the Cordova Bay Local Area Plan and the Saanich Official Community Plan. In section

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4.2.2, the Saanich Official Community Plan identifies what it calls 'key aspects of urban design'. Under the heading 'Enrich the Existing' the plan states: 'Places should enrich the qualities of existing urban places. Whatever the scale, new developments should respond to and complement their settings' (4-14). For the reasons indicated above, the proposed condominium development on Doumac Ave. neither responds to nor complements its setting. The scale of the building bears no relationship to those around it on Doumac, on the adjoining properties to the north or on Cordova Bay Road. Furthermore, in the related sub-section listing the policies related to the design principles enunciated in section 4.2.2, the Plan supports 'quality architectural and urban design that ... works with the topography and protects the natural environment; reflects our west coast setting; enhances a "Sense of Place"; respects local history and heritage structures and landscapes; [and] creates pedestrian friendly and safe streets and neighbourhoods ...' (4-15; see also 4-17). The proposed condominium building on Doumac Ave. satisfies none of these criteria. The development bears no relation to the local topography and will involve the destruction of large established trees. The design is generic and does not speak our west coast setting; the proposed building is indistinguishable from condominiums elsewhere in Canada. The building does nothing to enhance or foster a sense of place since there is nothing distinctive about the formulaic design that speaks specifically to the character of Cordova Bay. A four-storey condominium development has absolutely no respect for the rural history of the area or for its landscape. And, as we have indicated above, the building will not promote safety within the neighbourhood.

7) We also believe that the consultation process has been deeply flawed. As noted above, the initial proposal presented at the public information meeting in December 2015 was for a five-storey building. At the information meeting of 2 April 2016 the revised proposal for a four-storey condominium building was presented to the community as a plan that accommodated the objections of local residents at the previous information meeting. Presenting the revised proposal in this manner was clearly misleading. The initial plan did not conform to Saanich planning guidelines and we understand that the developer was told this by the Planning Department. In our view, the developer has abused the consultation process and has not been transparent with local residents. He may be playing the standard developer's game, but he nevertheless created the impression at the information meeting in April 2016 that he was listening to the concerns of local residents. This is manifestly not the case. Some members of the community are now more

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sympathetic to the proposal than they might otherwise have been because they believe that they were properly consulted. Sadly, they are mistaken.

For the reasons indicated we urge you to reject the application to rezone the properties at 986 and 990 Doumac Ave. from RS-18 to a site-specific zoning.

Yours sincerely,

Paul Wood

Judy Wood

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Doumac Avenue
Amalgamation Application Comment Card

On behalf of the owners, Città Group is proposing to amalgamate lots 986 and 990 on Doumac Avenue for the purpose of developing a five story apartment building (see attached drawing). The building will have 25 units with a mixture of one and two bedroom units with and without dens. Additionally, there will be underground parking and bike storage.

Please take a moment to review the information attached. We welcome your input and comments, as well as any questions you may have.

Name(s): M. OCKWELL **Contact Info (phone or**

Address: [redacted] 5[redacted] CORDOVA BAY RD

Please indicate with a "Check" what your preference is, and make any comments you wish below.

☑ **In Support** ☐ **In Opposition** ☐ **Impartial**

Comments:

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If you have further questions, you may contact:

The Corporation of the District of Saanich, **Chuck Bell**, Director of Planning and Building Services,
250-652-4444

OR

Our Citta Group Office, **Mike Dalton**, General Manager, 250-544-1837 EXT. 10

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Correction Notice:

- **The comment card sent previously had accidently referenced the original five storey proposal and should have read "four storey".**
- **Neil Findlow is the senior planner at The District of Saanich and asks that questions regarding this proposal are directed to him.**

Please see corrected comment card below:

Doumac Avenue
Amalgamation Application Comment Card

On behalf of the owners, Città Group is proposing to amalgamate lots 986 and 990 on Doumac Avenue for the purpose of developing a four storey apartment building. The building will have 25 units with a mixture of one and two bedroom units with and without dens. Additionally, there will be underground parking and bike storage.

We welcome your input and comments at the meeting, as well as any questions you may have.

Name(s): Nancy Southcott **Contact Info (phone or email):** [redacted]

Address: [redacted] Cordova Bay Rd Victoria

Please indicate with a "Check" what your preference is, and make any comments you wish below.

☑ **In Support** ☐ **In Opposition** ☐ **Impartial**

Comments: As a long term neighbour to rental housing on Doumac, I will welcome the quiet and the updated look of the new development.

If you have further questions, you may contact:

The Corporation of the District of Saanich, **Neil Findlow**, Senior Planner, 250-475-5494 ext 3405

OR

Our Citta Group Office, **Mike Dalton**, General Manager, 250-544-1837 EXT. 10

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Doumac Avenue
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Please take a moment to review the information attached. We welcome your input and comments, as well as any questions you may have.

Name(s): Jeannie Kam - Super Duper Store **Contact Info (phone or email):** [redacted]

Address: 51[redacted] Cordova Bay Road, Victoria.

Please indicate with a "Check" what your preference is, and make any comments you wish below.

☑ **In Support** ☐ **In Opposition** ☐ **Impartial**

Comments: The injection of more residents and more households will definitely help support the local businesses in Cordova Bay.

If you have further questions, you may contact:

The Corporation of the District of Saanich, **Chuck Bell**, Director of Planning and Building Services,
250-652-4444

OR

Our Citta Group Office, **Mike Dalton**, General Manager, 250-544-1837 EXT. 10

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Doumac Avenue
Amalgamation Application Comment Card

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Please take a moment to review the information attached. We welcome your input and comments, as well as any questions you may have.

Name(s): Celina Ho **Contact Info (phone or email):** [redacted]

Address: 9[redacted] Doumac Ave Victoria, BC V8Y 1M4

Please indicate with a "Check" what your preference is, and make any comments you wish below.

☒ **In Support** ☐ **In Opposition** ☐ **Impartial**

Comments: The only concern I have is parking.

If you have further questions, you may contact:

The Corporation of the District of Saanich, **Chuck Bell**, Director of Planning and Building Services,
250-652-4444

OR

Our Citta Group Office, **Mike Dalton**, General Manager, 250-544-1837 EXT. 10

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ENTERED MAR 29 2016

Mike Dalton

From: [redacted]

Sent: Saturday, April 2, 2016 6:09 PM
To: Customer Care; Mike Dalton
Subject: Service Request Submission from Cittagroup.com

Name

Peter Baillie

Address

[redacted]

Daytime Number

[redacted]

Evening Number

[redacted]

Email

[redacted]

Message

We attended the open house today, Sat. April 2nd, at the neighbourhood association faculty and support the Douac development without condition.
Regards,
Peter and Shannon Baillie
7[redacted] Cordova Bay Road
[redacted]

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Name(s): M. TARRANT **Contact Info (phone/email):** [redacted]

Address: [redacted] CORDOVA BAY RD. VICTORIA, B.C.

Please indicate with a "Check" what your preference is, and make any comments you wish below.

☐ **In Support** ☑ **In Opposition** ☐ **Impartial**

Comments: TOO LARGE FOR THIS NEIGHBOURHOOD.

If you have further questions, you may contact:

The Corporation of the District of Saanich, **Neil Findlow**, Senior Planner, 250-475-5494 ext 3405

OR

Our Citta Group Office, **Mike Dalton**, General Manager, 250-544-1837 EXT. 10

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Doumac Avenue
Amalgamation Application Comment Card

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Please take a moment to review the information attached. We welcome your input and comments, as well as any questions you may have.

Name(s): DAVE & HALINA MITTON **Contact Info (phone or email):** [redacted]

Address: 51[redacted] CORDOVA BAY RD

Please indicate with a "Check" what your preference is, and make any comments you wish below.

☐ **In Support** ☒ **In Opposition** ☐ **Impartial**

Comments: THE FIVE STORY INITIAL INFO SHEET, SINCE REVISED TO FOUR STORIES, NEITHER IS IN KEEPING WITH THE NEIGHBOURHOOD; MUCH MORE INFO NEEDED CONCERNING IMPACT ON CORDOVA BAY ROADS, TRAFFIC PATTERNS; I AM ESTIMATING APPROX 24 UNITS IN THE FOUR STORY REVISION, SO APPROX 40-60 NEW RESIDENTS, WHICH MUST BE PLANNED FOR

If you have further questions, you may contact:

The Corporation of the District of Saanich, **Chuck Bell**, Director of Planning and Building Services,
250-652-4444

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OR

Our Citta Group Office, **Mike Dalton**, General Manager, ~~250-544-1837~~ EXT. 10

THREE STORIES HIGH IS THE MAX WE WOULD APPROVE OF.

[redacted]

Doumac Avenue
Amalgamation Application Comment Card

On behalf of the owners, Città Group is proposing to amalgamate lots 986 and 990 on Doumac Avenue for the purpose of developing a five story apartment building (see attached drawing). The building will have 25 units with a mixture of one and two bedroom units with and without dens. Additionally, there will be underground parking and bike storage.

Please take a moment to review the information attached. We welcome your input and comments, as well as any questions you may have.

Name(s): MRS. JOAN PICKLES **Contact Info (phone or email):** [redacted]

Address: [redacted] 51 [redacted] CORDOVA BAY RD. VICTORIA B.C. [redacted]

Please indicate with a "Check" what your preference is, and make any comments you wish below.

☐ **In Support** ☒ **In Opposition** ☐ **Impartial**

Comments: TOO CLOSE - TOO HIGH

If you have further questions, you may contact:

The Corporation of the District of Saanich, **Chuck Bell**, Director of Planning and Building Services,
250-652-4444

OR

Our Citta Group Office, **Mike Dalton**, General Manager, 250-544-1837 EXT. 10

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Doumac Avenue
Amalgamation Application Comment Card

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Please take a moment to review the information attached. We welcome your input and comments, as well as any questions you may have.

Name(s): KATHRYN INGLEY **Contact Info (phone or email):** [redacted]

Address: 51[redacted] CORDOVA BAY RD.

Please indicate with a "Check" what your preference is, and make any comments you wish below.

☐ **In Support** ☐ **In Opposition** ☑ **Impartial**

Comments: Will the apartment building be rental units or condo units? I think the proximity to shopping is good for seniors especially & may bring more business to the Value. I did not receive "attached drawing"

If you have further questions, you may contact:

The Corporation of the District of Saanich, **Chuck Bell**, Director of Planning and Building Services,
250-652-4444

OR

Our Citta Group Office, **Mike Dalton**, General Manager, 250-544-1837 EXT. 10

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DISTRICT OF SAANICH

Doumac

From: Diane Bradley [redacted]
To: "mayor@saanich.ca" <mayor@saanich.ca>, "council@saanich.ca" <council@saanich.ca>, "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>, "Sharon.hvozdanski@saanich.ca" <Sharon.hvozdanski@saanich.ca>, "chuck.bell@saanich.ca" <chuck.bell@saanich.ca>
Date: 6/1/2016 3:23 PM
Subject: Proposed Rezoning of 986 and 990 Doumac Ave.

Dear Mayor, Councillors and Members of Saanich Planning Department:

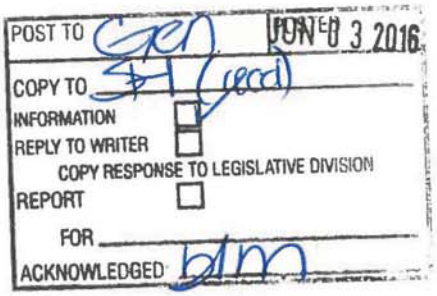
I wish to express my opposition to the proposed rezoning and development of the above addresses in Cordova Bay.

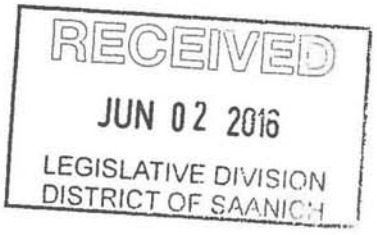
A chief concern regarding the proposed four-story condominium would be the resulting increase in traffic along the already heavily-used, but narrow and winding, Cordova Bay Road. Pedestrian and bicycle safety, I'm sure you will agree, is of prime importance. In addition, it does not seem that more high-density housing, especially a multi-story building, in that location would fit well into the Cordova Bay Village atmosphere.

I hope Council will take these points into consideration.

Thank you very much.

Diane Bradley
[redacted]-51[redacted] Cordova Bay Rd.
Victoria, BC [redacted]





Council - Proposed Rezoning and Amalgamation of 986 and 990 Doumac Ave

From: Sharlene Shore [redacted]

To: "mayor@saanich.ca" <mayor@saanich.ca>, "council@saanich.ca" <council@saanich.ca>, "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>, "Sharon.hvozdanski@saanich.ca" <Sharon.hvozdanski@saanich.ca>, "chuck.bell@saanich.ca" <chuck.bell@saanich.ca>, "Cc: 'cba.president@cbasn.com'" <cba.president@cbasn.com>, mary lynn reimer [redacted], Davic [redacted] Paul Wood [redacted]

POST TO Gen | POSTED 2016.05.19
COPY TO SH (rec'd) SD
INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED btm

Date: 5/18/2016 8:52 AM

Subject: Proposed Rezoning and Amalgamation of 986 and 990 Doumac Ave

Dear council,

I have lived in Cordova Bay, Broadmead area for many, many years and always considered our little village comparable to a little village in the south of France, Cassis. The only difference is we have beautiful homes on the ridge behind not a castle...

Low lying townhouses and family homes comply with our magnificent landscape and keep the feeling of this unique place and our owners happy and proud.

Apartment buildings four stories high will over power that corner on the tiny, little street. More importantly those cars in the big eyesores will cause traffic to be more unsafe than it is now! They will also block neighbours gorgeous views of the ocean, mountains and forest. This is just not the place for apartment buildings.

I am not in favour of this proposed building on any of the lots on this corner and down the street of Doumac.

Continuing the lay of the land with townhouses max of two stories high will beautify this area, not overpower it!

Sharlene Shore
Cordova Bay Beach Estates

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DISTRICT OF SAANICH

MAY 16 20
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COPY TO
INFORMATION
REPLY TO WRITER
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT
FOR
ACKNOWLEDGED

Planning - Rezoning and Development of 986 and 999 Duomac Road

From: Diane Mellott [redacted]
To: <mayor@saanich.ca>, <council@saanich.ca>, <susan.price@saanich.ca>
Judy...
Date: 5/12/2016 11:24 AM
Subject: Rezoning and Development of 986 and 999 Duomac Road
Attachments: Doumac.docx

ACKNOWLEDGED
CLERKS
REPLIED

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DISTRICT OF SAANICH

April 12, 2016

Dear Mayor Atwell and Council,

We, the undersigned, are opposed to the rezoning and redevelopment of lots 986 and 990 Duomac Road due to the implications of additional high density housing along Cordova Bay Road in the event of a catastrophic emergency. This narrow, winding road is without shoulders and the width of the road allows for only a single lane of traffic in each direction. Widening the road is not an option as most of the road is bound on both sides with homes, many of which are close to it's edge. The new development slated for Duomac Road will be situated along a stretch of Cordova Bay Road defined as Cordova Bay Village with the only egress and access to Pat Bay Highway along this two kilometer stretch being Claremont Avenue and Cordova Bay Road/Fuller Road.

The proposed four story 25 unit condominium in Cordova Bay Village is the first phase of a two phase plan which will see subsequent construction of a similar development of commercial and condo units at 5146 and 5150 Cordova Bay Road. The long term implications of Sannich approving these two multi level housing/ commercial condo buildings is that it will set a precedent for similar high density development of the remainder of the Cordova Bay Plaza.

The stretch of Cordova Bay Road between Claremont Road and Cordova Bay Road North contains the area designated as Cordova Bay Village and is the area of highest density in Cordova Bay. It is also the main and only street for Cordovians living in lower Cordova Bay to access their homes. There are numerous lanes and streets of single family residential homes emptying onto this 'main' artery along several strata complexes comprised of both apartment style multi level condo's and town homes; Cordova Bay Beach Estates, Cordova Village, Seabury Lane, Sutcliffe Gardens, Sutcliffe Court, Fable Beach Estates, and Mattick's Wood Estates. This section of Cordova Bay Road is also the only access to an elementary school, a church with playschool and dance school, the badminton club, Mattick's Farm Shopping Plaza, True Value Grocery, three popular restaurants, two golf courses and three busy public beaches. All are accessible only via Cordova Bay Road.

In a catastrophic emergency requiring mass evacuation there is no egress for evacuating citizens and no access for emergency vehicles along this two kilometer stretch. On the south end traffic can access high ground and the Pat Bay Highway by Claremont Avenue and on the north end of Cordova Bay Road local traffic can funnel onto Cordova Bay Road North to access Pat Bay Highway and high ground. The same is true for access to Cordova Bay Road

for emergency vehicles.

In addition the evacuation of this section of Cordova Bay would further be impeded by residents fleeing high density housing on Sayward Hill, Hill Rise Terrace and the future development of the Trio site who will all have to evacuate onto the north west portion of Cordova Bay Road or Fowler Road for access to the Pat Bay Highway. Development of high density housing on Duomac/Cordova Bay Roads with residents evacuating south to Claremont or will essentially block residents between these two sites, who will have no means of escape.

While the community has often expressed dismay as the area transformed from semi country-side to a suburb resulting in the steady increase of traffic over the years along Cordova Bay Road, of even greater concern is the importance of emergency preparedness and access in the event of a catastrophic emergency.

According to the Institute for Catastrophic Loss Reduction, Cordova Bay is situated in an area of high to very high risk due to seismic activity. *"In addition to earthquakes near the surface, we are overdue for a major subduction earthquake, like the event that occurred in 1700, west of Vancouver Island. These powerful earthquakes centered west of Vancouver Island will cause shaking damage to the buildings where Canadians live, work and study, and will also trigger tsunamis that will flood coastal areas."* Recently, Greater Victorians have been alerted by seismologists that in addition to the Cascadia Subduction Zon the Devil's Mountain Fault lying 6 kilometers off shore of Victoria is far more volatile than previously understood.

The earthquake and tsunami of March, 2011 in Japan, and the recent minor earthquake off Sidney Island on December 29th, 2015 has brought home the importance of individuals taking responsibility for their own safety. Government agencies advise residents Shake Out and The Municipality of Saanich advises residents to Prepare Yourself and plan for such an eventuality. These past few weeks the entire nation watched the unfolding of events in Fort MacMurray as entire communities were caught on feeder roads barely able to escape to the highway, and we were all made brutally aware of the extreme danger to residents when communities can only be evacuated via one main route in a catastrophic emergency.

The Municipality of Saanich would be extremely shortsighted and remiss to have developed emergency preparedness municipal guidelines, a Municipal Emergency Plan, to have legislated an Emergency Plan Bylaw and to have advised residents to Prepare Yourself and then fail in safeguarding those same residents by approving significant high density residential housing along this difficult to access stretch of Cordova Bay Road. It would be imprudent, to say the least, to approve this excessive development especially with the documented and very real knowledge that this area is highly vulnerable in the event of an earthquake and/or tsunami.

Sincerely,

Diane Mellott

Darrell Mellott

[redacted], 9[redacted] Sutcliffe Road

Doumac

POST TO Gen POSTED 2016.05.09
COPY TO SH (Creed) SO
INFORMATION ☑
REPLY TO WRITER ☐ COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐ FOR
ACKNOWLEDGED bl.m

From: Paul Wood [redacted]
To: "'mayor@saanich.ca'" <mayor@saanich.ca>, "'council@saanich.ca'" <council@saanich.ca>, "'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>, "'Sharon.hvozdanski@saanich.ca'" <Sharon.hvozdanski@saanich.ca>, "'chuck.bell@saanich.ca'" <chuck.bell@saanich.ca>
CC: "'cba.president@cbasn.com'" <cba.president@cbasn.com>, "'mary lynn [redacted]'", "'David'" [redacted], Paul Wood [redacted]
Date: 5/6/2016 11:24 AM
Subject: Proposed Rezoning and Amalgamation of 986 and 990 Doumac Ave
Attachments: DoumacLetter.pdf

RECEIVED
MAY 09 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

Dear Mayor, Councillors, Members of the Saanich Planning Department and others,

We the undersigned reside at 5165 Cordova Bay Road. We strongly oppose the application to rezone and amalgamate the properties at 986 and 990 Doumac Ave. This application raises serious questions about the future character of our neighbourhood. At the public information meeting held on Saturday, 2 April 2016, the developer stated that the proposed construction of a four-storey 25-unit condominium building on the Doumac site is the first phase of a two-phase plan that will also see the subsequent development of the pair of properties at 5146 and 5150 Cordova Bay Road. The developer stated this building will combine commercial units with more condominium units. Moreover, the decision regarding the rezoning of 986 and 990 Doumac Ave. will undoubtedly have implications for the redevelopment of the plaza at 5144 Cordova Bay Road (which is currently on hold). If the rezoning of 986 and 990 Doumac Ave. is permitted, this will likely open the door to a much expanded plan for the plaza. Taken together, these three developments will inevitably transform the character of our neighbourhood, as well as add to the already significant traffic problems in the area.

We oppose the application to rezone the Doumac properties from their current RS-18 status to a site-specific zoning for the following reasons.

1) In Map 7.2 of the Cordova Bay Local Area Plan (1998/2008), Doumac Ave. is located within the Cordova Bay Village Development Permit Area. According to the Saanich Official Community Plan (2008), this area has been designated a 'village'. Villages are defined in the Plan as: 'small local nodes, with a historical basis, that meet local residents' basic commercial and service needs. They also provide a limited amount of multiple family housing ...' (4-17). The Official Community Plan of 2008 states that in designated villages such as Cordova Bay a range of building types are considered appropriate, including single family houses, town houses up to three storeys, low-rise residential buildings of three to four storeys and mixed-use structures of three to four storeys. The developer's initial plan was for a five-storey condominium building, which contravened the Planning Department's guidelines for village developments. The developer's second plan is for a condominium building of the maximum height permissible in a village. Like the first plan, the second shows no sensitivity to the character of the neighbourhood. The Cordova Bay Local Area Plan speaks of 'the suburban, village-like character of Cordova Bay' and states that 'the thrust of the [planning] policies is to maintain Cordova Bay as a partly rural and partly suburban community' (Preface). The proposed condominium building is inconsistent with these statements. While we acknowledge that the proposed development on Doumac lies within the Cordova Bay Village Development Permit Area, we maintain that it would be more in keeping with the character of our neighbourhood to build a one or two-storey town house development like those at 5156 Cordova Bay Road (Cordova Village), 5164 Cordova Bay Road (Seabury Lane), 5187 Cordova Bay Road (Fable Beach), 974 Sutcliffe Ave., and 981 Sutcliffe Ave. (Sutcliffe Court). At the two information meetings held in December 2015 and April 2016 the developer stated that densification is inevitable. But there are clearly different levels of densification within a village envisaged in the Saanich Official Community Plan. The real question to be asked is: what level of densification is appropriate for the Doumac properties, given the predominantly residential and suburban character of the neighbourhood adjoining the Permit Area? Understandably, the developer continues to push for the most profitable form of densification. The proposed condominium development would, however, come at a considerable cost to the local residents.

We will specify these costs in what follows.
2) The height of the proposed condominium development on Doumac Ave. will make the building stand out from, rather than blend in with, the area surrounding the Cordova Bay village. No other building on Cordova Bay Road in the vicinity of the village is four storeys. The new house that has recently been constructed at 5020 Cordova Bay Road is three storeys. The considerable visual impact of this house is, however, mitigated somewhat by its location nestled against higher ground. The condominium buildings that are part of the Cordova Bay Beach Estates at 5010 Cordova Bay Road are set back at a considerable distance from the road and have little or no visual impact on the village neighbourhood. There are four-storey condominium buildings in the Matticks Farm development but, again, they are set well back from Cordova Bay Road. The proposed condominium building on Doumac Ave. is neither carefully sited like the comparable condominiums at Matticks Farm nor is its disproportionate size masked by its setting. Moreover, the height of the proposed building dwarfs the neighbouring patio home development at 5156 Cordova Bay Road (Cordova Village). The residents of Cordova Village will lose their privacy and a significant amount of their winter sunlight. The value of their patio homes will also most likely decrease because of the intrusive character of the planned building. We have walked along Sutcliffe Ave. in order to get a sense of the scale of the development viewed from the north. It is clear that the height of the proposed condominium will have an impact on the residents of Sutcliffe, as well as those who live in the Seabury Lane development at 5164 Cordova Bay Road. The new house currently under construction at 968 Doumac Ave. will also lose its view. We will almost certainly lose winter sunlight due to the development. Given that the projected condominium building will adversely affect both the property values of the homes of local residents and their quality of life, the application for rezoning 986 and 990 Doumac Ave. should be rejected.
3) At the public information meeting held on 2 April 2016 comparison was made between the villages of Cadboro Bay and Cordova Bay, particularly with reference to the new condominium buildings that have recently been constructed on Penrhyn Street. It is important to point out that the condominiums in Cadboro Bay are three-storey buildings. The scale of these buildings contrasts with that of the four-storey block envisaged by the developer of the Doumac properties. Notwithstanding our other reservations, we would urge that, at most, the developer of 986 and 990 Doumac Ave. be permitted to build a three-storey condominium like those in Cadboro Bay. A three-storey building would not be ideal from our point of view for the reasons we outline in this e-mail. It would, however, be more in keeping with the character of the local neighbourhood than the proposed four-storey structure.
4) We have very serious concerns about traffic safety. At the information meeting held on 2 April 2016 a local resident pointed out that the current site plan for the proposed development does not include a drop off bay on Doumac Ave. This point raises the question of short-term parking on Doumac, and indicates that there are safety issues with the current plan. Secondly, given the volume of traffic that will be generated by a 25-unit condominium, the intersection of Doumac Ave. and Cordova Bay Road will become even more dangerous than it currently is. For those travelling south on Cordova Bay Road, visibility is limited because there is a rise in the road just before Doumac. For those turning either left or right out of Doumac Ave., visibility in the near side lane is reduced because of this rise. This intersection will likely become another black spot along Cordova Bay Road. Large scale condominium developments in the village will also increase the volume of vehicular and pedestrian traffic along Agate Lane because the lane is an access route for Agate Beach. Safety is already compromised on Agate Lane because of the narrowness of the lane and the blind left-turn down to the beach. Increased levels of vehicular and pedestrian traffic will exacerbate the problems that residents and visitors face at the moment. This a consideration of some moment since Agate Lane is the access point for emergency services to the beach, as well as various Saanich services. (Our comments about Agate Lane reflect our experience of having lived on the corner of Agate Lane and Cordova Bay Road since 2008). We are also deeply concerned about increased vehicular traffic on Cordova Bay Road. It is already dangerous for elderly people to cross Cordova Bay Road in the stretch of the road between the plaza and Sutcliffe Ave because of the high volume of traffic throughout the day. Dog walkers and other residents will find access to Agate Beach exceedingly difficult due to the higher volume of traffic generated by the proposed condominium development. Because we both work at the University of Victoria, we regularly shop in Cadboro Bay. Of late, we have found the village in Cadboro Bay more and more congested and there is a serious lack of parking. We would not like to see this situation replicated in Cordova Bay as a consequence of multiple condominium developments in the village.
5) We have concerns regarding infrastructure, and especially about the local sewage system having the

capacity to handle the sewage generated by the proposed development. We are also concerned about the presence of underground streams in the area which may affect the stability of the building.

6) As we have indicated above, we are deeply concerned about the issue of the relationship between the proposed Doumac Ave. development, the second phase of development on Cordova Bay Road and the redevelopment of the plaza. We think that the plaza should be the focus of the development of the Cordova Bay village, and we would welcome a building that combined commercial with multi-family and affordable housing, provided that the scale of building was appropriate to the surrounding neighbourhood. It seems to us that the approval of the rezoning application will set an unwelcome precedent in terms of the number of storeys that might be included in future developments in the Cordova Bay village. We would prefer to see the properties on Doumac Ave. and Cordova Bay Road developed using other building types such as town houses that would complement the redevelopment of the plaza.

It is our worry that the 'village' emerging out of these three projects will more closely resemble Tuscany Village at Shelbourne and MacKenzie than what most of us would understand by a village. Turning the village core of Cordova Bay into something like Tuscany Village would transform the character of the neighbourhood in ways which we maintain are inconsistent with both the Cordova Bay Local Area Plan and the Saanich Official Community Plan. In section 4.2.2, the Saanich Official Community Plan identifies what it calls 'key aspects of urban design'. Under the heading 'Enrich the Existing' the plan states: 'Places should enrich the qualities of existing urban places. Whatever the scale, new developments should respond to and complement their settings' (4-14). For the reasons indicated above, the proposed condominium development on Doumac Ave. neither responds to nor complements its setting. The scale of the building bears no relationship to those around it on Doumac, on the adjoining properties to the north or on Cordova Bay Road. Furthermore, in the related sub-section listing the policies related to the design principles enunciated in section 4.2.2, the Plan supports 'quality architectural and urban design that ... works with the topography and protects the natural environment; reflects our west coast setting; enhances a "Sense of Place"; respects local history and heritage structures and landscapes; [and] creates pedestrian friendly and safe streets and neighbourhoods ...' (4-15; see also 4-17). The proposed condominium building on Doumac Ave. satisfies none of these criteria. The development bears no relation to the local topography and will involve the destruction of large established trees. The design is generic and does not speak our west coast setting; the proposed building is indistinguishable from condominiums elsewhere in Canada. The building does nothing to enhance or foster a sense of place since there is nothing distinctive about the formulaic design that speaks specifically to the character of Cordova Bay. A four-storey condominium development has absolutely no respect for the rural history of the area or for its landscape. And, as we have indicated above, the building will not promote safety within the neighbourhood.

7) We also believe that the consultation process has been deeply flawed. As noted above, the initial proposal presented at the public information meeting in December 2015 was for a five-storey building. At the information meeting of 2 April 2016 the revised proposal for a four-storey condominium building was presented to the community as a plan that accommodated the objections of local residents at the previous information meeting held in December. Presenting the revised proposal in this manner was clearly misleading. The initial plan did not conform to Saanich planning guidelines and we understand that the developer was told this by the Planning Department. In our view, the developer has abused the consultation process and has not been transparent with local residents. He may be playing the standard developer's game, but he nevertheless created the impression at the information meeting in April 2016 that he was listening to the concerns of local residents. This is manifestly not the case. Some members of the community are now more sympathetic to the proposal than they might otherwise have been because they believe that they were properly consulted. Sadly, they are mistaken.

For the reasons indicated we urge you to reject the application to rezone the properties at 986 and 990 Doumac Ave. from RS-18 to a site-specific zoning.

Yours sincerely,
Paul Wood
Judy Wood

Paul Wood | 51 Cordova Bay Road | Victoria | British Columbia | Canada |

Correction Notice:

- **The comment card sent previously had accidently referenced the original five storey proposal and should have read "four storey".**
- **Neil Findlow is the senior planner at The District of Saanich and asks that questions regarding this proposal are directed to him.**

Please see corrected comment card below:

ENTERED IN AMANDA
RECEIVED
APR 01 2016
PLANNING DEPT.
DISTRICT OF SAANICH

Doumac Avenue

Amalgamation Application Comment Card

On behalf of the owners, Città Group is proposing to amalgamate lots 986 and 990 on Doumac Avenue for the purpose of developing a four storey apartment building. The building will have 25 units with a mixture of one and two bedroom units with and without dens. Additionally, there will be underground parking and bike storage.

We welcome your input and comments at the meeting, as well as any questions you may have.

Name(s): G WOLOSHYN **Contact Info (phone or email):** [redacted]

Address: 51[redacted] CORDOVA BAY RD

Please indicate with a "Check" what your preference is, and make any comments you wish below.

☐ **In Support** ☑ **In Opposition** ☐ **Impartial**

Comments: THARR CURRRATLY NO 4 STORY BUILDINGS ALONG CORDOVA BAY ROAD CORRIDOR AROUND THR VILLAGR EXCEPT UP THR HILL AT MATTICKS GOLF COURSR.

KRRP THRM OUT OF THR VILLAGR ARRA.

If you have further questions, you may contact:

The Corporation of the District of Saanich, **Neil Findlow**, Senior Planner,
250-475-5494 ext 3405

OR

Our Citta Group Office, **Mike Dalton**, General Manager, 250-544-1837 EXT. 10

CHECKSHEETS

TO General POSTED 2016
COPY TO SH ✓ 03/08
INFORMATION ☒
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
RELEASED
BM ✓

Council - 986/990 Doumac avenue

From: s_and_a mcrose [redacted]
To: "council@saanich.ca" <council@saanich.ca>, "planning@saanich.ca" <planni...
Date: 3/4/2016 4:05 PM
Subject: 986/990 Doumac avenue

Dear Sir/Madam

I should like to express my concern about the proposed development on this site. Two single family dwellings are to be replaced by a four storey 25 unit condo complex.

This sets a disturbing precedent for development in the Cordova Bay area. In effect, any applicant could ask of council to tear down two adjacent homes and erect a condo building citing this proposal as an example.

There is no question that the two adjacent lots on Cordova Bay, possibly now owned by the Century Group , will be the next to apply for permission with a similar proposal.

Clearly , Saanich benefits from this type of development, 25 properties raise far more taxes than 2 buildings, but council needs to exercise due diligence and respect the nature of and maintain the single family character here and elsewhere in the area.

As such, therefore, I oppose the proposed redevelopment. There will be adequate room for condos when the eyesore of a shopping mall is finally sold and developed.

Yours sincerely

Anthony Rose

RECEIVED
MAR 07 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

RECEIVED
DEC 2 2 2015

Doumac Avenue
Amalgamation Application Comment Card

On behalf of the owners, Città Group is proposing to amalgamate lots 986 and 990 on Doumac Avenue for the purpose of developing a five story apartment building (see attached drawing). The building will have 32 units with a mixture of one and two bedroom units with and without dens. Additionally, there will be underground parking and bike storage.

Please take a moment to review the information attached. We welcome your input and comments, as well as any questions you may have.

Name(s): Marta Arsenault-Cyr **Contact Info (phone or email):** [redacted]

Address: [redacted] Cordova Bay Rd, Victoria, BC, [redacted]

Please indicate with a "Check" what your preference is, and make any comments you wish below.

☑ **In Support** ☐ **In Opposition** ☐ **Impartial**

Comments: Great design ... but Too high! Please ~~could~~ consider 4 floors.

Thank you

Marta

If you have further questions, you may contact:

The Corporation of the District of Saanich, **Chuck Bell**, Director of Planning and Building Services,
250-652-4444

OR

Our Citta Group Office, **Mike Dalton**, General Manager, 250-544-1837 EXT. 10

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FEB 02 2016
PLANNING DEPT.
DISTRICT OF SAANICH

RECEIVED
DEC 10 2015

Doumac Avenue
Amalgamation Application Comment Card

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Please take a moment to review the information attached. We welcome your input and comments, as well as any questions you may have.

Name(s): LANNIE RICE **Contact Info (phone or email):** [redacted]

Address: 51[redacted] CORNOLA BAY ROAD

Please indicate with a "Check" what your preference is, and make any comments you wish below.

☒ **In Support** ☐ **In Opposition** ☐ **Impartial**

Comments: I FEEL THE PROJECT IS TOO LARGE. I WOULD LIKE TO SEE A 2-3 STORY STRUCTURE WITH LESS UNITS. OUR VILLAGE IS GROWING & CHANGING BUT KEEPING ITS INTEGRITY WOULD BE BENEFICIAL.

If you have further questions, you may contact:

The Corporation of the District of Saanich, **Chuck Bell**, Director of Planning and Building Services,
250-652-4444

OR

Our Citta Group Office, **Mike Dalton**, General Manager, 250-544-1837 EXT. 10

RECEIVED
FEB 02 2016
PLANNING DEPT.
DISTRICT OF SAANICH

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DEC 07 2015

Doumac Avenue
Amalgamation Application Comment Card

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Please take a moment to review the information attached. We welcome your input and comments, as well as any questions you may have.

Name(s): Ellen Wheeler **Contact Info (phone or email):** _____

Address: 9[redacted] Doumac Ave

Please indicate with a "Check" what your preference is, and make any comments you wish below.

☑ **In Support** ☐ **In Opposition** ☐ **Impartial**

Comments: _____

_____

_____

_____

_____

If you have further questions, you may contact:

The Corporation of the District of Saanich, **Chuck Bell**, Director of Planning and Building Services,
250-652-4444

OR

Our Citta Group Office, **Mike Dalton**, General Manager, 250-544-1837 EXT. 10

RECEIVED
FEB 02 2016
PLANNING DEPT.
DISTRICT OF SAANICH

Doumac Avenue
Amalgamation Application Comment Card

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Please take a moment to review the information attached. We welcome your input and comments, as well as any questions you may have.

Name(s): ~~PAT~~ TRU VALUE ~~TOOLS~~ **Contact Info (phone or email):** [redacted]

Address: 51[redacted] CORDOVA BAY RD

Please indicate with a "Check" what your preference is, and make any comments you wish below.

☑ **In Support** ☐ **In Opposition** ☐ **Impartial**

Comments: LET US KNOW IF WE CAN HELP !

If you have further questions, you may contact:

The Corporation of the District of Saanich, **Chuck Bell**, Director of Planning and Building Services,
250-652-4444

OR

Our Citta Group Office, **Mike Dalton**, General Manager, 250-544-1837 EXT. 10

RECEIVED
FEB 02 2016
PLANNING DEPT.
DISTRICT OF SAANICH

DEC. 1, 2015

RECEIVED
DEC 0 3 2015

Doumac Avenue
Amalgamation Application Comment Card

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Please take a moment to review the information attached. We welcome your input and comments, as well as any questions you may have.

Name(s): DAVE & HALINA MITTON **Contact Info (phone or email)** [redacted]

Address: 5[redacted] CORDOVA BAY RD.

Please indicate with a "Check" what your preference is, and make any comments you wish below.

☐ **In Support** ☒ **In Opposition** ☐ **Impartial**

Comments: Density and height.
Far too many units for the site; cut back to 3 stories, with fewer units than 32, perhaps 20.
What is happening with sites 5146 and 5144?
Concept is good; just too ambitious for neighborhood

If you have further questions, you may contact:

The Corporation of the District of Saanich, **Chuck Bell**, Director of Planning and Building Services,
250-652-4444

OR

Our Citta Group Office, **Mike Dalton**, General Manager, 250-544-1837 EXT. 10

RECEIVED
FEB 02 2016
PLANNING DEPT.
DISTRICT OF SAANICH

RECEIVED
DEC 10 2015

RECEIVED
FEB 02 2016
PLANNING DEPT.
DISTRICT OF SAANICH

Doumac Avenue
Amalgamation Application Comment Card

On behalf of the owners, Città Group is proposing to amalgamate lots 986 and 990 on Doumac Avenue for the purpose of developing a five story apartment building (see attached drawing). The building will have 32 units with a mixture of one and two bedroom units with and without dens. Additionally, there will be underground parking and bike storage.

Please take a moment to review the information attached. We welcome your input and comments, as well as any questions you may have.

Name(s): TERM YAMAMAKI Contact Info (phone or email): [redacted]

Address: 9[redacted] DOUMAC AV.

Please indicate with a "Check" what your preference is, and make any comments you wish below.

☐ In Support ☒ In Opposition ☐ Impartial

Comments: This apartment proposal does NOT meet any of Saanich's Official Community Plan in regard's to: 1/ Density
2/ Neighborhood context
3/ Site size - If a park/space was included which other residents could use as well - it would benefit the neighbourhood; as it stands proposed, it is hindering the current park/greenspace in the region.

If you have further questions, you may contact:

The Corporation of the District of Saanich, **Chuck Bell**, Director of Planning and Building Services,
250-652-4444

OR

Our Citta Group Office, **Mike Dalton**, General Manager, 250-544-1837 EXT. 10

HEIGHT IS ALSO AN ISSUE - 5 stories, just too high; stories would fit to the existing rural community

* Please re-evaluate with a large public park/green space attached to make up for the huge density change - I am not opposed to development → just over-development for a given area/lot area. Thank You!

RECEIVED
DEC 0 4 2015

Doumac Avenue
Amalgamation Application Comment Card

On behalf of the owners, Città Group is proposing to amalgamate lots 986 and 990 on Doumac Avenue for the purpose of developing a five story apartment building (see attached drawing). The building will have 32 units with a mixture of one and two bedroom units with and without dens. Additionally, there will be underground parking and bike storage.

Please take a moment to review the information attached. We welcome your input and comments, as well as any questions you may have.

Name(s): KATE INSLEY **Contact Info (phone or email):** [redacted]

Address: 51[redacted] CORDOVA BAY RD [redacted]

Please indicate with a "Check" what your preference is, and make any comments you wish below.

☐ **In Support** ☐ **In Opposition** ☑ **Impartial**

Comments: I am unable to attend on Saturday (very short notice re public information meeting). Most of the information I received by mail is too small of print to read!
Question: Will these apartments be for rent or to own?

If you have further questions, you may contact:

The Corporation of the District of Saanich, **Chuck Bell**, Director of Planning and Building Services,
250-652-4444

OR

Our Citta Group Office, **Mike Dalton**, General Manager, 250-544-1837 EXT. 10

RECEIVED
FEB 02 2016
PLANNING DEPT.
DISTRICT OF SAANICH

Doumac

✓ rez

February 18, 2016

Saanich Planning Department
District of Saanich
770 Vernon Avenue
Victoria, BC V8X2W7

RECEIVED
FEB 19 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

Re: File: DPR00640 REZ00569

To The Mayor and Council,

I am writing to you in opposition of the current active planning application that has been submitted by Praxis Architecture for the rezoning and development of 986 and 990 Doumac Avenue. I currently live at 9 Doumac Avenue, directly to the west of this proposed development.

I would like to say that I am normally in favor of developments like these, as I think they can do a lot to enhance the communities that we live in and was interested to hear what was planned for this site. Our community could use some updates to the village area and was hopeful that we would see something proposed that would keep the single family feel of the community. My initial thought was that anything would be better then was we have been subjected to living next door to over the years. However, sadly this is not the case. We did attend the community open house with the architect/developer/owner and were not pleased with the way it was handled. The meeting was held more as a formality rather than an opportunity to gain feedback from the residents. It was clear to most residents that the main intent with this project is to gain profit with little interest in making it about community and improving the neighborhood.

After reviewing the Cordova Bay Village Development Permit Justification and Guidelines on the Saanich website, I feel the following issues need to be addressed.

- According to the current plans, major vital trees are going to be removed. This is a concern as they are old growth trees that are integral to the habitat around us.

- Proposing a structure that is almost three times the height of the guideline listed, is a blatant disregard for the guideline, surrounding homes and feel of the neighborhood. Removing any significant views from the single family homes, reducing the privacy and blocking light that is vital for home gardens.

- Parking has been planned at the rate of 1.5 spaces per DU, which is within the Saanich 8200 Bylaw, however this does not address the lack of street parking available for guests or tenants that have more than one vehicle. This will lead to overflow parking on the street. Parking either needs to be increased or the plans need to include adding a sidewalk up to the Lochside access (not the current proposed just to end of building) at the end of the road. Doumac is already a

narrow street with lots of foot traffic. With increased street traffic we need a safe path for residents and children to walk up the street.

- According to the current plans there is a contemplative garden planned for the Westside of the building, which borders my home. I have great concern that this will become a common area for residents to smoke. I am requesting that this be deemed a nonsmoking area. I have small children and do not want them to be subjected to second hand smoke when playing in our yard.

In closing there is a great need to review this plan in detail and request some revisions on behalf of the community and neighbors. It has been clear from the initial proposal that the owner only cares about profit and he stands to profit substantially on this project. There is room to revise plan to come up with a compromise that suits all parties involved.

Sincerely,

Lauren Beasley

9 Doumac Avenue, Victoria BC

CC. Director of Planning, Neil Findlow, Cordova Bay Residents Association

1410-04
xref:
2870-30

To Public Hearing Feb. 21, 2017

The Corporation of the District of Saanich

Mayor ✓
Councillors ✓
Administrator ✓
Com. Assoc. ✓
Applicant ✓
Front Counter ✓
Dir. & Eng. ✓

Supplemental Report - 3

To: Mayor and Council

From: Sharon Hvozdanski, Director of Planning

Date: February 2, 2017

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

RECOMMENDATION

1. That Council approve the application to rezone from RA-1 (Apartment) Zone to the new CD-5AH (Comprehensive Development Affordable Housing) Zone.
2. That Council approve Development Permit DPR00614.
3. That Council withhold Final Reading of the Zoning Bylaw amendment and ratification of the Development Permit pending payment of $50,000 to the District of Saanich for Arrow Road improvements.
4. That Council withhold Final Reading of the Zoning Bylaw amendment and ratification of the Development Permit pending registration of a Housing Agreement securing that the property would only be developed to provide Affordable Seniors Independent Rental housing.

PURPOSE

The purpose of this report is to provide further information to Council as requested, about the proposed Energy Performance Rating System and a Traffic Management Plan during construction.

DISCUSSION

Background

The applicant proposes to rezone the property in order to construct a new 84 unit affordable seniors' independent rental building. A Form and Character Development Permit is also required. The property is currently developed with an 80 unit, affordable seniors independent rental building that was constructed in 1970 that is owned and managed by the Mount Douglas Seniors Housing Society (MDSHS). The existing building would remain on the southern portion of the lot, with the new building proposed on the northern portion.

At the January 9, 2017 Committee of the Whole meeting Council received a report summarizing:

- The design changes to the proposal;
- Introducing a proposed site specific zone;
- Providing options to address Arrow Road identified by the Administrative Traffic Committee; and
- Confirming that owners are agreeable to register a Housing Agreement on Title.

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At that meeting Council forwarded the proposal to a Public Hearing and requested more information regarding:

- A commitment to an Energy Performance Rating System (i.e. BUILT GREEN® Gold or equivalent); and
- A Traffic Management Plan during construction.

In response to the questions raised by Council at the January 9, 2017 meeting the applicant has provided the following information.

Energy Performance Rating System

From the onset of this project the applicant has stated that they would attempt to achieve a BUILT GREEN® Gold performance level, however they were not confident to secure it by covenant since there are many variables in the scoring process that would not be known until they are working through detailed plans at the Building Permit stage.

In response to the January 9, 2017 Committee of the Whole meeting, the owners have met with the architect, mechanical engineer and contractor to discuss in more detail the possibility of achieving BUILT GREEN® Gold and to undertake energy modelling exercises to determine feasibility. At the time of writing this report that assessment was ongoing, however the applicant would be prepared to address this question in more detail at the Public Hearing.

Following the energy modelling review if the applicant reports at the Public Hearing that they are confident that BUILT GREEN® Gold, or equivalent, would be achievable and they are willing to secure it by covenant, Council could pass an additional resolution to secure it by covenant prior to Final Reading of the Zoning Bylaw amendment and ratification of the Development Permit.

Traffic Management Plan

Traffic Management Plans during construction are required by Engineering on a case-by-case basis depending upon how local traffic may be impacted. Generally, Traffic Management Plans form part of the overall site servicing and phasing plans submitted to Engineering, which would be required prior to issuance of a Building Permit. Traffic Management Plans during the construction phase are intended to ensure traffic is controlled in a manner to ensure the safety of workers and the public, and to minimize negative impacts on normal traffic patterns. A variety of elements may be included as required in a Traffic Management Plan, such as:

- Traffic Control, which may include specific locations for reduced speed levels, temporary lane closures and posted signage, and the location of Traffic Control Personnel (flaggers),
- Public Notification of lane or road closures;
- Incident Response Plan in the event of an incident that may affect traffic;
- Traffic Control Supervisor and Personnel;
- Message Boards advising of "Construction Ahead";
- Site Safety and Evacuation Plans; and
- Contact Information.

The applicant has outlined a number of guiding principles that would be incorporated into a Traffic Management Plan if the proposal is approved (see Figure 1). The proposed principles include providing notices to neighbours and confirmation they will adhere to Saanich bylaws respecting hours of work, noise, and air emissions.

1550 ARROW ROAD

Mount Douglas Seniors Housing Society:
84-Unit Seniors' Affordable Rental Housing Project

Construction Traffic Management Plan Principles

Jan. 28/17

Preliminary discussions have been held between Mount Douglas Seniors Housing Society representatives and the designated contractor for the 84-unit seniors' housing. The following principles will be incorporated into the completed traffic management plan.

1. A final traffic management plan will be prepared and submitted to the District of Saanich for approval prior to the commencement of construction.
2. The Society will provide notice to immediate neighbours and the Arrow Road Committee on the timing and schedule of activities prior to the commencement of construction.
3. All trucks and vehicles delivering supplies, materials, or machinery to the site will access and egress the site via Oakwinds Street from McKenzie Avenue.
4. The prime contractor will notify all sub-contractors and trades not to park vehicles on Arrow Road or adjacent streets. A temporary parking layout plan on the Mt. Doug Court site will be prepared for construction worker parking.
5. The site superintendent or designate's name and phone number will be publicly posted, distributed to neighbours, and provided to the District should a neighbour encounter parking or traffic issues or if the municipality receives inquiries or complaints.
6. Appropriate construction signage will be posted to clearly mark delivery vehicle route and access.
7. Construction activity will observe all local bylaws governing hours of work, noise levels, and air emissions.
8. The contractors will follow best management practices relating to site conditions and cleanliness.

Figure 1: Construction Traffic Management Principles

CONCLUSION

Staff believe the application is supportable because it would provide much needed housing for a vulnerable population. It would provide additional housing located within walking distance to a major "Centre" where a wide range of commercial services are available, as well as public transit. The form and character of the proposed building and site design have been revised to address a number of the neighbourhood concerns. The proposal would provide improvements to the pedestrian environment along the property boundary and contribute funding for Saanich to undertake improvements along Arrow Road extending to Cedar Hill Road. The proposed

development would fulfill a number of Official Community Plan objectives and policies, such as: encouraging a range of housing options by location, type, price and tenure; integrating seniors and special needs housing where there is good access to public transit and basic support services; and encouraging the retention of older multi-family rental accommodation by considering higher density redevelopment proposals.

With regard to the additional information requested by Council, the applicant will address building energy efficiency at the Public Hearing. In terms of a Traffic Management Plan during construction, the applicant has proposed overarching principles (see Figure 1) in an effort to address neighbourhood concerns.

Prepared by

Andrea Pickard

Planner

Reviewed by

Jarret Matanowitsch

Manager of Current Planning

Approved by

Sharon Hvozdanski

Director of Planning

APK/jp
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Attachment

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

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.

Paul Thorkelsson, Administrator

1740.1 Development Areas

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

1740.2 Definitions

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

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

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

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

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

1740.3 Uses Permitted

Uses Permitted:
(a) Apartment for the provision of Affordable Seniors Independent Rental housing
(b) Accessory Dwelling Unit
(c) Accessory Buildings and Structures

1704.4 Development Area A

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

Density:
(a) Buildings and structures shall not exceed a Floor Space Ratio of 0.7

(b) The maximum density shall be one dwelling unit per 85 m^2 of the area of Development Area A

(c) Only one accessory dwelling unit is permitted

Buildings and Structures:
(a) Shall be sited not less than 100.0 m from a front lot line

(b) Shall be sited not less than 17.75 m from a rear lot line

(c) Shall be sited not less than 13.0 m from an interior side lot line

(d) Shall not exceed a height of 9.0 m.

1740.5 Development Area B

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

Density:
(a) Buildings and structures shall not exceed a Floor Space Ratio of 0.5

(b) The maximum density shall be one dwelling unit per 110 m^2 of the area of Development Area B

Buildings and Structures:
(a) Shall be sited not less than 10.0 m from a front lot line

(b) Shall be sited not less than 50.0 m from a rear lot line

(c) Shall be sited not less than 7.0 m from an interior side lot line

(d) Shall not exceed a height of 7.5 m.

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1740.1 Development Areas

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

1740.2 Definitions

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

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

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

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

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

1740.3 Uses Permitted

Uses Permitted:
(a) Apartment for the provision of Affordable Seniors Independent Rental housing
(b) Accessory Dwelling Unit
(c) Accessory Buildings and Structures

1704.4 Development Area A

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

Density:
(a) Buildings and structures shall not exceed a Floor Space Ratio of 0.7

(b) The maximum density shall be one dwelling unit per 85 m^2 of the area of Development Area A

(c) Only one accessory dwelling unit is permitted

Buildings and Structures:
(a) Shall be sited not less than 100.0 m from a front lot line

(b) Shall be sited not less than 17.75 m from a rear lot line

(c) Shall be sited not less than 13.0 m from an interior side lot line

(d) Shall not exceed a height of 9.0 m.

1740.5 Development Area B

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

Density:
(a) Buildings and structures shall not exceed a Floor Space Ratio of 0.5

(b) The maximum density shall be one dwelling unit per 110 m^2 of the area of Development Area B

Buildings and Structures:
(a) Shall be sited not less than 10.0 m from a front lot line

(b) Shall be sited not less than 50.0 m from a rear lot line

(c) Shall be sited not less than 7.0 m from an interior side lot line

(d) Shall not exceed a height of 7.5 m.

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The Corporation of the District of Saanich

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

Dec. 22, 2016
Council Administrator
Media

Supplemental Report - 2

Report To: Mayor and Council

From: Sharon Hvozdanski, Director of Planning

Date: December 21, 2016

Subject: Development Permit and Rezoning Application – Revised Draft Zone
File: DPR00614; REZ00559 • 1550 Arrow Road

PURPOSE

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

BACKGROUND

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

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

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

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RECOMMENDATION

1. That the application to rezone from RA-1 (Apartment) Zone to the revised Comprehensive Development Zone be approved.

2. That Development Permit DPR00614 be approved.

3. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending payment of $50,000 to the District of Saanich for Arrow Road improvements.

4. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a housing agreement securing that the property would only be developed for affordable rental seniors housing.

Report prepared by:

Andrea Pickard, Planner

Report prepared and reviewed by:

Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:

Sharon Hvozdanski, Director of Planning

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

CAO'S COMMENTS:

I endorse the recommendation of the Director of Planning.

Paul Thorkelsson, CAO

1740.1 Development Areas

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

1740.2 Definitions

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

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

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

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

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

1740.3 Uses Permitted

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

1704.4 Development Area A

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

Density:
(a) Buildings and structures shall not exceed a Floor Space Ratio of 0.7

(b) The maximum density shall be one dwelling unit per 85 m2 of area of Development Area

(c) Only one accessory dwelling unit is permitted

Buildings and Structures:
(a) Shall be sited not less than 100.0 m from a front lot line

(b) Shall be sited not less than 17.0 m from a rear lot line

(c) Shall be sited not less than 13.0 m from an interior side lot line

(d) Shall not exceed a height of 9.0 m.

1740.5 Development Area B

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

Density:
(a) Buildings and structures shall not exceed a Floor Space Ratio of 0.5

(b) The maximum density shall be one dwelling unit per 110 m2 of area of Development Area

Buildings and Structures:
(a) Shall be sited not less than 10.0 m from a front lot line

(b) Shall be sited not less than 50.0 m from a rear lot line

(c) Shall be sited not less than 7.0 m from an interior side lot line

(d) Shall not exceed a height of 7.5 m.

1740.6 Accessory Off-Street Parking

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

1740.7 Bicycle Parking

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

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

1740.8 Accessory Buildings and Structures

Accessory Buildings and Structures
(a) Shall be sited not less than 10.0 m from any lot line which abuts a street

(b) Shall be sited not less than 1.5 m from an interior side lot line and rear

(c) Shall not exceed a height of 3.75 m.

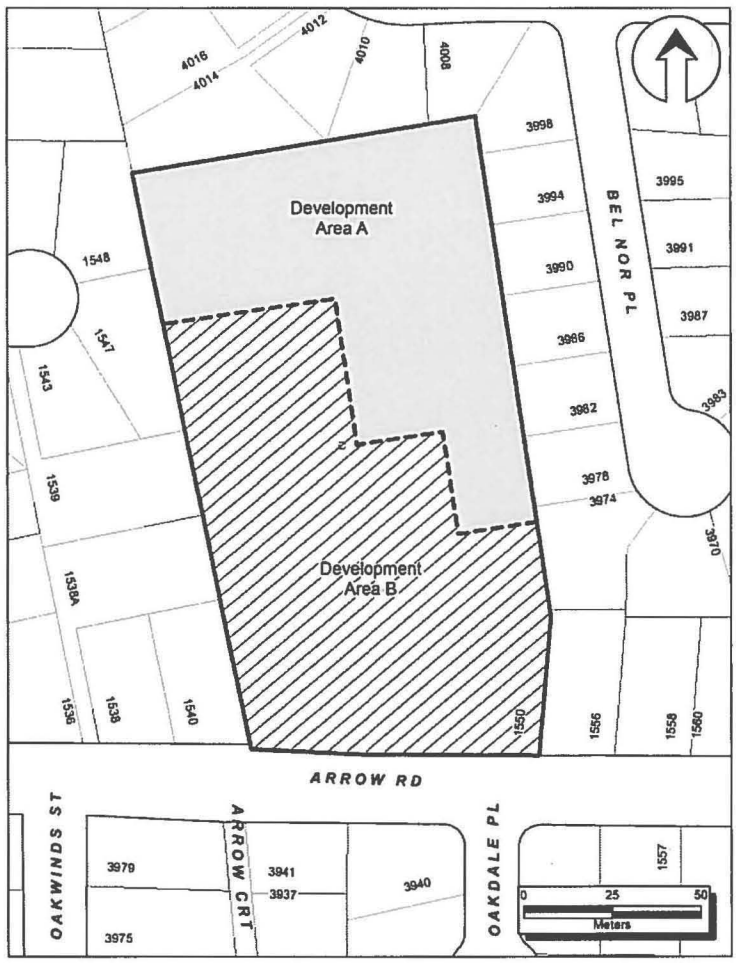
(d) Together shall not exceed a lot coverage of 10%

1740.9 General

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

1740.10 Plan of Development Areas

Plan of Development Areas:



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CAO Jan 9/16

The Corporation of the District of Saanich

Mayor
Councillors
Administrator
Council
Administrator
Media

Supplemental Report

Report To: Mayor and Council

From: Sharon Hvozdanski, Director of Planning

Date: December 13, 2016

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

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DISTRICT OF SAANICH

PURPOSE

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

BACKGROUND

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

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

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

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

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

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

ADDITIONAL INFORMATION

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

1. Overall Proposal

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

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

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

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

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

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

The Zoning Bylaw definitions for these uses are as follows:

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

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

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

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

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

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

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

Figure 1: Aerial View of Surrounding Area

Figure 2: Original Site Plan

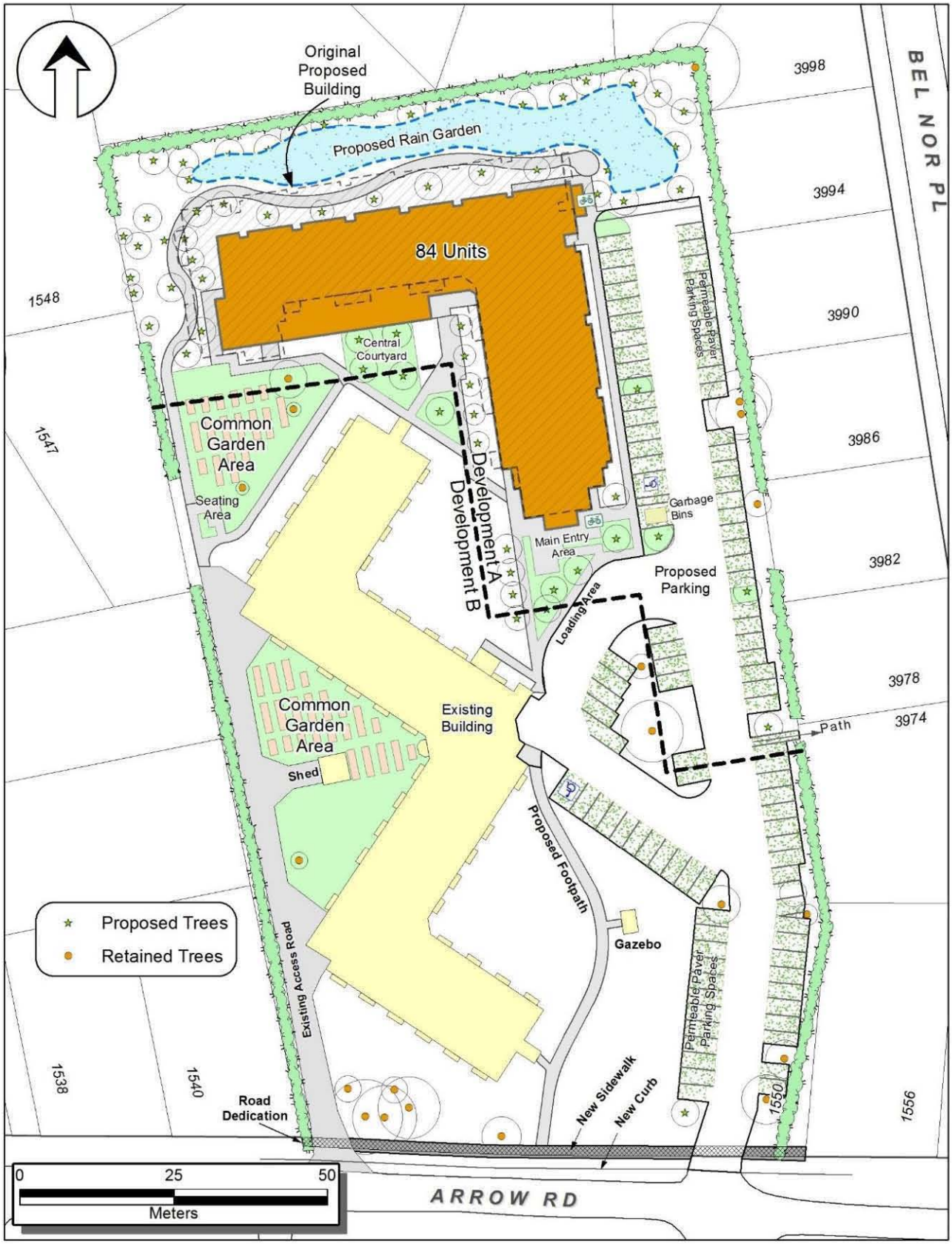


Figure 3: Revised Site Plan

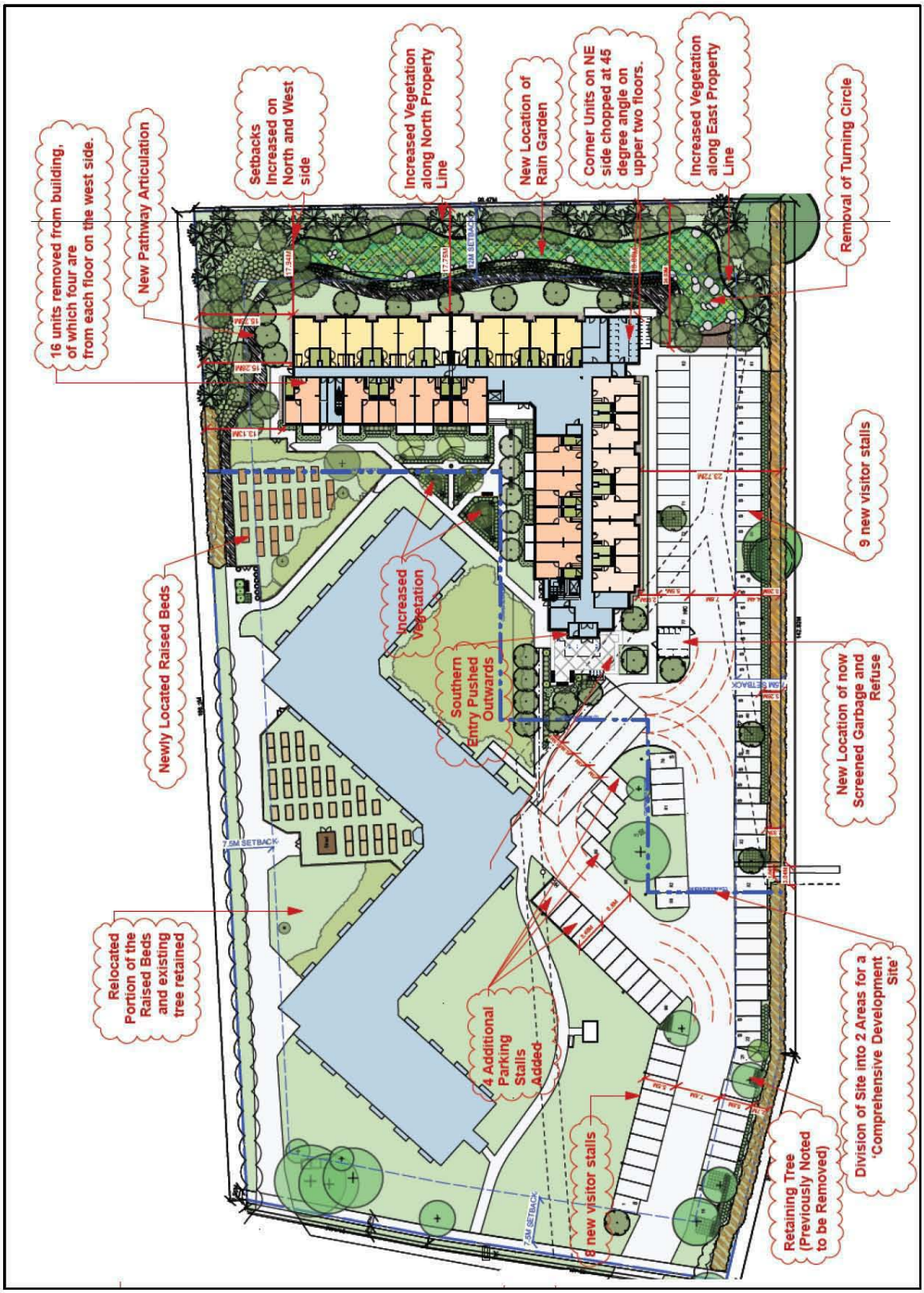


Figure 4: Site Plan Highlighting Revisions

Figure 5: Images Highlighting Revisions

Figure 6: Northeast Corner

Figure 7: West Elevation - Looking from Northwest Corner

Figure 8: Neighbourhood Context – Looking Northeast

4. Setbacks

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

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

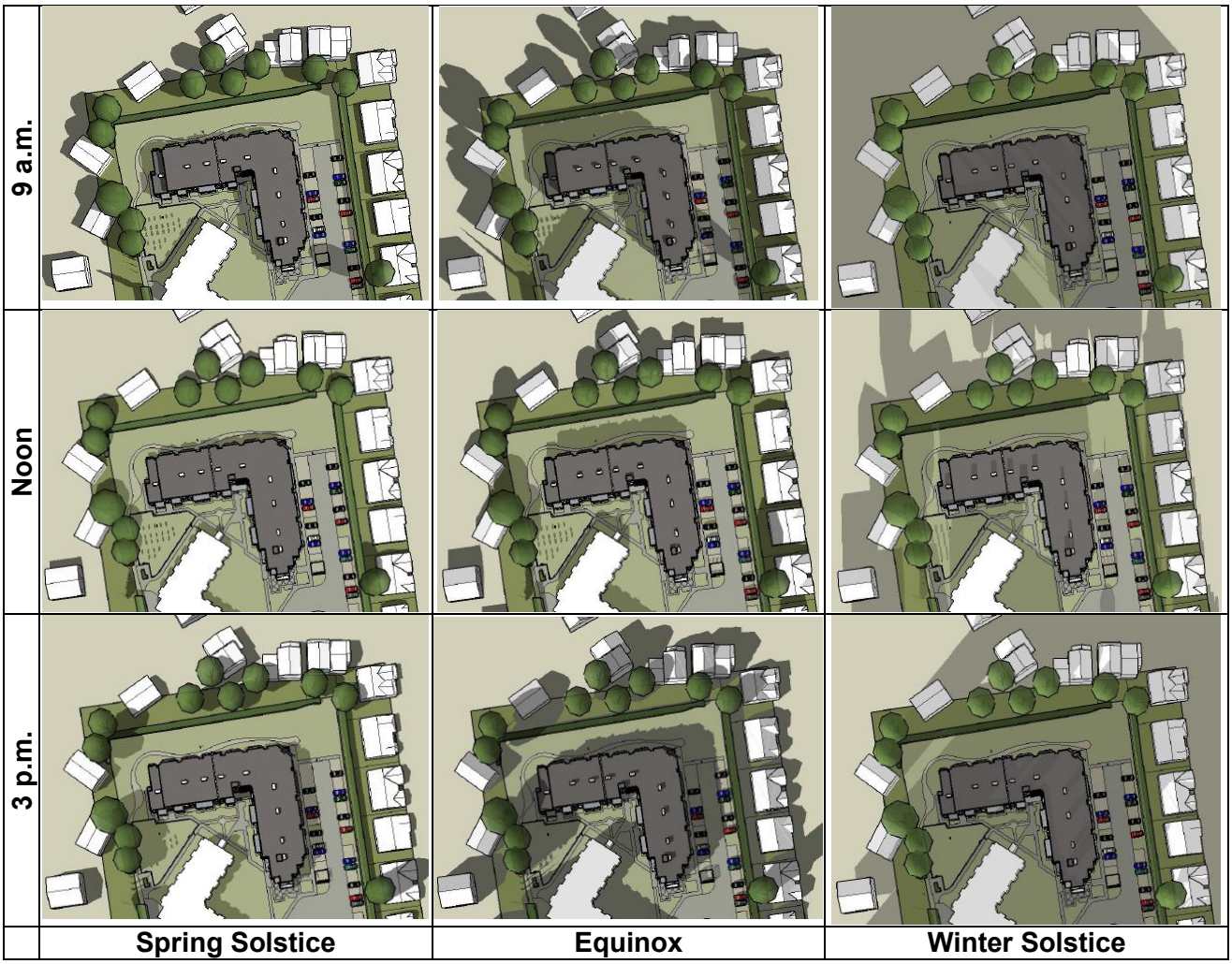


Figure 9: Shadow Study

5. Parking and Associated Lighting

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

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

Table 1: Summary of Parking Requirement and Proposed Parking

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

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

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

6. Rain Garden

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

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

7. Landscaping

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

8. Building Layout and Design

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

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

Figure 10: Proposed Main Entry

Figure 11: East Elevation – Juliette balconies and Bay Windows

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

9. Garbage and Recycling

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

10. Height of the proposed building

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

11. Pedestrian safety concerns on Arrow Road

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

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

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

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

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

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

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

13. A commitment to BUILT GREEN® Gold

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

14. Administrative Traffic Committee

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

<u>Option 1</u>
Place an extruded asphalt curb on or near the existing white road edge line, without any road modifications or widening. The cost estimate is $7,000 – $9,000.

<u>Option 2</u>
In addition to an extruded asphalt curb, install a raised asphalt sidewalk between existing driveways behind the curb. There would be some widening of the sidewalk where possible, but no road widening. The cost estimate is $40,000 – $50,000.

<u>Option 3</u>
Installation of a concrete sidewalk on the north side of Arrow Road, separated where possible. This option includes road widening and the loss of 11 trees. Vegetation and landscaping on the adjacent properties would be significantly impacted. The cost estimate is $200,000 – $250,000.

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

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

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

CONSULTATION

Community Association

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

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

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

Advisory Design Panel

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

SUMMARY

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

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

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

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

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

RECOMMENDATION

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

Report prepared by:

Andrea Pickard, Planner

Report prepared and reviewed by:

Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:

Sharon Hvozdanski, Director of Planning

ALP/ads
H:\TEMPEST\PROSPERO\ATTACHMENTS\DPR\DPR00614\SUPPLE_REPORT.DOCX

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

CAO'S COMMENTS:

I endorse the recommendation of the Director of Planning.

Paul Thorkelsson, CAO

DISTRICT OF SAANICH

DPR00614

DEVELOPMENT PERMIT

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

COPY

(herein called "the Owner")

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.

2. This Development Permit applies to the lands known and described as:

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

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:

   (a) By requiring the buildings and lands to be constructed and developed in accordance with the plans prepared by Number Ten Architectural Group and Westbrook Consulting, date stamped Received October 19, 2016, and LADR Landscape Architects date stamped Received October 19, and December 12, 2016, copies of which are attached to and form part of this permit.

4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.

5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.

6. (a) Prior to issuance of a Building Permit, the Owner shall provide to the Municipality security by cash, certified cheque, or an irrevocable letter of credit in the amount of $166,915.44 to guarantee the performance of the requirements of this Permit respecting landscaping.

   (b) A Landscape Architect registered with the British Columbia Society of Landscape Architects must be retained for the duration of the project until the landscaping security has been released. Written letters of assurance must be provided at appropriate intervals declaring the registered Landscape Architect, assuring that the landscape work is done in accordance with the approved landscape plan, and indicating a final site inspection confirming substantial compliance with the approved landscape plan (BCSLA Schedules L-1, L-2, and L-3).

   (c) All landscaping must be served by an automatic underground irrigation system.

COPY

(d) The owner must obtain from the contractor a minimum one-year warranty on landscaping works, and the warranty must be transferable to subsequent owners of the property within the warranty period. The warranty must include provision for a further one-year warranty on materials planted to replace failed plant materials.

(e) Any protective fencing of trees or covenant areas must be constructed, installed and signed according to the specifications in Appendix A.

(f) No site activity shall take place prior to the installation of any required tree of covenant fencing and the posting of "WARNING – Habitat Protection Area" signs. The applicant must submit to the Planning Department a photograph(s) showing the installed fencing and signs. Damage to, or moving of, any protective fencing will result in an immediate stop work order and constitute a $1,000 penalty.

(g) The landscaping requirements of this Permit shall be completed within four months of the date of issuance of the Certificate of Occupancy for the development, in default of which the Municipality may enter upon the lands, through its employees or agents, and complete, correct or repair the landscaping works at the cost of the Owner and may apply the security, interest at the rate payable by the Municipality for prepaid taxes.

(h) In the event that any tree identified for retention is destroyed, removed, or fatally injured, a replacement tree shall be planted in the same location by the Owner in accordance with the replacement guidelines as specified within the Saanich Tree and Vegetation Retention, Relocation, and Replacement Guidelines. The replacement tree shall be planted within 30 days of notice from the Municipality in default of which the Municipality may enter upon the lands and carry out the works and may apply the security provided herein in payment of the cost of the works. For the purpose of this section, existing trees identified for retention and new trees planted in accordance with the landscape plan attached to and forming part of this permit shall be deemed to be "trees to be retained".

7. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in their absence, the Manager of Current Planning.

8. Notwithstanding the provisions of Section 7 of this Permit the following changes will be permitted and not require an amendment to this Permit:

(a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.

(b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with the Director of Planning, or Manager of Current Planning in their absence.

COPY

(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

COPY

APPENDIX A

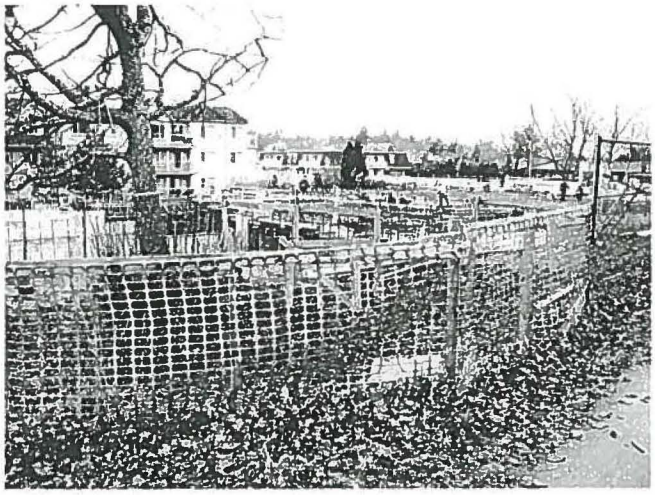
PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

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

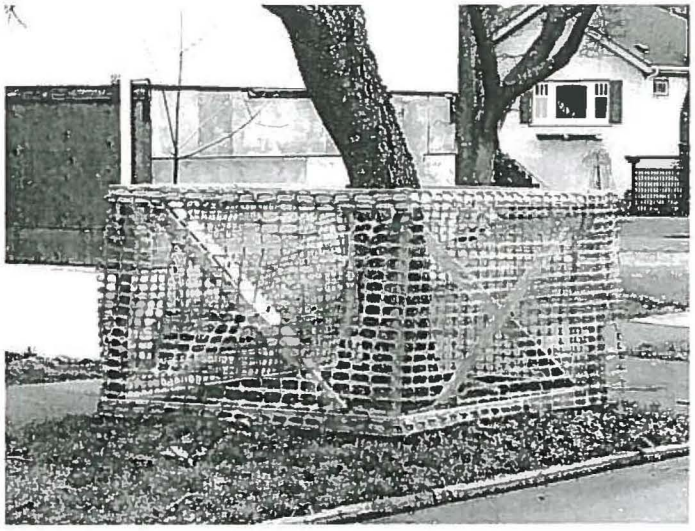
Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

Specifications:

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



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



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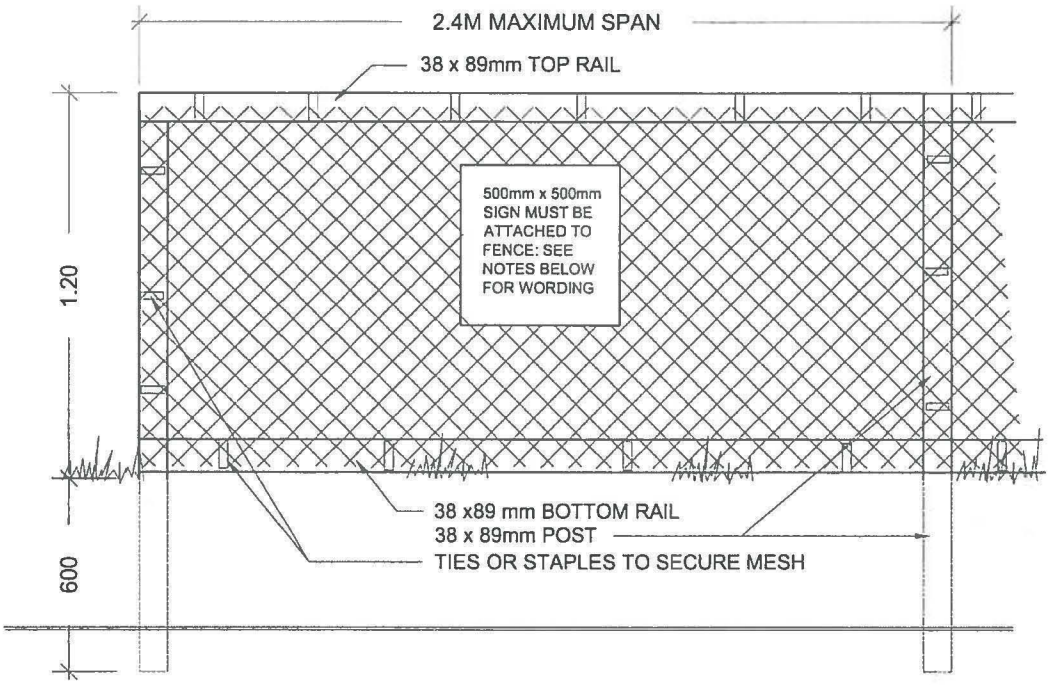

TREE PROTECTION FENCING

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 GALVANZIED 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

Saanich

DETAIL NAME: TREE PROTECTION FENCING

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

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

Revised 20 Dec 2016

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

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

BETWEEN:

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

(the "**Municipality**")

OF THE FIRST PART

AND:

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

(the "**Owner**")

OF THE SECOND PART

WHEREAS

A. Under Section 483 of the *Local Government Act* the Municipality may, by bylaw, enter into a Housing Agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in Section 483(2) of the *Local Government Act*;

B. The Owner is the registered owner in fee simple of lands in the Municipality of Saanich, British Columbia, at civic addresses of 1550 Arrow Road and legally described as:

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

(the "Lands");

C. The Owner has made application to the Municipality for a Development Permit Amendment to permit the construction of a residential development.

D. The Municipality and the Owner wish to enter into this Agreement, as a Housing Agreement pursuant to Section 483 of the *Local Government Act,* to ensure that all dwelling units remain available for affordable rental housing.

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

1.0 Definitions

1.1 In this Agreement:

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

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

"Seniors" means any person aged 55 years or older

2.0 Affordable Rental Housing

2.1 The Owner covenants and agrees that

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

3.0 Notice to be Registered in Land Title Office

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

4.0 GENERAL PROVISIONS

4.1 Notice

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

(a) seventy-two (72) hours after the time of its mailing (by registered mail) or faxing; and

(b) on the date of delivery if hand-delivered,

to the Municipality:

The Corporation of the District of Saanich
770 Vernon Avenue

Victoria, BC V8X 2W7

Attention: Director or Planning
Fax: (250) 475-5430

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

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

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

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

(a) a notice sent by the impaired service is considered to be received on the date of delivery, and

(b) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

4.2 Time

Time is to be the essence of this Agreement.

4.3 Binding Effect

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

4.4 Waiver

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

4.5 Headings

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

4.6 Language

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

4.7 Cumulative Remedies

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

4.8 Entire Agreement

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

4.9 Further Assurances

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

4.10 Amendment

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

4.11 Law Applicable

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

4.12 Coming into Force

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

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

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

_____)
Donna Dupas)
Municipal Clerk)

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

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Saanich
ENGINEERING

Memo

RECEIVED
OCT 03 2016
PLANNING DEPT.
DISTRICT OF SAANICH

To: Planning Department

From: Jagtar Bains – Development Coordinator

Date: October 3, 2016

Subject: Servicing Requirements for the Proposed Development- REVISED

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

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

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

Jagtar Bains
DEVELOPMENT COORDINATOR

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

General Information on Development Servicing

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

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

A Financial sheet is issued with the design drawing which will state:
1) The estimated cost of developer installed servicing plus 20% which must be deposited.
2) The estimated cost of Municipal installed servicing which must be paid.
3) The Development Cost Charges payable.
4) Any special conditions which must be met.

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

Development Servicing Requirements

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

Date: Oct 3, 2016

Drain

1. AN APPROPRIATELY SIZED STORM DRAIN CONNECTION IS REQUIRED TO SERVE THIS DEVELOPMENT FROM THE EXISTING 375 MM MAIN LOCATED IN THE NORTHEAST CORNER OF THIS PROPERTY.

2. STORM WATER MANAGEMENT MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. THIS SUBDIVISION/DEVELOPMENT IS WITHIN TYPE II WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, OIL/GRIT SEPARATOR OR GRASS SWALE AND SEDIMENT BASIN. FOR FURTHER DETAILS, REFER TO SECTION 3.5.16, STORM WATER MANAGEMENT AND EROSION CONTROL OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW.

3. THE EXISTING SUBSTANDARD DRAIN ON ARROW ROAD, BETWEEN 375 MM MAIN AND THE SILT TRAP NEAR THE SOUTHEAST CORNER OF THIS PROPERTY, MUST BE UPGRADED PRIOR TO THE CONSTRUCTION OF ROAD IMPROVEMENTS.

Gen

1. THE BUILDING IS REQUIRED TO COMPLY WITH THE 2012 BC BUILDING CODE AND MUNICIPAL BYLAWS. BUILDING AND PLUMBING PERMITS WILL BE REQUIRED FOR ALL WORKS.

2. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.

3. A CONSTRUCTION FIRE SAFETY PLAN FOR THE PROJECT IS TO BE PREPARED IN ACCORDANCE WITH THE BC FIRE CODE AND SUBMITTED PRIOR TO ISSUING A BUILDING PERMIT. TWO DRAFT PLANS (1 HARD COPY/1 DIGITAL) ARE TO BE SUBMITTED TO THE FIRE PREVENTION DIVISION FOR REVIEW AND COMMENT. A $100 REVIEW FEE IS TO BE PAID (CASH OR CHEQUE) AT THE TIME OF SUBMISSION.

4. LETTER OF COMMITMENT FROM THE REGISTERED PROFESSIONAL OF RECORD IS REQUIRED STATING THE STANDPIPE SYSTEM SHALL BE PROGRESSIVELY INSTALLED DURING CONSTRUCTION AS PER THE 2012 BC BUILDING CODE, PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

Hydro/tel

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

Road

1. THE CORPORATION WISHES TO ACQUIRE 1.55 M WIDE PROPERTY DEDICATION FOR ROAD ALLOWANCE ALONG THE ENTIRE FRONTAGE OF THIS PROPERTY ON ARROW ROAD.

2. ARROW ROAD, FRONTING THIS PROPERTY, MUST BE IMPROVED TO RESIDENTIAL MUNICIPAL STANDARDS COMPLETE WITH NON-MOUNTABLE CONCRETE CURB, GUTTER AND SEPARATED 1.8 M WIDE SIDEWALK. CURB AND SIDEWALK ARE TO BE ALIGNED AS SHOWN ON THE ATTACHED PLAN.

Sewer

1. AN APPROPRIATELY SIZED SEWER CONNECTION IS REQUIRED FROM THE EXISTING MANHOLE LOCATED AT THE REAR OF 3998 BEL NOR PLACE TO SERVE THIS DEVELOPMENT.

2. SANITARY SEWER LOADING CALCULATIONS ARE REQUIRED FOR THIS PROJECT FROM A CONSULTING ENGINEER, BASED ON THE CURRENT B.C. BUILDING CODE REQUIREMENTS, TO DETERMINE WHETHER THE EXISTING SYSTEM CAN PROVIDE THE REQUIRED FLOW OR UPGRADING IS REQUIRED.

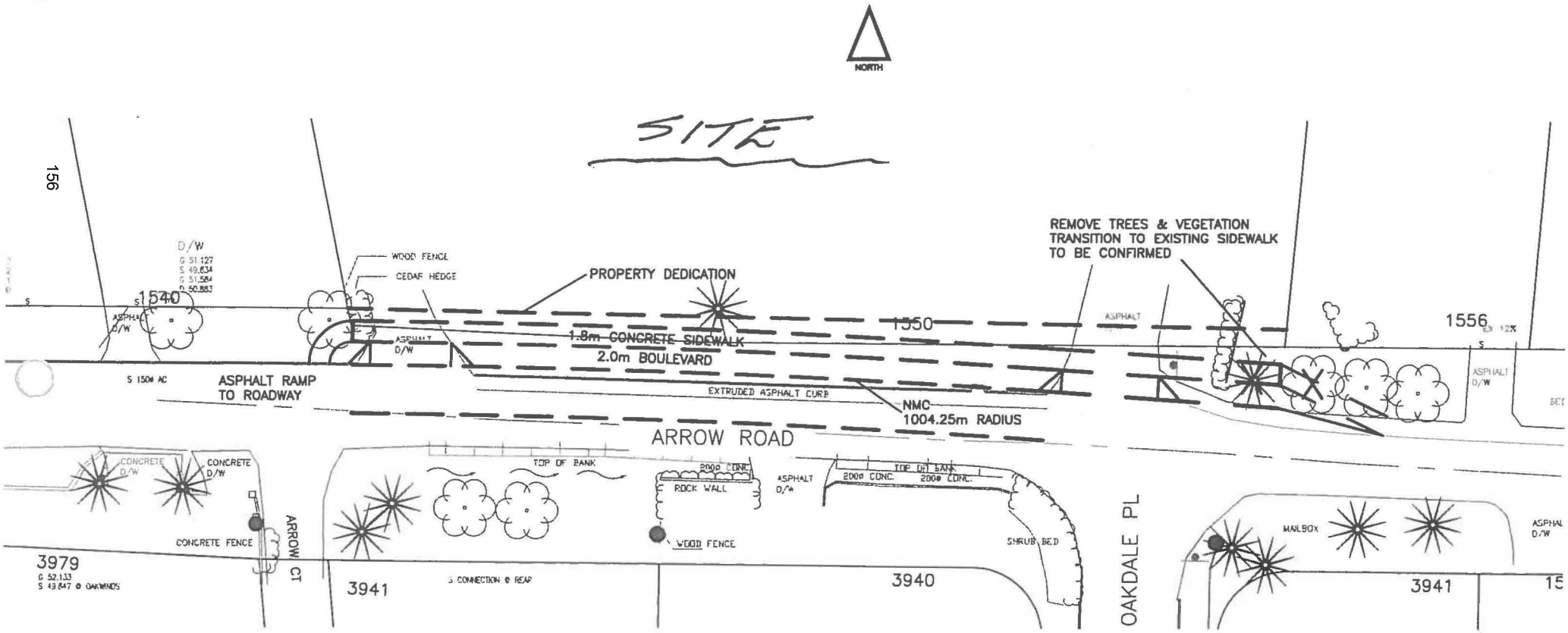
Water

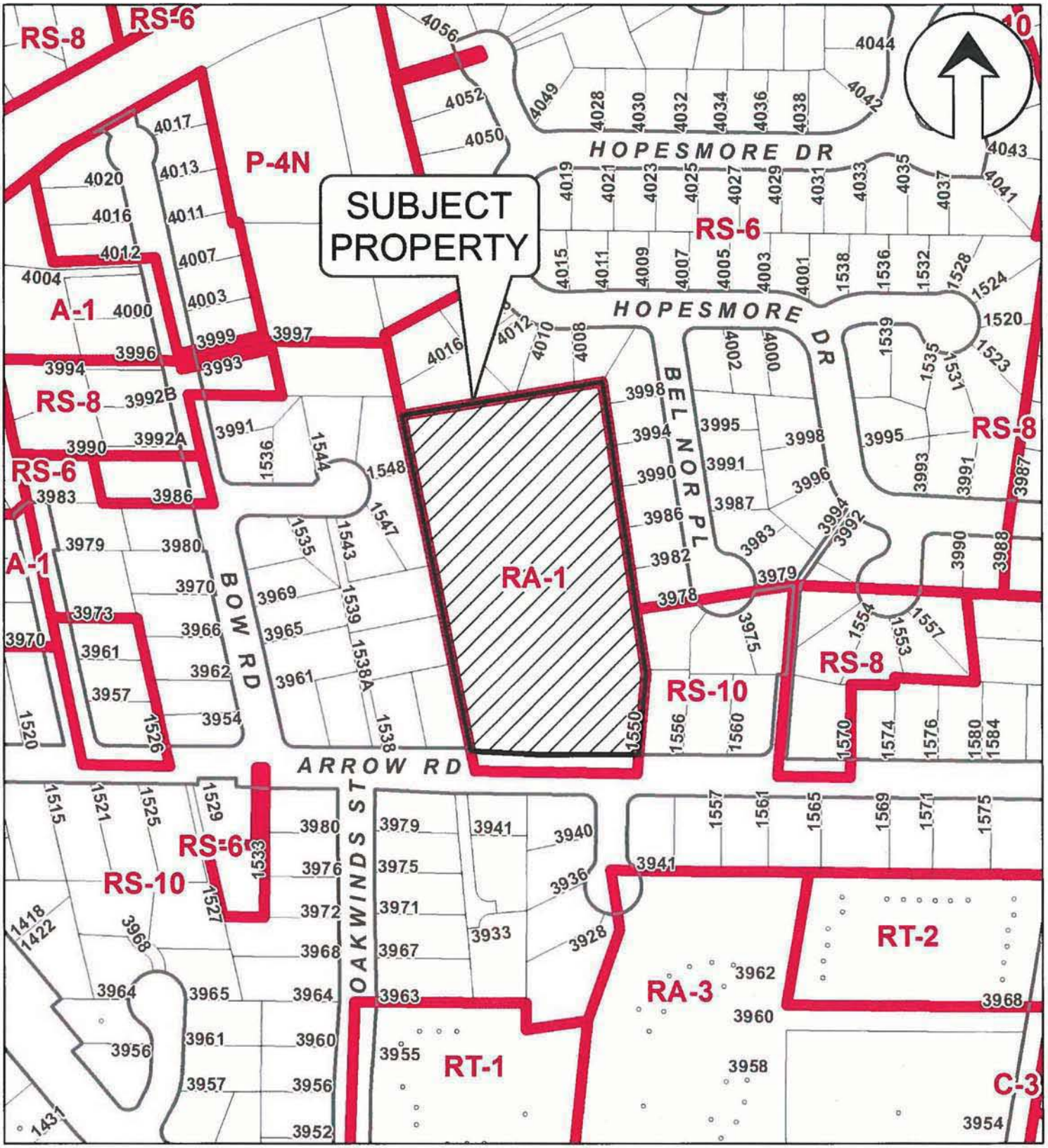
1. FIRE FLOW REQUIREMENT CALCULATIONS FOR THIS PROJECT MUST BE SUBMITTED BY THE CONSULTING ENGINEER BASED ON FIRE UNDERWRITERS SURVEY TO ALLOW THE MUNICIPALITY TO DETERMINE WHETHER THE EXISTING WATER SYSTEM CAN PROVIDE THE REQUIRED FLOW OR UPGRADING IS REQUIRED.

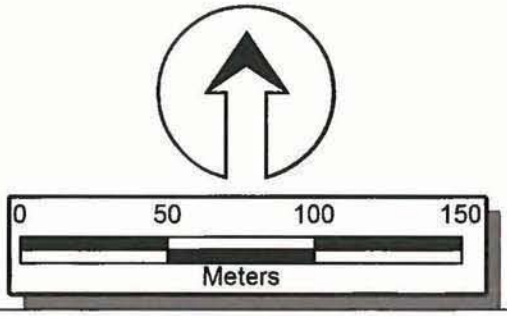
2. A PUMPER CONNECTION FOR THE FIRE SPRINKLER SYSTEM MUST BE PROVIDED AT A LOCATION ACCEPTABLE TO THE FIRE DEPARTMENT AND WITHIN 45 M OF A FIRE HYDRANT. THIS PUMPER CONNECTION IS TO BE FREE-STANDING AND OUTSIDE OF COLLAPSE ZONE OF THE BUILDING.

3. WATER METER SIZING CALCULATIONS MUST BE COMPLETED AS PER AWWA MANUAL M22 TO DETERMINE WHETHER THE EXISTING 75 MM SERVICE ON ARROW ROAD IS ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT OR UPGRADING IS REQUIRED. ONLY ONE FIRE LINE CONNECTION WILL BE PERMITTED.

RECEIVED
OCT 03 2016
PLANNING DEPT.
DISTRICT OF SAANICH







District of Saanich

Planning Dept.

June 8, 2015

7104 Planning
L870-30 Arrow

The Corporation of the District of Saanich

Report

To: **Mayor and Council**

From: **Sharon Hvozdanski, 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.

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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

	South: RS-10 (Single Family Dwelling Zone) and RA-3 (Apartment Zone) East: RS-6 and RS-10 (Single Family Dwelling Zones) West: RS-10 (Single Family Dwelling Zone)
Current Zoning:	RA-1 (Apartment Zone)
Minimum Lot Size:	n/a
Proposed Zoning:	RA-3 (Apartment Zone)
Local Area Plan:	Gordon Head
LAP Designation:	General Residential
Community Assn Referral:	Gordon Head • Referral sent June 5, 2015. Response received October 22, 2015 indicating no objection with comments relating to consultation and upgrades to Arrow Road.

PROPOSAL

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

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

PLANNING POLICY

Official Community Plan (2008)

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

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

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

Figure 1: Site Plan

4.2.1.20 “Require building and site design that reduce the amount of impervious surfaces and incorporate features that will encourage ground water recharge such as green roofs, vegetated swales and pervious paving material.”

4.2.4.4 “Support institutional land uses that fit with the character of residential neighbourhoods.”

4.2.2.5 “Encourage accessibility through incorporation of “universal design” in all new development and redevelopment.”

4.2.3.4 “Investigate criteria for considering inclusionary zoning and density bonusing as part of development applications, in return for the provision of affordable and/or special needs housing.”

4.2.3.7 “Support the following building types and land uses in Major and Neighbourhood Centres:

- Townhouse (up to 3 storeys)
- Low-rise residential (up to 4 storeys)
- Mid-rise residential (up to 8 storeys)
- Live/work studio & Office (up to 8 storeys)
- Civic and institutional (generally up to 8 storeys)
- Commercial and Mixed-Use (generally up to 8 storeys).”

4.2.4.2 “Evaluate zoning applications for multiple family developments on the basis of neighbourhood context, site size, scale, density, parking capacity and availability, underground service capacity, adequacy of parkland and visual and traffic impacts.”

4.2.4.3 “Support the following building types and land uses in Neighbourhoods:

- single family dwellings;
- duplexes, tri-plexes, and four-plexes;
- townhouses;
- low-rise residential (up to 4 storeys); and
- mixed-use (commercial/residential) (up to 4 storeys).”

4.2.9.18 “Integrate transit with other modes of transportation by:

- ensuring safe accessible pedestrian and cycle routes between transit stops and major local and regional destinations;
- focusing particularly on sidewalks, corners and intersections, pick-up/drop-off points (for handyDART and conventional system), pathways and entranceways to buildings.”

5.1.1.12 “Strengthen local sustainable agriculture by supporting “backyard gardening” and community gardening initiatives.”

5.1.2.1 “Focus new multi-family development in “Centres” and “Villages”.

5.1.2.2 “Evaluate applications for multi-family developments on the basis of neighbourhood context, site size, scale, density, parking capacity and availability, underground service capacity, school capacity, adequacy of parkland, contributions to housing affordability, and visual and traffic/ pedestrian impact.”

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

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

Gordon Head Local Area Plan (1997)

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

Draft Shelbourne Valley Action Plan

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

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

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

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

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

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

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

Development Permit Area Guidelines

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

DISCUSSION

Neighbourhood Context

The 1.6 ha (3.8 ac) subject property is located approximately 300 m north-west of the McKenzie Avenue and Cedar Hill Road intersection at the edge of the University Major “Centre”. Surrounding properties are primarily developed with single family dwellings, with multi-family developments along McKenzie Avenue and Cedar Hill Road.

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

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

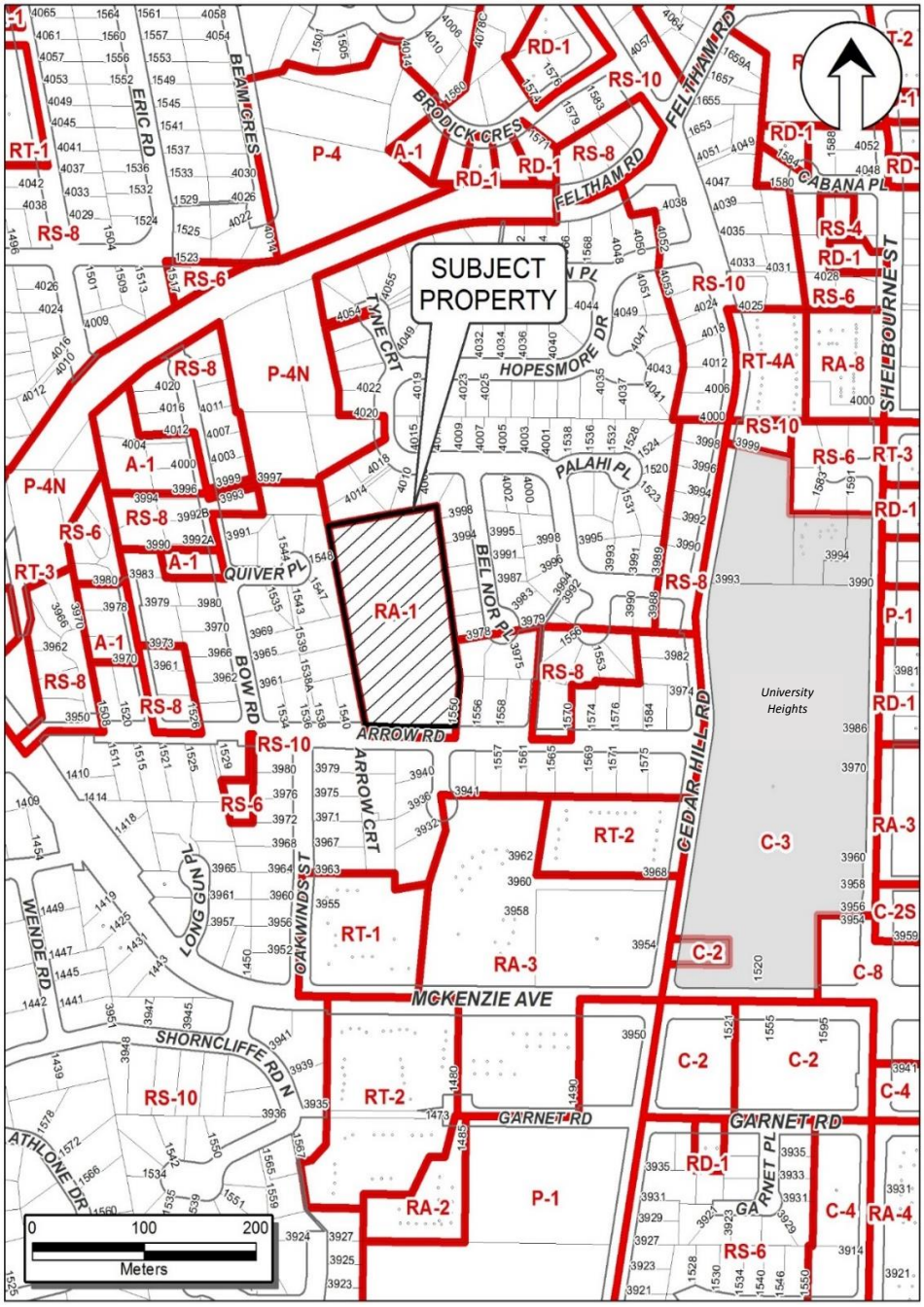

Figure 2: Context Map

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

Figure 3: Aerial View of Surrounding Area

Land Use and Density

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

The site has a current lot coverage of 12%. The existing building contains a housing mix of 72 bachelor and 8 one-bedroom suites. The applicants propose to redevelop the site in two phases. Phase one would retain the existing building and construct a new three-storey 100 unit building on the northern portion of the lot for a total density of 180 units. The proposed dwelling units in Phase one would be 37 bachelor (393 ft^2) units and 63 one-bedroom (509 ft^2) units.

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

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

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

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

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

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

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

Affordable Housing

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

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

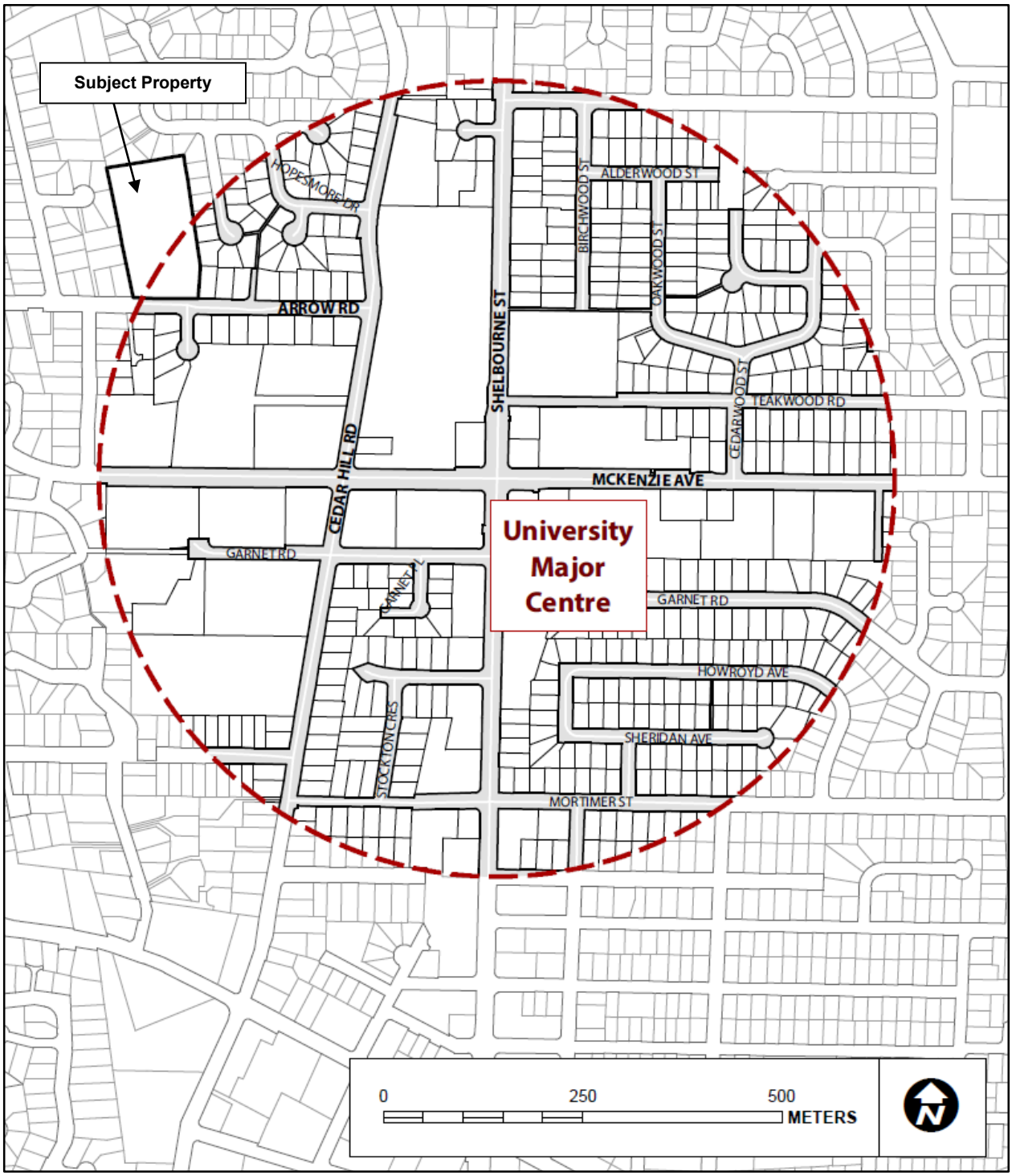

Figure 4: University Major Centre Boundary

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

Table 1: Recent Multi-Family Developments

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

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

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

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

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

The applicants have received pre-development financing from CMHC (Canadian Mortgage and Housing Corporation). Mortgage insurance through CMHC is necessary to obtain the lowest rate of financing from lenders for project financing. CMHC has advised the applicants that mortgage insurance would not be available if there are covenants on Title related to affordability, or zoning on the property that restricts the use to affordable housing. Not having CMHC mortgage insurance may result in the project not receiving the lowest rate of financing available. Staff have confirmed this matter through a conversation with a CMHC representatives. 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^2);
- An entry plaza (195m^2) 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^2) and a passenger drop-off/loading zone designed to accommodate handyDART services;
- A central formal garden (785m^2) bounded by the two wings of the proposed building which also connects to a central lounge area;
- A central lounge area (126m^2) 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^2);
- Central lounges are also proposed on the second and third floor (each 67m^2) with a laundry room/gathering area (18m^2) on the second floor and exercise room (18m^2) 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)*

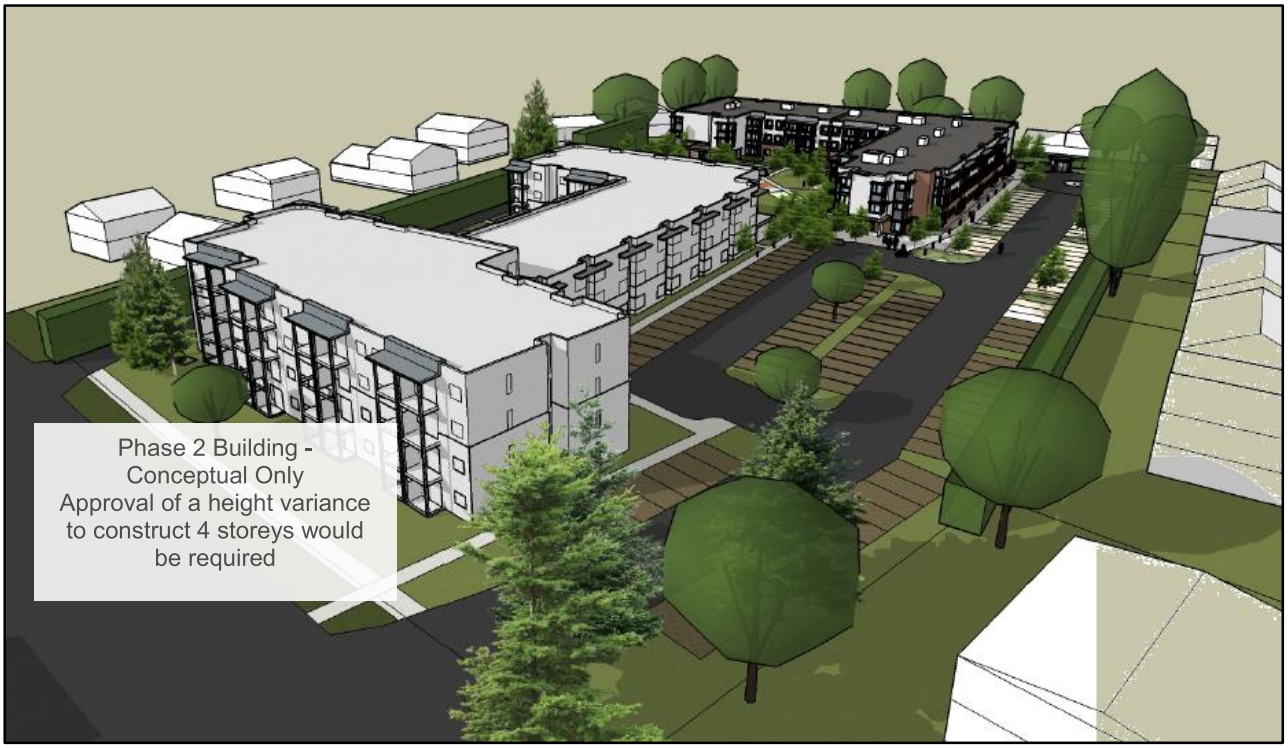

Figure 9: Streetscape at Phase 2 Build Out– Looking Northwest *(Provided by Number Ten Architectural Group)*

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 additon of a three-storey building in this location would be a change for neighbouring properties, the potential impacts from overshadowing are mitigated by a rear yard setback of 12 m and limiting the proposed building to three levels. A comparison between the zone regulations and proposed development is summarized Table 2 below.

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

Table 2: Comparison of Current and Proposed Zone

Height and Density

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

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

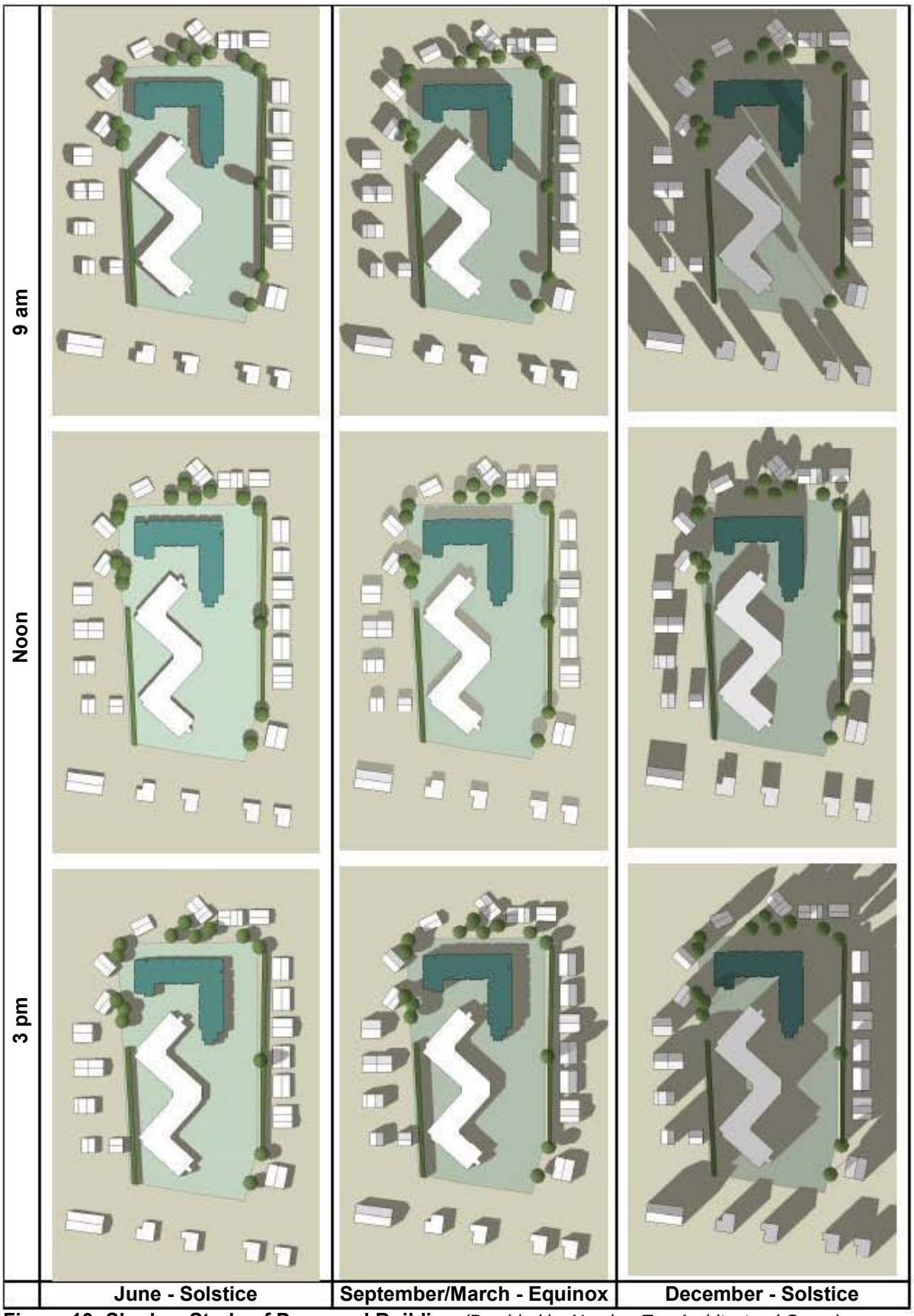

Figure 10: Shadow Study of Proposed Building *(Provided by Number Ten Architectural Group)*

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

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

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

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

Figure 11: Visual Impact from Adjacent Streets

Requested Variances
The proposal includes the following variances:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CLIMATE CHANGE AND SUSTAINABILITY

Policy Context

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

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

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

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

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

- The proposal is located at the edge of the University Major "Centre".
- The subject property is located approximately 250 m walking distance from public transit stops at Oakwinds Street and McKenzie Avenue, 325 m from stops at Hopesmore Drive and Cedar Hill Road, and 450 m from stops at McKenzie Avenue and Cedar Hill Drive.
- The current level of public transit service in the area includes a total of four routes available on Cedar Hill Road at Hopesmore Drive (Rte #12), Oakwinds Street at McKenzie Avenue (Rte #17 and 26), and Cedar Hill at McKenzie Avenue (Rte # 12, 17, 24, 26). Buses travel along all four routes at an average of every 31 minutes during week days. The average frequency of bus service at Oakwinds Street is approximately every 26 minutes and at Hopesmore Drive every 30 minutes.
- The proposal includes a passenger drop-off/loading zone designed to accommodate handyDART services.
- BC Transit's response noted they would consider installing new, fully accessible bus stops on Cedar Hill Road at Arrow Road as a result of the increased transit service anticipated from the proposed development.
- The proposal is an in-fill development that is able to use existing roads and infrastructure to service the development.
- Sustainable development practices would be followed and the applicants have committed that construction would meet, or be equivalent to, BUILT GREEN® Silver, although they would attempt to achieve a Gold performance level when working through final details at the Building Permit stage. Since BUILT GREEN® Silver is comparable to the improved BC Building Code a covenant is not recommended to secure this commitment.
- The proposal enhances food security by including approximately 600 m^2 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^2 of indoor amenity space.
- The proposed three-storey, L-shaped building includes three main areas where outdoor areas designed for active use are connected to, and form a human scale extension of, adjacent indoor common areas.
- The site and dwelling units are designed to have barrier free access and be welcoming to people of all ages and physical ability and includes four fully accessible units that would be suitable for residents using wheelchairs.
- The proposed development would create a human scale, pedestrian oriented development by including the range of outdoor features distributed throughout a relatively large development size, including a walking trail around the perimeter with a variety of seating areas.
- The proposal would create a pedestrian friendly streetscape with a new separated sidewalk, which would be required as part of Phase one.
- By constructing Phase one at the rear of the property and maintaining the existing building adjacent to the road the streetscape changes would occur more gradually over time.
- A phased approach would allow both the positive and negative impacts of Phase one being taken into consideration during the design of Phase two.

Economic Vibrancy

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

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

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

COMMUNITY CONTRIBUTION

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

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

CONSULTATION

Applicant Consultation

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

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

Community Association

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

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

Advisory Design Panel

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

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

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

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

	Main Entry Front View Note: Side balconies screened, Large window adjacent to doorway, Fewer but more prominent support columns
	Main Entry Aerial View Note: Enlarged, projected canopy, Fewer but more prominent support columns

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, Planner

Report prepared by:
Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:
Sharon Hvozdanski, Director of Planning

APK/sl
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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, 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

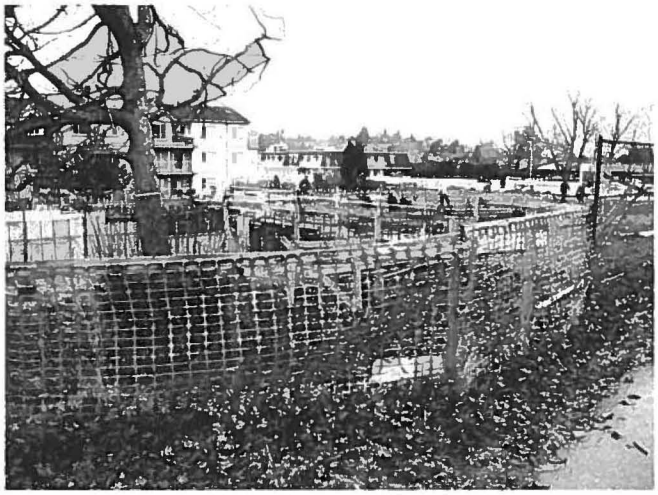
PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

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

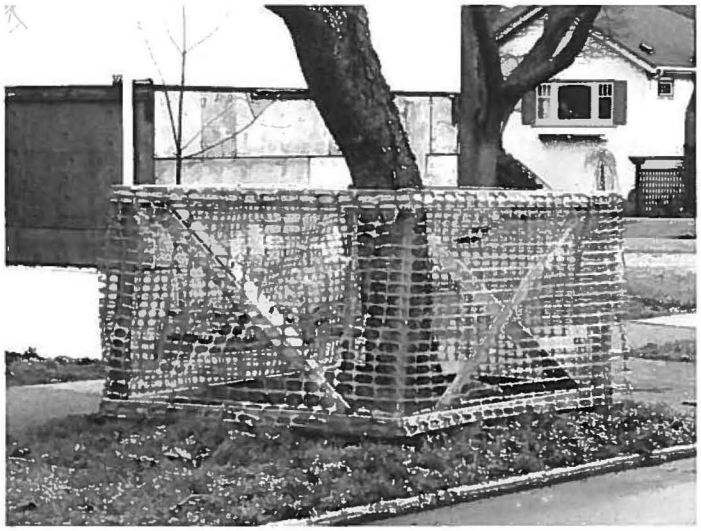
Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

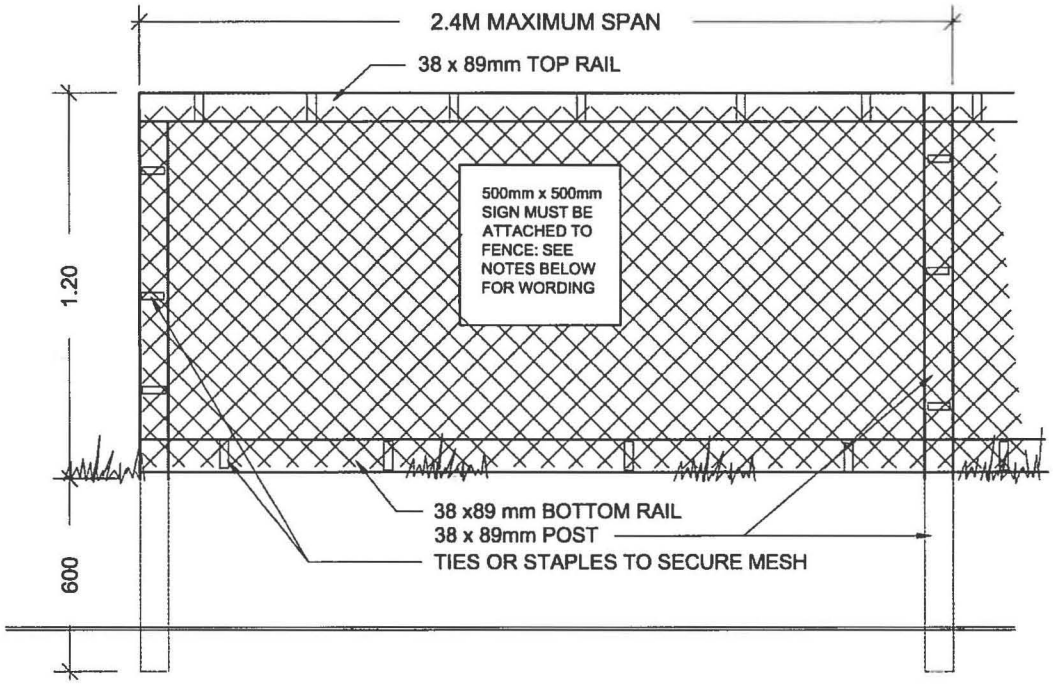
Specifications:

- 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 GALVANZIED 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

Saanich

DETAIL NAME: TREE PROTECTION FENCING

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

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

Saanich
ENGINEERING

Memo

RECEIVED
AUG 10 2015
PLANNING DEPT.
DISTRICT OF SAANICH

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).

ENTERED
IN CASE

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

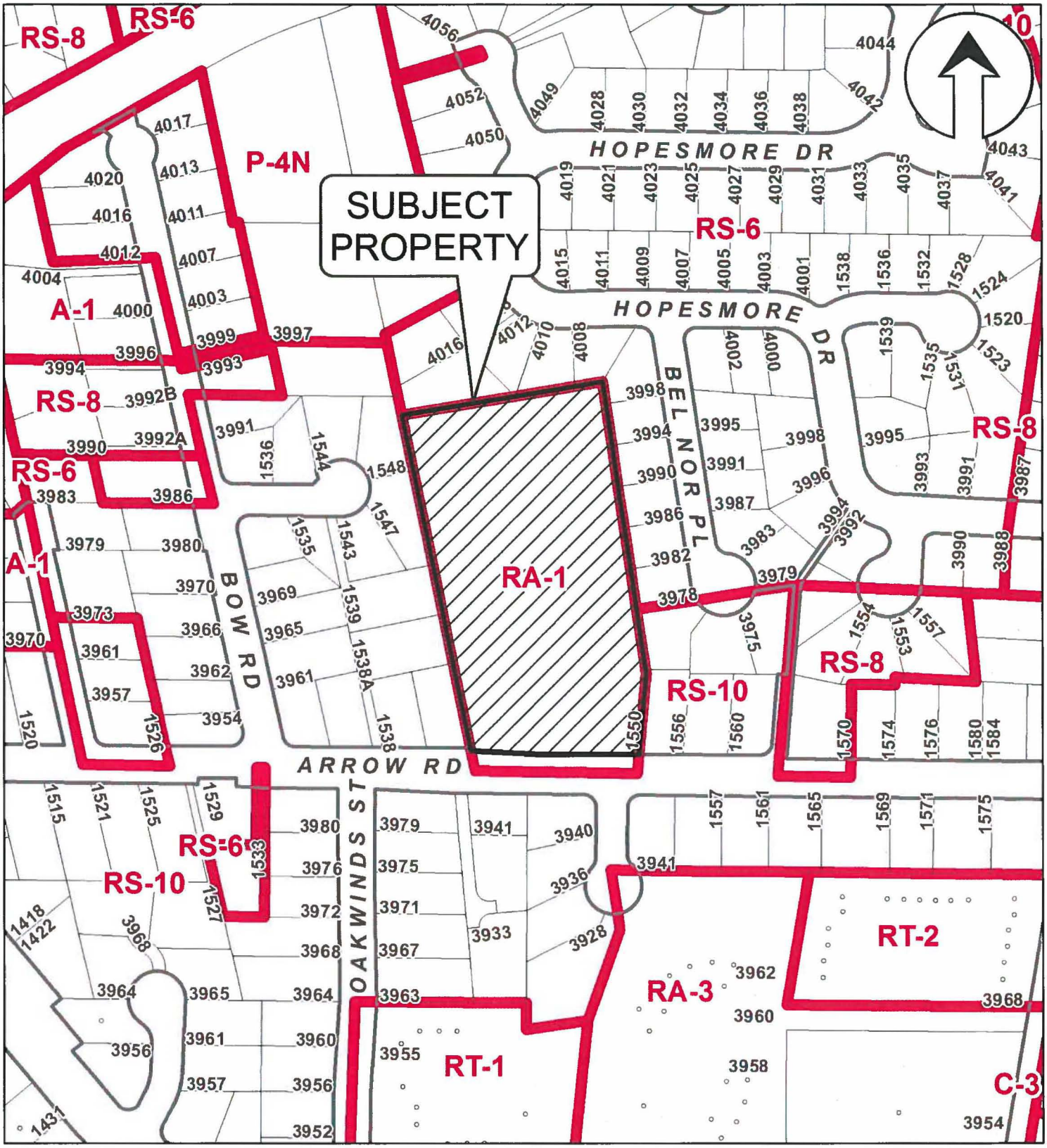
Development File: SVS01947
Civic Address: 1550 ARROW RD
Page: 2

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

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9415

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

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

1) Bylaw No. 8200, being the “Zoning Bylaw, 2003” is hereby amended as follows:

   a) By adding to Subsection 4.1 – Zones, the following new classification under Comprehensive Development:

      “CD-5AH”

   (b) By deleting Subsection 4.2 – Zone Schedules and replacing it with the following Subsection 4.2:

      “**4.2 Zone Schedules**

      The Zone Schedules numbered 101 to 1740 containing the uses and regulations pertaining to the zones referred to above, form an integral part of this bylaw.”

   (c) By adding to Subsection 4.2 – Zone Schedules, a new Zone Schedule 1740 – Comprehensive Development Affordable Housing Zone - CD-5AH, attached hereto as Schedule “A”.

2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9415**".

Read a first time this day of

Public Hearing held at the Municipal Hall on the day of

Read a second time this day of

Read a third time this day of

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

Municipal Clerk

Mayor

1740.1 Development Areas

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

1740.2 Definitions

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

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

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

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

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

1740.3 Uses Permitted

Uses Permitted:
(a) Apartment for the provision of Affordable Seniors Independent Rental housing
(b) Accessory Dwelling Unit
(c) Accessory Buildings and Structures

1704.4 Development Area A

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

Density:
(a) Buildings and structures shall not exceed a Floor Space Ratio of 0.7

(b) The maximum density shall be one dwelling unit per 85 m^2 of the area of Development Area A

(c) Only one accessory dwelling unit is permitted

Buildings and Structures:
(a) Shall be sited not less than 100.0 m from a front lot line

(b) Shall be sited not less than 17.75 m from a rear lot line

(c) Shall be sited not less than 13.0 m from an interior side lot line

(d) Shall not exceed a height of 9.0 m.

1740.5 Development Area B

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

Density:
(a) Buildings and structures shall not exceed a Floor Space Ratio of 0.5

(b) The maximum density shall be one dwelling unit per 110 m^2 of the area of Development Area B

Buildings and Structures:
(a) Shall be sited not less than 10.0 m from a front lot line

(b) Shall be sited not less than 50.0 m from a rear lot line

(c) Shall be sited not less than 7.0 m from an interior side lot line

(d) Shall not exceed a height of 7.5 m.

1740.6 Accessory Off-Street Parking

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

1740.7 Bicycle Parking

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

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

1740.8 Accessory Buildings and Structures

Accessory Buildings and Structures
(a) Shall be sited not less than 10.0 m from any lot line which abuts a street

(b) Shall be sited not less than 1.5 m from an interior side lot line and rear

(c) Shall not exceed a height of 3.75 m.

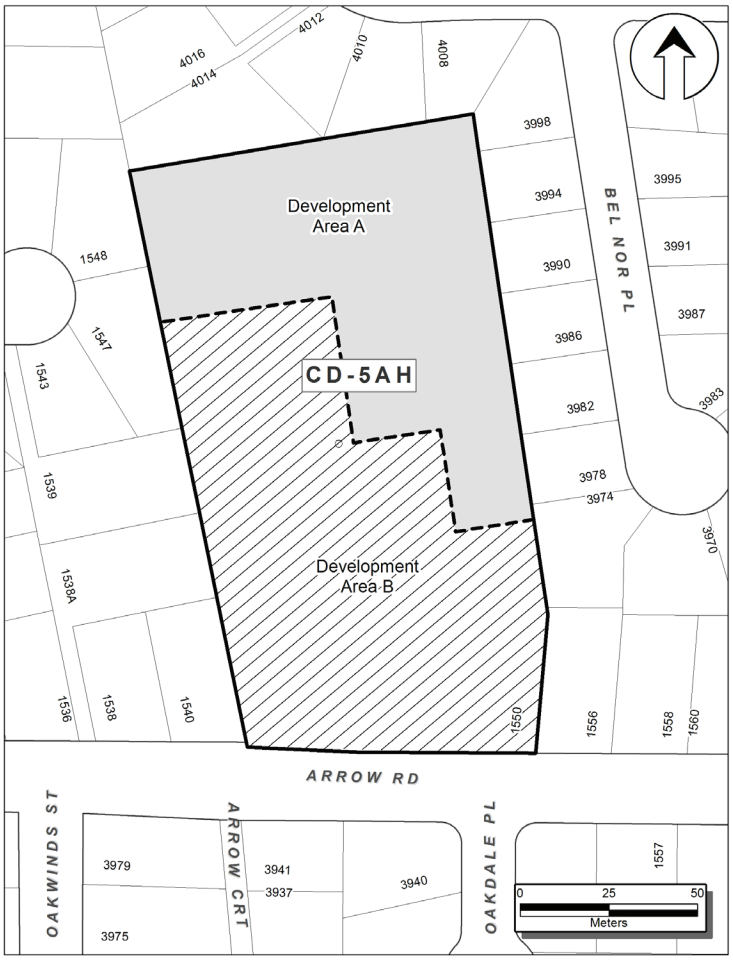
(d) Together shall not exceed a lot coverage of 10%

1740.9 General

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

1740.10 Plan of Development Areas

Plan of Development Areas:



Bylaw No. 9415
Schedule "A"

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9416

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

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

1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:

   a) By deleting from Zone RA-1 (Apartment) and adding to Zone CD-5AH (Comprehensive Development Affordable Housing) the following lands :

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

      (1550 Arrow Road)

      Zoning Map Attached hereto as Schedule “A”

2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2017, NO. 9416”**.

Read a first time this day of

Public Hearing held at the Municipal Hall on the day of

Read a second time this day of

Read a third time this day of

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

Municipal Clerk

Mayor

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9417

TO AUTHORIZE THE DISTRICT OF SAANICH TO ENTER INTO A HOUSING AGREEMENT

The Municipal Council of The Corporation of the District of Saanich in open meeting assembled enacts as follows:

1. It shall be lawful for The Corporation of the District of Saanich to enter into the Housing Agreement between the Corporation of the District of Saanich and Mount Douglas Seniors Housing Society, Inc. No. S9640, substantially in the form set out in Schedule 'A', annexed hereto.

2. The Mayor and Municipal Clerk of the Municipal Council are hereby authorized and empowered to execute the said agreement under the Seal of The Corporation of the District of Saanich.

3. This Bylaw may be cited for all purposes as the **"HOUSING AGREEMENT AUTHORIZATION BYLAW (1550 ARROW ROAD), 2017, NO. 9417"**.

Read the first time this day of

Read the second time this day of

Read the third time this day of

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

_____ _____

Municipal Clerk Mayor

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

THIS AGREEMENT is made the _____ day of _____, 20__.

BETWEEN:

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

(the "**Municipality**")

OF THE FIRST PART

AND:

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

(the "**Owner**")

OF THE SECOND PART

WHEREAS

A. Under Section 483 of the *Local Government Act* the Municipality may, by bylaw, enter into a Housing Agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in Section 483(2) of the *Local Government Act*;

B. The Owner is the registered owner in fee simple of lands in the Municipality of Saanich, British Columbia, at civic address of 1550 Arrow Road and legally described as:

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

(the "Lands");

C. The Owner has made application to the Municipality for a Zoning Bylaw Amendment and a Development Permit to permit the construction of a residential development.

D. The Municipality and the Owner wish to enter into this Agreement, as a Housing Agreement pursuant to Section 483 of the *Local Government Act,* to ensure that all dwelling units remain available for Affordable Seniors Independent Rental housing.

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

1.0 Definitions

1.1 In this Agreement:

"Affordable Housing" means a Dwelling Unit operated by a non-profit organization or government agency providing rental accommodation for seniors, persons with disabilities, or low income households.

"Affordable Rent" means a rent that is no more than 80% of the market rent for a comparable sized dwelling unit in Saanich as determined by the Canada Mortgage Housing Corporation.

"Dwelling Unit" means a housekeeping unit, designed, occupied or intended for occupancy, as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a family maintaining a household.

"Market Rent" means the average market rent for bachelor or one bedroom private apartment in Saanich as determined by the Canada Mortgage and Housing Corporation Average Rents in Privately Initiated Rental Apartment Structures Survey.

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

"Seniors" means any person aged 55 years or older.

2.0 Affordable Rental Housing

2.1 The Owner covenants and agrees that:

(a) The Lands shall only be developed for the purpose of providing Affordable Seniors Independent Rental housing; with the exception of one Dwelling Unit which may be occupied by the owner, operator, manager, or caretaker providing on-site services.

(b) Each dwelling unit constructed on the lands shall be used for rental housing purposes for seniors only for so long as the building remains in existence.

(c) Each of the rental units may be occupied only by a tenant, or a relative, caregiver or guest of the tenant or a caretaker or resident manager or a relative or guest of the caretaker or resident manager and no rental unit shall be occupied by the Owner of the rental unit nor by a parent, spouse, child, sibling, aunt, uncle, niece, nephew, cousin or guest of such Owner.

(d) The rent charged by the Owner to the tenant for each unit shall not exceed the affordable rent for that unit.

3.0 Notice to be Registered in Land Title Office

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

4.0 GENERAL PROVISIONS

4.1 Notice

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

(a) seventy-two (72) hours after the time of its mailing (by registered mail) or faxing; and

(b) on the date of delivery if hand-delivered,

to the Municipality:

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

Attention: Director or Planning
Fax: (250) 475-5430

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

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

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

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

(a) a notice sent by the impaired service is considered to be received on the date of delivery, and

(b) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

4.2 Time

Time is to be the essence of this Agreement.

4.3 Binding Effect

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

4.4 Waiver

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

4.5 Headings

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

4.6 Language

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

4.7 Cumulative Remedies

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

4.8 Entire Agreement

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

4.9 Further Assurances

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

4.10 Amendment

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

4.11 Law Applicable

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

4.12 Coming into Force

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

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

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

_____)
Donna Dupas)
Municipal Clerk)

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

_____)

1410-04
Report - Planning

xref: 2870-30
Arrow Road

1550 ARROW ROAD – REZONING AND DEVELOPMENT PERMIT

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

In response to a question from Council, the Legislative Manager stated if Council was supportive of the application moving forward, the appropriate motion would be that a Public Hearing be called to further consider the application.

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

- The recommendation is in compliance with the Official Community Plan, the Gordon Head Local Area Plan and the policies within the draft Shelbourne Valley Action Plan; policies that support affordable and seniors housing and the need for both in the community have been factors in staff's recommendation.
- The proposed development is on the periphery of a Major Centre and is adjacent to a residential neighbourhood.

APPLICANT:

D. Strongitharm, City Spaces; G. Caryn, Manager of Mount Douglas Court; and B. Cosgrave, Number Ten Architectural Group, presented to Council and highlighted:

- The revised plan addresses a number of the concerns of neighbours including reducing the number of units and a commitment to a covenant that would restrict the use of the property as seniors' independent, affordable rental housing; significant design changes have been made to landscaping, onsite parking and traffic circulation in an effort to mitigate the impact on neighbours.
- A number of individual meetings were held with neighbours to discuss specific concerns.
- The proposed three storey building, with all the changes made to the design, can be successfully integrated into the neighbourhood; the density and site coverage could be considered light development.
- Design changes include more onsite parking; visual impacts on neighbours have been addressed.
- The rent will be well below Canada Mortgage and Housing Corporation's (CMHC) framework for rental housing; limited government funding is available for projects that cannot be constructed without capital subsidies.
- Application for funding under the Saanich Affordable Housing Society cannot be considered if the zoning is not in place.
- The traffic report that was done states that increased vehicles will not materially change the traffic operations along Arrow Road and it will still be considered a local road in terms of vehicle volumes; there is a requirement for the addition of sidewalk fronting the property.
- The applicant has committed to a $50,000 contribution for improvements on Arrow Road.
- Affordable housing for seniors is needed; there is a two year wait list for rental units at Mount Douglas Court; CMHC has stated that the number of seniors living in affordable housing will double over the next twenty years.

- Parking has been reconfigured to allow more green space and an increase to 17 visitor parking stalls; the rain garden has been relocated to the northern property line to provide a buffer between the property and neighbours.
- The gaps in the existing landscaping would be infilled with additional trees and taller trees would be planted along the north property line to enhance screening; the proposed number of trees to be planted on the site was increased to 93.
- The design of the building was changed to a more traditional residential appearance and would bring down the visual height of building; units on the west side have been eliminated so that no units or balconies face the adjacent single family homes.
- Ceiling heights have been reduced to 8 feet resulting in an overall decrease of 0.86 metres for the building.
- Refuse and recycling has been relocated to closer to the main entrance of the building.

In response to questions from Council, the applicant stated:
- The light fixtures have been changed so that light will be focused downwards.
- The mandate is to provide seniors' independent, affordable housing; there is no motivation to make a profit.
- The Zoning Bylaw allows for 164 residential units; there is no second phase; the 164 units include 80 units in the existing building and 84 units in the proposed development.

PUBLIC INPUT:

J. Larson, Hopesmore Drive, stated
- The changes to the design are not sufficient; instead of a 32 foot wall, it is now a 30 foot wall and has been moved 18 feet further from the fence.
- A three storey building does not fit within the character of the neighbourhood.

Resident, Mount Douglas Court, stated:
- Mount Douglas Court makes a difference in the lives of seniors who need safe and affordable housing; there are long waiting lists for affordable housing.

M. Buckland, Quiver Place, stated:
- Additional affordable housing is supportable but for this site; two storeys would be a better fit for the neighbourhood; three storeys diminishes the privacy of neighbours.
- Arrow Road is dangerous in its' present state and additional vehicles will increase that danger; planting tall, mature trees may result in shadowing on adjacent properties.

L. Russell, Bel Nor Place, stated:
- The proposed three storey development is not acceptable.

Resident, Mount Douglas Court, stated:
- Mount Douglas Court is not just an apartment building, it is a community; affordable housing is needed for seniors.

D. Stefanson, Arrow Road, stated:
- This is a great location for seniors; it is close to amenities and public transit and is in a walkable neighbourhood.
- The proposed development will add vibrancy and diversity to the community;

the developers are asked to work collaboratively with neighbours in coming up with solutions to their concerns.
- One limitation of the project is that it does not provide enough affordable housing for seniors in the neighbourhood.

G. Hinton, stated:
- Mount Douglas Court provides affordable housing options for seniors; the location is easily accessible to services and supports, transportation, shopping and infrastructure.
- There is a need to look at current and future seniors shelter needs, income affordability and ensuring access for seniors; Saanich could take the lead on finding ways to enhance a collaborative and intergenerational process to address concerns.

K. Mueller, Arrow Road, stated:
- Poverty has an impact on health; there is a low vacancy rate in Greater Victoria and a long waiting list for affordable housing.
- Mount Douglas Court provides hope for seniors; rent could not be kept low if the building was two storeys.

Resident, Mount Douglas Court, stated:
- Affordable housing means that residents can eat healthier and buy the needed medical supplies; Mount Douglas Court provides emotional and social support to seniors.

S. Thorpe, Arrow Road, stated:
- If development is approved, safety concerns on Arrow Road will increase with the addition of construction vehicles; it is dangerous for pedestrian.

Resident, Mount Douglas Court, stated:
- There are long waiting lists for seniors' affordable housing; many residents are retiring from low paying jobs or do not have pensions and cannot afford to rent in Victoria.

B. Geddes, Quiver Place, stated:
- There is a need for more affordable seniors housing in Greater Victoria but the proposed three storey development does not fit within the scale and character of the neighbourhood.
- Patios and bay windows would overlook adjacent properties which would result in a loss of privacy; Arrow Road is dangerous.

- The same footprint with two storeys is supportable; the concerns of neighbours should not be ignored.

M. Wilson, Hopesmore Drive, stated:
- The public consultation and revised design are appreciated; there are concerns with the height transition and that it is visually intrusive; the proposed development does not reflect the character of the neighbourhood.
- It is a large, high density, multi-storey development in the centre of a low rise, low density residential neighbourhood of single family homes; other affordable housing buildings are located on major arterial roads.
- Economic feasibility is not a reason to impose the development on the

neighbourhood; neighbours support more affordable housing, but the proposed development should not be more than two storeys with 160 units.

P. Parker, Hopesmore Drive, stated:
- Pedestrians need to be cautious when travelling on Arrow Road.
- Restricting the development to two storeys may mean that units would no longer be affordable; this is a tasteful development that has been revised in response to neighbour's concerns.
- The community should be hospitable and respect and honour our seniors.

S. Gregg; Bel Nor Place, stated:
- The revisions to the design address the concerns of neighbours; there is support for seniors' affordable housing on the site but a three storey development is not compatible with the neighbourhood.
- The changes to the proposed design are positive steps but the applicant should consider reducing the height to two storeys.

W. Weicker, Quiver Place, stated:
- The revisions to the design of the proposed development are appreciated; additional seniors housing on this site is supportable but three storeys is not suitable.
- Arrow Road cannot handle this size of development.
- It does not fit within the character of the neighbourhood; the concerns of the neighbours should be considered.

J. St. Gelais, Bow Road, stated:
- Arrow Road is not sufficient to handle more traffic and the pedestrian environment is not suitable for seniors.

P. Young, Arrow Road, stated:
- The proposed development does not fit within the ambience of the neighbourhood and does not comply with the policies in the draft SVAP; density should be located on major thoroughfares.
- Two storeys may be supportable; the demand for more seniors' affordable housing is recognized.
- Widening Arrow Road may result in increased vehicle speeds.

K. Hope, Sprucewood Place, stated:
- Wait lists for affordable housing are real; as a not-for-profit society, income is dependent on rental fees generated by tenants.
- Through consultation with neighbours, changes have been made to the design; further changes may make it difficult to provide affordable housing.

S. St. Gelais, Bow Road, stated:
- There is a need for seniors' affordable housing, but the guidelines outlined in the LAP should be adhered to.
- Development such as this should be located on major thoroughfares; until Arrow Road is improved, the proposed development should not be considered.

- Two storeys may be supportable.

APPLICANT'S RESPONSE:

- The change in setbacks will allow for additional landscaping which will mitigate privacy concerns of neighbours on the north side; the height of the trees that will be planted has been changed to alleviate concerns with shadowing.
- The patios are approximately 55 feet from the property line; the Juliet balconies are a compromise to give residents some access to the outside while being mindful of the overlook onto neighbours' properties.
- Saanich requires a Traffic Management Plan be submitted before issuance of a Building Permit; there is limited access to the site through Arrow Road or Oakwinds Street; the plan can mitigate overuse of Arrow Road and include the timing, location and route of trucks and service vehicles.
- A two storey building would mean substantially increased construction costs; if there were to be the same number of units in a two storey building, it would mean greater site coverage, less open space, and building closer to property lines.

In response to questions, the Director of Engineering stated:

- The Administrative Traffic Committee discussed the concerns on Arrow Road and have recommended three options for improved safety for pedestrians and vehicles; the first option provides asphalt curb to provide protection for pedestrians.
- Option 2 provides an asphalt curb with a raised sidewalk and widening that sidewalk where possible; with that option, no parking signs would be installed on the north side to improve traffic flow.
- Option 3 provides a concrete sidewalk with curb and gutter, expanding the roadway structure so that it meets residential standards, and separating the sidewalk where possible; there is the possibility that there would be a loss of trees with this option.
- The applicant is supportive of option 2.
- Through the Traffic Management Plan, the applicant will work with contractors to communicate preferred routes and timing for deliveries.

COUNCIL DELIBERATIONS:

Motion: **MOVED by Councillor Derman and Seconded by Councillor Haynes: "That a Public Hearing be called to further consider the rezoning application on Lot A, Section 56, Victoria District, Plan 23817, Except Part in Plan 27015 (1550 Arrow Road)."**

Councillor Derman stated:

- There have been substantive changes to the design of the proposed development that make it more suitable for the neighbourhood; the public will be

given the opportunity to provide further feedback at the Public Hearing.
- A two storey building with a bigger footprint is not supportable; a bigger footprint would mean loss of green space and the building being located closer to property lines.
- Safety on Arrow Road needs to be explored; widening of the road is not preferred as it may result in higher speeds.
- The applicant should consider a commitment to BUILT GREEN® Gold or equivalent; it is in the best interest of the applicant to build to the highest energy efficiency as possible as it will assist in keeping operating costs down.

Councillor Haynes stated:
- Revisions to the design are respectful to the neighbourhood; there has been a robust discussion with the community.
- Staff advised that the proposed development is not in conflict with planning documents.

In response to questions from Council, the Director of Engineering stated:
- The $50,000 contribution will complete Option 2 for improvements on Arrow Road which are to provide a raised asphalt curb, install a raised asphalt sidewalk between existing driveways and expanding the sidewalk where possible.

Councillor Wergeland stated:
- The site is large enough for the proposed density; new development with a good design typically increases property values.
- The improvements to the design are appreciated.
- The proposed development is in a good location and in close proximity to amenities and services; safety concerns for Arrow Road will be addressed.

Councillor Murdock stated:
- He appreciates the consultative public engagement that was undertaken; there is a need to balance the broader need of the community for affordability housing with the neighbours' concerns.

Councillor Brice stated:
- She appreciates that the applicant took the time to speak with neighbours in an attempt to address their concerns; there are many aspects of the application that are worthy of a Public Hearing.
- Neighbours are concerned that the proposed development may have negative impacts on the community.

Councillor Sanders stated:
- Neighbours are concerned with the height of the proposed development and the suitability for the neighbourhood; further input could be given at a Public Hearing.

Councillor Plant stated:
- The benefits to the community must be considered; he is empathetic to the neighbours' concerns.
- Neighbours have said that two storey would be supportable.

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

- The current design as presented would go forward to the Public Hearing; changes could be made by the applicant to satisfy questions and comments at the Public Hearing, however it is the design as presented that will go to the Public Hearing.

Councillor Brownoff stated:

- The design changes are appreciated; the applicant should provide further details in relation to the environmental aspects and the Traffic Management Plan.
- Neighbours have said that they support seniors' affordable housing but they are concerned with the height of the proposed development.
- There are opportunities to improve the safety of pedestrians on Arrow Road; widening the road will have an impact on properties and could mean a loss of trees.

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."

THE CORPORATION OF THE DISTRICT OF SAANICH

TO: MAYOR AND MEMBERS OF COUNCIL

DATE: SEPTEMBER 09, 2015

FROM: ADVISORY DESIGN PANEL

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

BACKGROUND AND PRESENTATION

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

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

The Planner briefly outlined the application.

The applicants stated:

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

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

Comments from Panel members:

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

RECOMMENDATION

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

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

Penny Masse, Secretary
Advisory Design Panel

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

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.

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

Erosion and sedimentation control Intent

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

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

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

The plan shall meet the following objectives:

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

Certified Wood

Encourage environmentally responsible forest management.

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

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

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

Energy-Efficiency

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

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

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

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

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

FORWARD. TOGETHER.

Saanich PLANNING

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 CRAWSHAW

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.

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

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

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

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

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

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

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

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

e)

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

WESTBROOK Consulting Ltd.

May 25, 2015 2898.02

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

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:

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

PROPOSED DESIGN

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

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

Roof and Patios

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

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

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

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

Parking Area

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

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

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

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

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

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

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

SUMMARY

We feel the above proposed system meets the intent of Schedule H of Bylaw 7452 and will safely treat, detain, and dispose of runoff from the proposed impervious areas.

If you have any questions or comments regarding the proposed storm water management plan, please contact our office.

Yours truly,

WESTBROOK CONSULTING LTD.

Bruce Crawshaw, P.Eng., LEED AP
Project Manager

H:\PROJECTS\2498 Mt. Doug Snrs Housing\02\Correspondence\150528 SWMP Concept.doc
28.05.2015 1:12 PM

GYE + ASSOCIATES
Consultants in Urban Forestry and Arboriculture

September 29, 2015

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

Dear Peter:

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

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

Assignment:

You have asked me to assess two trees.

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

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

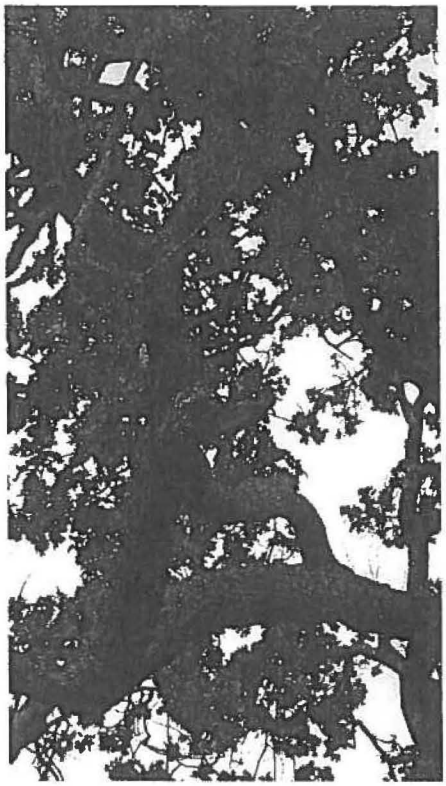
The neighbouring oak at the very back of the property (where you have cleared out the blackberry) needs some of the branch stubs and wounds cleaned up from your ground-keeper's pruning efforts. I recommend you use an ISA certified arborist to do this work. I have forwarded you by email the name and contact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

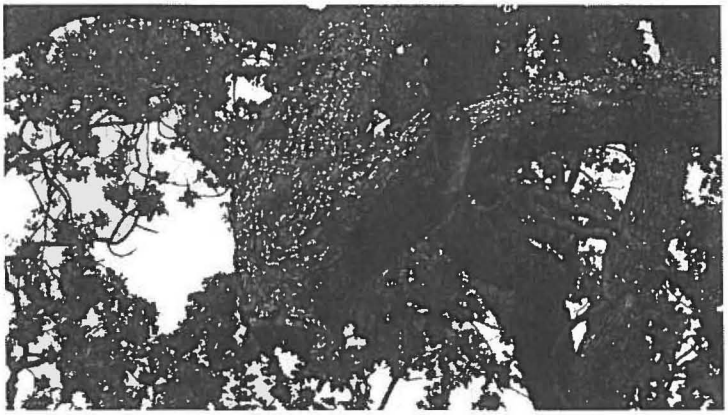
I am appending several pictures to this report to illustrate the points above.

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)





Planning - Fwd: Mt Doug Court Development Application, 1550 Arrow Road

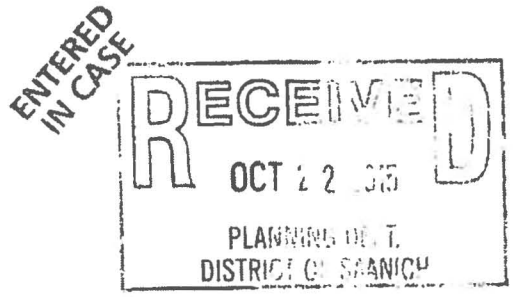
From: Andrea Pickard
To: Planning
Date: 10/22/2015 7:59 AM
Subject: Fwd: Mt Doug Court Development Application, 1550 Arrow Road
Attachments: Saanich REFERRAL, Mt Doug Court.docx

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.



District of Saanich
Current Planning
770 Vernon Ave.
Victoria BC V8X 2W7

t. 250-475-5471
f. 250-475-5430
saanich.ca

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.

District of Saanich
Current Planning
770 Vernon Ave.
Victoria BC V8X 2W7

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f. 250-475-5430
saanich.ca

PLANNING

Comments: *Add additional page(s) if necessary*

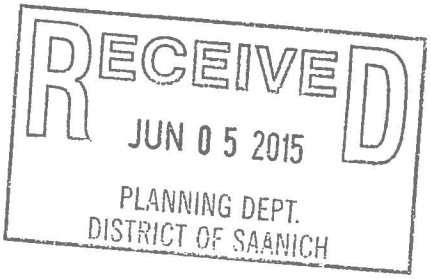
Overall Transit Impact
The proposed site:
- Is located within 400 metres of existing transit service, with the nearest stops located on McKenzie Avenue at Oakwinds Street, and on Cedar Hill Road at Hopesmore Drive.
- Is expected to have a significant impact on existing transit service.

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:

Alison McDonald
Transportation Planner
BC Transit Planning Dept.
Phone: 250-385-2551 ext 5341
Email: alison_mcdonald@bctransit.com



Clerksec - Community Report for 1550 Arrow Public Hearing

From: Arrow Residents <[redacted]>
To: <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.derman@saanic...
Date: 2/14/2017 10:41 PM
Subject: Community Report for 1550 Arrow Public Hearing
Attachments: 1550 Arrow Community Analysis.pdf

Dear Mayor and Council,

As you know there is strong opposition from the surrounding neighbourhood over this rezoning and development application. The primary concerns are the three storey height, the massive increase in density, and the unsuitability of Arrow Road. There is both widespread and local community support for additional low income seniors housing, however, it must reasonably fit in with the surrounding neighbourhood. This application does not fit in.

Whenever Council has asked either the applicant or the Planning department whether this proposal is a good fit for this location, the answer has just been a simple "yes" with no justification at all or any supporting evidence. Our committee has done the research and provided a comprehensive report [attached] showing exactly why this proposal is not supported by the majority of the OCP, GHLAP and SVAP community planning documents.

We would appreciate a response indicating this report has been read.

Thank you for time and consideration,

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

1550 ARROW ROAD

An Analysis of Neighbourhood Impacts

Abstract

Neighbours of Mount Douglas court have raised many issues and concerns about the development proposal. We have performed the extensive analysis shown below.

Arrow Road Advocacy Committee

arrow.residents@gmail.com

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Background

It has been almost two years since this proposal was formally presented by the applicant to a select group of neighbours. After hearing concerns within the community, and wishing to target the larger neighbourhood, a group of interested residents formed a small committee, the Arrow Road Action Committee (the name was later changed to Arrow Road Advocates Committee).

We agreed at the very start that we supported and wished to accommodate the demonstrated need for additional, safe, low-income seniors housing at 1550 Arrow Road, while still maintaining the ambience and lifestyle of our neighbourhood for both local residents and Mount Douglas Court tenants in a building no higher than 2 storeys.

Activities to Date

Over the last two years we have:

- held a neighbourhood meeting with over 65 attendees
- toured Council members through our neighbourhood
- met with Mayor Atwell on several occasions
- created an e-mail distribution list with over 90 addresses
- maintained an up-to-date and current website
- distributed several issues of newsletters to the neighbourhood
- had several meetings with the Gordon Head Residents Association, who also mediated a meeting with the applicant. In September 2016 the GHRA met with both the applicant and ARAC. Following that meeting the GHRA submitted a new report to Saanich Planning which identified specific concerns about the project.
- **prior to the first Committee of the Whole meeting, March 14, 2016 we sent a simple survey to our distribution list and received a 72% response rate, of which 97% of responding residents would not fully support the current application and 93% were opposed to buildings higher than 2 stories**
- conducted in-depth studies and analysis of portions of the rezoning proposal and has researched the suitability of this development for the neighbourhood
- prepared letters of rebuttal regarding the Saanich Planning reports presented at both Committee of the Whole meetings, March 14, 2016, and January 9, 2017.
- following the first Committee of the Whole meeting, March 14, 2016 ARAC has continued to inform the neighbourhood of changes to the development permit and to the original proposal.
- during that time the applicant has held several neighbourhood meetings as well as open houses where surrounding residents continued to voice concerns over the proposed 3 story height and their support for a 2 story building.
- met with Deane Strongitharm, facilitator for the MDSHS several times to clarify numerous changes in the application
- continued to submit concerns, letters and reports to the applicant, Mayor and Council and the Planning Department regarding height, density and potential traffic issues
- encouraged the community to submit letters, e-mails and to make their concerns known to the applicant, Mayor and Council and the Planning Department
- **during January 2017 members of ARAC canvassed the neighbourhood and obtained signatures from 70 immediate neighbours fully supporting a 2 story building. These were submitted to Saanich prior to the more recent Committee of the Whole meeting held on January 9 of this year.**
- compiled this detailed final report prior to the Public Hearing. This report will summarize our previous studies, research and reports that reinforce the suitability of a two story building with factual supporting documentation.

Low Income Housing Analysis

This proposed building will have the most units of seniors low cost housing in Southern Vancouver Island. This huge, oversized facility would be totally surrounded by single-family residential housing.

BC Housing Review

During August 2016, a neighbour of 1550 Arrow Road, Dave Melnick spent some time reviewing the "The Housing Registry" for Zone 8 in Vancouver Island South, Saanich and Victoria published by BC Housing (https://www.bchousing.org/housing-assistance/rental-housing/housing-listings/housing-listings-pdfs)

The following conclusions were derived from this list:

- In Greater Victoria, there are over 3000 units of affordable housing for low-income seniors and adults with disabilities.
- Of that, 497 units are in Saanich, almost one-sixth of the total units in southern Vancouver Island.
- In Saanich East within ½ kilometre radius between Arrow Road and Cedar Hill Cross Rd there are 244 of the 497 units, almost 50% of the total units in Saanich.
- The Arrow Road facility is already the second largest in Saanich with 80 units.
- It is clear that our small area of Saanich east has more than double its fair share for affordable housing.
- **If the rezoning was to go ahead *as-is* with 84 new units, plus the existing 80 units, then it would be the largest facility by 65 units in Saanich.**
- **It would also become the largest facility in all southern Vancouver Island. This huge facility would be out of place, totally surrounded by single family homes in a quiet suburban no-through neighbourhood.**

ARAC comments:

After a further analysis of the data from this list it was clear that of the larger buildings of 55 units or more within Greater Victoria the majority were situated on a major arterial road or adjacent to mixed use neighbourhoods. The one exception found was Kiwanis Manor on Milton Street in Oak Bay with 70 bachelor units and 1 one bedroom. This building was the only one sited on a fully residential street, although it is within a block of the Oak Bay Municipal yard and a religious complex. Kiwanis Manor is 2 and 2 1/2 stories in height. At 71 units this one exception clearly does not compare to the proposed 3 story complex of 164 units at 1550 Arrow Road.

This review of the BC Housing list further supports the view that major arterial roads are the best location for housing of this type. Smaller complexes might be more suitable for areas where there is mixed housing. The proposed development at 164 units would see the largest complex of seniors affordable housing in a fully residential area. **The current 2 story building at 1550 Arrow fits into the neighbourhood, construction of a second building of 2 stories would be a better option.**

Saanich Low-income Seniors Housing Statistics comparison by number of rental units:

The Top Three Low-income Seniors Rental Housing Properties in Saanich renting to ages 55 or older:

Dawson Heights: 99 units (153 residents+/-)
Lot size (Dawson Heights & The Cottages): 5.21 acres (2.1 hectares)
Sponsor: Dawson Heights Housing Ltd. (controlled by Anglican Diocese of BC)

Mt. Doug Court: 80 units (80 residents +/-)
Lot size: 4.13 acres (1.67 hectares)
Sponsor: Mount Douglas Seniors Housing Society (controlled by Anglican Diocese of BC)

Hampton House: 78 units (# of residents unknown)
3333 Seaton St, Saanich, BC
Sponsor: B.C. Housing (controlled by B.C. Government)

Source: http://www.bchousing.org/resources/Housing_Listings/zone8_senior.pdf

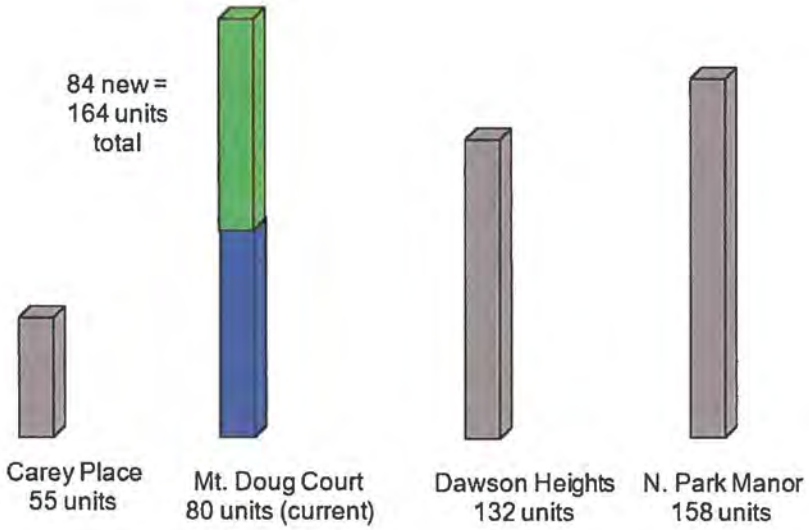
ARAC comments:

The redevelopment of Mt. Douglas Court will add 84 units, immediately making it a denser property than the two parts of the Dawson Heights property that rent to low-income seniors aged 55 and older (that is, Dawson Heights, 3710 Cedar Hill Rd., and The Cottages, 3700 Cedar Hill Rd.) There would be 164 units at Mt. Douglas Court whose lot size is 1.08 acres (0.43 hectares) smaller than Dawson Heights!

Number of Rental Units Comparison Chart

The four vertical bars are low-income seniors housing

Only Mt. Doug Court is fully surrounded by single-family homes



Victoria and Saanich Seniors Rental Housing comparison by location, set-backs and transportation options:

Dawson Heights:

- 3 stories, 132 units
- Corner of Cedar Hill Rd and Cedar Hill Cross Rd
- 18m setback from Cedar Hill Rd (across the street: St. Luke's Church)
- 20m setback from Cedar Hill Cross Rd (across the street: Lutheran Church of the Cross; Victoria Women's Transition 3 story apartment building)
- 77m setback from neighbouring residential properties (houses on Doncaster Dr at much higher elevation)
- Nearest bus stop: a south-bound bus stop is directly in front of the building only a few meters from the driveway.

North Park Manor:

- 16 stories, 158 units
- Corner of North Park St and Quadra St in Victoria
- Across the street: Glad Tidings Pentecostal Church, Four story apartment building, Sands Funeral Chapel, North Park Bicycle Shop, The Yard Sale Store
- Nearest bus stop: less than 40m, on Quadra St, 10m from intersection

Mt. Douglas Court:

- Would have a 104 m setback from Arrow Rd (two houses to the south across the street, three houses to the west)
- Would have a 13.3m setback from Quiver Pl houses (three houses to the west)
- Would have a 17.8m setback from Hopesmore Dr houses (four houses to the north)
- Would have a 23.7m setback from Bel Nor Pl houses (seven houses to the east) and one Arrow Rd house to the east
- 164 apartment units would be fully surrounded by only 20 single-family houses!
- Nearest bus stops: Cedar Hill Rd 330m; McKenzie Ave 340m

ARAC comments:

MDC will have the largest number of units at 164 and be located in a residential neighbourhood, while the two other large comparable rental housing properties are located on major roads with better access to transportation. Bus stop options for residents of 1550 Arrow wishing to travel to downtown are limited to either Garnet Road or Shelbourne Street. The bus stop often cited as a transportation option located on Cedar Hill Road is limited to buses that end their routes at Garnet Road when travelling in a southerly direction (merely 1 bus stop away) or for buses that end their routes at University of Victoria when travelling in a northerly direction. **Buses travelling along Cedar Hill Road do not offer a direct route to downtown Victoria.**

Zoning Comparisons

Rezoning 1550 Arrow Road will result in a uniquely sited property, not only in Gordon Head, but all of Saanich. The following zoning comparisons explore the question of the suitability of this rezoning.

A review of all RA-3 zoned properties situated within Saanich was originally undertaken by ARAC for the Committee of the Whole meeting, March 14, 2016. Looking at 3 story buildings in Saanich currently zoned RA-3 could be considered a justifiable comparable to the proposed 3 story building at 1550 Arrow although the later will be rezoned as a site-specific Comprehensive Development zone. This original review of the RA-3 buildings in Saanich showed that only a small percentage were located on a residential street. The majority of these properties are situated on major or collector roads. **According to the Saanich GIS there are 140 individual addresses with RA-3 zones. Not one address is surrounded on all four sides by single-family homes (RS-zoned), even the six addresses that are on residential roads.**

Of these:

- 80% or 112 addresses are on major roads
- 16% or 22 addresses are on collector roads
- 4% or 6 addresses are on residential roads

ARAC comments:

Rezoning 1550 Arrow Road will result in a uniquely sited property, not only in Gordon Head, but in all of Saanich. Rezoning will also open the redevelopment door for other owners of aging RA-1 & RA-2 properties in Gordon Head's single-family neighbourhoods on residential roads.

This property was originally zoned residential at the time it was acquired by the Anglican Church Women and a rezoning application was submitted in 1969. Since then an entire single-family residential neighbourhood has grown up around the property. **Under the current circumstances, it is unlikely that Saanich would now permit a RA-1, let alone a RA-3, to be built within a fully single-family residential neighbourhood on a residential road. Given the height and density issues, the matter of it being affordable housing should be considered irrelevant in this decision. If it were market housing would it be permitted? Rather, a two-storey building is far more appropriate for the neighbourhood with the currently proposed 13m west, 17.75m north, and 23m east set-backs.**

Wait List

We've been told that prior to Gayle Caryn becoming the manager of Mount Douglas Court in February 2016, there was no wait list for the current building or for the proposed building. In January 2017 it was reported there is a "two year" wait list for Mount Douglas Court in the form of 25 people on the wait list and a turnover of roughly 12 vacancies per year. By comparison, Dawson Heights has a wait list of 75 people, and of course anyone who needs to be on a wait list will be on all wait lists around town until they find a spot. These two wait lists combined doesn't mean there are 100 people (25 + 75) waiting for housing but rather far less. Mount Douglas Court seems to be less popular than other options, perhaps because the units are so small or perhaps because of the hilly topography and distance to amenities. Some of the 25 waiting for Mount Douglas Court may not accept spots when they open up if they have found better options elsewhere in the mean time. How does this level of demand translate into a requirement for 84 new units to be built? What would happen to the economic feasibility of this property if it took four or more years to fill the new building?

Income Qualifications

To qualify to live at Mount Douglas Court individuals must have incomes less than $30,000 per year and couples less than $40,000 per year. Assets and net worth aren't considered. Recently a long time area resident who sold his house on Arrow Rd. for $1,085,000 on June 30th 2016 moved in to Mount Douglas Court. One must wonder how he was able to move in on such short notice when a "two year" waiting list apparently exists, and with such a large sum of cash at his disposal too.

Subsidies

An article from Oct 2015[1] titled "Grant Approved for Affordable Housing for Seniors" mentions: "The capital investments will allow the Victoria Cool-Aid Society to achieve rents at **$375 per month** for the 45 units and cover the operating costs of the building." *This is what we need!* Public/private partnerships that benefit both the tenants *and* the tax payers.

The current proposal for development of 1550 Arrow Road (Mount Douglas Court; MDC) is 100% privately funded. The proponent can charge whatever it wants for rent, and tenants can apply for subsidies. Low income seniors rely on these subsidies to make ends meet, therefore unless the proponent charges very low rents, the tenants will require a subsidy in order to afford to live at MDC and thus the mortgage on the new building will be indirectly paid for by BC Provincial tax payers for the next 30+ years.

A typical income for a low income senior is[2]:

[1] https://www.crd.bc.ca/about/what-we-do/regional-housing/housing-policy-and-programs/regional-housing-trust-fund/2015/10/15/grant-approved-for-affordable-housing-for-seniors, scroll down half way.
[2] http://www.eia.gov.bc.ca/mhr/ss.htm

Old Age Security + Guaranteed Income Supplement + Seniors Supplement = $1,393.42/month = $16,721.04/year

MDC current building rents[3]:

Current rents are $495 bachelor, $600 one bedroom (~$1.25 per sq. ft.)

MDC proposed rents for Phase One development[4]:

Estimated rents 2014: $600 bachelor, $800 one bedroom ($1.56 per sq. ft.)
Estimated rents 2018: $649 bachelor, $865 one bedroom ($1.69 per sq. ft.)

SAFER supplements[5] and calculator[6]:

A single senior with an income of less than $2,223 per month is eligible. Most if not all of the tenants at MDC would be eligible as we have been told the average income is below $17,000.

The rent ceiling is $667 meaning the subsidy maxes out at that point, it does not go up if rents are above this; the tenant pays the extra difference. Assuming an income of $1,393 per month (OAS + GIS + SS):

Current building:
At $495 the subsidy is $68, tenant pays $427 (31% of income)
At $600 the subsidy is $161, tenant pays $439 (32% of income)

New building:
At $600 the subsidy is $161, tenant would pay $439 (32% of income)
At $649 the subsidy is $205, tenant would pay $444 (32% of income)
At $800 the subsidy is $220, tenant would pay $580 (42% of income)
At $865 the subsidy is $220, tenant would pay $645 (46% of income)

What this means:

If the proponent rents bachelor suites at $600, each bachelor suite in the new building would only cost the tenant $12 more than the original building, but would cost BC Housing $93 more. 38 units at $161 subsidy per month = BC Housing could pay up to $6,118/month to tenants of MDC for the next 40 years = up to $2.9 million (ignoring rent increases/inflation).

If the proponent rents one bedroom suites at $800, each suite in the new building would cost tenants $141 more, and BC Housing $59 more. Regardless of what they charge for one bedroom suites (since they are charging above the rent ceiling of $667) BC Housing would be subsidizing up to $220 per month. At 46 units this means BC Housing could pay up to $10,120/month to tenants of MDC for the next 40 years = up to $4.9 million (ignoring rent increases/inflation).

Conclusion:

Up to $7.8 million in subsidies over the next 40 years pays for most of the development costs[7]! Marketing this project as *not requiring Government assistance*[8] is **extremely misleading**. A public/private partnership with an up-front capital investment would be a *far better deal* for taxpayers over the long term than this privately funded proposal. An up-front capital investment could also reduce the density making this project fit in with the surrounding neighbourhood; a win-win scenario.

Revenue, Expenses and Amortization

The current building has 80 units, of which 8 are one bedroom (but one of these is used as the Manager's office and board room = 7 real units) and 72 bachelor units (but one is a guest suite = 71 real units). The revenue generated is:

71 bachelor units at $495 + 7 one bedroom units at $600 = $39,345 per month, or $472,140 per year.

The new building will have 84 units, of which 46 are one bedroom and 38 are bachelor. The revenue generated would be:

[3] http://www.mdshs.net/living/
[4] From slide #21 of PowerPoint presentation to tenants and immediate neighbours March 26, 2015 at Saint Peter's Church.
[5] http://www.bchousing.org/Find/FAQ/SAFER
[6] http://www.bchousing.org/Options/Rental_market/SAFER/Calculator
[7] The proponent, the Saanich news, and the manager of MDC have all indicated multiple times that this is a roughly $10 million development.
[8] http://anglicanfoundation.ca/faq/

38 bachelor units at $600 + 46 one bedroom units at $800 = $59,600 per month, or $715,200 per year.

Or to use the proponent's estimates for 2018, since the building won't be occupied until then:

38 bachelor units at $649 + 46 one bedroom units at $865 = $64,452 per month, or $773,424 per year.

Or to be conservative and use the current rates charged in the existing building.

38 bachelor units at $495 + 46 one bedroom units at $600 = $46,410 per month, or $556,920 per year.

This puts the annual income for this property at between $1,029,060 and $1,245,564.

Subtracting property taxes, insurance, a full time salary for a manager, landscaping expenses, maintenance for the current building and unexpected expenses, it's not hard to imagine $600,000 to $950,000 left to pay off the mortgage for a $10 million expansion.

Why have we been told time and time again that higher density is required to make the project economically viable? It's clear as day that the real priority here is to pack as much density in as possible so the new building can be paid off as quickly as possible allowing the old building to be replaced as quickly as possible. Some of us have spent our life savings to secure 30 year mortgages in order to live in this amazing neighbourhood. Why do we have to pay the price and sacrifice the enjoyment of our properties and neighbourhood to have a high density building built and paid for in 10-20 years when our mortgages won't even be paid off yet?

Collectively there are owners of at least $70 million dollars worth of property living within 250m of MDC who oppose a $10 million three story 80+ unit expansion but are totally accepting of a smaller two story 50-60 unit building. Building 60 units at $8 million, paid for over 20-30 years would be welcomed and applauded and should be easily financial viable based on the calculations above.

Traffic Analysis

The proposed 3 story building will create numerous issues concerning traffic and pedestrians utilizing Arrow Road. 84+ new residents will increase significantly the number of daily trips either by foot or car along a road that is considered by many local residents to be unsafe and inadequate. A 2 storey building on the proposed footprint would reduce the number of anticipated new residents to the area and be a better fit for a residential road already struggling to deal with current traffic numbers.

The Applicant's Traffic Study

The following traffic review was posted on the Anglican Foundation website re 1550 Arrow Road.
http://www.anglicanfoundation.ca/media/1130/1550-arrow-rd-traffic-review-nov-30-2015.pdf

Applicant's study criteria:
For their study, a turning movement traffic count was undertaken by Boulevard Transportation on Arrow Rd at the existing site access during the PM peak hour, between 4:00 PM and 5:00 PM on November 12, 2015. The PM peak hour was reviewed as it is the typically-recurring busiest traffic period on residential roads.

ARAC comments:

Choosing one hour between 4 and 5 pm for a seniors housing complex study is an interesting choice. Pedestrian and vehicular movement is more inclined to be active throughout the daylight hours and not necessarily during this late afternoon time slot more associated with the end of a work day. **The restriction of a one-hour study on one day of the week is hardly an accurate portrayal of the comings and goings of pedestrians and vehicles from the parking lot or an indication of the usual traffic volumes on Arrow Road. From a statistical viewpoint, drawing conclusions from such a low amount of data is dangerous.** Can you really generalize and predict traffic impact on the basis of a one-hour sample? **A serious omission in the study was a lack of acknowledgement of the heavy use of Arrow Road by pedestrians from 1550 Arrow Road as well as the broader neighbourhood. No attempts were made to document pedestrian movement or numbers.**

Applicant's study conclusions and comments:

The applicant made the following conclusions - the existing 80-unit seniors housing complex has 10 peak hour vehicle trips (in and out), compared to 45 total vehicles (two-way) along Arrow Rd east of the site. The proposed increase in units for Phase 1 will result in an estimated increase of site trips of 2.3 times the existing site traffic.
The applicant admitted that Arrow Road had limited sight distance and does not create a comfortable pedestrian environment. Also noted was the fact 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 existing pedestrian easement between the site and Bel Nor Pl (and on to Hopesmore Dr) provides a flatter, safer, and more comfortable connecting route to/from the site and University Heights Centre. The applicant is proposing to widen the easement between 3974 and 3978 Bel Nor Place to provide better pedestrian accommodation and minimize the need to use Arrow Rd as a pedestrian route.

ARAC comments:

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. There will be an additional 84+ residents with their additional vehicles to further strain Arrow Road. 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 this proposal is approved as presented, then the chance of accidents on Arrow Road will be greatly increased and will worsen existing traffic issues.**

The increase of 84+ residents in the new development will also have a substantial increase in the number of pedestrians. The fact is that Arrow Road does not meet even the current safety needs for the neighbourhood. The developer has suggested that residential 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, and the pathway onwards to Hopesmore (to connect to the nearest crosswalk on Cedar Hill) is hilly.

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 traffic review by the applicant also noted that Arrow Road is typical of many other residential roads throughout the District. That being said the other residential roads throughout the District will not be looking at an increase in 84+ new residents using an already unsafe road.**

There will be 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 up to a year.

A Traffic Study from 1993

A Traffic Impact Study was conducted in 1993 by D.W. Engineering for area residents concerned at that time about the proposed development at the corner of Oakwinds Street and McKenzie Ave. The development had been originally designed as an 80 unit residential complex which was later reduced to a 17 unit townhouse complex. This traffic study was extensive and included 4 full days of (mechanical) traffic counts on Arrow Road just west of Cedar Hill Road, as well as other local streets. Both daily and hourly totals were recorded for each direction of traffic flow from Thursday, November 4 through Sunday November 7, 1993. Additional counts were taken during morning and late afternoon hours as well as a licence plate trace (survey) was conducted in order to determine the number of vehicles that use Oakwinds Street as a 'short-cut' between Cedar Hill Road and McKenzie Avenue. **It was concluded in 1993 that approximately 50 vehicles per average week day were using Oakwinds as a short-cut**. Additional traffic counts were also taken on neighbouring streets to be used as a comparison.

While the objective of this study was different than the one conducted for MDSHS it is interesting to note the volume of traffic on Arrow Road in 1993. **The study found that the total daily weekday traffic volume was approximately 750 vehicles per day on Arrow Road just west of Cedar Hill Road. Comparing neighbourhood roads, it was found that Hopesmore Drive had a 550 daily weekday traffic volume.**

This volume has increased significantly in the neighbourhood since that date – many homes now have secondary suites or student boarders increasing the population of the area. Many households have second or third vehicles and traffic in general has increased over the last 20 years. The study concluded that the number of vehicle trips that would be generated by the proposed 17 unit townhouse development would generate approximately 100 total vehicle trips per day (50 entering + 50 exiting). The study also concluded that the additional trips for Arrow Road generated by the 17 unit site would make an increase of 45 weekday daily trips or an increase of 6%.

ARAC comments:

In the current building at 1550 Arrow the eight 1BR units are occupied by couples, and the new building proposes 46 1BR units. Joint income couples (or, potentially, higher income individuals who can afford 1BR units) are more likely to own vehicles than the lower income individuals living in the bachelor units. Going from 72 to 110 bachelor units will increase the number of vehicles to some degree in a linear way following the distribution of current bachelor tenants with vehicles, but not as significantly as the increase from 8 1BR to 54 1BR which would significantly increase the number of vehicles on site.

An increase of 84 units will bring at the minimum double the current number of vehicles, if not more, new vehicles. Using the estimates from the 1993 traffic study if 17 units (many may have more than one vehicle) increased the traffic on Arrow Road by 6% average weekday traffic volumes, then it is a certainty that 84 units at MDC would make a significant increase in the average weekday traffic volumes. In the study undertaken by MDC reviewing only peak hour traffic it was determined that there would be a 10% increase in peak hour traffic on the west leg and a 20% increase in peak hour traffic on the east leg of Arrow Rd.

The 1993 study confirms that Arrow Road sees more traffic on a daily basis that adjacent streets. It was determined almost 25 years ago that at least 6-7% of travel on Arrow was using the route as a short cut to McKenzie these numbers have certainly increased since that date.

There is no doubt that the vehicular traffic as well as pedestrian traffic on Arrow Road has increased since 1993. **Adding more than double the number of vehicles and pedestrians from 1550 Arrow is alarming.**

GHRA response to Current Application:

With regard to the 1550 Arrow Road Application, the Gordon Heard Residents' Association offered the following comments regarding Arrow Road:

- There is a need for non profit and subsidized seniors' housing in Gordon Head. **Adding units to the existing site is appropriate, as long as there are improvements to Arrow Road.**
- Saanich would benefit from additional property tax revenue and social housing at minimal cost to the District. Saanich needs to fund Arrow Road upgrades as a modest contribution to the development, either unilaterally or cost shared with the applicant. **Without off-site sidewalk, cycling, and road upgrades east to Cedar Hill Road, no increases in density should be allowed.**

ARAC comments:

The GHRA supports the position that without up-grades to Arrow no increases in density at 1550 Arrow should be considered. We feel the road needs slight widening to allow two cars to pass each other without driving on the "sidewalk" but only slight widening, because it needs to remain narrow enough so as to not create a higher speed environment. A proper raised sidewalk is required, not just an "extruded curb".

Planning Reports – from Committee of the Whole

Sidewalk improvements:
Statements from the Saanich Engineering Department found in the report dated Feb 18, 2016 prepared by the Saanich Planning Department for the Committee of the Whole referring to traffic and sidewalks on 1550 Arrow Road:

> 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.

ARAC comments:

This portion of the report appears to indicate that this area in the view of the Engineering Department is not in proximity to a Centre or Village and therefore is not currently prioritized for improvement. Although this same argument has been used by the Planning Department – i.e. the proximity to the University Heights Centre is their rationale for the height and

density allowances. How can this work both ways for Saanich – it appears at a glance that these planning documents can be moulded to suit whatever outcome is desired.

Arrow Road options:

The following has been copied from the Supplemental Report dated December 13, 2016 prepared by the Saanich Planning Department for the Committee of the Whole meeting dated Jan 9, 2017 referring to possible options for Arrow Road improvements:

> The matter of Arrow Road was discussed at the May 17, 2016 meeting of the Administrative Traffic Committee (ATC). Three options were reviewed by the Engineering Department ranging from the simplest to more complex improvements from the eastern edge of the subject property to Cedar Hill Road, a distance of approximately 200 - 220 m.
>
> - Option 1 Place an extruded asphalt curb on or near the existing white road edge line, without any road modifications or widening. The cost estimate is $7,000 – $9,000.
> - Option 2 In addition to an extruded asphalt curb, install a raised asphalt sidewalk between existing driveways behind the curb. There would be some widening of the sidewalk where possible, but no road widening. The cost estimate is $40,000 – $50,000.
> - Option 3 Installation of a concrete sidewalk on the north side of Arrow Road, separated where possible. This option includes road widening and the loss of 11 trees. Vegetation and landscaping on the adjacent properties would be significantly impacted. The cost estimate is $200,000 – $250,000.
>
> This Administrative Traffic Committee feedback was provided to the **applicant, who is proposing to provide a contribution of $50,000 to the District of Saanich for Arrow Road improvements.**
> **Staff recommend the Option 2 sidewalk improvements be implemented**. These would be significant pedestrian improvements above the current situation, and would not involve the tree impacts or cost implications of Option 3.

ARAC comments:

There are concerns about Arrow Road and how far MDSHS' offer of $50,000 might go to re-mediate the 'imaginary' sidewalk: $50,000 is not enough to fix that increasingly dangerous roadway and sidewalk. It will remain hilly, uneven, narrow, and treacherous. There are concerns about the significant increase in emergency vehicles and the increased traffic and increased noise from activity at an expanded MDC. There are already serious and growing safety issues just from the use of Arrow Road as a high-speed cut-through between Cedar Hill Road and McKenzie westbound.

Adjustments to Arrow Road should be considered that would allow for a slight widening to allow two cars to pass each other without driving on the "sidewalk". Although, it is important that Arrow Road remains narrow enough to deter higher speeds. A proper raised sidewalk is required, not just an "extruded curb".

Warren Weicker, a member of ARAC has explored an alternate option that might deal with Arrow Road. His "option 4" has been sent to Mayor and Council with supporting documentation including photographs showing less impact to trees and vegetation and creating a more satisfactory sidewalk solution. This option offers a raised sidewalk added off to the side of the road surface so as to free up at least 1m or more where possible to the vehicle surface. **This is something that should be seriously considered when determining any future improvements to Arrow Road.**

Parking Analysis

In the existing building the eight 1BR units are occupied by couples. The new building proposes 46 1BR units. Joint income couples (or, potentially, higher income individuals who can afford 1BR units) are more likely to own vehicles than the lower income individuals living in the bachelor units.

There is currently a wait list for parking spots at the existing building. There are currently 40 parking spots (excluding guest spots) for 80 units; 0.5 stalls per dwelling unit. There are 72 bachelor and 8 1BR units = 10% of units are 1BR.

The expansion proposes 82 parking spots (excluding guests spots) for 164 units. This is the same ratio of 0.5 stalls per dwelling unit, however the breakdown of units is 110 bachelor and 54 1BR = 34% 1BR.

Given the large proportional increase in 1BR units, the higher probability that tenants will have vehicles, the fact that seniors are driving longer these days, and the fact that there's already a waiting list for parking at the existing building, we can conclude that demand for parking will be extremely high and supply will not be adequate for the density proposed. The narrow no-through residential streets in the area cannot handle any spill-over.

Analysis of Official Correspondence: letters submitted to Council

The following is a survey of correspondence submitted to Saanich regarding the rezoning application of 1550 Arrow Road from the agenda packages for the March 14, 2016 and the January 9, 2017 Committee of the Whole meetings. Also included is a survey of speakers heard at both Committee of the Whole meetings.

Date	Source		Approves application	Opposes application
March 2016	CoW Agenda	MDC – tenants	2	
		MDC – board members	3	
		Community Groups	10	
		Neighbours	6	62
		Resides outside neighbourhood	1	
		Approves with objection	1	
March 2016	CoW Speakers	MDC – board members	2	
		Community Groups	4	
		Neighbours	3	11
January 2017	CoW Agenda	MDC – tenants	28	
		Community Groups	4	
		Unknown	3	
		Neighbours		90
January 2017	CoW Speakers	MDC – tenants	2	
		Resides outside neighbourhood	1	
		Neighbours	2	12
		Unknown	2	
		TOTAL:	**74**	**175**

This survey provides a good snapshot of the level of interest and concern that this application has generated in the community. Many community groups submitted correspondence and provided speakers at the last two Committee of the Whole meetings; most of the support that they expressed centered on the need for increased low-cost housing units, with which the neighbourhood has always been in agreement. These community speakers did not address the issue of the height of the building or how it might fit in with the surrounding neighbourhood, rather they just expressed need for this type of housing. Several speakers were from areas outside of the surrounding neighbourhood.

If we look at the number of people who corresponded and spoke and who were also either residing in the neighbourhood or residing at MDC that will provide us with a better indication of the views of the immediate community.

Tallying those numbers, we find:

224 people residing in neighbourhood	49 approve of the application	175 oppose the application
100.00%	21.9% approval	78.1% opposition

This shows there has been consistently strong opposition from the area residents immediately affected by this proposal. It is worth noting, however, that we could not find any opposition to a two storey building with the currently proposed foot-print (14m west set-back, 18m north set-back, 23m east set-back). There was opposition to the use of the "minimum required" set-backs of

original proposal, but since that has been addressed in the second draft, the primary concern of the 78% opposition is the third story, and the associated additional density of a third storey.

Analysis of Compliance with the OCP, GHLAP, and SVAP

In the Minutes of The Committee of The Whole Meeting Held on Monday, January 9, 2017:

"In response to questions from Council, the Acting Director of Planning stated:
- *The recommendation is in compliance with the Official Community Plan, the Gordon Head Local Area Plan and the policies within the draft Shelbourne Valley Action Plan; policies that support affordable and seniors housing and the need for both in the community have been factors in staff's recommendation.*
- *The proposed development is on the periphery of a Major Centre and is adjacent to a residential neighbourhood."*

There are dozens of specific statements in these documents that contradict that claim by the Acting Director of Planning. Putting them all together makes nonsense of his entire claim.

Below we have highlighted every relevant part of the OCP, GHLAP and SVAP, and given each a passing or failing grade to give the reader the full picture.

As for his comment that the development is "***adjacent***" to a residential neighbourhood, this is totally and utterly incorrect. The proposed development is in the centre of — and completely surrounded by — 68 acres of single-family houses.

It is notable how often the notions of (i) preservation of neighbourhood character and (ii) height transition, appear in these documents. Why does Saanich Planning chose to ignore them?

Broadly, our concerns with the proposal are where it is NOT compliant with the OCP, the GHLAP, and the SVAP:

- it is a large, 3-storey, high density, institutional apartment complex placed in the centre of a low rise, residential neighbourhood of single family homes.
- a building of this height and density should only be located in the Valley core (i.e., compliant with "height transitions" illustrated on page 40). See particularly page 15 where the Director of Planning stresses the importance of 'height transitions' as part of the SVAP
- the design is inappropriate to our neighbourhood: out-of-scale, out-of-character, architecturally insensitive to the existing streetscape, and visually intrusive.
- Arrow Road is neither an arterial nor a collector road. In its present inadequate state it has already become a dangerous, high speed, cut-through from Cedar Hill Road to McKenzie Avenue west. It is busy, poorly aligned, badly maintained, narrow and dangerous, with a steep, blind hill, and limited vision. It does not provide a safe and accessible pedestrian environment.
- for seniors, the SVAP specifically advocates the avoidance of hilly topography ... which is exactly that lengthy and dangerous section of Arrow Road between Cedar Hill Road and Mount Douglas Court.

Quotes shown below are text images taken from the official OCP, GHLAP, and SVAP files.

Director of Planning's 2014 Letter on Retention of Character

Dated 2014 May 30 from Sharon Hvozdanski, Director of Planning, to Council, commenting on the SVAP.

She specifically highlights the concept of height transitions in the retention of neighbourhood character ...

2310-20 - 2 - May 30, 2014

- **Integrate seniors' needs** into the Valley community by recognizing the need for good access to public transit and basic support services;
- Foster **sustainable and pedestrian friendly streetscapes** and neighbourhoods;
- Develop an **age friendly environment** with improved accessibility for seniors' and the disabled; and
- **Develop strong and vibrant neighbourhoods** by preserving and enhancing those attributes that define the character of the Valley's adjacent neighbourhoods.

N.B. preservation of neighbourhood character

The determination of appropriate land use and height designations sought to balance the financial viability of redevelopment with the retention of character in established single family neighbourhoods. The Action Plan adopts an approach that transitions height and density from major roads to single family neighbourhoods (See Figure 1).

N.B. importance of height transitions for retention of neighbourhood character

Non-Compliance with the OCP

1.0 Introduction

The Official Community Plan is the principal legislative tool for guiding future growth and change in Saanich. The Plan is an expression of the fundamental values and goals of the community. It establishes directions for achieving a collective vision of what Saanich should be.

✓x?

Establishes community values and goals, and collective vision of Saanich

✓

Figure 1 OCP: Introduction establishes community values and goals, and collective vision of Saanich

Local Area Plans, are developed within the framework of the OCP, and capture issues unique to each neighbourhood within the community. Respecting neighbourhood characteristics and addressing residents' concerns is a way of maintaining the diversity of Saanich. Action Plans address specific issues within a smaller well-defined area, such as a street or transportation corridor. Development Permit Guidelines provide direction on how to design buildings and developments that are sensitive to the existing character of an area, and add to the community through improved streetscapes, pedestrian mobility, and quality green or open spaces. In addition, Development Permit Guidelines can provide guidance on land use issues in and around sensitive ecosystems, and within hazard areas such as flood plains and areas susceptible to wildfires.

the proposal does NOT respect character of the MDC neighbourhood

✗

Figure 2 OCP page 3-4: respecting neighbourhood character and residents' concerns:

4.2.1 Sustainable Land Use

One of the key ways Saanich and the Capital Region have been working towards creating a sustainable region is by adhering to an Urban Containment Boundary that limits urban sprawl. The current Official Community Plan and the Capital Regional District's Regional Growth Strategy note a number of areas in Saanich where additional density should be focused (Map 4). All of the "Centres" and "Villages" noted on this map were selected because the locations were already noted as commercial centres in the existing Official Community Plan, commercial businesses and multiple family buildings already exists in these locations, the locations are better serviced by public transit, and the locations are adjacent to one or more major roadway.

the proposal is NOT in a Centre or a Village ... or on major roadway

✗

Figure 3 OCP page 4-10: location of multifamily buildings on major roadways

Saanich has developed incentives to encourage Built Green and other similar energy-efficient buildings. Incentives include rebates on building permit fees, front-of-the-line service for "green" building permits, design assistance for energy efficiency, assistance in filling out applications for rebates and other government grants/programs, free Energuide assessments and testing, and marketing assistance/ support when selling homes.

applicant has not fully committed to Built Green Gold

✗

Figure 4 OCP page 4-11: encourage Built Green:

Make Connections

Places must be easy to get to by foot, bike and transit, and well integrated both physically and visually with their surroundings so all people can easily move around the community.

MDC location does NOT provide safe/easy pedestrian access

Figure 5 OCP page 4-14: MDC does not provide safe and easy pedestrian access

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Policies

1. Support quality architectural and urban design that:
   - uses local, durable and eco-friendly building materials;
   - works with the topography and protects the natural environment;
   - reflects our west coast setting;
   - enhances a "Sense of Place"
   - respects local history and heritage structures and landscapes;
   - creates pedestrian friendly and safe streets and neighbourhoods;
   - incorporates and supports the use of alternative transportation; and
   - ensures that our community is physically accessible.
2. Encourage the incorporation of building support systems as design features and where appropriate, make them visible to the public (e.g. green roofs, energy and water use monitoring).
3. Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties.

proposed 3-story structure Is completely out-of-character with the neighbourhood

Figure 6 OCP page 4-15: proposal has NO compatibility with character of adjoining properties

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4.2.3 Centres & Villages

Throughout Saanich there are a number of areas of existing commercial and multi-family development serviced by public transit and adjacent to one or more major roadways. These "Centre" and "Village" nodes range in character, size, and level of completeness, but they all have the potential to become walkable centres that meet a variety of resident and neighbourhood needs (Map 4).

By focusing new development in "Centres" and "Villages," Saanich will be better able to meet the objective of becoming a sustainable community, while accommodating new residents and businesses. Keeping the built environment more compact and avoiding building out into rural and environmentally significant lands can also reduce the need for and cost of further extending public infrastructure, and make walking, cycling, and transit more viable.

MDC is not a "walkable centre" for frail or mobility-challenged seniors

Figure 7 OCP page 4-16: MDC is not a walkable centre for frail or mobility-challenged seniors

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General

1. Focus new multiple family residential, commercial, institutional and civic development in Major and Neighbourhood "Centres", as indicated on Map 4.
2. Support developments in "Centres" and "Villages" that:
   - encourage diversity of lifestyle, housing, economic, and cultural opportunities;
   - concentrate the greatest densities of residential and employment activity near the centre or focal area of each Centre/Village and locate lower densities and building heights near the periphery;
   - provide publicly accessible open space that complements the public realm, and create identifiable focal points within each Centre/Village;
   - sets aside land for public open space in the form of natural areas, parks, playgrounds, open air plazas and other assembly and activity spaces;
   - protect and encourage traditional "mainstreet" streetscapes;
   - encourage the integration of residential, commercial, and public land uses both within buildings and between adjacent sites;
   - complement and integrate new development with adjacent existing development;
   - provide for a range of housing options by location, type, price and tenure;
   - support the integration of institutional uses as community focal points to maximize opportunities for accessing essential amenities and services;
   - integrate and support the use of alternative transportation; and
   - account for and mitigate through traffic on major streets and collectors roads.

proposal does NOT integrate with the existing, adjacent neighbourhood of single family homes.

Figure 8 OCP page 4-17: proposal does NOT integrate with the existing, adjacent neighbourhood

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Centres

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 studios & Office (up to 8 storeys)
   - Civic and institutional (generally up to 8 storeys)
   - Commercial and Mixed-Use (generally up to 8 storeys)

proposal is for a tall building: it should be in Major or neighbourhood Centre!

Figure 9 OCP page 4-18: proposal is for a tall building: should be in Major and neighbourhood Centre!

Villages

9. Support the following building types and uses in "Villages":
   - Small lot single family houses (up to 2 storeys)
   - Carriage/coach houses (up to 2 storeys)
   - Town houses (up to 3 storeys)
   - Low-rise residential (3-4 storeys)
   - Mixed-use (commercial/residential) (3-4 storeys)
   - Civic and institutional (generally up to 3 storeys)

3 and 4 storeys should to be in Villages – MDC is NOT!

Figure 10 OCP page 4-19: 3 and 4 storeys should to be in Villages – MDC is NOT!

4.2.4 Neighbourhoods

Saanich is composed of diverse neighbourhoods that provide a range of living environments. For the most part, Saanich neighbourhoods are low density, composed predominantly of single family housing. Multiple family developments within neighbourhoods tend to be located along established transportation routes or adjacent to a significant amenity.

McRae Avenue - looking west

While the majority of future growth in Saanich will be focused on "Centres" and "Villages," residential infill will continue to take place on a limited scale. Successful infill developments must take into consideration the capacity of transportation and underground services to accommodate change and the existing character of neighbourhoods. Maintenance of neighbourhood character is of paramount importance when considering new developments within established areas. Building style, exterior finish, massing, and height, and maintenance of contiguous tree cover, are factors that impact on the ability of a new development to integrate into established neighbourhoods.

maintenance of neighbourhood single-family home character is of *"paramount importance"*

Figure 11 OCP page 4-20: maintenance of neighbourhood single family home character is "paramount"

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1. Foster sustainable and pedestrian and cycling friendly neighbourhoods (Map 6) by:
   - ensuring different travel modes work together (e.g. key transit stops connected to trail network);
   - continuing to improve the cycling and walking network, and end of trip facilities;
   - providing basic commercial services within walking/cycling distance;
   - supporting a range of housing choices, by type tenure and price;
   - ensuring adequate green space, including play areas, meeting places, tree cover and natural areas;
   - continuing to work with BC Transit to improve service;
   - employing appropriate traffic calming techniques.
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.
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. Support institutional land uses that fit with the character of residential neighbourhoods.

MDC's larger institutional land use does NOT fit the character of neighbourhood

Figure 12 OCP page 4-21: MDC's larger institutional land use does NOT fit the character of neighbourhood

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Historically, most institutional uses have been accepted as integral parts of their neighbourhoods. However, because larger institutions can have an impact on adjacent areas, they need to be sensitively integrated with their surroundings. Key elements such as traffic generation, access, lot size, open space, environmental impact, and building scale and design need to be considered in siting institutional buildings, along with an understanding of the proposed use. The redevelopment of institutional lands can also have a significant impact on the community in terms of loss of valued open space and a neighbourhood social focal point.

MDC proposal is insensitive to its neighbourhood: it should be "sensitively integrated with their surroundings"

Figure 13 OCP page 4-23: MDC proposal is insensitive to its neighbourhood: "need for sensitivity"

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1. Review rezoning applications for institutions considering such factors as; intended use, servicing, access, traffic generation, transit routes, lot size, open space, scale, neighbourhood context, accessibility, and environmental impacts.
2. Require institutional uses to locate within the Urban Containment Boundary and outside the ALR, except where they preserve large amounts of land as open space or provide other community amenities.
3. Liaise with the institutional land owners to address operational and neighbourhood concerns, as required.

fails to address neighbours' concern about traffic, scale, neighbourhood context

Figure 14 OCP page 4-23: fails to address neighbours' concern about traffic, scale, neighbourhood context

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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 the conventional system), pathways and entranceways to buildings.

MDC does NOT provide safe pedestrian access

Figure 15 OCP page 4-28: MDC does NOT provide safe pedestrian access

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Walking and Cycling

6. Encourage and support non-vehicular transportation by providing a safe, interconnected, accessible and visually appealing cycling and walking network.
7. Require that new sidewalks be separated from the pavement by a curb and boulevard, except where implementation is considered impractical because of natural topography, inadequate right-of-way, boulevard trees, or open ditches.

MDC features unsafe sidewalks on Arrow east

Figure 16 OCP page 4-28: MDC features unsafe sidewalks on Arrow east

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30. Consider alternative road designs where appropriate to retain neighbourhood character and protect environmental features.
31. Utilise Transportation Demand Management (TDM) strategies and other appropriate traffic calming techniques, to address speeding, safety concerns and short-cutting through neighbourhoods.
32. Monitor the effectiveness of the Truck Route Bylaw to minimize the intrusion of truck traffic through neighbourhoods, and develop measures to mitigate the impact of Truck Route traffic, where necessary.
33. Ensure that transportation links allow for efficient disaster/emergency response routes throughout the municipality and region.

proposal fails to address speeding, safety, short-cutting, truck traffic

Figure 17 OCP page 4-30: proposal fails to address speeding, safety, short cutting, truck traffic

---

Community Values

- Protection of agricultural land for current and future generations.
- Access to a safe and nutritious food supply, at reasonable cost.
- Opportunities for local food production in both rural and urban areas.
- A variety of housing, offering a choice of location, type, tenure, and cost.
- Respect for the character of existing neighbourhoods.
- Enhanced access to and opportunities for employment.
- A safe, inclusive, and healthy community.
- Effective emergency preparedness, prevention, and response.
- Access to a variety of natural and organised recreational opportunities.
- Enhanced connection with nature.

proposal offers NO respect for character of existing neighbourhood

Figure 18 OCP page 5-3: proposal offers NO respect for character of existing neighbourhood

---

While the majority of future growth in Saanich will be focused in "Centres" and "Villages," residential infill in neighbourhoods will continue to take place on a limited scale. When considering new development within established areas, acknowledging neighbourhood character is important. Building style, exterior finish, massing, and height, as well as tree preservation and infrastructure capacity, are factors that affect effective integration. It is also important to recognize that new approaches and styles can enhance neighbourhood vitality.

proposal fails to acknowledge neighbourhood character

Figure 19 OCP page 5-7: proposal fails to acknowledge neighbourhood character

---

Multi-Family Housing

1. Focus new multi-family development in "Centres" and "Villages" (Map 4).
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.

Two-Family Housing

3. Evaluate zoning applications for two-family dwellings on the basis of neighbourhood context, lot size, building scale and design, access, and parking.

fails to acknowledge neighbourhood context, size, scale, traffic/pedestrian impact

Figure 20 OCP page 5-8: fails to acknowledge neighbourhood context, size, scale, traffic/pedestrian impact

---

Senior's and Special Needs Housing

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

seniors housing should be in Centres, Villages and Neighbourhoods

Figure 21 OCP page 5-9: seniors housing should be in Centres, Villages and Neighbourhoods

---

Community Values

- Opportunities for residents of all ethnic and cultural backgrounds, income levels, abilities, and genders to participate in community life.
- A physically accessible community.

pedestrian access via Arrow to MDC is dangerous for those with mobility challenges

Figure 22 OCP page 5-12: pedestrian access via Arrow to MDC is dangerous for those with mobility challenges

---

For effective involvement, residents need to have access to information of concern or interest so they can anticipate and respond in a considered way. Saanich typically augments its legislated consultation obligations using a variety of techniques such as newsletters, the internet, media articles and advertisements, informational materials, and reports. The municipal web site has become a major source and means of conveying information. Depending on the project, additional consultation opportunities frequently include public meetings, workshops, open houses, focus groups, and citizen surveys. Development applicants are encouraged to consult with the public before the public hearing stage. The value of mutual trust between the public, developer, Council and staff cannot be overemphasized, as everyone can profit from open dialogue and education.

so-called "consultation" process was a case study in how NOT to develop trust with any community

Figure 23 OCP page 5-13: so-called "consultation" was a case study in how NOT to develop trust with the community

---

9. Encourage applicants with development proposals to hold public information meetings before plans are submitted for statutory review and public hearings, and to inform and consult with area residents and other stakeholders.

Planning worked with applicant on detailed design before any neighbourhood consultation!

Figure 24 OCP page 5-14: Planning worked with applicant on detailed design before any neighbourhood consultation!

Community Values

- Relevant, viable and effective policies to guide development and inform residents.
- Maintaining the intent and integrity of the Official Community Plan (OCP).

proposal defies the intent and integrity of the OCP

Figure 25 OCP page 7-13: proposal defies the intent and integrity of the OCP

---

4. Develop an amenity contribution policy, considering the inclusion of, but not limited to, the following amenities:
   - Affordable housing units;
   - Privately owned, publicly accessible open space;
   - Public art;
   - Floor space designated for non-profit arts activities;
   - Contributions towards the enhancement of natural areas, public recreation facilities & green/open space;
   - Contributions towards street and boulevard enhancements, including street furniture and decorative lighting;
   - Daycare facilities;
   - Preservation of heritage structures or features;
   - Transit-oriented development;
   - Green construction, green roofs, energy conservation, reduced carbon footprint;
   - Underground or concealed parking;
   - Bicycle facilities; and
   - Public safety improvements (e.g. school crossings).
5. When considering applications for "Official Community Plan" amendments require concurrent rezoning applications.
6. Consider varying development control bylaws where the variance would contribute to a more appropriate site development having regard for the impact on adjoining lands.

proposal has inappropriate impact on adjacent properties

Figure 26 OCP page 7-5: proposal has inappropriate impact on adjacent properties

Non-Compliance with the GHLAP

5.0 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 the surrounding houses.

Housing in Gordon Head is predominantly single family dwellings, although there is some multi-family housing, located mostly south of Feltham Road. The minimum parcel

Gordon Head is a single-family home area

Figure 27 GHLAP p10: Gordon Head is a single-family home area

---

The quality of the built environment is important to the natural environment in terms of neighbourhood character. Gordon Head is essentially a suburban residential neighbourhood bordered by rural, agricultural lands and park on the west, a major institutional use to the east, a major road to the south, and coastal waters to the north. Building scale and design, landscaping, and street improvements should reflect the character of individual neighbourhoods. Views to Mount Douglas and the coastal waters should be retained. Part of the process of maintaining community character is preserving significant trees. A special committee of Council has identified significant trees on private and public land. The trees within Gordon Head are listed in Appendix C.

Monster houses and illegal suites were raised by a number of residents and the Community Association as issues of concern. The issue of illegal suites has municipal-wide implications and is best addressed by the General Plan. The question of monster houses is related to zoning and the permitted dwelling size as well as design and aesthetics. Any neighbourhood where monster houses are considered to be a problem, related to zoning regulations, can request Council to initiate a zoning review on a specified area. It must be recognized that design and aesthetic issues for single family dwellings cannot be addressed.

MDC building scale does NOT reflect the character of its neighbourhood

Figure 28GHLAP p14: MDC building scale does NOT reflect the character of its neighbourhood

---

5.1	Maintain single family housing as the principle form of development.
5.2	Support applications to remove the parcels shown on Map 5.3 from the Agricultural Land Reserve.
5.3	Consider applications to rezone to permit subdivision having due regard for the prevalent lot size in the area, site specific tree location information, and preservation of environmentally significant areas.
5.4	Consider rezoning for multi-family housing use, parcels not identified on Map 5.2, only where significantly more community amenities are provided than would be the case with traditional single family subdivision. Amenities could include, but are not limited to open space preservation, protection of vegetation and natural features, enhanced pedestrian circulation, and/or innovation in housing form.
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.
5.6	Evaluate the need for Greenway links and pedestrian access when reviewing subdivision and rezoning applications and require dedication where appropriate.
5.7	Ensure new residential subdivisions respect environmental sensitivities within adjacent municipal parks through consideration of lot size, setbacks, building height, tree retention, and servicing.
5.8	Consider rezoning for seniors housing a portion of the land owned by the Catholic Diocese fronting Gordon Head Road.
5.9	Consider rezoning residential neighbourhoods where the majority of residents petition for change to address neighbourhood issues such as monster houses.

MDC redevelopment does NOT respect the scale of adjacent properties

Figure 29 GHLAP p17:MDC redevelopments does NOT respect the scale of adjacent properties

---

POLICIES

7.1	Consider institutional uses only where the vehicular access is to and from a major road or collector street.
7.2	Consider the proximity to commercial and recreational uses and public transit when rezoning for residential care facilities.
7.3	Require that site design, building scale, and landscaping for institutions respect neighbourhood character and the natural environment.

institutions only on major or collector; respect neighbourhood design and scale

Figure 30 GHLAP p24: institutions only on major or collector; respect neighbourhood design and scale

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9.0 TRANSPORTATION AND CIRCULATION

Goal: A safe, efficient, convenient and environmentally sensitive mobility network, that balances motor vehicle, pedestrian and cyclists needs without undue disruption of residential areas.

Road Network

The road circulation system is well established in Gordon Head with a clear hierarchy of major, collector and residential roads. Within this framework there is a strong desire to increase the pedestrian focus and thereby create a more people-friendly community.

Sustainable community concepts promote reduction in automobile use, and increased use of transit, bicycles and pedestrian facilities. Through streets are needed to meet these goals, particularly for transit use. Given, that the road network is well established (Map 9.1), connecting roads for vehicular and transit use is not a major issue and the remaining opportunities should be considered relative to neighbourhood input. The ability to provide access to cyclists and pedestrians, on the other hand, is paramount.

Pedestrian Access

Pedestrian access in Gordon Head is fragmented, in that not all major and collector streets meet the municipal standard of a sidewalk on one side of collector streets and on both sides of major roads. The provision of safe walking places is an issue that is being addressed gradually through the Capital Works Program. Map 9.2 identifies existing sidewalks and locations where construction is required to complete sidewalk connections, as well as areas where pedestrian links should be acquired at the time of subdivision. Map 9.3 illustrates existing walkway connections between residential streets and out to collector streets or major roads.

There is also a strong desire that the walking environment be as people friendly as possible. This relates to the protection of naturalized streetscapes, the enhancement of rights-of-way through boulevard improvement programs and the provision of new pedestrian ways. It is essential however, that the meaning of the term "improvements" is clearly understood before construction takes place to ensure that the character of the street is not altered through the replacement of "natural hedgerow" by grassed boulevards and street trees.

MDC location is not people-friendly, and has very poor pedestrian access

Figure 31 GHLAP p34: MDC location is not people-friendly, and has very poor pedestrian access

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Traffic Calming

The major road and collector street system in Gordon Head creates residential neighbourhoods serviced, for the most part, by crescents and cul-de-sacs. This development pattern was based on transportation and planning concepts which focused on moving the automobile in the most efficient way possible, and creating small enclave residential neighbourhoods. This street pattern contributes to the liveability within

way to view the street based on an integrated approach that includes a wide range of transportation, social and environmental objectives. Major roads and collector streets and through residential streets, such as San Pedro, are most impacted by concerns of speed and traffic volume and the influence on the neighbourhood. Application of solutions from the tool-kit of traffic calming techniques may be appropriate in some locations within Gordon Head. Work on traffic calming issues is relative to the need, the resources available and the larger municipal context.

MDC location needs some major traffic calming

Figure 32 GHLAP p38: MDC location needs some major traffic calming

9.4	Recognize the social and environmental benefits of traffic calming as an alternative to traditional transportation planning that caters predominantly to the motor vehicle.
9.5	Undertake a traffic calming study where high traffic volumes, excessive speed, and/or short-cutting traffic impacts on the safety, liveability and character of the neighbourhood relative to other traffic calming needs within the municipality.

need for study of traffic calming

Figure 33 GHLAP p39: need for study of traffic calming

Streetscape Protection

The visual perception of a street is created by a variety of factors, including conditions of road edges, provision of sidewalks, natural or landscaped boulevards, tree canopies and traffic related criteria. Streets worthy of streetscape protection were identified in the previous plan and implementation was expected to be part of any road upgrading project.

Road upgrading may include consideration of additional lanes, curb alignment, location of sidewalks, bicycle lanes and on street parking, all of which impacts the perception of activities within the street. The streets identified for streetscape protection would be subject to special design consideration within the right-of-way.

Streetscapes are, however, much more than what exists within the right-of-way. Building setbacks, trees, lot width, and building scale and mass influence the perception of a street. Streetscape protection criteria should be prepared and applied to designated streets whenever subdivision, rezoning or any public works are contemplated.

proposal implies the future destruction of the Arrow streetscape because of new buildings' scale/mass

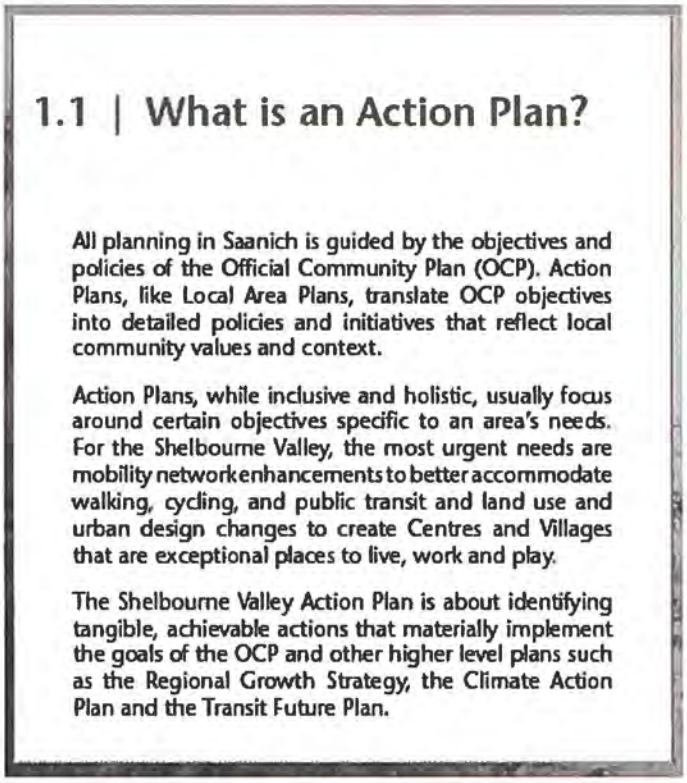
Figure 34 GHLAP p39: proposal implies the future destruction of the Arrow streetscape because of building scale/mass

9.7	Require that new sidewalks are separated from the pavement by a curb and boulevard, except where implementation is considered impractical because of natural topography, inadequate right-of-way, boulevard trees or open ditches.
9.8	Assign a high priority within the public works program to complete the high priority footpaths shown on Map 9.2.
9.9	Designate the route from Lambrick Park to Mt. Douglas Park as part of the Regional Trail system as shown on Map 9.2.
9.10	Any design and construction work within a designated Streetscape Protection right-of-way should be undertaken in accordance with the Gordon Head Action Plan: Greenways, Bikeways and Pedestrian Mobility.
9.11	Designate the streets identified on Map 9.1 for streetscape protection and review any planned engineering work through the Inter-Disciplinary Committee.
9.12	Carefully evaluate the aesthetic, environmental value, and character of the streetscape when considering plans for proposed road and intersection upgrading and utility installations.

fails to address Arrow sidewalks and streetscape

Figure 35 GHLAP p42: need to address Arrow sidewalks and streetscape

Non-Compliance with the SVAP



1.1 | What is an Action Plan?

All planning in Saanich is guided by the objectives and policies of the Official Community Plan (OCP). Action Plans, like Local Area Plans, translate OCP objectives into detailed policies and initiatives that reflect local community values and context.

Action Plans, while inclusive and holistic, usually focus around certain objectives specific to an area's needs. For the Shelbourne Valley, the most urgent needs are mobility network enhancements to better accommodate walking, cycling, and public transit and land use and urban design changes to create Centres and Villages that are exceptional places to live, work and play.

The Shelbourne Valley Action Plan is about identifying tangible, achievable actions that materially implement the goals of the OCP and other higher level plans such as the Regional Growth Strategy, the Climate Action Plan and the Transit Future Plan.

While the SVAP is still a "draft" it is important because it reflects local values. A lot of time and effort has been put into drafting the SVAP.

It is our opinion that it is well written, easy to understand, and reflects the values of area residents, therefore it is popular in our community.

Even though it hasn't been adopted yet, it's the future of the area and therefore should be respected.

Figure 36 SVAP p8: proposal does not reflect MDC's local community values and context

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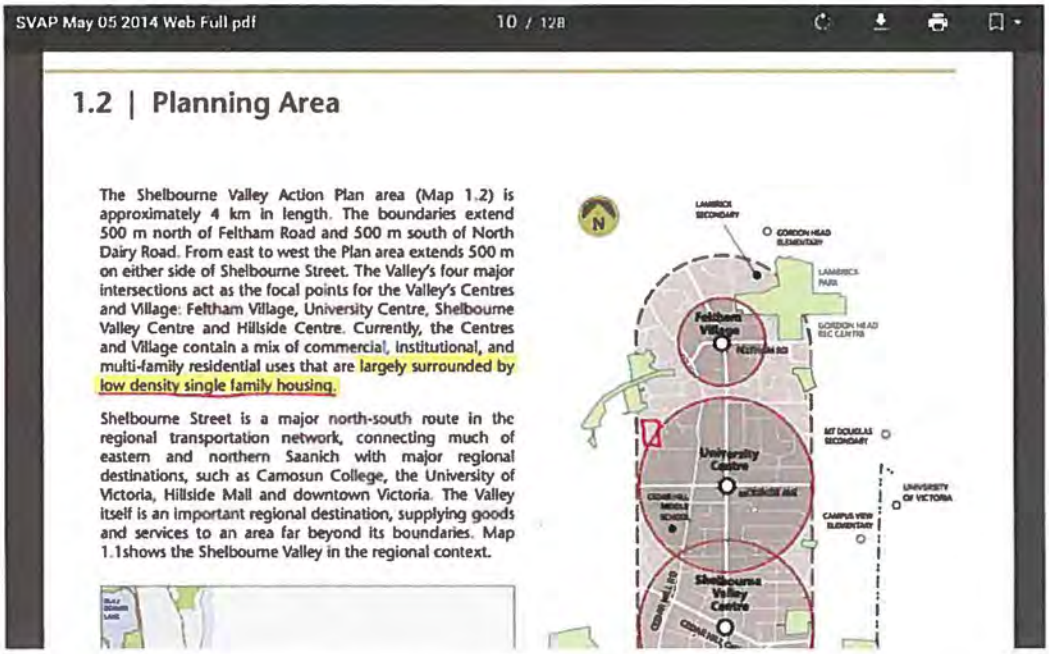
MDC is NOT in an area designated as 'urban'

Figure 37 SVAP p10: MDC area is NOT designated as urban



Centres are largely surrounded by low density single family housing, including the MDC area which is on the outskirts of the boundary (highlighted in red).

Figure 38 SVAP p10: MDC is in an area surrounded by low density housing

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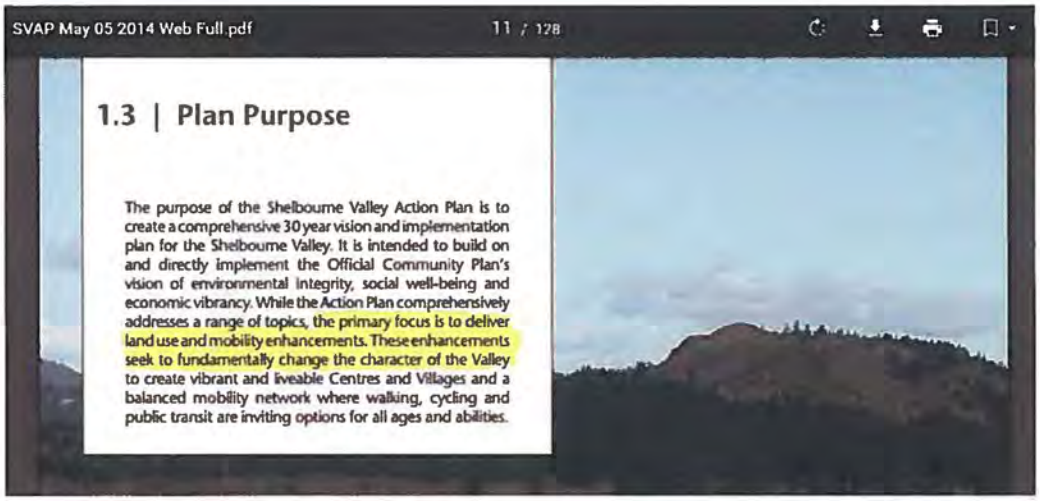

We realize the character of the Shelbourne Valley will change over time, which is why we are willing to compromise on a reasonable height and reasonable density

Figure 39 SVAP p11: neighbours willing to compromise on reasonable height and density

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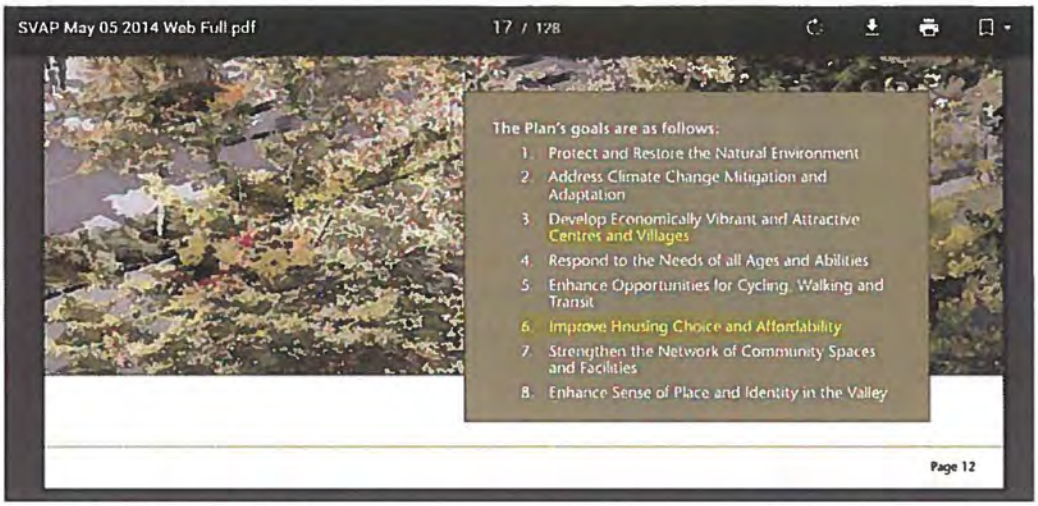
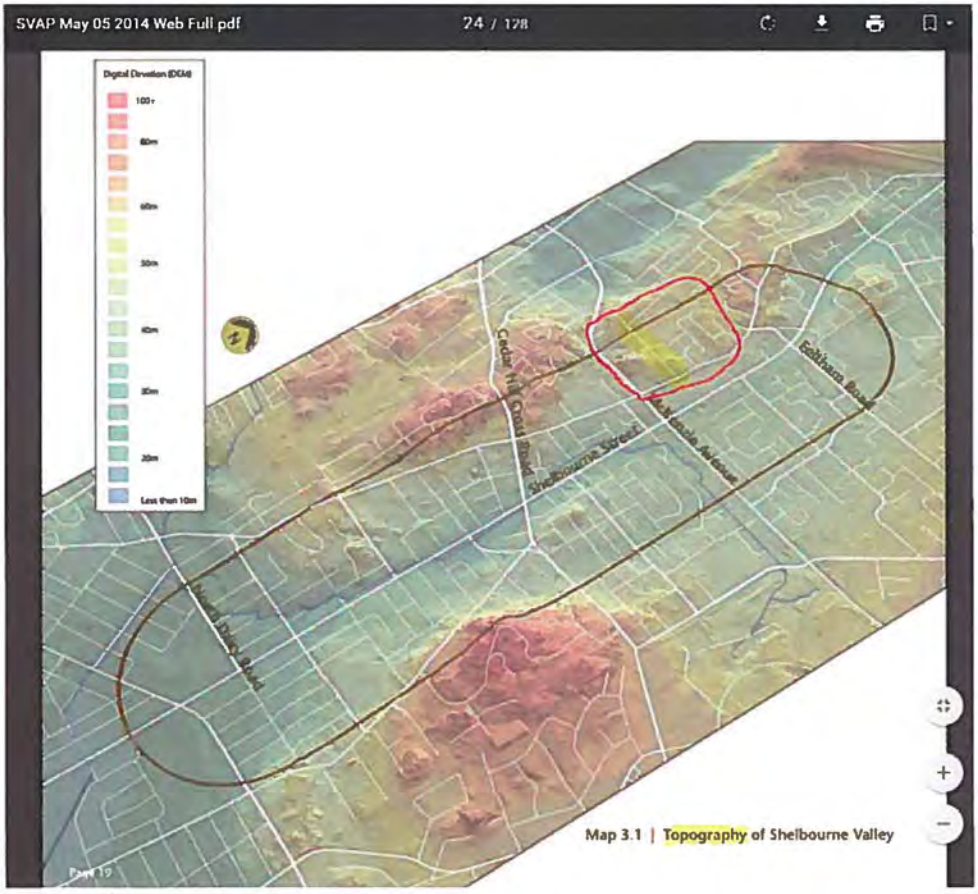


1. A primary goal of SVAP is to focus development on centres and villages and along the spine of the corridor

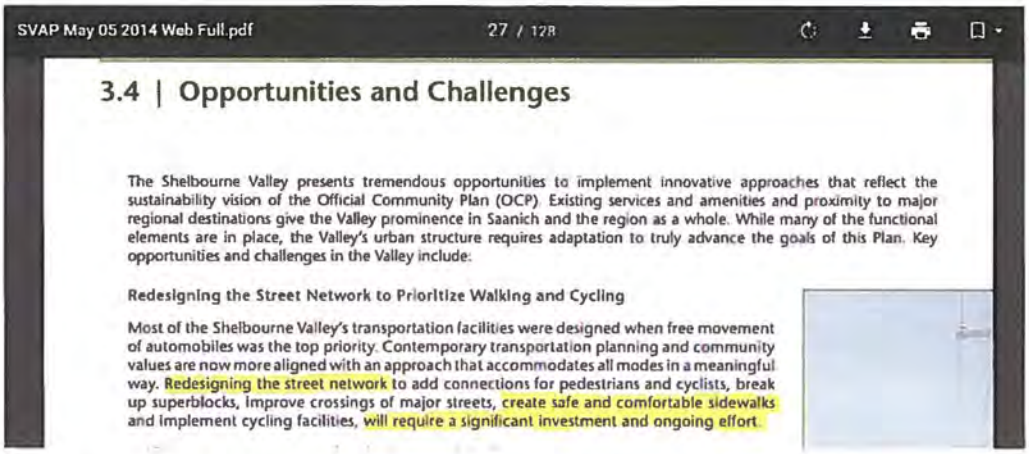
2. A goal of SVAP is to improve housing choice and affordability

Figure 40 SVAP p17: SVAP focuses development on centres and villages: MDC is NOT in either.



The north-west section of the Shelbourne Valley area is hilly topography

Figure 41 SVAP p24: MDC is on hilly topography! Residences for seniors should NOT be there.



Arrow Road is unsafe

Figure 42 SVAP p27: there is no commitment to upgrade Arrow Road for safety reasons

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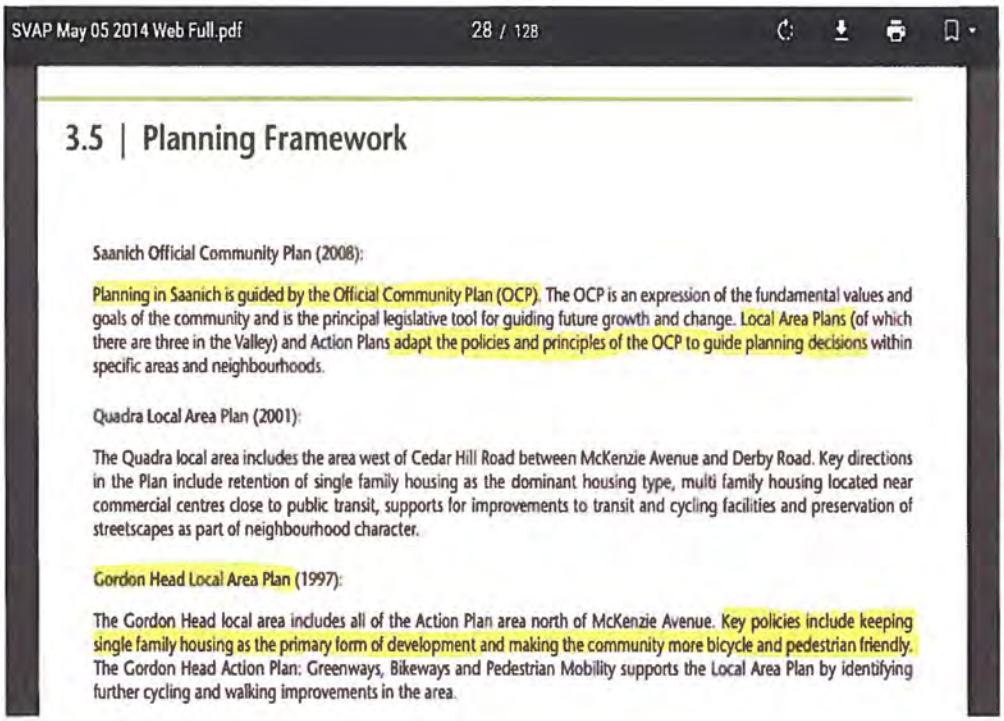
D. Provide gradual transitions of height and density with the apex near the core of each Centre and Village transitioning to the lowest height and density at the periphery

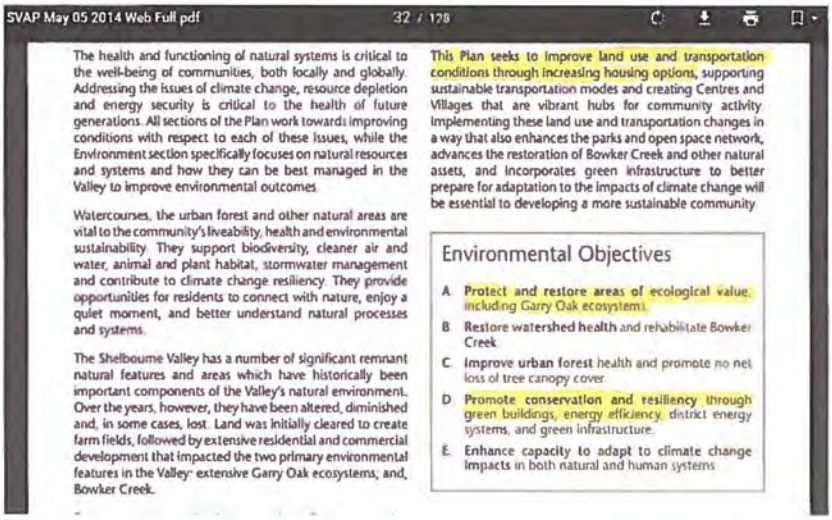
Proposal is NOT in compliance

Figure 43:SVAP p35: height transitions



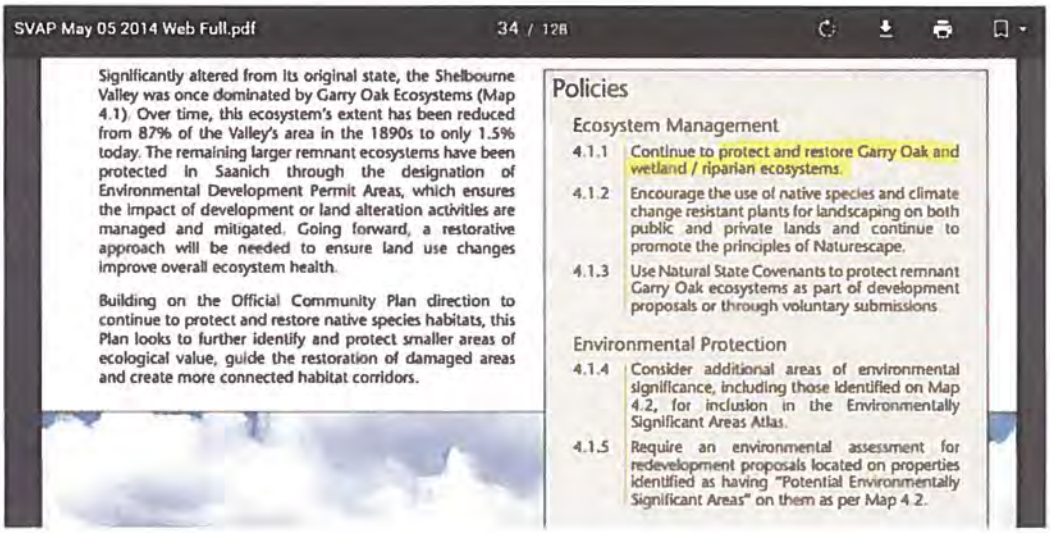
1. As shown above in our analysis of the OCP, the Planning Department did not look at the OCP for guidance when working with the applicant ✘
2. GHLAP and SVAP need to guide this decision.
3. While GHLAP may be considered dated, it is the current plan for the area that we've all chosen to live in. Many of us made decisions to put down roots here because the primary form of development is single family housing. People who have paid $600,000 to $1,200,000 for their houses don't want to or might not be able to sell them and move to another area of town if the neighbourhood becomes a high-density ghetto. ✘

Figure 44 SVAP p28: the applicant and Saanich Planning continue to ignore the OCP, GHLAP, SVAP



1. Another broad generic statement. ✓
2. Has an environmental impact study been done on Bow Park? It's only 36m away from the north west corner of MDC. The entire north side of MDC is a pond in the winter, meaning this area is the lowest point in the area and the ground water table is high; if a building with perimeter drains is placed at the low point will the water table drain off and cause parts of Bow Park to dry out? ?
Council has repeatedly asked the proponent to commit to a high efficiency standard but they have not committed. This should be a requirement. ✖

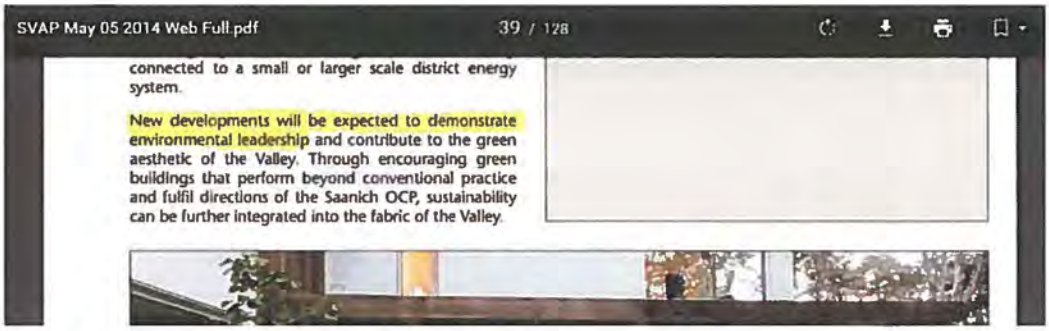
Figure 45 SVAP p32: have environmental concerns been adequately addressed?



Will the Bow Park wetland ecosystem be protected? A lot of ducks live on the MDC pond in winter.

?

Figure 46 SVAP p34:is there adequate protection for Bow Park, etc?



This development certainly does not "*lead*"

Figure 47 SVAP p39: environmental leadership lacking in MDC proposal

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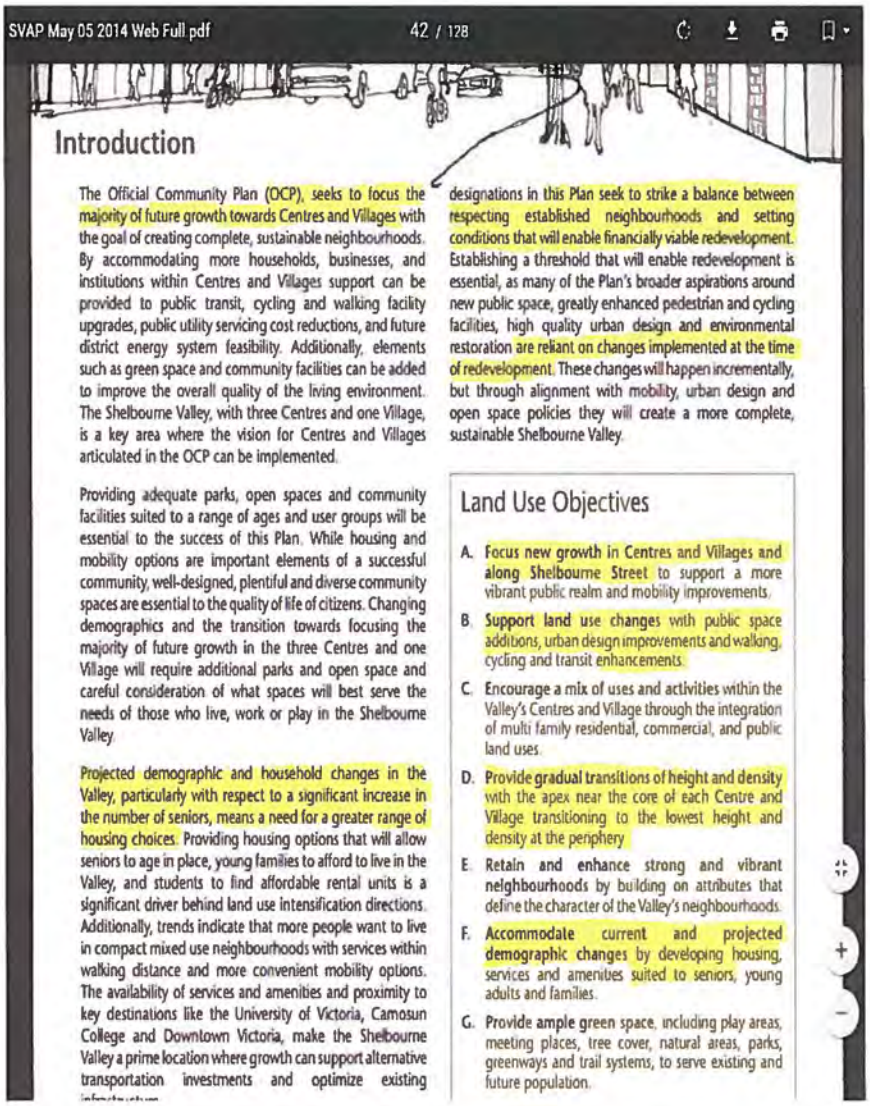

Focus majority of growth towards centres. MDC is on the periphery. The eastern border of the property is 380m from Shelbourne. The western border is 470m from Shelbourne. ✘

1. This is a very broad statement: range of housing choices is obviously needed. ✓
2. This development does not strike a balance. We tried to strike a balance from the get-go but perhaps we should have taken a NIMBY position then compromised later in the process. ✘
3. A development of this massive scale would rely on significant Arrow Road improvements implemented at the time of redevelopment. Current proposed changes fall short. ✘
4. Focus grown in Centres. ✘
5. No significant public improvements are proposed. Adding more housing in-itself is not a valid improvement, it does not benefit anyone else in the neighbourhood. ✘
6. Gradual transitions with lowest height at periphery: MDC is at the very boundary of the periphery, this should be the lowest heights. Three stories at approximately 30' high is significantly higher that the surroundings and higher than some of the current buildings in the core. ✘
7. The SVAP - through this very generic statement to "accommodate seniors" - would support adding more seniors' housing. ✓

Figure 48 SVAP p42: inappropriate location, out-of-scale, wrong height transition

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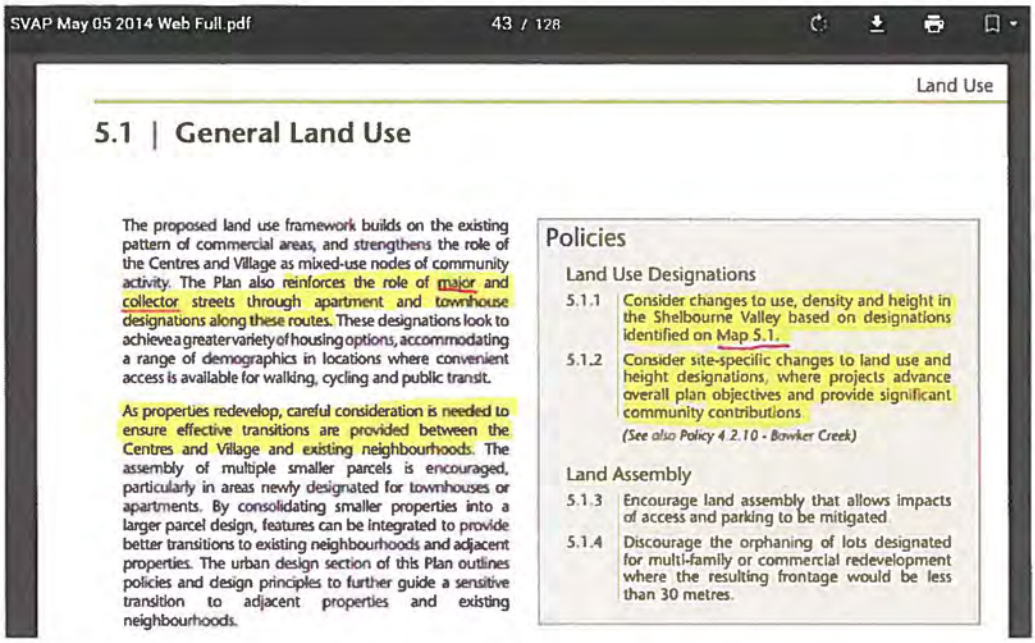

1. Arrow Road is not major or collector, it is residential. ✖
2. Careful consideration is needed to ensure effective transitions. How is three stories at the rear of a property towering over the back yards of neighbours an effective transition? ✖
3. See next image, SVAP Map 5.1 ✖
4. Site specific changes can be *considered* when a community contribution is made, but should not be "a given." Rezoning affects a lot of people in a lot of ways; it's a privilege — not a right.

Figure 49 SVAP p43: not on Major or Collector; height transition inappropriate

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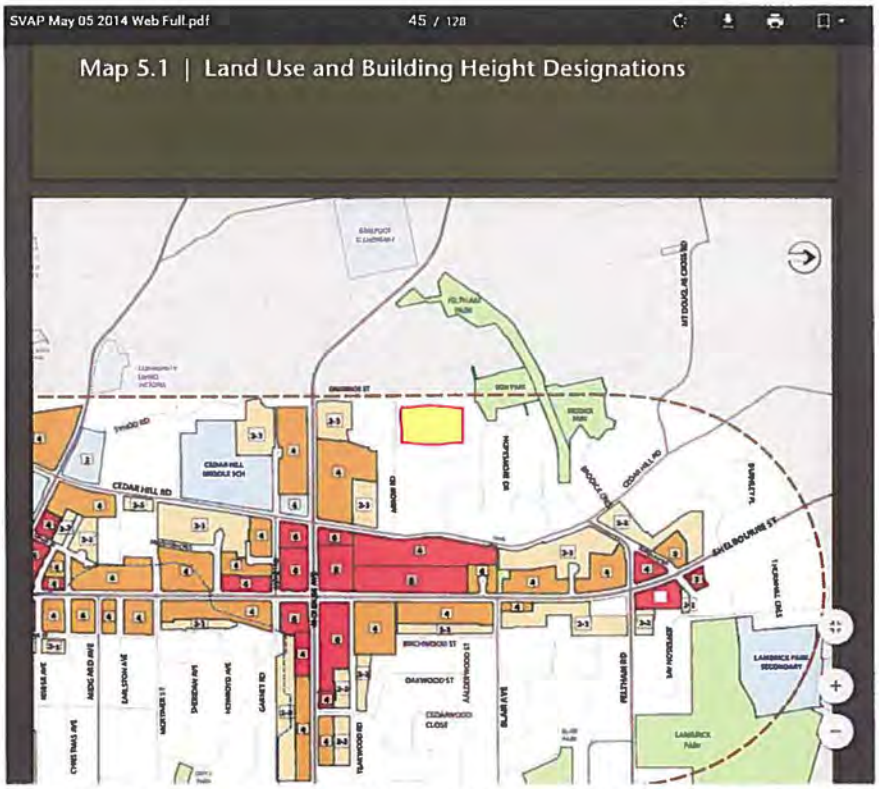

The MDC property is highlighted on the map: it is not an area designated to be more than 2 stories.

Figure 50 SVAP p45: area around MDC is NOT designated for more than 2 stories

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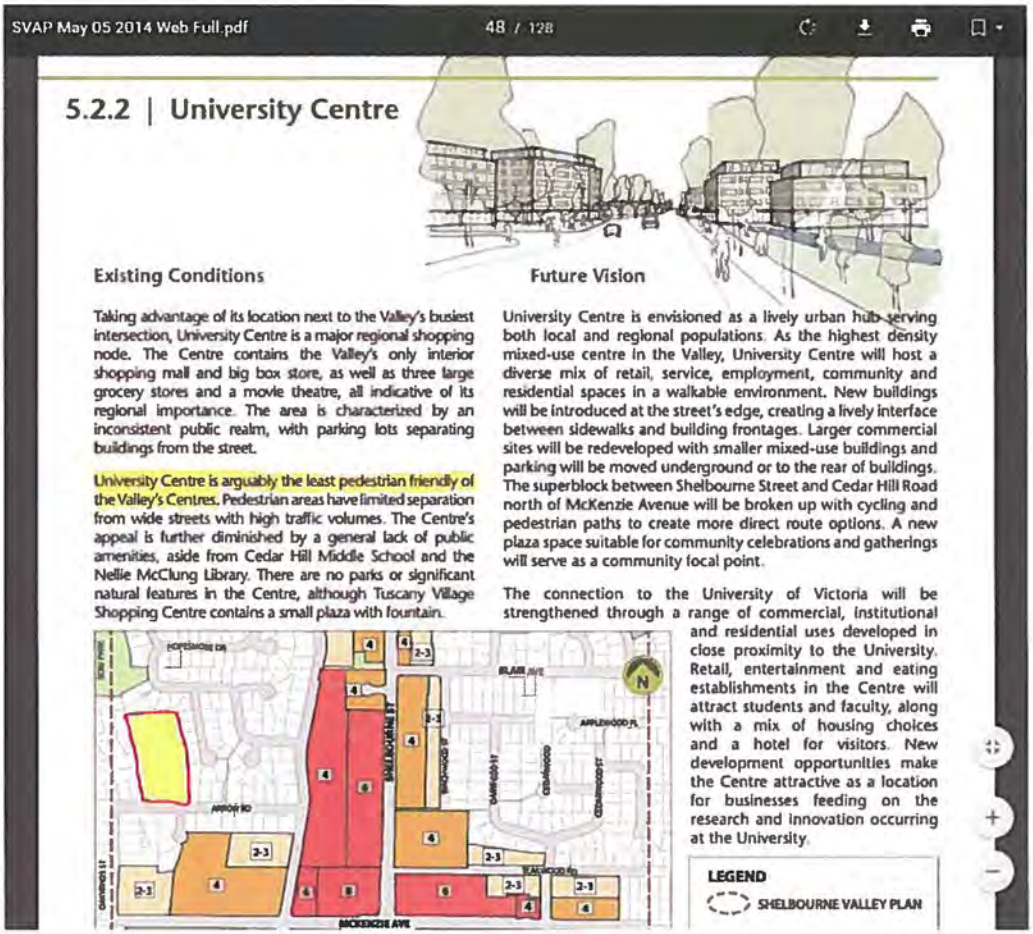
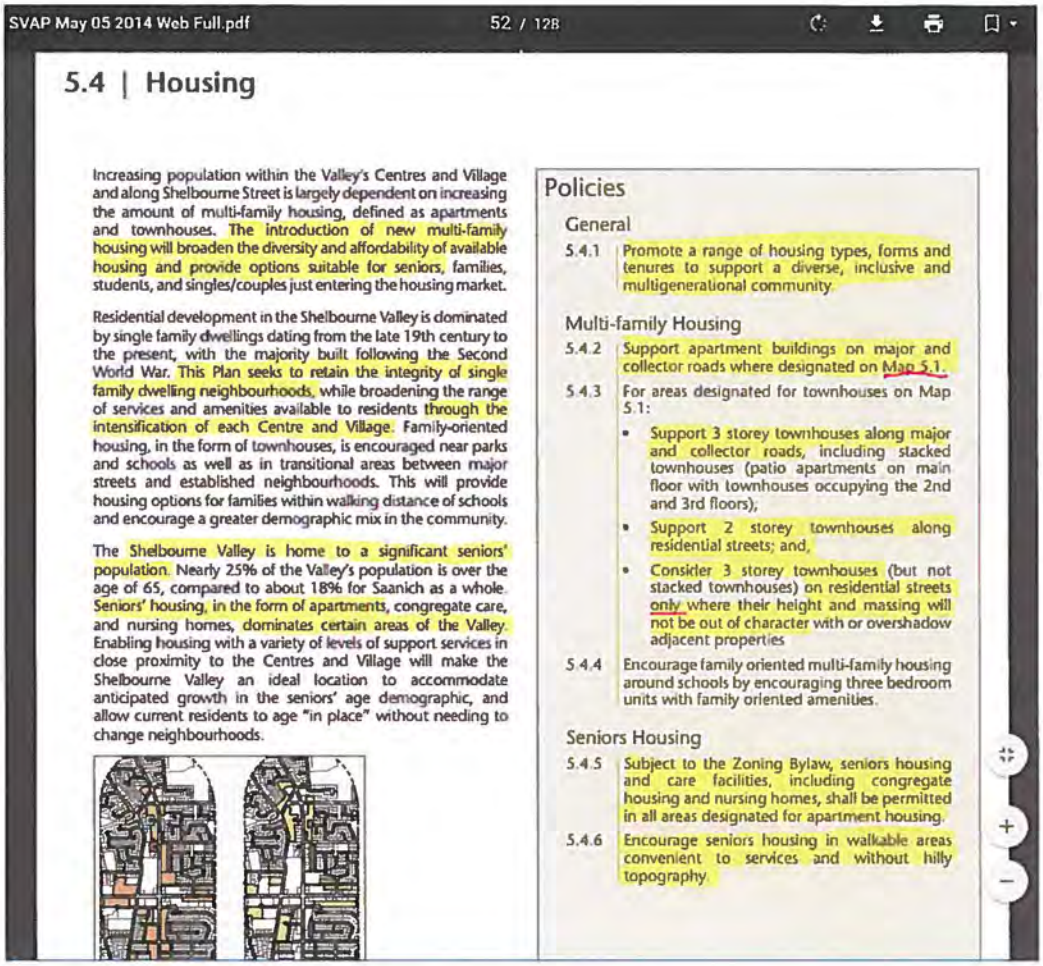


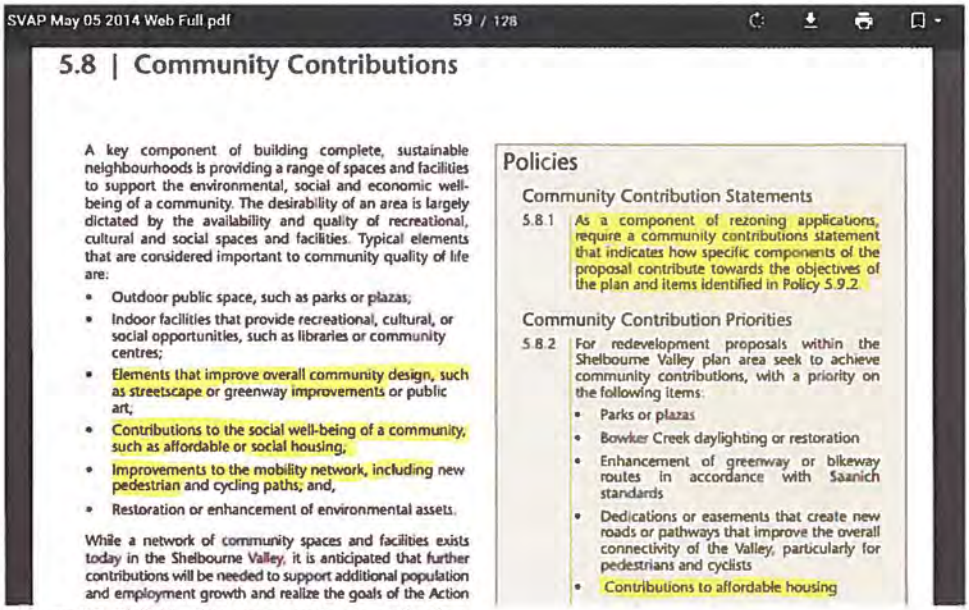
As avid pedestrians, we agree that University Centre is not the most friendly pedestrian environment. Travelling from MDC to the centre, the **navigating around the centre, would be challenging for many seniors.**

Figure 51 SVAP p48: challenging pedestrian access from MDC to University Centre



1. Broad statement ✓
2. Retain integrity ✘
3. Intensification of centre; this is outside of the centre on the periphery, should not be intensified ✘
4. Area already has a significant senior's population. It is not our responsibility to house all Greater Victoria seniors in one place.
5. General statement ✓
6. Map 5.1 does not support apartment buildings in this location. This location is not on a major or collector road. ✘
7. If 3 storey townhouses are only supported on major and collector roads (of which Arrow is not) and 3 storey townhouses are ONLY considered on residential streets where height and massing will not be out of character, then by inference an apartment building of larger mass and 3 storey height should not be considered. ✘
8. Our area is hilly ✘

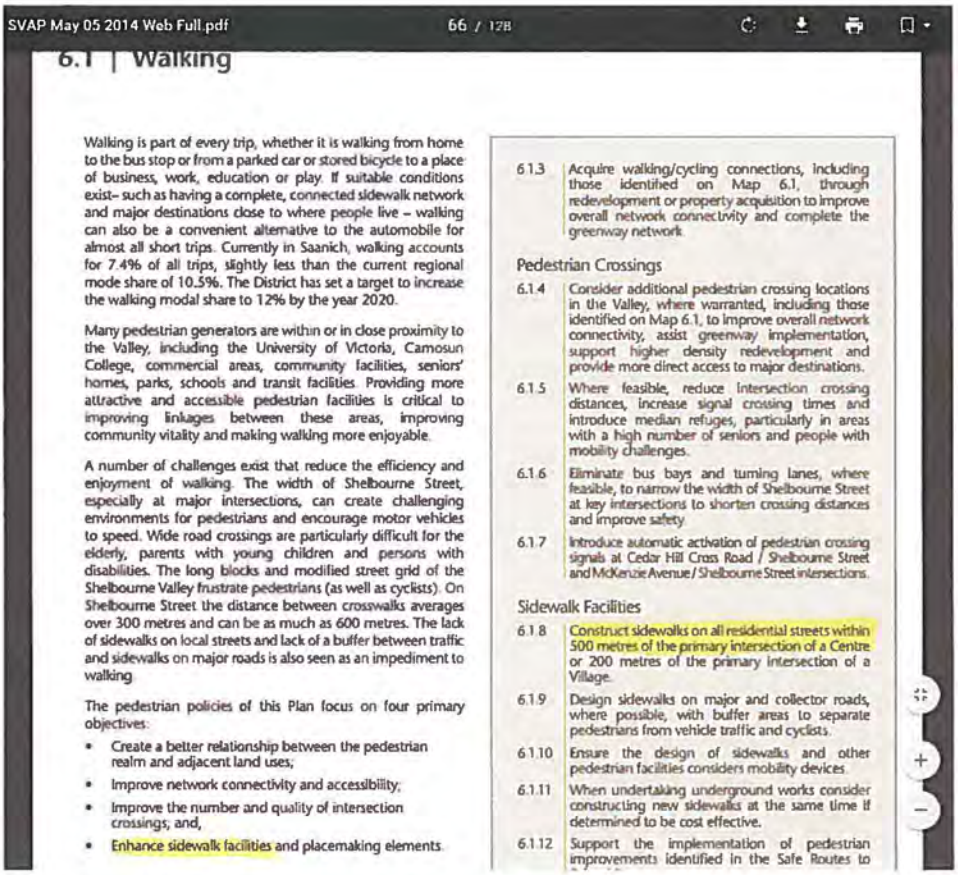
Figure 52 SVAP p52: proposal is an inappropriate location for a 3-story building



Affordable housing would contribute to the community and social well-being.

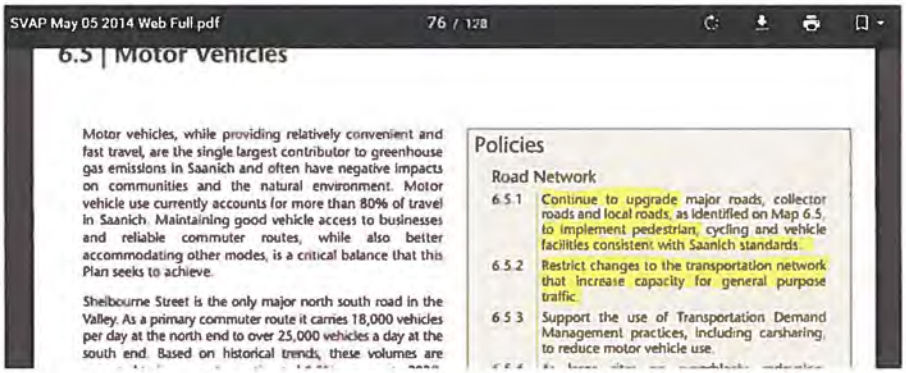
✓

Figure 53 SVAP p59: community contribution



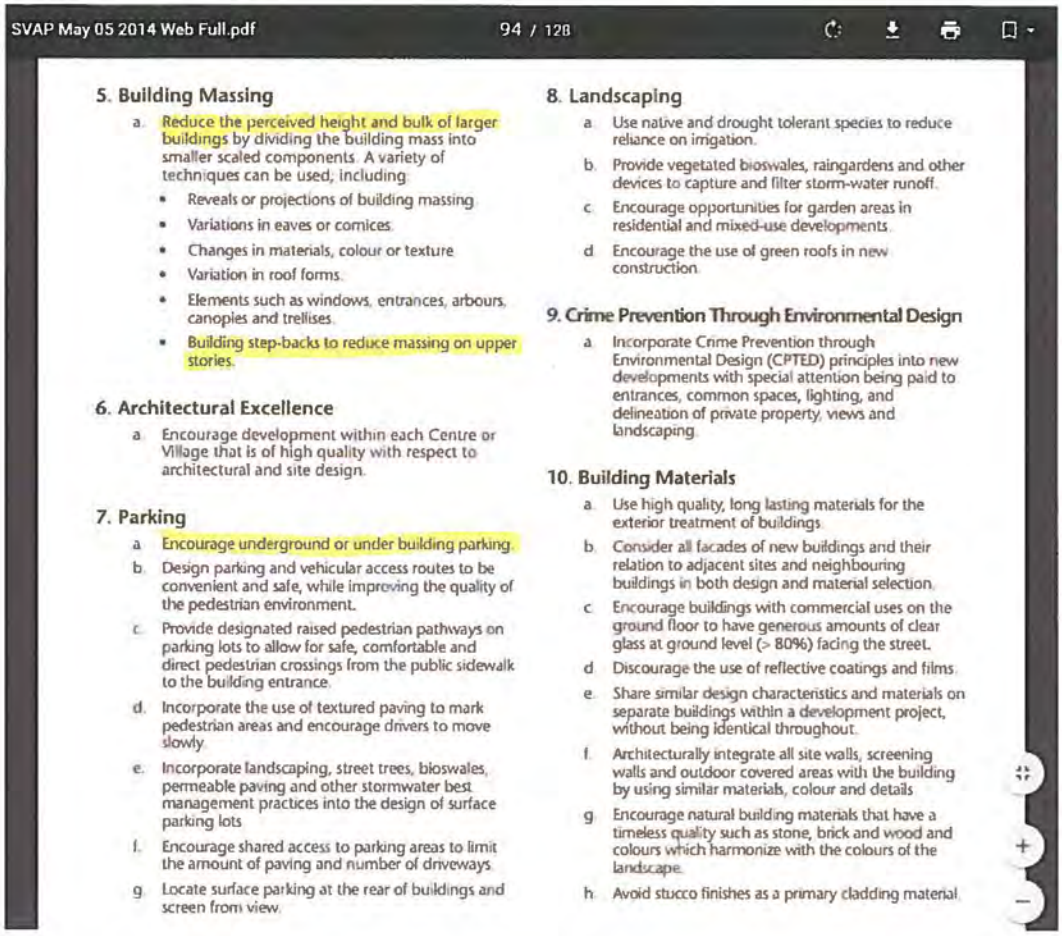
The eastern section of Arrow Road between MDC and Cedar Hill needs a proper sidewalk

Figure 54 SVAP p66: lack of proper, safe sidewalk on Arrow



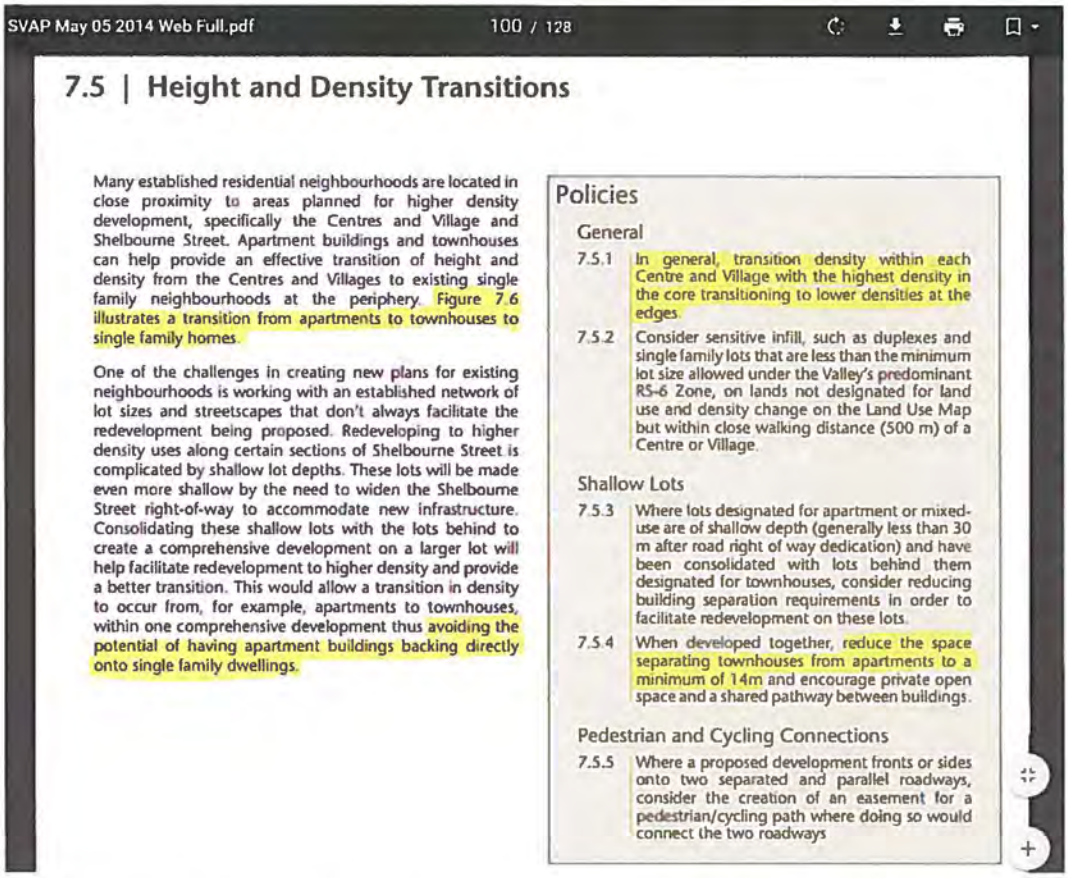
Safety improvements need to be made to Arrow Road … without making it a more widely used thoroughfare.

Figure 55 SVAP p76: need Arrow safety improvements



While we don't feel that a third story is appropriate, at least submitting a design with upper story step-backs and fewer units on the top floor might have been compliant with SVAP.

Figure 56 SVAP p94: a missed opportunity to comply with SVAP?



SVAP's Figure 7.6 (below) illustrates perfectly what the clear majority of area residents want to see over the next 30 years. ✖
1. Avoid apartment buildings backing directly onto single family dwellings ✖
2. High density in core, low density at edges ✖
3.
If town houses and apartments should be separated by at least 14m doesn't that imply that apartments and single family houses should be separated even more than that? ?

Figure 57 SVAP P100: fails to comply with height transitions from Core to single family home neighbourhood

---

Imagine the apartment shown on the right of the image added on the left of the image, in defiance of the height transition guideline for good neighbourhood planning. It would be out-of-scale and out-of-character in a neighbourhood of single family homes.

Figure 58 SVAP p101: 3-story building completely out-of-place in single family home neighbourhood

Height Transitions Illustration

The proposed 3-storey building does not fit into our neighbourhood of single-family homes.

Figure 3.24 - Massing of a Typical Transition from Apartment Building to Single Family Housing

---

Non-Compliance with SVAP Land Use – Chapter 5

SVAP Chapter 5 – Land Use p35

D. **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

SVAP Chapter 5 – Land Use P36

The proposed land use framework builds on the existing pattern of commercial areas, and strengthens the role of the Centres and Village as mixed-use nodes of community activity. The Plan also reinforces the role of major and collector streets through apartment and townhouse designations along these routes. These designations look to achieve a greater variety of housing options, accommodating a range of demographics in locations where convenient access is available for walking, cycling and public transit.

As properties redevelop, careful consideration is needed to ensure effective transitions are provided between the Centres and Village and existing neighbourhoods. The assembly of multiple smaller parcels is ,encouraged, particularly in areas newly designated for townhouses or apartments. By consolidating smaller properties into a larger parcel design, features can be integrated to provide better transitions to existing neighbourhoods and adjacent properties. The urban design section of this Plan outlines policies and design principles to further guide a sensitive transition to adjacent properties and existing neighbourhoods.

SVAP Chapter 5 – Land Use P45

Residential development in the Shelbourne Valley is dominated by single family dwellings dating from the late 19th century to the present, with the majority built following the Second World War. This Plan seeks to retain the integrity of single family dwelling neighbourhoods, while broadening the range of services and amenities available to residents through the intensification of each Centre and Village. Family-oriented housing, in the form of townhouses, is encouraged near parks and schools as well as in transitional areas between major streets and established neighbourhoods. This will provide housing options for families within walking distance of schools and encourage a greater demographic mix in the community.

The Shelbourne Valley is home to a significant seniors' population. Nearly 25% of the Valley's population is over the age of 65, compared to about 18% for Saanich as a whole. Seniors' housing, in the form of apartments, congregate care, and nursing homes, dominates certain areas of the Valley. Enabling housing with a variety of levels of support services in close proximity to the Centres and Village will make the Shelbourne Valley an ideal location to accommodate anticipated growth in the seniors' age demographic, and allow current residents to age "in place" without needing to change neighbourhoods.

Multi-family Housing

5.4.2 Support apartment buildings on major and collector roads where designated on Map 5.1.

5.4.3 For areas designated for townhouses on Map 5.1:

- Support 3 storey townhouses along major and collector roads, including stacked townhouses (patio apartments on main floor with townhouses occupying the 2nd and 3rd floors);
- Support 2 storey townhouses along residential streets; and,
- Consider 3 storey townhouses (but not stacked townhouses) on residential streets only where their height and massing will not be out of character with or overshadow adjacent properties

5.4.4 Encourage family oriented multi-family housing around schools by encouraging three bedroom units with family oriented amenities.

Seniors Housing

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 housing.

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

SVAP Chapter 5 – Land Use P46

designations in this Plan.

5.5.2 Where appropriate, consider institutional uses on properties designated for mixed-use and apartment, provided the institutional use is compatible with adjacent uses and doesn't exceed the designated height for the site.

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2870-30 Arrow Rd

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ACKNOWLEDGED:

From: Barry G Young >
To: <council@saanich.ca>
Date: 2/15/2017 8:05 PM
Subject: 1550 Arrow Rd.

Mr. Mayor and Council Members ,

I am writing to express my opposition to this development because of the 3 storey design which adds too much density and does not fit the character of the neighbourhood. It will compromise the quality of life for those living beside the 3 storey building. This land was bequeathed to the Anglican Church for low income seniors housing. Eliminating land costs reduces the overall cost by at least 50% so a cost effective, energy efficient 2 storey building should be within the reach of many competent builders.
The Saanich planning department and developer are using the definition of a "collector road " so liberally that it could apply to almost any street in Saanich. The Shelbourne Valley Action Plan appears to define collector road as one directing traffic to a major arterial and one suitable for apartment buildings. By this more accurate and meaningful definition the development is not compliant with the SVAP. Arrow Road is neither suitable for apartment blocks nor does it lead to a major arterial road such as Shelbourne or McKenzie streets. Nor does it conform with the GHLAP whose focus among others " is to ensure that land use and development in Gordon Head remains consistent with previous practice and planning documents." If our council accepts this development it changes zoning rules, breaks with negotiated community plans and sets a precedent . If this can happen on Arrow Road it will mean no neighbourhood is safe from out of scale overly dense developments literally in their backyard.

Finally I would like to mention the safety issues for Arrow Road. The road is narrow and has a blind hill. The sidewalk is a painted line offering no protection to pedestrians. The most frequent users of the sidewalk are children, youth and seniors many with mobility issues. If fully loaded dump trucks and other heavy machinery come over this blind hill at any speed and meet a car or truck, it is easy to anticipate that pedestrian lives will be put at risk. I hope you will consider this possiblity seriously.
The majority of residents do not want the road widened as this encourages speeding and more traffic. I think council is on record as agreeing with our position on this issue.
Sincerely,
Barry Young

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From: Bill Cameron >
To: <council@saanich.ca>
Date: 2/15/2017 5:06 PM
Subject: 1550 ARROW RD. REZONING & DEVELOPMENT PROPOSAL

Dear Mayor and Council members,

I am Bill Cameron, residing at Quiver Place in Saanich for over 38 years.
The Mt. Douglas Court Seniors Housing complex is an important part of our community. We agree that there needs to be more affordable housing in the municipality of Saanich as well as throughout Greater Victoria. An aging population deserves affordable housing and development of these senior housing residences must comply with the neighbourhood character and existing local building regulations and restrictions.
We live in a jewel of a neighbourhood on Quiver Place that borders on small parks and trails and where there is a low level of vehicle traffic.
Our quality of life will change if this application for rezoning is approved.
The excessive number of new residents planned for this development will negatively effect the safety and traffic levels of our neighbourhood.
We have worked very hard to maintain a desirable and attractive neighbourhood that gives us much happiness in our daily lives.
We don't want to have this taken away from us by the ambitious plans of a greedy developer who is only out to make a healthy profit.
The rezoning of 1550 Arrow Road should not be approved for the following reasons:

- the proposed height and density of the new complex is excessive (a maximum height of 2 storeys is preferred)

- the design and appearance of the complex is not compatible with the character of the neighbourhood

- the application is not compliant with stipulations of Saanich's OCP, the GHLAP and the SVAP.

-the majority of the neighbours disapprove of the application and a sizeable Protest declaration was recently submitted to council

- Fairness has not been shown to the neighbours by the developer from the beginning of this process that included one-sided dialogue and lengthy presentations.

-Lack of transparency and communication by the developer with community members

- Lack of compromise to the needs of the neighbours

I would like to suggest to Mayor Attwell and all council members to look at this application with open minds, taking into consideration all these serious concerns.
We love our beautiful and quiet neighbourhood that was so well planned by previous Planners of Saanich and their Council.

We must not allow a repeat of the poor decision by Saanich Planning department and Council to allow development of two very large residential buildings on Mt. Douglas X Road in recent years that are completely out of character with the surrounding neighbourhood. This practice must end in Saanich.

Thank you for your attention to this matter!

Warmest regards,

Bill Cameron

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3990-30 Arrow

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From: <[redacted]>
To: ClerkSec <clerksec@saanich.ca>
Date: 2/15/2017 6:09 PM
Subject: Proposed rezoning 1550 Arrow Rd, amendment bylaws

Regarding the items B1 and B2 on the agenda for Special Council Meeting on Tuesday February 21, 2017.
We cannot stress enough that the majority of the neighbours are not opposed to development on this site for the purpose of affordable housing for seniors. This is not news to council and planners, what we are opposed to is the proposed height of these buildings. We would like a development that fits into the current area, not overwhelms it.
Please consider the objections outlined by our neighbourhood committee.

D. Crichton
A. Crichton
Hopesmore Drive

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

February 15th, 2017

Dear Mayor and Council,

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

Once again I am writing to lend my support to the Society's application which will enable them to increase access to affordable housing for seniors 55+ in a safe and supportive community, that will allow many to remain independent, even as their needs change. As well as providing a supportive community, the property at MDSHS provides opportunities for food production by residents in the allotment areas being created and access to recreation activities to promote and support increased independence.

There is a dearth of affordable, 55+ housing resources in Saanich and of those that do exist, many are outdated and do not afford the kind of density and quality of housing that is needed to meet the needs of the numbers that are without housing or are existing in sub-standard housing, that may be neither safe or supportive. Affordability of 55+ housing resources is important. Many assume that in order to make housing more affordable, SAFER (Shelter Aid for Elderly Renters) is an available subsidy. However, one of the criteria for eligibility is that one must be 60 years or older.

At the last meeting of the Council of the Whole, held January 9th, I heard much concern expressed about the walkability of the area for vulnerable seniors. While admittedly there are people living at MDSHS who would fit this description, as there is in any community, there are many younger seniors, aged between 55 and 74, for whom walking is not a risky activity. In fact, it is of increased value to support continued health and well-being in order to live, long-term, in this independent housing community. Residents at MDSHS are no less capable than you, me or their neighbours, of managing their safety as required.

At this same meeting in January, a member of the Arrow Road Advocacy Committee questioned the veracity of the stated waitlist. I congratulate MDSHS for the improved administration that has resulted in the said wait list which not only tracks need but provides hope to people looking for housing. In 2014 the BC Housing registry recorded a total of 84 seniors on their wait list for non-market housing in Saanich. Like our wait list at Dawson Heights, I can imagine that number has increased in the three years since it was published.

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I realize that the initial communication process undertaken with neighbours was far from satisfactory. Since May 2016 the Society has committed to a vastly improved process. The result has been very significant changes in the style of consultation; significantly improved design plans for the building and property, more in keeping with the residential style of the neighbourhood; and markedly improved relationships between the Society and its neighbours. Improvements that I have witnessed at meetings and presentations attended since May 2016. These improvements have no doubt been undertaken at significant cost to this small, non-profit society.

I am aware that Council have a difficult decision ahead in balancing the ever-increasing need for quality, affordable housing, with wishes of neighbourhood residents to resist change in the form of the proposed development. However, I do believe that support of this development is in keeping with the commitment Saanich made in 2006/7 to create the conditions for healthy, active aging in an age-friendly city.

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

Yours sincerely,

Karen Hope

Karen Hope
Executive Director

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February 12, 2017

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Re: 1550 Arrow Road (Mount Douglas Court) rezoning and development application

Dear Mayor and Council,

I am a resident of the neighbourhood surrounding 1550 Arrow. More affordable housing for low income seniors is needed in the Greater Victoria area and I support adding additional housing for low income seniors at 1550 Arrow Road.

Community Planning documents for Saanich state that in-fill development must suit the character of the existing neighbourhood. I do not feel that a three story high-density building should be built in a fully residential neighbourhood contrary to the stipulations of the OCP, GHLAP and the SVAP.

I have concerns about the safety and suitability of Arrow Road to accommodate the large number of new residents planned for this development.

My wife and I have been residents of Arrow for 30 years and have noticed a huge increase in traffic and parking problems with all the suites that have been put into the single family dwellings. With lack of sidewalks the entire street is already difficult to walk on Arrow safely, never mind if Mount Doug Court becomes higher density.

I ask that this application not be approved at the Public Hearing. The applicant should be encouraged to limit the building to two storeys within the proposed footprint. The neighbourhood has requested no more than two stories from the very start of this development process.

Sincerely,

Name: Bob & Rosie deGoey

Address: [redacted] Arrow Road Victoria, B.C.

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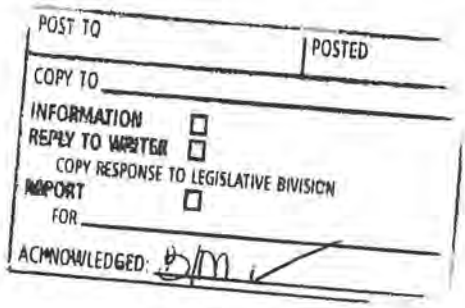
2870-30 Arrow



From: Dianne Buljat [redacted]t>
To: <council@saanich.ca>
Date: 2/15/2017 3:22 PM
Subject: 1550 Arrow Road Rezoning and Development Application
Attachments: 2017.02.15 - Letter to Saanich Council re Arrow Road.pdf

PLEASE CONFIRM RECEIPT ✓

Dear Mayor and Council,

I am a resident of the neighbourhood surrounding 1550 Arrow Road. More affordable housing for low income seniors is needed in the Greater Victoria area and I support adding additional housing for low income seniors at 1550 Arrow Road.

Community Planning documents for Saanich state that in-fill developments (which is what this proposal is, as this is clearly not a development along a major road, nor is it only adjacent to a residential neighbourhood ... it is surrounded by a residential neighbourhood on all 4 sides) must suit the character of the existing neighbourhood. I do not feel that a three story high-density building should be built in a fully residential neighbourhood contrary to the stipulations of the OCP, GHLAP and the SVAP. To me these plans mean ... development would be compatible to the existing neighbourhood characteristics – no more than two storeys, reasonable set-backs, no more than doubling of density. The applicant has said that a two storey building is not economically viable; this is not a reason to bend the zoning rules to accommodate the applicant at the expense of our neighbourhood.

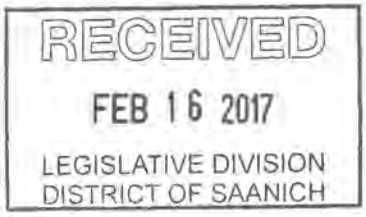
Secondly, I have concerns about the safety and suitability of Arrow Road to accommodate the increased number of new residents with potential mobility issues planned for this development. Frankly, Arrow Road is a problem in its current state. This project will significantly exacerbate those issues. Option 2 as documented in the January 9th Committee Minutes is a start, but not adequate. A proper roadway structure that meets residential standards (option 3) with full concrete sidewalk (w/curb and gutter) should be considered for this location given the potential mobility issues of this increased resident population. Option 2, which suggests an asphalt raised sidewalk of varying width, is not mobility friendly.

I ask that this application NOT be approved at the Public Hearing for the reasons identified above. The applicant should be encouraged to limit the building to two storeys within the proposed footprint. The neighbourhood has been clear; we support the project but no more than two stories, we have indicated so from the very start of this development process.

Sincerely,

Name: Dianne Buljat
Address: [redacted] Belnor Place

(signed letter attached if required)



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Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2 W7

Re: 1550 Arrow Rd, Mount Douglas Court rezoning & Development application.

Dear Mayor & Council,

I am a resident of Oakdale Place the cul de sac adjacent to the entrance to Mount Douglas Court, 1550 Arrow Rd. From the beginning myself & my husband have had concerns because of the density of this project & the huge increase in traffic it will cause on Arrow Rd. Ours is a quiet neighbourhood, already some of the traffic diverts itself from Cedar Hill Rd to McKenzie via Oakwinds. Over the past few years there has been a lot of subdividing of larger lots, this alone has increased the traffic on Arrow Rd, we do not need more traffic. Arrow Rd is narrow with no proper sidewalk, & visibility is poor coming up the hill from Cedar Hill Rd.

I have attended some of the Community Planning Open Houses, there it was stipulated that all 3 storey buildings & higher density would be situated along the main corridor of Shelbourne Street, not in a residential neigbourhood. As you are aware, our homes are single storey up to 1 1/2 to 2 storeys only. We do not understand why some of council is approving the application of a three storey building in a residential area. With it would come more emergency & service vehicles as well

I ask that this application not be approved at the Public Hearing. from the very start of this project the neighbourhood has requested that no more than 2 storeys would be acceptable.

Sincerely,

Heather Davies
[redacted] Oakdale Place
Victoria, BC
[redacted]

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ACKNOWLEDGED:

From: Judith Wilson <[redacted]>
To: Mayor Richard Atwell <mayor@saanich.ca>, Susan Brice <[redacted]>
CC: <clerksec@saanich.ca>
Date: 2/14/2017 12:18 PM
Subject: 1550 Arrow Road

Dear Mayor and Councillors,

On the Notice of Public Hearing in the September 10 Saanich News, the map of the property at 1550 Arrow Road definitely illustrates that this property is in the middle of a single family neighborhood, surrounded on all four sides by one and two story homes.

This property is not ADJACENT to a residential neighborhood as The Acting Director of Planning stated at the September 9 COW meeting. It is in the middle of the residential neighborhood! How can being a few blocks to a grocery store trump the Official Community Plan, The Gordon Head Area Plan and The Shelbourne Valley Action Plan?

A Councillor is quoted in the February 2 Saanich News in the article "Councillors Oppose Foreign Buyers Tax" as saying "Local Governments can help increase supply by providing more density and new designated residential zoning along major traffic corridors among other measures." Arrow Road is not a major corridor!

I feel our neighborhood is being "thrown under the bus" by Planning, Council, and our Gordon Head Residents' Association.

Simply take the third story off the current, three story, well set back, development plan and make this a win-win for more low income housing and for our residential neighborhood.

A lower density, two story building is a better fit for our community.

Respectfully,
Judy Wilson
Hopesmore Drive

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2E-10-3D Arrow

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From: Leif Wergeland <leif.wergeland@saanich.ca>
To: [redacted]a
CC: Susan.Brice@saanich.ca, Judy.Brownoff@saanich.ca, Clerksec@saanich.ca, V...
Date: 2/14/2017 8:41 PM
Subject: Re: 1550 Arrow Road

I believe the Hopesmore residential development was developed long after the seniors complex was built.!!! It too impacted the area!

Leif Wergeland

> On Feb 14, 2017, at 12:18 PM, Judith Wilson [redacted]> wrote:
>
> Dear Mayor and Councillors,
>
> On the Notice of Public Hearing in the September 10 Saanich News, the map of the property at 1550 Arrow Road definitely illustrates that this property is in the middle of a single family neighborhood, surrounded on all four sides by one and two story homes.
>
> This property is not ADJACENT to a residential neighborhood as The Acting Director of Planning stated at the September 9 COW meeting. It is in the middle of the residential neighborhood! How can being a few blocks to a grocery store trump the Official Community Plan, The Gordon Head Area Plan and The Shelbourne Valley Action Plan?
>
> A Councillor is quoted in the February 2 Saanich News in the article "Councillors Oppose Foreign Buyers Tax" as saying "Local Governments can help increase supply by providing more density and new designated residential zoning along major traffic corridors among other measures." Arrow Road is not a major corridor!
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>
> Simply take the third story off the current, three story, well set back, development plan and make this a win-win for more low income housing and for our residential neighborhood.
>
> A lower density, two story building is a better fit for our community.
>
> Respectfully,
> Judy Wilson
> Hopesmore Drive

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FOR
ACKNOWLEDGED:

February 15, 2017

Saanich Council
770 Vernon Avenue
Victoria, BC
V8X 2W7

Re: 1550 Arrow Road (Mount Douglas Court) rezoning and development application

Dear Mayor and Council,

I am a resident of the neighbourhood surrounding 1550 Arrow. We bought our home in this neighbourhood behind the housing complex area being proposed on Hopesmore Drive (4012 Hopesmore Drive) in 2007.

At the time, one of the selling features was that we were informed that the land behind our backyard was agricultural and that there was no plan to develop the land given the current zoning. I may not have all the technical language but essential, this was part of our decision to buy our home. We are a young family with two children ages 4 and age 8 and we have resided in this neighbourhood for the past 10 years now. We are observing neighbours who have resided in this neighbourhood as first time home owners pass away or move to care facilities and younger families with young children have been moving in. It is an exciting time to watch more young families move in. We also see recent retirees move in. The point is, young families or recent or soon to be retired couples moving into the neighbourhood are carrying mortgages of 20-30 plus years and are financially committed to their long term housing investments. Although I recognize that more affordable housing for low income seniors is needed in the Greater Victoria area and I support adding additional housing for low income seniors at 1550 Arrow Road. It is disappointing that a three story building is being proposed. I work in social service and with low income housing comes more social issues. More units, more issues, more need for frequent professional services such as ambulances etc. Additionally, our house will directly lose the sunlight and current visual landscape with a three story building directly behind us. There is impact and we did invest in our home. An additional third floor looming above our second floor of bedrooms with my young children, is not appealing and very disappointing. The ability to have our children play freely in our backyard is impacted as there will no longer be a large field between our backyard where my children play and the building units proposed. Three stories is too much and simply not a fit within the neighbourhood.

Community Planning documents for Saanich state that in-fill development must suit the character of the existing neighbourhood. I definitely do not feel that a three story high-density building should be built in a fully residential neighbourhood contrary to the stipulations of the OCP, GHLAP and the SVAP.

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I also have concerns about the safety and suitability of Arrow Road to accommodate the large number of new residents planned for this development. Especially in winter, the hill from the housing leading towards Cedar Hill Road and University Heights, it is not safe or suitable for seniors who may have mobility issues. I am concerned about the increased traffic flow, the lack of sidewalks on one side of Cedar Hill Road. I have shared similar feedback with my local school when there was a recent survey sent out regarding safe walking routes to school, looking at a greener/healthier approach, and taking into consideration the current roadways/safety issues.

I ask that this application NOT be approved at the Public Hearing. The applicant should be encouraged to limit the building to two storeys within the proposed footprint. The neighbourhood has requested no more than two stories from the very start of this development process. There remain issues with the proposal to be more fully addressed in order to take into consideration the long term needs/full scope of the neighbourhood. I hope that the council takes the time to read the 42-page report that the committee has thoughtfully submitted.

Sincerely,

Leisha Lee

[redacted] Hopesmore Drive
Victoria, BC
[redacted]

[redacted]

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ACKNOWLEDGED: JAN 12 2017 BLM

Council - Re: Re Mt Douglas court development

From: "Leisha Lee" <[redacted]>
To: "KEVIN WOODS" <[redacted]>, <mayor@saanich.ca>, <susan.brice@saanic...
Date: 1/9/2017 9:28 PM
Subject: Re: Re Mt Douglas court development
CC: "Morven Wilson" <morven.wilson@shaw.ca>, "nanceelewis" <nanceelewis@shaw...

Correction on language – seniors low income housing is supported as per the proposed footprint at two stories
Leisha Lee
[redacted] Hopesmore Drive

From: KEVIN WOODS
Sent: Monday, January 9, 2017 2:47 PM
To: mayor@saanich.ca ; susan.brice@saanich.ca ; judy.brownoff@saanich.ca ; vic.derman@saanich.ca ; fred.haynes@saanich.ca ; dean.murdock@saanich.ca ; colin.plant@saanich.ca ; vicki.sanders@saanich.ca ; leif.wergeland@saanich.ca ; council@saanich.ca
Cc: Morven Wilson ; nanceelewis ; Esther Larson ; Mary Perry ; Lee" <Lee>, "Leisha
Subject: Re Mt Douglas court development

Good Afternoon Council Members,

Regarding the Mt Douglas Court Seniors housing development I would like to firstly acknowledge that although the process has not been met without controversy the end result of seniors housing is supported and welcomed. Where we on Hopesmore have lots that run along the back of the new proposed complex do not support the new complex is with the height of the building.

I am hoping that the attached pictures speak a thousand word and if you could imagine a 3 story structure 60 feet from the fence line of our backyards you can start to imagine how the proposed three story building does not support the Shelbourne Action plan wrt to maintaining the uniqueness and heritage of the area. (for reference 60 ft is just about half way between property line and gardens as well the old building in the background is two stories)

I am/We are fully supporting the seniors care facility within the proposed footprint but at two storiies

This complex will be here for generations to come and having a building that massive in height will very much take away from the area both for those existing here now and our new neighbours to come when the complex is built.

For your consideration and thank you

Sincerly

Kevin Woods

[redacted] Hopesmore Dr

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Feb 13/17

RE: Arrow Road Seniors Housing Application

Dear Mayor Atwell and Councilors,

Once again I take this opportunity to encourage my local government to grant approval to the Mount Douglas Court Housing Society's application for the development on the Arrow Road property, with its latest improvements. I am particularly pleased they are willing to consider building to Green Gold standards for construction, even though this will have significant financial ramifications.

My experience of Arrow Road, both walking and cycling, is that it demands cautious and attentive common sense usage, especially on the part of drivers. Unfortunately, that is not always forthcoming from all users; any improvements that help pedestrian and vehicle traffic to be better separated will certainly be welcome.

As we all know the one issue that still remains problematic for the immediate neighbours is the height which results from building a third floor. The architects and building trade experts tell us quite clearly that the first floor of these buildings has the highest per square foot cost, because of foundations, drainage, and all the services that must be installed. The floor on which the roof must be installed is the next most expensive. I hardly need to point out to the members of Saanich Council, that the inclusion of a floor in between these two, reduces the overall per square foot cost. This is essential so that the rents, the only source of operational income, can cover the mortgage, maintenance, and staffing costs. Therefore to insist that the building be only two floors is tantamount to insisting that it not be affordable housing. I sympathize with those homeowners who will lose five to ten degrees from their present horizon view. However, given the need we have for affordable housing for seniors, I would consider it a great embarrassment and disappointment if the project fails in its

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purpose because it is restricted to two floors.

Again let me express my thanks for the patient and sensitive leadership that you have shown in this important community conversation. I was especially impressed with the attentive and respectful manner in which the Committee of the Whole listened to the presentations from the neighbours and others.

Peter Parker,
[redacted] Hopesmore Drive,
Victoria B. C. [redacted]

2870-30 Arrow xref.
1220-20 Deer

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Clerksec - 1550 Arrow Road development: Post meeting comments...please respond

From: "Jeff & Sheryl St.Gelais" <[redacted]>
To: <mayor@saanich.ca>
Date: 1/10/2017 6:46 AM
Subject: 1550 Arrow Road development: Post meeting comments...please respond

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Dear Mayor Atwell:

I was at the Saanich Council Committee of the Whole meeting last night (Monday, January 9, 2017) in Council Chambers at Saanich Municipal Hall to discuss the 1550 Arrow Road development. I was sorry to see you weren't present, but don't fault you as I can see how hard you work. I appreciate the chance for the public feedback. There is one issue that I didn't address during this meeting because I didn't think it was the appropriate venue. I am doing so now.

The developer, in their presentation, had a series of slides. One of their slides included a photograph of a large buck on the Mt Douglas Court property. It was intended to promote a positive sense of nature for the development. This is very naive. The increasing population of deer in the area are causing several problems. One of these is safety. On one occasion my daughter was chased by a buck (unprovoked) while she was walking on Arrow Road. It had its head down and intended to do damage. My daughter was nimble footed enough to escape harm, but was terrified. I especially worry what would have happened had it been a senior or a child instead of a young adult.

On another occasion I was standing at the front of my property talking to my neighbour who had stopped as he was walking by. He had two small dogs on leash. While we were chatting I noticed a large buck approaching my neighbour from behind. It had its head down and was fixated on the dogs. It appeared as though it was going to attack. I had a rake in my hand and, although it was intimidating, chased it away. I would have backed off had I not had a "weapon" and the deer would have had its way with the dogs. My family has changed our behavior several times out of fear of the deer while walking on my street. The deer have no fear of humans. I know I am not alone with my safety concerns for pedestrians and believe incidents involving deer are way under reported.

Some neighbours have erected signs on Cedar Hill Road warning cars that deer are crossing. As you must know, serious accidents have been caused by deer in Saanich. Densifying our area will increase the number of collisions with deer.

The developer is attempting to improve the 1550 Arrow Road project by promoting green space, including rain gardens and using plants as visual barriers for neighbours. I would like to know how they plan on maintaining gardens when they allow deer on their property. They are not compatible. There is no such thing as a deer proof plants, as they will eat any vegetation. Garden Centers have told me there are deer resistant plants, but no guarantees. Many in our neighborhood that want to retain their gardens have resorted to wire fencing around individual plants or netting (including hedging). Neither of these solutions make it easy to maintain these same plants (pruning is impossible) and they look unsightly. Many have given up on having healthy gardens. Plants that are not eaten can become rubbing posts for deer antlers that do significant damage. I have had rare valuable plants damaged multiple times. They never look good.

I have a friend in Victoria whose life was all but ruined by Lyme disease. She is chronically ill, and spends much of her day in bed. She has young children that she can't look after. It took years for her diagnosis of Lyme disease as we don't test for it as soon as we should in BC (sometimes not at all). This means there are many people suffering while not knowing why. Deer are carriers of ticks during their lifecycle. We are instructed to wear hats and other protective clothing while in the woods to

prevent tick bites. It is ridiculous to expect we should do so in our own yards and neighborhoods because of deer.

I do not blame the 1550 Arrow Road developer for these deer problems. The responsibility lies with you, as a Saanich councilor. You are considering densifying the area while allowing the deer population to get out of control. Ten years ago there were no deer in our area. If the project goes forward there will be increased confrontations with humans, increased illness and more collisions with deer on our roads. Our gardens will continue to be under siege. Deer are diminishing our quality of life.

Over the years many have voiced their frustration to governments regarding the deer in Victoria. Residents are powerless to improve the situation, and I have yet to see any solutions coming from government. What more will it take for you to act? Please do so now.

Please respond.

Regards

Jeff St.Gelais
[redacted] Bow Road
Saanich
[redacted]

2870-30 Arrow

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Clerksec - Development Permit and Rezoning Application; File DPR00614; REZ00559 1550 Arrow RoadWP

From: STEVE YARMIE >
To: <mayor@saanich.ca>
Date: 2/15/2017 9:56 PM
Subject: Development Permit and Rezoning Application; File DPR00614; REZ00559 1550 Arrow RoadWP
CC: <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.derman@saanic...

Dear Mayor and Councillors: February 15, 2017

We have reviewed the Supplemental Report - 3 from Sharon Hvozdanski, Director of Planning, and we totally disagree with the conclusion she arrived at for these reasons:

1. Housing for a vulnerable population has been provided in this neighbourhood for over 40 years in the existing building. "In-fill" on this site will degrade the neighbourhood.

2. Walking distance is beyond the recommended distance from a major center (hilly, no proper sidewalks). Public transit is on Cedar Hill Rd.: when the bus stops every 30 minutes,
so does the traffic, creating a backlog of frustrated drivers looking for the nearest way out..... Arrow Road to Oakwinds to Mckenzie!!!

3. The form and character of the building creates a benign 30 foot high by 200 foot long wall which over- shadows all the neighbours who share the property boundary. This also invades
their privacy and takes away their sunshine.

4. Pedestrian improvement along the property boundary is on the shortest side of the rectangular site. The distance from the proposed building is at least double the length of the building.
The suggested funding offered would not make a down payment on the cost to undertake improvement along Arrow Road extending to Cedar Hill Road. Taxpayers would
have to pay the balance.

5. The blanket statement that this proposal would fulfill a number of Official Community Plan objectives and policies: It has not taken into account LOCATION...LOCATION...LOCATION.!!!!
Really!!!!! In the middle of well established, quality single family residential area. Watch their properties depreciate!!!! The access to the site is hilly, and pedestrians have to walk to the
intersection of Cedar Hill and McKenzie before they even get near a Major Center. 84 units will create at least 40 cars plus service vehicles, taxi, handy dart and other related
vehicles with the only access being Arrow Road. It is not a Major Road Artery.

6. Widening Arrow Road will encourage frustrated drivers to short-cut to Mckenzie via Oakwinds as they did in the 90's before there was a right turn lane onto Mckenzie Ave.
The existing roadway provides a traffic calming keeping disrespectful drivers out of the area.

We have lived in this neighbourhood since April, 1974 . The width of Arrow Road and Oakwinds Street has not changed in all these years keeping the neighbourhood well balanced.

We respectfully request Mr. Mayor and Council reject the application to rezone 1550 Arrow Road

Steve and Carole Yarmie

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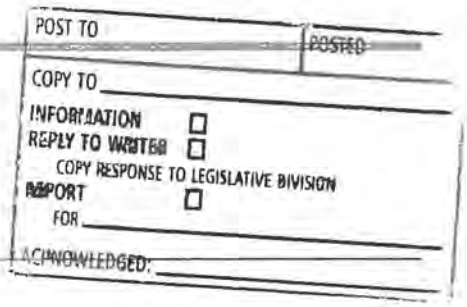
Clerksec - 1550 Arrow Road



From: "Marcia Thorneycroft" >
To: <mayor@saanich.ca>, <council@saanich.ca>
Date: 2/15/2017 1:49 PM
Subject: 1550 Arrow Road

Mayor Richard Atwell and Members of Council,

Re: 1550 Arrow Road

For 26 years. I lived within 500 meters of this property, and my parents lived along the fence line of this property for 24 years. This neighbourhood is a wonderful place to life, and it would truly be a shame to see a massive density increase destroy its character. I now have family members with very young children living on Quiver Place. Walking along Arrow Road with young children and pushing a baby buggy can be difficult at times. I would fear for their safety on a daily basis if there were increased traffic volumes along this route down to the shops and library.

Marcia Thorneycroft
Maltwood Terrace
Victoria, B..

2870-30 Arrow

Council - public hearing for 1550 Arrow Rd

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From: The Kwans [redacted]
To: <council@saanich.ca>
Date: 2/13/2017 3:54 AM
Subject: public hearing for 1550 Arrow Rd

February 12, 2017

Saanich Council

770 Vernon Avenue

Victoria, BC V8X 2W7

Re: 1550 Arrow Road (Mount Douglas Court) rezoning and development application

Dear Mayor and Council,

I am a resident of the neighbourhood surrounding 1550 Arrow. More affordable housing for low income seniors is needed in the Greater Victoria area and I support adding additional housing for low income seniors at 1550 Arrow Road.

Community Planning documents for Saanich state that in-fill development must suit the character of the existing neighbourhood. I do not feel that a three story high-density building should be built in a fully residential neighbourhood contrary to the stipulations of the OCP, GHLAP and the SVAP.

I have concerns about the safety and suitability of Arrow Road to accommodate the large number of new residents planned for this development.

I ask that this application not be approved at the Public Hearing. The applicant should be encouraged to limit the building to two storeys within the proposed footprint. The neighbourhood has requested no more than two stories from the very start of this development process.

Sincerely,

Name:Jeannie Kwan

Address [redacted] Hopesmore Drive

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2870-30 Arrow

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From: David Nicholls [redacted]
To: <mayor@saanich.ca>
CC: <susan.brice@saanich.ca>, Judy Brownoff <judy.brownoff@saanich.ca>, <vic...
Date: 2/13/2017 3:03 PM
Subject: 1550 Arrow Rd. Mt Douglas court

Saanich council
770 Vernon ave

Dear Mayor and Council

I have been a resident of [redacted] Arrow Rd for [redacted] years. Being adjacent to the proposed development for all that time I have seen both the use and need for senior affordable housing in the areaand can support the need for additional senior housing in principle however I cannot sit idly by and see the character of this neighbourhood be destroyed by the over-development proposed at this location. This neighbour hood has grown in all this time and supported the subdivision development all around Mt Doug Court and the residents have enjoyed reasonable rises in property values. The Proposed development threatens to destabilize this feature by overcrowding the street access and therefore creating an intolerable increase in traffic with a goal of not only doubling the number of residents at the site but with future plans of tripling the number.

Community Plan documents for Stanch state that the in-fill development must suite the character of the existing neighbourhood. A three story high density building does not. It would be contrary to existing neighbourhood plans contained in OCP, GHLAP and SVAP. It is stretching it to state that this proposal in on the periphery own the SVAP. It barely touches the circle of the Plan.

The large number (an eventual) 160 between plan A (now before Council) and a proposed plan B is ambitious to say the least. Both Safety and suitability are in question. The opposition to the size of this development at Stage 1 cannily get worse at Stage 2 as the prosed future is to increase to 4 stories .

I ask that this application not be approved in its present form but scaled down to recognize the rights of an already established neighbourhood (single family homes) with no more than two stories. It also must be pointed out that Saanich is responsible for allowing this neighbourhood to grow as it has including the poor road access. If you think that by allowing a narrow rd to prevent traffic and speed, your are wrong. The neighbourhood has requested only two stories from the very start.

David Nicholls
[redacted] Arrow Rd.
Saanich,

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February 12, 2017

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Re: 1550 Arrow Road (Mount Douglas Court) rezoning and development application

Dear Mayor and Council,

I am a resident of the neighbourhood surrounding 1550 Arrow. More affordable housing for low income seniors is needed in the Greater Victoria area and I support adding additional housing for low income seniors at 1550 Arrow Road.

Community Planning documents for Saanich state that in-fill development must suit the character of the existing neighbourhood. I do not feel that a three story high-density building should be built in a fully residential neighbourhood contrary to the stipulations of the OCP, GHLAP and the SVAP.

I have concerns about the safety and suitability of Arrow Road to accommodate the large number of new residents planned for this development. The maximum density of the projecst should only double the current capacity of the facility!!

I ask that this application not be approved at the Public Hearing. The applicant should be encouraged to limit the building to two storeys within the proposed footprint. The neighbourhood has requested no more than two stories from the very start of this development process.

Sincerely,

Name: Marilyn and Murray Goode

Address: [redacted] Bow Road, Victoria, BC, [redacted]

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From: Bill Cameron [redacted]
To: <council@saanich.ca>
Date: 2/13/2017 2:21 PM
Subject: 1550 ARROW RD. REZONE & DEVELOPMENT APPLICATION
Attachments: 1550 PH Template Letter.doc; Part.001

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February 12, 2017

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Re: 1550 Arrow Road (Mount Douglas Court) rezoning and development application

Dear Mayor and Council,

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I have concerns about the safety and suitability of Arrow Road to accommodate the large number of new residents planned for this development.

I ask that this application not be approved at the Public Hearing. The applicant should be encouraged to limit the building to two storeys within the proposed footprint. The neighbourhood has requested no more than two stories from the very start of this development process.

Sincerely,

Name:

Address:

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Clerksec - Rezoning Application, 1550 Arrow Road - Public Hearing, February 21, 2017

From: "CE Gregg" [redacted]
To: <mayor@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>...
Date: 2/13/2017 9:41 AM
Subject: Rezoning Application, 1550 Arrow Road - Public Hearing, February 21, 2017
CC: "marg" <mbuckland1@hotmail.com>, "Barb" <geddes472@gmail.com>, <celizag@...

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February 13, 2017

Dear Mayor and Council,

Re: 1550 Arrow Road – rezoning application

As members of ARAC – Arrow Road Advocates Committee, we have been interested in the rezoning application for 1550 Arrow Road for almost 2 years. As this will shortly be presented at a Public Hearing we have been in the process of reviewing materials that have been collected relating to this development. There is a sizable amount of correspondence, documents, reports and analysis that have been devoted to this application as we are sure you can all attest to. What has impressed us the most about the paperwork is not the sheer volume of the materials but more so the amount of serious research and insightful review of this application by those of us committed to the view that **this current application is the wrong fit for this site.** We feel a great sense of frustration that as a neighbourhood and group we have done everything that we can in a professional and respectful manner and yet the applicant has not heard our main request – our support for a 2 storey building. There has always been acceptance that we as a community need and support low-income senior's housing. **The passionate writers of the letters and reports submitted to you opposing this application have one thing in common - the heartfelt desire to maintain the unique character of our community while still supporting additional housing on this site.** We all agree the site at 1550 Arrow Road can support additional units but this should be done in such a manner that respects our neighbourhood and does not irreversibly change our community.

The current 2 storey building **fits**, it allows for green space, respects the height of adjacent homes and allows for surrounding space that is enjoyed by the building's residents as well as the broader community. It has been difficult to imagine how a 3 storey building would sit in our neighbourhood. It would be visible from all the surrounding streets and would change the streetscape for much of the area. The use of trees to buffer and camouflage the structure might be effective in 10 or 20 years, but for the immediate future it will be present and visible. We have been told that we will get used to it, eventually we all get used to anything. But the question is why do we have to, why has the applicant decided not to pursue the 2 storey option when that was the primary request from the community from the start of this process. **The community has never wavered on this one central request – the support for a 2 storey building.**

- Various reports authored by the Planning Department have supported this application. They

have said time and again that the community planning documents are not in opposition to this application. It seems that some of these documents are flexible – they can be used as a rational for support when necessary and at the same time used for a lack of support in other instances. **Members of ARAC have reviewed those same planning documents many times and found them to be lacking as a rational for this development – the basic principles of maintaining character, suitability with the neighbourhood and lower height at the periphery of centres or villages, cannot in any way be configured to support a 3 storey building in a fully residential neighbourhood.** We have continually made the same comments, submitted the same reports, although it seems to us that these community planning documents offer no protection to the communities they were meant to protect.

- Reports have been presented that have analyzed the height and density of this building in relation to other 3 storey buildings in Saanich. Most of the comparable properties are on arterial roads and sit in mixed use neighbourhoods. These facts seem to have been ignored. **This development will create a 3 storey building unique in Saanich in a fully residential neighbourhood on a narrow unsafe road**. How can that not be a concern for residents, as well as for Mayor and Council?
- Studies of low-income housing have concluded that this building once completed will be the largest complex of this type, located in a residential neighbourhood How can this be a good fit?
- Arrow Road has been shown to have more traffic than other adjacent residential streets. This new development will only increase both the amount of vehicles as well as the number of pedestrians all vying to use a substandard road.
- **A recent survey completed by ARAC of the correspondence and speakers from the last 2 Committee of the Whole meetings have shown that the opposition from local residents to this current application is 78%.** That is a large number of neighbourhood residents who are unhappy.

There is a necessary balance that needs to be achieved between the needs of the greater community for additional low-cost housing and the needs of area residents to preserve the character of their communities. It seems a new application for this building with only 2 storeys on the proposed foot-print would satisfy both desires and would be the best fit for our neighbourhood.

Thank you,

Barb Geddes – [redacted] Quiver Place

Charlene Gregg – [redacted] Bel Nor Place

Marg Buckland – [redacted] Quiver Place

2870-30 Arrow

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From: Sue Thorpe [redacted]
To: <council@saanich.ca>
Date: 2/13/2017 2:33 AM
Subject: Arrow Rd development

Mayor and Councilors

I have some questions about the development if it goes through.

1 If the building is costlier than expected, can the developer use the landscape money or part of it to make up the difference?
At present the amount of trees is fairly good and the pavement under the cars will be interlocking brick. Both these are extremely important to make the building fit in to the neighbourhood. We have fought hard for the landscaping and do not want to see it evaporate or be delayed.
2 In May 2016, Mount Douglas Housing employed Carol. She is in charge of the clients. There is a positive change in that the clients seem more friendly. If Carol leaves, will Mount Douglas Housing again employ someone with the same qualifications or do they go back to an under qualified person, who is cheaper, quick to leave or be fired, leaving the clients with haphazard care or having to man the place by themselves. There has been at least 4 people running Mount Doug in the 6 years I've lived here as well as times with no one. People have lacked care. The us and them attitude is reflected in the clients because at times there has been a big difference between us and them that should not be there. I don't blame them. What qualifications will the next person have? (There are mentally and physically ill people there with more coming.)

3 will the ambulances and fire engines continue to silence their sirens when on Arrow Rd., or will it go back to noise as usual?

I would appreciate if someone could answer these questions before the meeting

Sue Thorpe
[redacted] Arrow Rd.

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Council - Re: 1550 Arrow Road (Mount Douglas Court) rezoning and development application

From: Nehal Ekramoddoullah [redacted]
To: <council@saanich.ca>
Date: 2/12/2017 9:41 PM
Subject: Re: 1550 Arrow Road (Mount Douglas Court) rezoning and development application

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February 12, 2017

Saanich Council

770 Vernon Avenue

Victoria, BC V8X 2W7

Re: 1550 Arrow Road (Mount Douglas Court) rezoning and development application

Dear Mayor and Council,

I am a resident of the neighbourhood surrounding 1550 Arrow. More affordable housing for low income seniors is needed in the Greater Victoria area and I support adding additional housing for low income seniors at 1550 Arrow Road.

Community Planning documents for Saanich state that in-fill development must suit the character of the existing neighbourhood. I do not feel that a three story high-density building should be built in a fully residential neighbourhood contrary to the stipulations of the OCP, GHLAP and the SVAP.

I have concerns about the safety and suitability of Arrow Road to accommodate the large number of new residents planned for this development.

I ask that this application not be approved at the Public Hearing. The applicant should be encouraged to limit the building to two storeys within the proposed footprint. The neighbourhood has requested no more than two stories from the very start of this development process.

Sincerely,

Nehal Ekramoddoullah

[redacted] Bow Road

Victoria, BC [redacted]

RECEIVED
FEB 14 2017
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

Clerksec - Re Mt Douglas court development

Council
Administrato
Media

From: KEVIN WOODS [redacted]
To: <mayor@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>...
Date: 1/9/2017 2:49 PM
Subject: Re Mt Douglas court development
CC: Morven Wilson [redacted] nanceelewis [redacted]...
Attachments: DSC_0161.JPG; DSC_0164.JPG; DSC_0165.JPG; DSC_0166.JPG; DSC_0158.JPG

Good Afternoon Council Members,

Regarding the Mt Douglas Court Seniors housing development I would like to firstly acknowledge that although the process has not been met without controversy the end result of seniors housing is supported and welcomed. Where we on Hopesmore have lots that run along the back of the new proposed complex do not support the new complex is with the height of the building.

I am hoping that the attached pictures speak a thousand word and if you could imagine a 3 story structure 60 feet from the fence line of our backyards you can start to imagine how the proposed three story building does not support the Shelbourne Action plan wrt to maintaining the uniqueness and heritage of the area. (for reference 60 ft is just about half way between property line and gardens as well the old building in the background is two stories)

I am/We are fully supporting the seniors care facility within the proposed footprint but at two storiies

This complex will be here for generations to come and having a building that massive in height will very much take away from the area both for those existing here now and our new neighbours to come when the complex is built.

For your consideration and thank you

Sincerly

Kevin Woods

[redacted] Hopesmore Dr

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JAN 09 2017
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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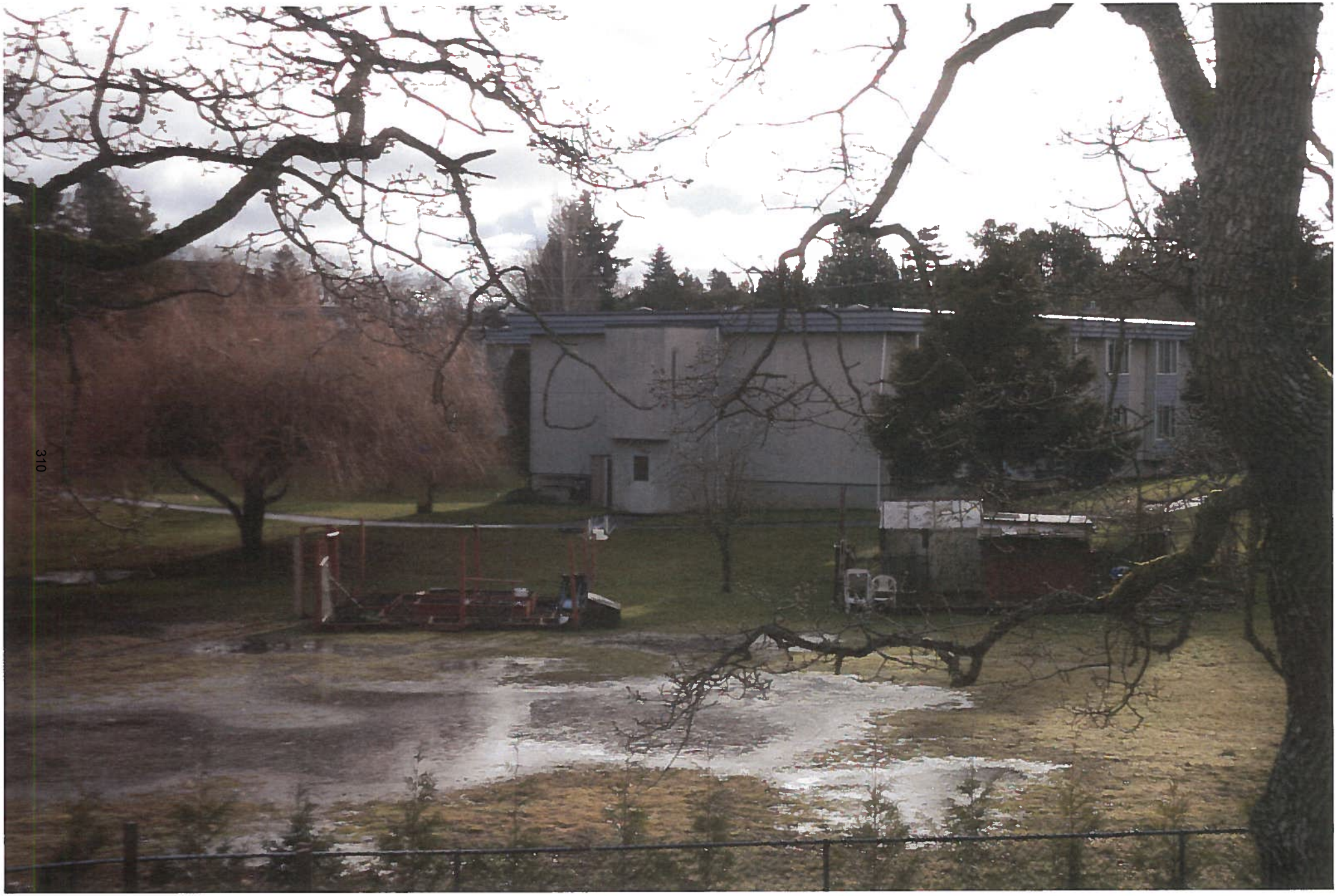

310

2870-30 Arrow

Council
Administrator
Media

January 8, 2017

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Re: 1550 Arrow Road (Mount Douglas Court) rezoning and development application

Dear Mayor and Council,

I support adding additional housing for low income seniors at 1550 Arrow Road. There is no disputing that more affordable housing for low income seniors is desperately needed in the Greater Victoria area.

I strongly believe that rezoning and in-fill development must suit the character of the existing neighbourhood. I do not feel that a three story high-density building at the back of this property would fit in with our quiet no through neighbourhood.

I ask that this application not be approved unless it is limited to two stories within the proposed footprint.

Sincerely,

Name: Gord Evans [redacted]

Address: [redacted] Arrow Crt.

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I ask that this application not be approved unless it is limited to two stories within the proposed footprint.

Sincerely,

[redacted]

Print Name: STEVE MELNICK

Address: [redacted] BEL AIR PL

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Sincerely,

[redacted]

Print Name: Judy Wilson

Address: [redacted] Hopesmore Dr.

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January 8, 2017

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Sincerely,

[redacted]

Name: EDWARD JACKSON

Address: [redacted] BEL NORTH.
Victoria, B.C. [redacted]

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DISTRICT OF SAANICH

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Sincerely,

[redacted]

Name: Frankie Stark

Address: [redacted] Bao Road, Victoria, B.C.

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Sincerely,

[redacted]

Name: Howard Jre

Address: [redacted] Arrow. Court

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Sincerely,

Name: Sheila Luckeen

Address: [redacted] Quiver PLACE
VICTORIA B.C. [redacted]

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Sincerely,

[redacted]

Name: MICKIE CAMERON

Address: [redacted] QUIVER PLACE

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Sincerely,

ALI ETEMADI-SHAD

Name: [redacted]

Address: [redacted] Quiver Pl

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Sincerely,

[redacted]

Name: Lucie Mandanici

Address: [redacted] Arrow Rd.
Victoria B.C [redacted]

[redacted]

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Sincerely,

[redacted]

Name: Brad Kosurek

Address:

[redacted] Bow Rd.
Victoria, B.C.
[redacted]

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Sincerely,

[redacted]

Name: George Collicott

Address: [redacted] OAKWOOD ST.
VICTORIA

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Sincerely,

[redacted]

Name: DAVID MATTISON

Address: [redacted] BEL NOR PLC

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Sincerely,

[redacted]

Print Name: Kevin Woods

Address: [redacted] Hopesmore Drive

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Sincerely, [redacted]

Name: GARETH JONES

Address: [redacted] BOW ROAD
VICTORIA, BC [redacted]

RECEIVED
JAN 09 2017
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

2870-30 Arrow

Council Administration Media

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Sincerely,

Print Name: JOHN JAMES

Address: [redacted] - 1 HOPESMORE DRIVE

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Sincerely,

Print Name: [redacted]

Address: [redacted] Bellevue Pl.

RECEIVED
JAN 09 2017
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2870-36 Arrow

Council
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Saanich Council
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Sincerely,

Print Name: MYRNA WOOSTER

Address: [redacted] BEN NOR. PLACE

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Sincerely,

Print Name: Linda Pink

Address: [redacted] Bel Nor Place

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Print Name: [redacted]

Address: [redacted] Be/Nor Place

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Sincerely,

Print Name: [redacted]

Address: [redacted] Bel Air Place Victoria, BC [redacted]

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Sincerely,

[redacted]

Print Name: CHRIS HARING

Address: [redacted] HOPESMORE DR, VICTORIA BC [redacted]

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Sincerely,

[redacted]

Print Name: MARY PERRY

Address: [redacted] HOPESMORE DRIVE

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Sincerely [redacted]

Print Name: Brian Steillen

Address: [redacted], Talaki Place.

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Sincerely, [redacted]

Print Name: P. BARRISCALE

Address: [redacted] MARCOLA PLACE Victoria BC.

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Sincerely,

[redacted]

Print Name: J. MORVEN WILSON

Address: [redacted] HOLMESMORE DRIVE

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Sincerely,

Name: [redacted]

Address: [redacted] @quiver pl

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Sincerely,

[redacted]

Name: BOB AITKEN

Address: [redacted] BOW RD.
VICTORIA, B.C.
[redacted]

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I strongly believe that rezoning and in-fill development must suit the character of the existing neighbourhood. I do not feel that a three story high-density building at the back of this property would fit in with our quiet no through neighbourhood.

I ask that this application not be approved unless it is limited to two stories within the proposed footprint.

Sincerely,

[redacted]

Name: Diane ~~Batt~~ Aitken

Address: [redacted] Bow Rd
Victoria, B.C.
[redacted]

RECEIVED
JAN 09 2017
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

2870-30 Arrow

Council
Administrator
Media

January 8, 2017

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Re: 1550 Arrow Road (Mount Douglas Court) rezoning and development application

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Sincerely,

[redacted]

Name: [redacted] BUCKLAND

Address: [redacted] QUIVER

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Sincerely,

[redacted]

Name: Raeleen Brown

Address: [redacted] Arrow Rd

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Sincerely,

[redacted]

Name: Jim Brown

Address: [redacted] Arrow Road

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Sincerely,

[redacted]

Name:
DAVID NICHOLLS

Address:
[redacted] ARROW Rd

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DISTRICT OF SAANICH

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Sincerely,

[redacted]

Print Name: Leisha Lee

Address: [redacted] Hopesmore Dr

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I ask that this application not be approved unless it is limited to two stories within the proposed footprint.

Sincerely, [redacted]

Print Name: Peter Haring

Address: [redacted] HOPESMORE DR.

RECEIVED
JAN 9 2017
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

2870 - 30 Arrow

Council
Administrator
Media

January 8, 2017
Re: Committee of the Whole meeting ,Monday January 9 2017
To Mayor and Members of Council

I would like to begin by saying that I agree that the Greater Victoria area has a need for additional housing for low income seniors.

What I do not agree with is the proposed development at 1550 Arrow Rd. Last March 14 at the Committee of the Whole meeting council told the proponent to back to the community and come up with a plan that "fit" the neighbourhood. This proposed three story is out of character with our single family homes. I would agree to the same foot print of this design with only two stories.

Arrow Road is an accident waiting to happen. The road has a blind hill, is narrow and has a "sidewalk" marked with a white line. Arrow Road is unsafe for today's traffic never mind the increased traffic during construction and increased traffic after completion.

The issue here is not how many improvements have been made over the original design the issue is-is this new plan appropriate for the neighbourhood. I say NO.

Thank you

[redacted]

Barb Geddes

[redacted] Quiver Pl

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DISTRICT OF SAANICH

2870-30 Arrow

Council
Administrato
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January 9, 2017

Mayor and Councillors

770 Vernon Avenue

Victoria, BC

Dear Mayor and Councillors

RE: 1550 Arrow Road

I have been a resident of Saanich for nearly 39 years and share a property line with the Mount Douglas Court property. I am in favour of adding additional housing for low income seniors but only if the building is two stories which would be a better fit for our neighbourhood.

I cannot understand how the present building was ever permitted to be built in the middle of an area zoned for single family residences. This building and the proposed one are so totally out of character in the midst of single family homes with limited access . It also doesn't adhere to Saanich municipal planning documents.

I have many concerns about the proposal being considered but will only touch on two of them:

a 3-storey building overlooking houses to the north and west will greatly diminish our privacy and enjoyment of our backyards and decks

Arrow Road is such a dangerous road in its present state and is not likely an easy or inexpensive fix.

I urge Council to reject this proposal unless it is restricted to two stories on the proposed footprint.

Sincerely,

[redacted]

Marg Buckland

[redacted] Quiver Place

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JAN 09 2017
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

2870-36 Arrow

January 8, 2017

Council
Administrator
Media

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

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I ask that this application not be approved unless it is limited to two stories within the proposed footprint.

Sincerely,

[redacted]

Name: Janice Schmidt

Address: [redacted] Arrow crt.

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January 8, 2017

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Sincerely,

[redacted]

Name: Dianne Young

Address: [redacted] Arrow Rd.
Victoria

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January 8, 2017

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Sincerely,

JOE FAIA

Name: [redacted]

Address: [redacted] QUIVER PL.
VICTORIA B.C.
[redacted]

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Sincerely,

[redacted]

Name: KEVIN CARTER

Address: 3993 BOW RD

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I ask that this application not be approved unless it is limited to two stories within the proposed footprint.

Sincerely,

[redacted]

Name: MARCIA L. THORNEYCROFT

Address: [redacted] MALTWOOD TERRACE
VICTORIA

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Sincerely, [redacted]

Name: Kevin Hooper

Address: [redacted] Arrow Rd.

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Sincerely,

[redacted]

Name: BARRY G. YOUNG

Address: [redacted] ARROW ROAD.

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Sincerely,

[redacted]

Name: BRIJA WANDS CHAIRMAN

Address: [redacted] ARROW RD

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Sincerely,

[redacted]

Name:
ERICA EDNEY

Address:
[redacted] ARROW COURT
VICTORIA BC [redacted]

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JAN 09 2017
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2870 - 30 Arrow

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Sincerely,

[redacted]

Print Name: Cheryl Gollub

Address: [redacted] Hopesmore Drive, Victoria

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Sincerely,

[redacted]

Print Name: DEREK HUTCHESON

Address: [redacted] BEL NOR PLACE

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Sincerely, [redacted]

Print Name: SUSAN BARRISCALE

Address: [redacted] Marcola Place, VICTORIA, BC

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Sincerely,

[redacted]

Print Name: Esther LARSON

Address: [redacted] Hopes more Drive.

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Sincerely,

Print Name: Nancee Lewis

Address: [redacted] Hopesmore Drive

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2870 - 30 Arrow

January 8, 2017

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Sincerely,

[redacted]

Name: CHARLENE GREGG

Address: [redacted] BEL NOR PLACE

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Sincerely,

Print Name: LARRY RUSSELL

Address: [redacted] BEL NOR PLACE

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Name: [redacted]

Address: [redacted] BEL-NOR PLACE

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Sincerely,

Name: DAPHNE SALTER

Address: [redacted] BEL NOR PL.

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Sincerely, [redacted]

Print Name: OSCAR JACK LARSON

Address: [redacted] HOLESMORE

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Sincerely,

[redacted]

Print Name: YVONNE FOWLER

Address: [redacted] HOPESMORE DRIVE. VICTORIA

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Sincerely,

[redacted]

Name: Nellie W Thompson

Address: [redacted] Bow Rd
Victoria, BC [redacted]

RECEIVED
JAN 09 2017
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

2670-30 Arrow

Council
Administrator
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January 8, 2017

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Sincerely,

[redacted]

Name: Sheryl St. Gelais

Address: [redacted] Bow Rd
[redacted]

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JAN 09 2017
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Sincerely,

[redacted]

Name: Jeff. St. Gelais

Address: [redacted] Bow Road, Victoria, [redacted]

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DISTRICT OF SAANICH

2870-30 Arrow

Council
Administrator
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Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Re: 1550 Arrow Road (Mount Douglas Court) rezoning and development application

Dear Mayor and Council,

I support adding additional housing for low income seniors at 1550 Arrow Road. There is no disputing that more affordable housing for low income seniors is desperately needed in the Greater Victoria area.

I strongly believe that rezoning and in-fill development must suit the character of the existing neighbourhood. I do not feel that a three story high-density building at the back of this property would fit in with our quiet no through neighbourhood.

I ask that this application not be approved unless it is limited to two stories within the proposed footprint.

Sincerely, N. LUCKEN

[redacted]

Name:

Address: [redacted] QUIVER PL
VICTORIA
B.C. [redacted]

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DISTRICT OF SAANICH

2870-30 Arrow

Council
Administration
Media

January 8, 2017

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

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Sincerely,

ISABEL FAIA

Name: [redacted]

Address: [redacted] QUIVER PL
VICTORIA, B.C.
[redacted]

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Sincerely,

[redacted]

Name: Greer M. Sacks

Address: [redacted] Bow Rd
Victoria, V8N 3B1

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Sincerely, W. P. Cameron

Name: [redacted]

Address: [redacted] Quiver Place

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Sincerely, [redacted]

Name: CHRISTEL ADAMSON

Address: [redacted] BOW Rd

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Sincerely,

[redacted]

Name: Len Adamson

Address: [redacted] Bowker
Victoria B.C

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Sincerely,

[redacted]

Name:
ELWYN TOMLINSON
Address:
[redacted] BOWRD [redacted]

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Sincerely,

[redacted]

Name: Lori Jackson

Address: [redacted] Bel Nor. Pl.
Victoria, BC. [redacted]

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Sincerely, [redacted]

Name: Sue Thorpe

Address: [redacted] Arrow Rd

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January 8, 2017

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Sincerely,

[redacted]

Name: Barb Geddes

Address: [redacted] Quiver PL

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Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

January 8, 2017

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I strongly believe that rezoning and in-fill development must suit the character of the existing neighbourhood.

I do not feel that a three story, high-density building at the back of this property would fit in with our quiet, no-through-road, neighbourhood.

I ask that this application not be approved unless it is limited to two stories within the proposed footprint.

Sincerely,

[redacted]

Print Name: LARISA HUTCHESON

Address: [redacted] BEL NOR PLACE

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REPORT ☐
FOR
ACKNOWLEDGED:
Council Administrator Media

Council - Arrow Rd deveolpment

From: [redacted]
To: <council@saanich.ca>
Date: 1/9/2017 8:41 AM
Subject: Arrow Rd deveolpment

Although not a resident of the immediate area, I have a friend who lives in Mt Douglas Court and frequently visit, mainly by bicycle or on foot. As has been stressed by local residents, Arrow Road is a major safety hazard and I was pleased to see that at least some attempt will apparently be made to address this. However there is another element of safe access for pedestrians and cyclists which does not appear to have been fully considered. I almost always approach using the footpath system from Hopesmoor which includes a section adjacent to Mt Douglas court which is apparently under private ownership. This section is not up to Saanich walkway standards and I am unclear on its present status. It seems to me that if the developer and /or Saanich were to acquire this walkway and upgrade it such that there is easy access for all user groups including wheelchairs and walkers then many future residents would prefer to use it as a means to access the University Heights area (Tim Hortons is frequented by many seniors). As well as being quiet and almost traffic free, the gradient on this route is also better than the steep section on Arrow Rd.

If such improved access for active transportation is provided it seems likely that residents would be less likely to use a car for local trips and thereby mitigate some of the traffic impact on Arrow Rd.

Regarding the overall development, I am well aware of the affordable housing problem in Victoria and the role Mt Douglas Court has played in providing shelter. I was concerned about the possible costs of the new housing and displacement of present tenants, but with the proposed housing agreements and the delay in redevelopment of the existing building I think that has been addressed.

Some have questioned the appropriateness of the location for further density, but in view of the proximity to the University Heights centre which has a number of services within walking distance for an active senior (provided this walking access is improved!) it would be difficult to find a more appropriate spot with available land.

Given the aging population of Saanich and the ongoing need for housing for those who did not have the good fortune to enter the real estate market in their early years, Saanich should support this proposal in its revised form.

Judy Gaylord
[redacted] Carnegie Crescent

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COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED:

From: Barry G Young [redacted]
To: <clerksec@saanich.ca>
CC: Arrow Residents [redacted]
Date: 1/8/2017 11:58 AM
Subject: Arrow Road proposed development

Mayor and Council members,

I am writing to express my concerns about the proposed Arrow Road development. It is proposed to double the density of a seniors housing development on a small cul de sac in the middle of a single family neighbourhood of one and two storey homes. The approach to the property is along a narrow street that can barely accomplish the passage of 2 vehicles and only then by one driving on the "painted" sidewalk for pedestrians. This neighbourhood is not suitable for this type and density of development.
We thought we were protected from this type of development by our local bylaws and by the Shelbourne Valley Action Plan (SVAP) both of which were designed to protect neighbourhoods like ours. Great expense and time was devoted to the SVAP and it was accepted as a key tenet of future development by our council members and the community. In particular the SVAP states that developments of this size and density should be located on major thourghfares. Examples being, Shelbourne Street or Cedar Hill Cross road. We ask you to respect the SVAP and our current zoning bylaws and reject this development.

Much of the consultation by the developer has seemed like a monologue rather than a dialogue. They have not addressed the key concerns of the community which are the height of the building, traffic and safety issues and the density.
In truth the traffic and safety issues cannot be resolved because of the design and architecture of the neighbourhood, which is why we have zoning bylaws and the SVAP, to protect us.
We love our neighbourhood and care for it with pride, we live in harmony with our 80 - 100 resident low income seniors . This neighbourhood is not suitable nor designed to accomadate an expansion. I am quite sure that neither the developer or the Mount Douglas Housing Society board members would vote for this development if they lived in this neighbourhood.
I ask our Saanich Council and mayor to vote against the proposed Arrow Road development.

Barry Young
[redacted] Arrow Road

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Council - January 9th CoW meeting: Arrow Road rezoning

From: Laura Tighe
To: <mayor@saanich.ca>, <council@saanich.ca>, <clerkseo@saanich.ca>, <susan....
Date: 1/8/2017 10:30 AM
Subject: January 9th CoW meeting: Arrow Road rezoning
Attachments: Laura Tighe_Jan 9_Meeting letter.pdf

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DISTRICT OF SAANICH

Dear Mayor and Council,

I am a resident of a neighbouring property of 1550 Arrow Road (Mount Douglas Court). I also work as a clinician in supportive housing in Victoria. I acutely understand the need for affordable housing in general, as well as specialized housing for seniors and community members with various challenges.

That said, I **DO NOT** support this re-zoning application as it currently stands. I am happy to live adjacent to this seniors housing complex and have no issues with its current structure, density, and size. **I would support this project if it was limited to only two stories, with minimum 14m setbacks and no more than a 70% (+56 units) increase in density.**

As seen in the agenda package for the Committee of the Whole meeting, it is easy for non-area-residents from community societies across Greater Victoria to simply state that they support this project because they feel we need more affordable seniors housing. These correspondents do not necessarily understand the impact on the immediate surrounding residents and community if this project is not built to a scale that fits in with the fabric of the neighbourhood. They likely have not even stepped foot on the property, let alone walked through the no-through streets of our area. Please respect and appreciate the fact that as a Saanich tax payer, and local resident, this re-zoning application affects me in a greater way than it does many society-based supporters and I have a greater understanding of its impact.

Residents of Mount Douglas Court who have supported this project have stated to me in confidence in the past that they felt pressured to do so as tenants in fear of how they would be perceived by their 'landlord' if they did not sign letters of support. This is clearly a conflict of interest and needs to be viewed as such. The proponent of this project obviously has the potential for financial gains by re-zoning and building on this land as densely and quickly as possible, and based on the contentious 21 month history of this project has not taken into consideration how this will impact the immediate community. There has been a lack of transparency and communication by the proponent with community members as well as a lack of respect and compromise to the needs of the neighbourhood.

This is a property that lies on a residential side street surrounded entirely by 68 acres of no-

through roads where nothing but single-family homes are built. Access to the property is via a narrow, hilly road with no proper sidewalk. Access to public transportation is over 330m away, and other services are over 500m away. This is certainly not an ideal location for a high density building of seniors. Increasing the size and density of this property would be a disservice to the local community.

We paid a huge premium and have made certain lifestyle choices in order to live in this great, peaceful neighbourhood in Saanich. This is not downtown; this is not Langford; this is not a main arterial road! This neighbourhood is one-of-a-kind and needs to be protected from aggressive developers. Myself and all my neighbours that I've talked with understand the need for more affordable seniors housing and are fully supportive of Mount Douglas Court adding a second building to their property, but given this is in-fill development I feel that the density, size, and scale must be carefully considered so the result fits in with the surrounding area.

I am not able to attend the Committee of the Whole meeting on Monday January 9th due to obligations [redacted] Please consider my points presented in this letter as if I were there in person to present them.

I would support this project if it was limited to only two stories, with minimum 14m setbacks and no more than a 70% (+56 units) increase in density.

Sincerely,

Laura Tighe

[redacted] Quiver Place

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DISTRICT OF SAANICH

Council
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Dear Mayor and Council,

Re: the Saanich Planning report (DPR00614; REZ00539) dated December 13, 2016 on page 14 point "14. Administrative Traffic Committee"

As you know, Arrow Road is winding, hilly, and narrow: less than 5m wide for vehicle traffic through the majority of the 220m distance between 1550 Arrow Road (Mount Douglas Court – MDC) and Cedar Hill Road. Some parts are as narrow as 4.2m while the average is around 4.5-5m. This is the measurement from where the asphalt ends on the south side of the road to the white painted line on the north side, which indicates the remaining asphalt is a "sidewalk."

I am both a pedestrian and driver who uses Arrow Road daily to access my residence. As a pedestrian I often feel unsafe walking on the "sidewalk" since cars often cross the white line out of *necessity*. As a driver, I routinely cross over the white line because I *need* to in order to pass other oncoming vehicles (not just wide vehicles either, but two small sedans have this problem on at least 75% of the length of the road).

On any residential side street in Saanich, sometimes an obstruction such as a parked car or an intentional narrowing of a small section of road exists where vehicles travelling in opposite directions must take turns to pass through the gap. This is normal and acceptable for a small section of road, say 10m or 20m, but does not work when that narrow section of road is 150m to 220m long, and also includes reduced visibility from hilly topography.

Three options were presented in the aforementioned staff report. I would like to respond to each option:

*"**Option 1**: Place an extruded asphalt curb on or near the existing white road edge line, without any road modifications or widening. The cost estimate is $7,000 - $9,000."*

My response: This would do little to help pedestrians and may cause damage to vehicles and/or increase the chance of accidents.

*"**Option 2**: In addition to an extruded asphalt curb, install a raised asphalt sidewalk between existing driveways behind the curb. There would be some widening of the sidewalk where possible, but no road widening. The cost estimate is $40,000 - $50,000."*

My response: This is very ambiguous. Why would an extruded curb need to be installed if a raised sidewalk is also installed? When I first read this I took it to mean everything north of the white line would become a raised sidewalk leaving a 4-5m wide road. The second time I read it I thought maybe it meant erasing the white line and adding a raised sidewalk to the right (north) side of the existing asphalt. I would consider erasing the white line to be road widening since the affect would be more room for cars to pass each other, but I suppose technically it wouldn't be using materials or labour to increase the surface width if a sidewalk was added to the edge. Being intimately familiar with this section of road and reading the wording of option 3 leaves me doubting my second interpretation, and leads me to believe this option would leave us with a 4-5m wide road which would be an absolute disaster for vehicle traffic.

*"**Option 3**: Installation of a concrete sidewalk on the north side of Arrow Road, separated where possible. This option includes road widening and the loss of 11 trees. Vegetation and landscaping on the adjacent properties would be significantly impacted. The cost estimate is $200,000 - $250,000."*

My response: How wide would this be?!?! Loss of 11 trees, where?!?! Why would the sidewalk need to be separated? This isn't Shelbourne. All we need is an extra meter or two, not a major clear cut of the area for an 18m wide road. In the entire span of Arrow Road between 1550 and Cedar Hill when you look within 1-2m on either side of the road there are a grand total of three oak trees, one 1m tall hedge, and a handful of shrubs. Most trees in the area are at least 2-3m back from the road. It would have to be widened 4-8m if anywhere near 11 trees would affected. This option 3 infuriates

me. It is lazy and unimaginative, and causes confusion about the wording of option 2 since, *apparently*, option 2 wouldn't affect any trees. If option 2 doesn't affect any trees this therefore implies option 2 would be an ineffective and detrimental change for vehicles.

Summary

It seems to me that Staff has given Council the following three choices:

a. Do nothing, which they know is not likely to be chosen (Option 1).
b. An extreme option that is expensive and total overkill, intended to scare you away from it (Option 3).
c. A lazy and ineffectual option with, conveniently, the *exact* right price tag (Option 2).

What a farce!

Option 4

I walked along Arrow Road heading west from Cedar Hill and took a photo approximately every 10m to show a more reasonable option that avoids the needless loss of trees and would benefit both pedestrians and vehicles. The photos are below and you will see there is only one section where a serious decision would need to be made. I suggest the white line should be erased, any cracks/potholes/uneven sections patched, then a raised sidewalk added off to the side so as to free up at least 1m or more where possible to the vehicle surface. While these photos show primarily the north (right) side of the road, there are areas on the south side where some slight widening could occur so as to reduce impacts on northern properties. [*The photos follow on next page*.]

Conclusion

I have written Council about the state of Arrow Road many times over the past 21 months (most recently September 16, 2016) illustrating the need for improvements to Arrow Road. I have met with many of you and while walking along Arrow Road you have experienced firsthand how narrow it really is when vehicles drive by, especially large vehicles such as fire trucks, ambulances, handi-darts, and garbage trucks. Improvements to Arrow Road are needed regardless of whether the Mount Douglas Court rezoning application is approved. I ask that you please review and seriously consider my "option 4." Let me know whether you have any questions or would like to meet again for another short walk to see it in person.

Sincerely,

Warren Weicker
[redacted]Quiver Place
[redacted]

The first 20m-30m is already reasonably wide. The sidewalk would not need to extend too far:

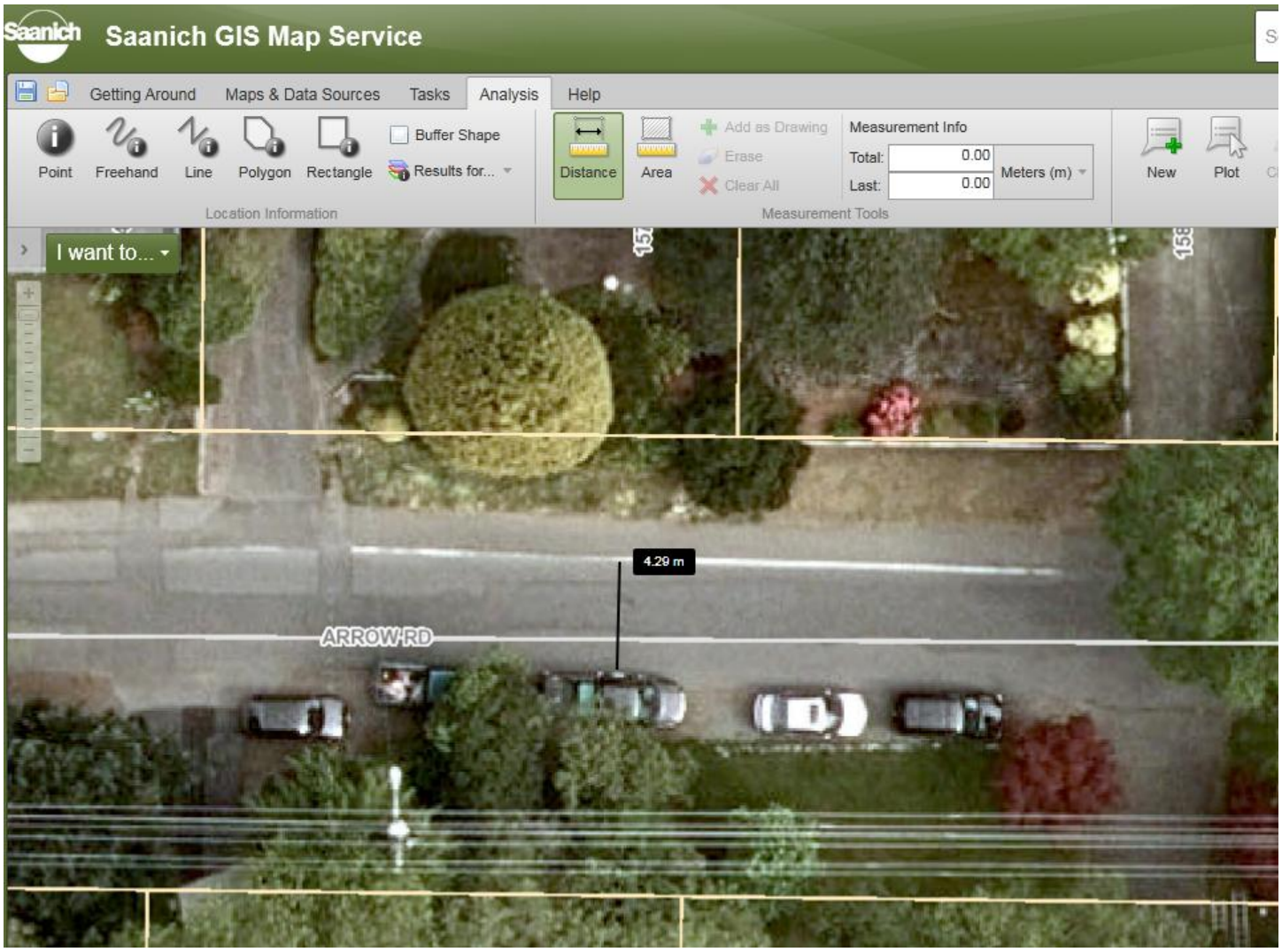
At the “Limited Vision, 20km/hr” sign we meet the first oak tree that is close to the road, but there is a lot of space between this tree and the property line such that the sidewalk could curl around it, see next four photos:

LIMITED
VISION
20

Ample room to curl around the tree:

Blue lines show where foliage on either or both sides could be trimmed to improve visibility:

This may be the narrowest section, where there is gravel parking on the left (south) and the road is only 4.29m wide:

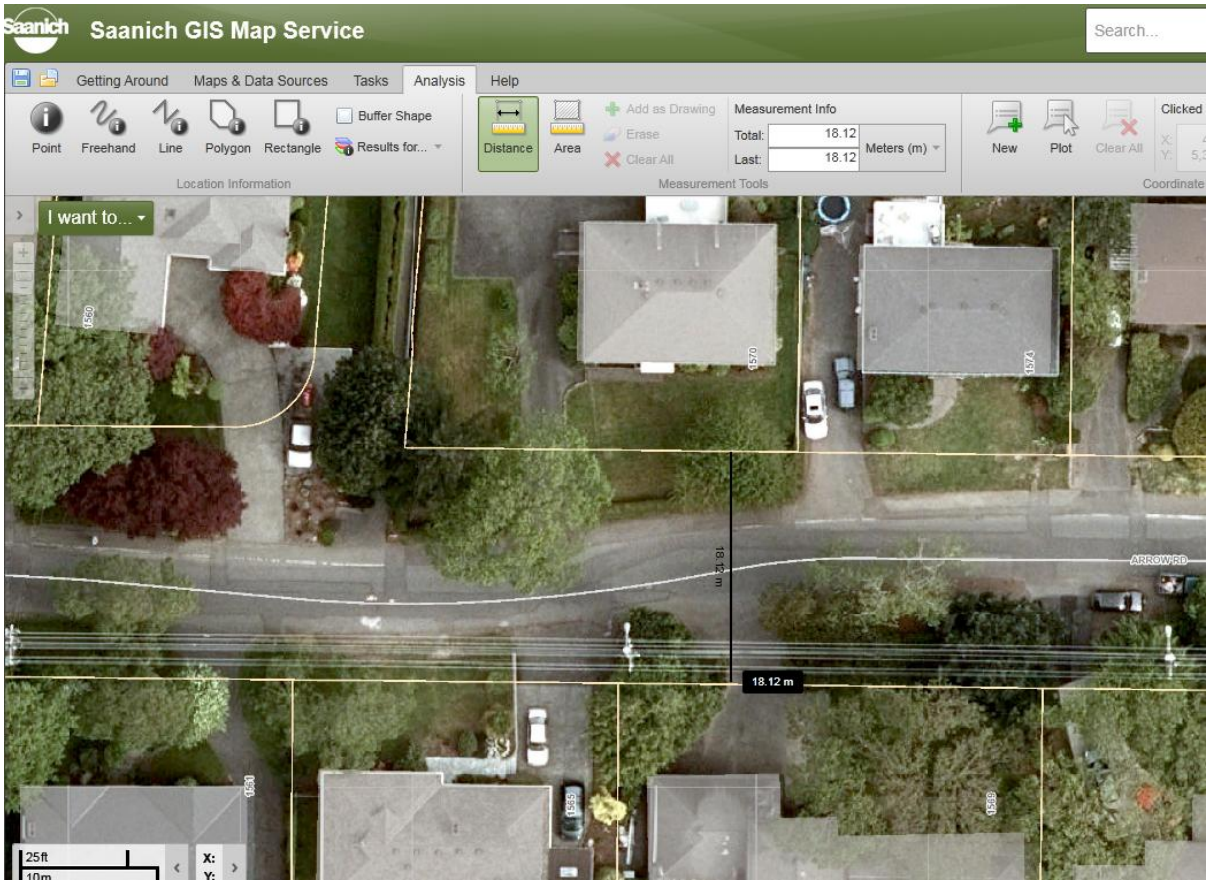


Up close you can see that even without the foliage being trimmed there is still ample room to expand:

This is the one point where a serious decision would need to be made about which resident would be affected: the north house might lose a decorative hedge, the south house might lose a few shrubs, or this one 20m section of road might need to remain narrow.

Note the second oak tree we've encountered on the far left next to the bench with address numbers. It would not be affected as there is plenty of space on the right until we reach the hedge highlighted in blue. The following two photos show the options at this narrow point.

One possibility would require the removal of a decorative hedge approximately 1m tall (technically beyond the property line; property lines shown below):



Another possibility would affect a garden bed and some shrubs (technically beyond the property line):

Close up of hedge, not much space here:

More space comes available on the left:

Note: pathway connecting to Bel Nor Place is to the right of the fire hydrant. Ahead a few shrubs would need to be removed in this narrow location as we encounter the third oak tree close to the road on the left.

Impact on the right could be minimized by a slight expansion on the left.

A few low shrubs would be minimally affected here:

Here we are the end of our tour, did you spot 11 trees that would need to be removed? I didn’t think so.

2870-30 Arrow

Council
Administrator
Media

Dear Mayor and Council,

There have been so many issues with the 1550 Arrow Road (Mount Douglas Court – MDC) rezoning application over the past 21 months that I don't really know where to begin. I could easily write a 20 page report on the subject, but you likely don't need that much detail. I normally prefer to back up my analysis with hard facts and figures, but I did that last time, and not much has changed since then, so I'll try to just summarize how I *feel* about this.

I am not happy with any aspect of this rezoning or development application to date. I am particularity upset with how the Saanich Planning department has handled it. They've shown time and time again that they really don't care about the public, or our neighbourhood. I believe this property is currently "over zoned." The size, density and location of this RA-1 apartment zone is clearly an aberration in the municipality and it never should have been built on a narrow residential road in the middle of a no-through suburban neighbourhood to begin with.

That said, given the charitable nature of this property providing low income seniors housing, and the fact that it has been a fixture in the neighbourhood for many decades, I *would* support building one additional building and increasing the density of the property by 50-75%.

I support (and have *always* supported) a two story building, with minimum 15m setbacks, to be built in the requested location provided the long term plan for the *entire* property is to not increase the density by more than double the number of units (from 80 to 160 dwelling units).

What I think would be reasonable for the re-development at this property would be to add 40-60 units in a two story building now, then later replace the 80 unit building with 90-110 units. Any re-development should move more of the building mass to the middle and front of the property. If three stories is required to achieve a density that is economical, it should only be built this high in the centre of the property i.e. minimum 23m setback from the east and west property lines.

The proposal as it is now is basically a perfect compromise in my eyes **except** for the third story. This is what the first draft should have been, with a compromise being the removal of most or all of the third story. By my math, removing the third story entirely would reduce the unit count from the currently requested +84 units (164 total) to +56 units (136 total). This would be perfect in my eyes; a win for everyone involved. I believe the entire neighbourhood would support this.

Perhaps many in the neighbourhood might support having the north-south wing along the centre of the property being three stories, in which case that would add +72 units (152 total) which is still a significant 90% increase in density. In my opinion this would still be out of place in the neighbourhood, but many might accept this as a compromise. Unfortunately the second draft proposal that we see now, having only removed 16 units and keeping the majority of the building at three stories is just too much to ask.

21 months ago the neighbourhood clearly stated it could not support an increase of "more than double" density, yet here we are, the proponent is still requesting more than double. How hard would it really have been to remove at least four more units to meet that request? Or to apply for a financial grant allowing further density reductions? Or to amortize the project over 20 or 25 years instead of less (my calculations suggest 15)? The proponent has never shown a single act of good faith towards the neighbours. They've been forced to make changes. They've dragged their feet. They've voraciously tried to minimize any changes. They listened (or pretended to, by hiring people to listen for them) but never *heard* anything. They never put themselves in our shoes (though we put ourselves in theirs, and tried to aim for a compromise from the get-go).

After extremely long and hard thought on this matter, I feel it just isn't right and I cannot support it. As much as I'd like to do good for the greater community by putting aside my personal feelings about how out of place this zoning is, I just can't bring myself to support this size of project in this location. Considering this is in-fill development of a high density building surrounded by 68 acres of no-through roads comprised of entirely single-family homes, it just doesn't make sense. Our neighbourhood is a wonderful place, and it needs to be protected not exploited. **Please do not approve this rezoning application unless the third story is removed.**

Sincerely,

Warren Weicker
[redacted] Quiver Place

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DISTRICT OF SAANICH

2870-30 Arrow

Clerksec - FW: Comments on Redevelopment of 1550 Arrow Road

POST TO | POSTED
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INFORMATION ☐
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED:

From: "Morven Wilson" [redacted]
To: <clerksec@saanich.ca>
Date: 1/6/2017 9:09 AM
Subject: FW: Comments on Redevelopment of 1550 Arrow Road

Council Administrator Media

Please accept my apologies: I forgot to copy you on this email to Council (sent to them a few minutes ago).

Morven Wilson

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

RECEIVED
JAN 06 2017
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

2017 January 06

Dear Mayor Atwell and Councillors:

Proposed Redevelopment of 1550 Arrow Road: Mount Douglas Court (MDC)

History:

1. From the very beginning the MDC proposal was presented to neighbours as a predetermined and detailed plan: Peter Daniel's infamous "*done deal*" with his promise of "*no compromises*". **This made a mockery of the subsequent consultation process**. Subsequent meetings with the Mr. Strongitharm have been depicted by him as '*consultations*' but were merely restatements of the original intent.

   Surely, if genuine consultation was really intended then Saanich Planning should have insisted that the applicant start by describing his broad objectives to neighbours, soliciting their input long before he went to the expense of detailed architectural drawings. Neighbours of the proposed development should have been involved in this process from the very beginning – not after the design was almost completely frozen. This simple change in process would have saved everyone a great deal of time, money and frustration.

2. In my March 14th MDC CoW '***Six Fails***' presentation I showed how Planning's February 18th Report on the MDC proposal was non-compliant with Saanich's several, key, high-level planning guidelines (e.g., as noted in the SVAP, GHLAP, etc.: *height transitions from the core outward; the character of each zone; the character of the buildings already erected; the particular suitability of a zone for specific uses*), and that it did not even mention the *pros-and-cons* of such non-compliance. I asked Council why Planning's Report was so biased and uncritical: taking the applicant's side, offering only one option to Council: i.e., Planning's own chosen solution.

3. In its Dec 13th Report Saanich Planning has again ignored the proposal's non-compliance with Saanich's high-level planning guidelines. Once again, I see Planning's Report as uncritical and biased, taking the applicant's side, offering only one option to Council: i.e., Planning's own chosen solution.

Revelation #1

At the CoW for Townley Lodge on Oct 24th, in response to a question from the Mayor, Planning revealed that it had **decided unilaterally that affordable housing trumped all other zonings**. **However, Saanich Planning failed to make this action explicit to Council ... or to the neighbours of Townley Lodge**. That answer also partially explained why Planning's Feb 18th MDC CoW Report was so biased.

Revelation #2

In Planning's Dec 13th MDC CoW Report the MDC neighbours were stunned to read that zoning provision had

been made for Congregate Care and Community Care facilities. **This had never been mentioned to the community before!** Deane Strongitharm immediately claimed this was a "*mistake*"! However, on Dec 21st Planning revealed that it (Planning) had **unilaterally included these** without making that action explicit in their Dec 13th Report to Council - or to MDC neighbours.

Surely, it's not up to Planning to make such determinations unilaterally and surreptitiously. If nothing else these should have been offered explicitly to Council as options for its consideration.

Planning's MDC CoW Reports of Feb 18th and Dec 13th offered no choices to Council, leaving the impression that **Planning's offered solution was the only solution**. What was the motivation for doing this?

Need for Factual and Balanced Reports:
In his letter (2016 Nov 17) to me Mayor Atwell states: "*Staff are tasked with providing reports that are factual and balanced for council to debate*". A laudable goal – but one which Saanich Planning has failed to attain with its Townley Lodge and MDC reports. How can Council make informed planning decisions when Planning fails to present pertinent information?

Questions:

- Why do Planning's reports to Council not acknowledge the considerable concerns that residents have? Why do we feel that our voices are not being heard, or that our own interests are not being taken seriously? Why do we feel bullied and ignored?
- Why did Planning's reports not acknowledge the **wide-spread local support for additional affordable seniors' housing at MDC?** (Provided such is compliant with the SVAP, etc.; i.e., no more than two stories; and no more than double the number of units,160 in total, even after Phase 2 is completed).
- MDC neighbours offered a viable alternative design that is at least marginally SVAP-compliant: **why did Planning not present it as choice for Council?** Planning should have no right to *cherry pick* a solution and present it to Council as if it was the only choice. Council should retain the right to hear **all** options, and then themselves apply Saanich's planning principles.
- Why should it be the responsibility of residents to have to explain to Council that there are other options available? Options that go well beyond the very limited and biased analyses provided by the Planning department.
- Why does it appear that Planning gave the MDSHS and the GVHS special and secret treatment in the interpretation and application of Saanich's zoning bylaw?

Why the Need for Vigilance?
If it had not been for the vigilance of neighbours of MDC then the applicant and Saanich Planning might have gotten away with the insertion of zoning for a Care Facility.

Next Steps:
I ask Council to consider a complete *'reset'* of both the Townley Lodge and MDC proposals, requesting completely new applications *ab initio*, with an assurance of (i) genuine prior consultation with neighbours, and (ii) clear, honest, unbiased analyses by the Saanich Planning department.

Please terminate these two deeply flawed, development proposals and restart their application processes under an explicit set of rules that treat both applicants and residents equally, fairly and transparently.

A Safety Request:
If construction does proceed then for the safety of all neighbours and residents—especially mobility-challenged residents of Mount Douglas Court—Council should ban all construction traffic on the narrow, dangerous section of Arrow Road (the east end), and force it onto Oakwinds Street.

Respectfully,

Morven Wilson, Hopesmore Drive

Co-signers:
Esther and Jack Larson, Hopesmore Drive
Mary Perry, Hopesmore Drive

Judy Wilson, Hopesmore Drive
Nancee Lewis, Hopesmore Drive

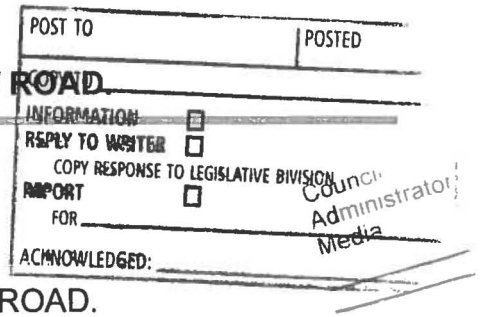
Footnote:

As a reminder: in my Mar 14th presentation to the MDC CoW I depicted the proposal as:

A large, high density, multistory, institutional apartment complex placed in the centre of a low rise, low density, residential neighbourhood of single-family homes; inappropriate to our neighbourhood; out-of-scale and out-of-character; architecturally insensitive to the existing streetscape; visually intrusive.

This still holds true today.

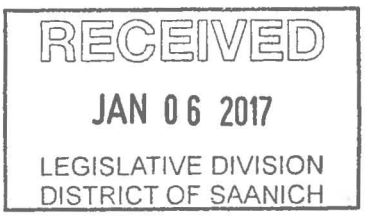
2870-30 Arrow



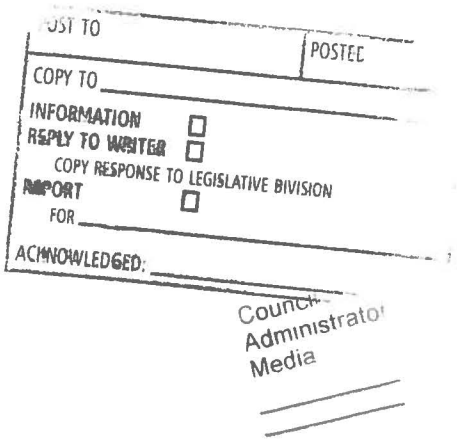
Council - Senior Housing - MOUNT DOUG COURT ON ARROW ROAD.

From: "Filia Mitchel" [redacted]
To: <council@saanich.ca>
Date: 1/5/2017 6:42 PM
Subject: Senior Housing - MOUNT DOUG COURT ON ARROW ROAD.

Please be advised that I live in the neighbourhood of this Project, walk by every day and am pleased to see that it is scheduled for more affordable housing for Seniors. This is a large property where properly planned will not disrupt the neighbourhood. In fact, it will be a great improvement. We, in Saanich need housing for seniors. This organization has never posed any problems in this area and no doubt will not in the future. Live and let live and if anyone opposes this project, it is purely selfish. Thank you.
Filia Mitchell



Peter J. Parker
[redacted] Hopesmore Drive
Victoria, B. C. [redacted]



The Mayor and Council, Municipality of Saanich
770 Vernon Ave.
Victoria, B. C. V8X 2W7
January 5, 2017

Dear Mayor Atwell and Council Members,

I write in support of the housing development proposed by the Mount Douglas Court Housing Society.

As a resident of the general neighbourhood, I frequently walk or cycle by the Mt. Douglas Court property. For the better part of a year I regularly walked a grand-daughter from our house to Braefoot Elementary School, passing Mt. Douglas Court in the morning time and in mid-afternoon. Before retiring in 2012 I was rector of St. Luke's Anglican Church and regularly held services in the current facility. Many of the current residents walk by our house on Hopesmore Drive, to and from the University Heights Plaza, and the buses to downtown. It is a neighbourhood of light traffic. As the majority of the residents in the target demographic are not vehicle owners, I am confident the proposed development will have only a minimal impact on the surrounding neighbourhood.

I have attended some of the public information sessions, and have followed the development with interest. I am pleased that the Society has listened to complaints from the Arrow Road Community Association. I am impressed by the costly modifications the Society has made to the plans that were originally submitted.

As a member of the Board of Directors of Dawson Heights Housing, I am keenly aware of the shortage of affordable housing for seniors in our Regional District. In the ten years I have been involved with Dawson Heights we have always carried healthy waiting lists. The need is growing. Seniors with limited incomes need to be able to stay in their community where they have access to public transit, their families, their medical support systems, and their often long-standing spiritual, social, and recreational circles. If this is to be the case we will continue to need more affordable housing.

As a not-for-profit society whose members are volunteers, the Mount Douglas Court Society deserves the praise and support of the wider community, both for their vision, and their flexibility with their plans. I write to encourage Saanich Council, as our elected local government, to express that support by giving approval to the facility as currently proposed. Though changes in views and local traffic often give rise to anxiety, I am confident that after the new facility is completed and operating we will all be proud and grateful to have such a fine option available for seniors in Saanich.

With respect and gratitude for the work and leadership shown by you and our council, I remain,

Yours Truly

[redacted]

The Reverend Canon Peter J. Parker (retired)

2870-30 Arrow

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FOR
ACKNOWLEDGED:

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

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

RECEIVED
JAN 05 2017
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

January 4, 2017

To Mayor and Members of Council,

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

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

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

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

- Arrow Road is a narrow lane inadequate and unsafe even for the current

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

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

Thank you for consideration of our concerns.

Regards,

David Mattison
Charlene Gregg

[redacted] Bel Nor Place

2870-30 Arrow.

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INFORMATION ☐
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COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED

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

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

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JAN 04 2017
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

Dear Mayor and Council,

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

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

Our neighborhood has again been treated with total disrespect!

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully,

Judy Wilson, [redacted] Hopesmore Drive

POST TO General POSTED DEC 29 2017
INFORMATION ☒
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED:

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

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

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

Sent from my iPhone

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

> Receipt is acknowledged of your recent correspondence to Mayor and Council. Please be assured that your correspondence has been brought to the attention of Mayor and Councillors and referred to appropriate municipal staff for information.
>
> If further information is required, please email back to this address, or call the Legislative Division at 250-475-1775, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, except statutory holidays.
>
> Sincerely,

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

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

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DEC 29 2016
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DISTRICT OF SAANICH

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Please consider the environment before printing this e-mail.

>>> David Nicholls 12/19/2016 9:11 AM >>>
Was extremely surprised and distressed to learn of the alteration of direction this application for zoning has taken. As a Forty year resident at Arrow Rd., adjacent to the application I was assured the restrictive covenant would accompany the application and that council would respect the Shelbourne Valley Community Plan perhaps not in its entirety but with future consideration for the character of the neighbourhood, however it would appear that Saanich Planning Dept is ignoring the nature of the SVCP and is considering the likelihood of this development reverting to a "Community Care facility in future" with all the service traffic that it attracts.

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

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

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

Begin forwarded message:

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

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

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

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

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

neighbourhood mean?

- Significant increase in traffic and parking: 24 hour on site staff, shift workers, increased demand for staff and family/visitor parking as well as visiting VIHA/clinical staff, more ambulances, more medi-vans, more handi-darts, more deliveries, more frequent garbage pickup, etc.

- Comings and goings at all hours (the current building generates very little traffic after dark).

- A commercial grade kitchen: loud roof exhaust vents, routine commercial deliveries of food, more staff, etc.

- A commercial grade laundry facility: exhaust vents, constant noise.

- More lights on 24/7.

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

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

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

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

Contact details for Mayor and Councillors:

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

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

To contact individuals by phone or email:

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

2870-30 Arrow

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

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

What does this mean to our quiet neighbourhood?

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

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

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

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

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

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

Yours truly
Jeannie Kwan
[redacted] Hopesmore Drive

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DEC 19 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

2870-30 Arrow

RECEIVED
DEC 19 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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

Mr. Atwell,

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

Thank You,
Marilyn and Murray Goode
[redacted] Bow Road
Victoria, BC
[redacted]

POST TO General POSTED Dec 21
COPY TO SH ✓
INFORMATION ☒
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED: BIM ✓

0870-30 Arrow

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

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LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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

General
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BM

Hi,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

From: Arrow Residents.
Sent: Sunday, December 18, 2016 10:26 PM
To: Arrow Residents

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

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

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

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

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

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

- Comings and goings at all hours (the current building generates very little traffic after dark).

- A commercial grade kitchen: loud roof exhaust vents, routine commercial deliveries of food, more staff, etc.

- A commercial grade laundry facility: exhaust vents, constant noise.

- More lights on 24/7.

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

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

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

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

Contact details for Mayor and Councillors:

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

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

To contact individuals by phone or email:

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

2310-30 Arrow

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December 5, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Mayor Atwell and Council:

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

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

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

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

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

2370-30 Arrow

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November 30, 2016

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FOR
ACKNOWLEDGED:

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

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

Sincerely,

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

0370-30 Arrow

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Victoria, BC V8X 2W7

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Sincerely,

[redacted]

Name:
Address: [redacted] Arrow Rd
Victoria BC
[redacted]

2370-30 arrow

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Victoria, BC V8X 2W7

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Sincerely,

Name: S. Sam
Address: [redacted] Arrow Rd
Victoria BC
[redacted]

3370 - 30 Arrow

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Sincerely,

[redacted]

Name: Preston George
Address: [redacted] ARROW RD

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Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

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

Sincerely,

[redacted]

Name: JOHN T. GODFREY
Address: [redacted] ARROW Rd.,
SAANICH, B.C.
[redacted]

9370-30 Arow

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Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

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

Sincerely,

[redacted]

Name: JULIE COLES
Address: [redacted] ARROW RD

9370-30 Arrow

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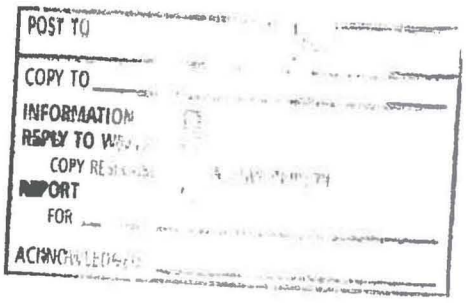
November 30, 2016



Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

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

Sincerely,

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

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November 30, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

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

Sincerely,

Name:
Address: 1550 Arrow Rd.

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Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

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

Sincerely,

[redacted]

Name: B. KAHAKAUWILA
Address: [redacted] CHATTERTON WAY
VICTORIA, B C [redacted]

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LEGISLATIVE DIVISION
DISTRICT OF SAANICH

November 28, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

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

Sincerely,

[redacted]

Name: KAI AU
Address: [redacted] ARROW ROAD,
VICTORIA, BC [redacted]

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DISTRICT OF SAANICH

November 28, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

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

Sincerely,

[redacted]

Name: SHERRY CHRISTIE
Address: [redacted] ARROW RD.
VICTORIA BC
[redacted]

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Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

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

Sincerely,

Name: Raisa Balaguer
Address: [redacted] ARROW Road
Victoria, BC
[redacted]

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Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

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

Sincerely,

[redacted]

Name: GUDNY KELLER
Address: [redacted] ARROW RD
VICTORIA BC [redacted]

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Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

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

Sincerely,

Name: DAWN GILES
Address: [redacted] ARROW Rd
Victoria, BC [redacted]

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Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

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

Sincerely, [redacted]

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

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Saanich Council
770 Vernon Avenue
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Dear Mayor and Council,

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

Sincerely,

[redacted]

Name:
Address:

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Dear Mayor and Council,

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

Sincerely,

[redacted]

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

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DISTRICT OF SAANICH

November 28, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

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

Sincerely,

[redacted]

Name: ROBERT D. NEIL HANSEN
Address: [redacted] ARROW RD
VICTORIA [redacted]

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November 28, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

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

Sincerely,

Name: Marie L Bayard
Address: [redacted] Arrow Rd.
Victoria BC.

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November 28, 2016

Saanich Council
770 Vernon Avenue
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Sincerely,

[redacted]

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

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November 28, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

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

Sincerely, In Spite of losing the beautiful "back 40" and the many gardens created there, I recognize the desperate need for Senior affordable housing... For this reason I support the 84 unit affordable housing complex.

Name: Ray Painchaud
Address: [redacted] Arrow Rd.

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DISTRICT OF SAANICH

November 28, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

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

Sincerely,

[redacted]

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

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LEGISLATIVE DIVISION
DISTRICT OF SAANICH

November 28, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

Dear Mayor and Council,

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

Sincerely,

[redacted]

Name: L. I. CARSON
Address: [redacted] ARROW RD.
VIC. BC,
[redacted]

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DISTRICT OF SAANICH

November 28, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

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Sincerely,

[redacted]

Name: DAVID MOHR
Address: [redacted] ARROW RD

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November 30, 2016

Saanich Council
770 Vernon Avenue
Victoria, BC V8X 2W7

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Sincerely, [redacted]

Name: Judie Boisvert
Address: [redacted] Arrow Rd. Victoria B.C.

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Saanich Council
770 Vernon Avenue
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Sincerely,

[redacted]

Name: Maureen BRADLEY
Address: [redacted] Arrow Rd.
Vic BC. [redacted]

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

Sincerely,

Name: Sebastiana Alves da Rocha
Address: [redacted] ARROW Rd.
VICTORIA. BC.
[redacted]

2370-30 ARROW

DEC. 20 16

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DISTRICT OF SAANICH

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

KINDLY NOTE THE FOLLOWING.

THERE IS A HUGE SHORTAGE OF
SENIOR LOW COST HOUSEING.

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

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

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

THE HOUSEING IS WELL MAINTAINED
AND WELL RUN
PLEASED THAT I ACCEPTED THE OFFER
OF MY BATCHELOR SUITE.
AFTER WAITEING FOR 2 YRS FOR A
LOW COST. APT.

[redacted]

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

[redacted] Arrow Rd.

2870-30 Arrow

DAWSON HEIGHTS

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

December 7th, 2016

Dear Mayor and Council,

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

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

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

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

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

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

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LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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

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

Yours sincerely,

Karen Hope

Karen Hope
Executive Director

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2870 - 30 Arrow

Clerksec - Support for Mount Douglas Seniors Housing Society

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

Dear Mayor and Council,

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

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

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

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

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

Sincerely,

Kathy Stinson CPA, CMA
Chief Executive Officer

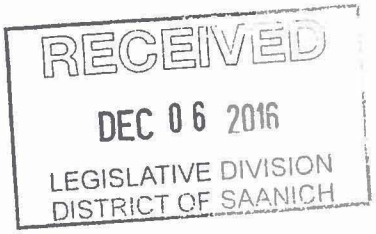
Victoria Cool Aid Society

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

www.CoolAid.org

Together we will end homelessness.

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



2870-30 Arrow

Council - Support for Mount Douglas Seniors Housing Society Proposal

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

Dear Mayor and Councillors,

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

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

Sincerely,
Mark

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

POST TO GeN | POSTED DEC 07 2016
COPY TO SH
INFORMATION ☐
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED: BL-M

THRESHOLD HOUSING SOCIETY — Transitional Housing for Youth

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

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DEC 05 2016
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DISTRICT OF SAANICH

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2870-30 Arrow

M'AKOLA GROUP OF SOCIETIES
104-550 Goldstream Ave, Victoria BC V9B 2W7 Phone 250-590-0204 Fax 250-590-0248

December 2, 2016

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

Dear Mayor and Council,

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

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

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

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

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

Yours truly,

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

RECEIVED
DEC 05 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

Charla Huber

Executive Assistant-Communications Coordinator
M'akola Group of Societies
Direct Line: 250-940-2745
Office Phone: 250-590-0204 Ext. 3504
Administration and Development Services Office
104-550 Goldstream Avenue, Victoria BC V9B 2W7
makola.bc.ca
Follow us on Twitter @makolahousing

Council - Arrow Road

POST TO General | POSTED DEC 01 2016
COPY TO BMW HUM
INFORMATION ☒ (SH received)
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED:

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

Sirs:

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

.

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

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

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

With thanks for your time to read this,

Garth Homer [redacted] Oakwinds St.)

Garthhomer@shaw.ca

RECEIVED
NOV 28 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

Clerksec - An Update on the Mount Douglas Court Redevelopment Proposal

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

POST TO: General
POSTED DEC 01 2016
COPY TO: SH
INFORMATION ☒
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED: BM

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

RECEIVED
NOV 28 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

Dear Mayor and Councillors,

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

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

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

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

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

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

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

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

- the proposal contradicts several key Saanich planning guidelines, and

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

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

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

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

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

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

****

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

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

****

Thank you for your time and interest in our neighbourhood.

Yours Sincerely,

The Arrow Road Advocates Committee

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

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

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

You can find Deane's summary of the status of the redevelopment proposal here: http://www.anglicanfoundation.ca/

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

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

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

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

can be constructed on the property.

11. Members of the audience often expressed unhappiness that their questions were not addressed clearly: too often vague answers prevailed. [Minutes for the June 30th neighbourhood meeting were promised but have never appeared. Neither have the promised answers to our many questions at that meeting].

12. Concerns were expressed again that the pass-through (easement) between Hopesmore and Bel Nor must now accommodate tenants in 84 new units plus the 80 existing units. This is a significant Increase but does not seem to be an issue of concern to the MDSHS board (it's a safety issue). The audience pointed out again that tenants have been advised by the MDSHS to use of this easement, but it doubles the distance for MDC tenants to reach the University Heights shopping centre; MDC tenants with mobility issues will be condemned to continue to use dangerous Arrow Road.

13. A request was made to the applicant to outline the footprint of the new building using flags or markers so that neighbours might be able to visualize the height and set-backs of the Phase 1 structure.

14. At the March 14th meeting of the Committee of the Whole we requested of Council the use of a neutral facilitator to restart the consultative process to get past the uncompromising intransigence of the Peter Daniel. Unfortunately, Deane Strongitharm cannot be this neutral facilitator as he is paid by the Anglican church; he must find himself in an impossible position, paid by the applicant to push through a deeply flawed proposal as part of a deeply flawed process. Despite these constraints, Deane has managed to make some welcome changes, albeit minor in the larger picture ... for which we thank him.

15. All of these so-called '*consultations*' were part of a fundamentally flawed process from the very start: there was no attempt by Peter Daniel to find a compromise solution, i.e., no consultation. Instead, he described the outcome as predetermined and not subject to compromise. Thankfully, Deane Strongitharm has adopted a more constructive approach, and made some compromises.

16. We pointed out yet again that there has always been wide-spread support from neighbours of MDC to accommodate up to 160 units (160+ low-income seniors) in two-story buildings.

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

1220-20 Post/ Response. 2 ltr P.T. proof wk of Nov.

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

[redacted] Hopesmore Drive
Victoria, BC [redacted]

2016 October 26

RECEIVED
NOV 08 2016
PLANNING DEPT.
DISTRICT OF SAANICH

GEN. SH (Mayor) COPY RESPONSE TO LEGISLATIVE DIVISION ACKNOWLEDGED

Dear Mayor Atwell:

A Simple Question Explains the Universe

also file re 1550 Arrow Road 06

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

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

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

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

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

This revelation deeply concerns me.

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

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

   Neighbours see these repeated changes as an indication that the original RA-3 zoning was erroneous and indefensible—as ARAC has claimed all along.
6. Despite Council's March COW direction to the applicant he refuses to provide '*certainty*' and continues to blatantly ignore the OCP/SVAP, etc. [I outlined these problems in my presentation to the COW for MDC last March].

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

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

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

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

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

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

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

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

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

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

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

Yours Sincerely,

[redacted]

Morven Wilson[1]

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

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

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

RECEIVED
OCT 19 2016
PLANNING DEPT.
DISTRICT OF SAANICH

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

ENTERED IN CASE

please add to the file, thanks

>>> "Chris Poirier-Skelton' [redacted] 10/19/2016 9:15 AM >>>
Hello Andrea, here is the response I sent on Friday October 14th. Please let me know that you have received this email. Thanks very much

With regard to the 1550 Arrow Road Application, the Gordon Heard Residents' Association offer the following comments:

1. There is a need for non profit and subsidized seniors' housing in Gordon Head. Adding units to the existing site is appropriate, as long as there are improvements to Arrow Road.

2. The revised site plan and proposed building design improve upon the first application. Possible further changes to the building design (e.g. underground rather than surface parking), layout, setbacks, and landscaping to make the development more acceptable to adjacent residents should be considered.

3. A covenant restricting the use of the entire site to seniors' housing should be a condition of any approval. If circumstances change in future (e.g. a proposed change in land use to condominiums, townhouses, or student dormitories) consideration can be given to amending or removing the covenant at that time.

4. Saanich would benefit from additional property tax revenue and social housing at minimal cost to the District. Saanich needs to fund Arrow Road upgrades as a modest contribution to the development, either unilaterally or cost shared with the applicant. Without off-site sidewalk, cycling, and road upgrades east to Cedar Hill Road, no increases in density should be allowed."

Chris Poirier-Skelton, President
Gordon Head Residents' Association.

From: Andrea Pickard
Sent: Wednesday, October 19, 2016 8:17 AM
To: Chris Poirier-Skelton
Subject: Re: Saanich Referral for 1550 Arrow Road with Attachments

Hi Chris,
I am trying to get the supplemental report completed for this application and wanted to follow up with the community association response. Do you know when you will be sending us your comments?

thanks in advance,
andrea

Andrea Pickard

Planner
Planning Department
District of Saanich
770 Vernon Ave Victoria, BC V8X 2W7
Tel: 250-475-5494, ext 3425
andrea.pickard@saanich.ca
www.saanich.ca

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Please consider the environment before printing this e-mail.

>>> Planning 9/21/2016 8:46 AM >>>
Dear Chris,

Please find revised Community Association letter attached.

Thank you very much, and have a great week,

Gabi Vindisch
Planning Clerk

>>> "Chris Poirier-Skelton' [redacted] 9/19/2016 4:02 PM >>>
Hello Andrea. Could I ask you to resend the cover memo with the correct Project Description. The information in your cover e mail internally is inconsistent, it differs from that provided on the referral form.

Also the turnaround time on this sensitive proposal is problematic for us. Given the nature of the conflict with regard to this redevelopment between the applicant and the neighbours I would like to bring all this information back to the Gordon Head Residents' Association Board at our meeting in October. I am concerned with the wording of the referral form which states that if a response from GHRA is not received by September 30 that it will be taken to mean that we have no objections. The cover e mail says October 5 if we ask for an extension. My Board meets on October 13, could we please have an extension to Friday October 14th or at the very latest Monday October 17th.

Chris Poirier-Skelton, President
Gordon Head Residents' Association.

From: Planning Planning
Sent: Friday, September 16, 2016 10:15 AM

To: Chris Poirier-Skelton
Subject: Saanich Referral for 1550 Arrow Road with Attachments

September 16, 2016

Dear Gordon Head Residents' Association:

Re: Application for Development:

Applicant:	Number Ten Architectural Group
Site Address:	1550 Arrow Road
Legal:	Lot A Section 56 Victoria Land District Plan 23817 Except Plan 27015, Except Part in Plan 27015.
Folder No.:	DPR00614; REZ00559
Description:	To Rezone from RA-1 to RA-3 to construct two three-storey buildings and one four storey building for affordable seniors housing. Phase One: To construct a one three-storey, 100 unit, building. Phase two: To contruct a three and four storey , 140 unit, building.

The District of Saanich has received an application for a site within your Community Association area. The Planning Department is referring the proposed *revised* plans and relevant information to your Community Association for review and comment. Please note that any requested variances may be subject to change based on the Planners detailed review of the file.

In a written letter or email to planning@saanich.ca, please provide your comments to the Planning Department indicating if the Gordon Head Residents' Association:

- Has no objection to the project
- Generally has no objection with suggested changes or concerns
- Does not support the project (please provide reason).

We would appreciate receiving your comments by October 5, 2016 so that they can be included in the package that is forwarded to Council. If you cannot meet this time frame, please email or call our office to indicate if and when you might be able to respond to the referral.

If you require further information about the proposed development please contact Andrea Pickard Local Area Planner at 250-475-5494 local 3425 or by email to andrea.pickard@saanich.ca .

It is suggested that you periodically check our website, www.saanich.ca, *Active Planning Applications, Gordon Head LAP,* as any revised site plans for this application will be posted there.

Sincerely,

Andrea Pickard
Area Planner

cc: Clerks Department

DIR 000614
REZ00559

Keith & Sriwan Fernandes,
[redacted] Bow Road,
Victoria BC,
[redacted]
October 16th, 2016

To,

The Mayor,
Mr. Richard Atwell,
Saanich, Victoria, BC.

Mayor ,

I am writing this letter to you in connection with the Rezoning request for the proposed Mount Douglas Seniors Housing Society.

My wife and I are happy residents of [redacted] Bow Road since 2002. As we are leaving for a long international holiday, we would like to put on record our opinion on the Rezoning request for the proposed Mount Douglas Seniors Housing Society new development.

We oppose any move to change the character of the Single Family Dwelling neighbourhood. We oppose the New Development for attempting to increase population density by having a 3 storey building as opposed to the 2 storey building in the existing structure of the Mount Douglas Seniors Housing Society. The increase in traffic on Arrow Road such a development will bring, will create a myriad of problems for the existing residents.

We do not oppose a building similar in structure to the existing Mount Douglas Seniors Housing Society building.

Thanking you in advance for listening to our opinions.

Regards,

Yours sincerely,

Keith & Sriwan Fernandes

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OCT 17 2016
PLANNING DEPT.
DISTRICT OF SAANICH

1220-20 Planning. File.

From: Warren Weicker [redacted]
To: <mayor@saanich.ca>, <susan.brice@saanich.ca>, Judy Brownoff <judy.browno...
Date: 9/16/2016 1:35 PM
Subject: Arrow Road

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SEP 20 2016
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DISTRICT OF SAANICH

POST TO Gen POSTED
COPY TO SH/HM/BD.
INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED BJM

Dear Mayor and Council,

This morning, Friday September 16th at 8:14am, there were four large trucks parked on the pedestrian shoulder "sidewalk" on the north side of Arrow Rd and two vehicles parked opposite on the south side. The trucks were blocking 50m or more of the "sidewalk." One of them was parked in front of a fire hydrant! There was a mini-excavator and crew of 5 workers on the south side at approximately 1575 Arrow Rd digging a hole. This part of Arrow Rd is approximately 6m wide but only about 3-4m of road was usable with the trucks and crew there, i.e. it was a TOTALLY one-lane road situation, with no sidewalk so even pedestrians were constrained to share the one-lane with vehicles. There are also no front lawn areas here for pedestrians to use either; they HAVE to enter the roadway.

As I was driving east bound up the hill towards Cedar Hill Rd there was a senior citizen with a cane walking slowly up the hill along the middle of the road around the line of parked trucks heading west. There was a ~12 year old girl on a bike riding to school heading east (on the right, south side). There was a ~10 year old boy walking to school on the left, north side of the road, heading east as well, who was set to intercept the senior and cause one of the two of them to enter even further into the road way.

There were NO slow/stop one-lane traffic flaggers?!?

Needless to say, it was not safe to take a photo of the situation I ran into, however I have attached two photos taken one hour later from a similar vantage point.

I believe this situation clearly shows how dangerous Arrow Rd is now, regardless of whether 1550 Arrow Rd is rezoned or not. If 1550 Arrow Rd is expanded there could have been two or three seniors on the roadway mixed up with this mess instead of just one. There would have been a higher likelihood of other service vehicles and/or emergency vehicles trying to use the road at the same time as well.

Even if 1550 Arrow Rd is not expanded, I firmly believe Arrow Rd needs to be widened to at LEAST 8m wide (which is still less than all the other roads in the area, all being at least 10m wide) and this needs to be a priority in the next three years! If Arrow Rd is rezoned this needs to be done in the next year before construction vehicles take over the neighbourhood!

ENTERED IN CASE

Sincerely,

Warren Weicker
[redacted] Quiver Place

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SEP 21 2016
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DISTRICT OF SAANICH

2870-30 Arrow

Gm
APK
NF
PUT FILE

From: Sue Thorpe [redacted]
To: <mayor@saanich.ca>
Date: 7/18/2016 7:52 PM
Subject: 1550 Arrow Rd proposed project

Mr Attwell and councillors
I live at [redacted] Arrow Rd. I am next door to 1550 on the south east side. I'm on a bit of a hill and look over their property.
Because I have a view of the property I would like to know what they are proposing. They had proposed (phase2), a 4 story building with a car park from the new building to my property line. They said it needed to be 4 stories to fit the 240 units that they said was the number they needed to make the project viable. Now it has changed. They will only tell the people on the Arrow Rd side that there will be no building. No phase 2. Any discussion is cut off. Are they going to sell it. no. There is no plan. Or explanation.
This goes against everything they said at the last council meeting.
They have met with some people who will be affected by phase 1. They have reduced the number of units in that phase by 14 I think.
I do not trust that they will not build. They already let the cat out of the bag at the last council meeting. I'd like to discuss with them their proposal. As well as where will the 14 units from phase 1 go. Instead I feel I have been gagged. They will not discuss it and they will not explain their change of plan.
I don't know where to go from here.
I would like for them to be honest and discuss it and put a plan for it on the table.
SusanThorpe [redacted] Arrow Rd

POST TO Gen POSTED JUL 26 2016
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INFORMATION ☑
REPLY TO WRITER ☐
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REPORT ☐
FOR
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LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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JUL 26 2016
PLANNING DEPT.
DISTRICT OF SAANICH

2810 30 Arrow

gm. FYI + FILE - SH

From: "Esther Larson" [redacted]
To: <council@saanich.ca>, <dstrongitharm@cityspaces.ca>
Date: 7/12/2016 3:16 PM
Subject: rezoning 1550 Arrow Road

Mr. Mayor and Councilors:

I share a 175 foot property line with Mount Douglas Court and am opposed to rezoning and proposed three story development which does not fit with the residential area surrounding. Surely there are numerous options for developing seniors' housing on the property which would benefit the community.

I attended a meeting on May 3rd at St. Peter's Anglican church chaired by Deane Strongitharm of City Spaces Consulting where numerous concerns were raised. Mr. Strongitharm was taking his own notes but six weeks later reported that he "had almost finished the minutes".

Then a public meeting ("Open House") was called between 4:30 and 7:30 p.m. on June 30th. Mr. Strongitharm said he "was thinking June 30th was two days before Canada Day".

Notices of the June 30th meeting were placed in some residents mail boxes on June 28th but neither I nor my next door neighbor who was away that week received notices. Without the monitoring of the Arrow Road Action Committee we would not have known there was a meeting.

In my opinion, attempts to manipulate the process only increase opposition to the project.

O. Jack Larson [redacted]

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FOR
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JUL 13 2016
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DISTRICT OF SAANICH

2810-30 ARROW

Jan - FILE + FILE - SH

AK

From: [redacted]
To: <dstrongitharm@cityspaces.ca>, <mayor@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.derman@saanich.ca>, <fred.haynes@saanich.ca>, <dean.murdock@saanich.ca>, <colin.plant@saanich.ca>, <vicki.sanders@saanich.ca>, <leif.wergeland@saanich.ca>
CC: [redacted]
Date: 7/7/2016 12:11 PM
Subject: 1550 Arrow Road Development: June 30 Open House Feedback

POST TO Gen JUL 07 2016
COPY TO SH
INFORMATION ☑
REPLY TO WRITER ☐
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REPORT ☐
FOR
ACKNOWLEDGED bl.m

To Deane Strongitharm and Saanich Council (copy to the Arrow Road Action Committee)

Regarding Mount Douglas Court Redevelopment

We dropped by the June 30 open house for the Mount Douglas Court redevelopment presented by the Mount Doug Seniors Housing Society. At that time we mentioned that we would be sending comments by email. It is also important that Saanich Council be aware of our concerns. These are our comments:

Project is Contrary to Community Plans

There is an over-riding concern that this development does not comply with the Shelbourne Valley Action plan, Gordon Head Local Area Plan and the Saanich Official Community Plan. This is the wrong location for such a development. The feedback below is not an endorsement of the proposed project plan, even if our concerns are addressed. We are simply providing comments as part of a process should the project be forced upon the neighbourhood.

Unknown Total Number of Units Including Future Development is a Concern

Point 1 on the handout provided by the Mount Douglas Seniors Housing Society says: "Reduction in the number of units from 100 to 84." With the previously presented phase two of this project not being addressed, this does leave a concern. The Project manager, Peter Daniel, previously mentioned that the project would not be economically viable if there were fewer than 240 units on the property. If/when phase two is addressed, is the reduction of units in phase one going to result in an increase in phase two to compensate? This would be problematic.

Sufficient Upgrades to Arrow Road

Point 12 on the handout provided by the Mount Douglas Seniors Housing Society says: "$50,000 contribution to future Arrow Road improvements." It is not clear whether this is sufficient funds for the necessary improvements. Arrow Road needs to be widened between Mount Douglas Court and Cedar Hill Road. The sidewalk needs to be upgraded and a proper curb built to separate the traffic from the pedestrians. Can the Mount Douglas Seniors Housing Society and Saanich Municipality confirm that these improvements will be provided? This is a major concern for the neighbouring residents, and was even acknowledged as a problem by the mayor during a visit.

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Ensure Entire Property Dedicated to Seniors Housing

Point 13 on the handout provided by the Mount Douglas Seniors Housing Society says: "Covenant restricting project zoning to seniors rental building." Since the project does not include phase two at this time, it is not clear whether all future development on the property would also be restricted to seniors rental buildings. Please ensure that wording is provided to make it clear that the entire property is restricted to seniors housing (with a covenant).

Thank you.

Jeff and Sheryl St.Gelais

[redacted] Bow Road

Victoria, BC

[redacted]

[redacted]

VM - FM + FILE 8V

2870 '30 Arrow

AK

From: Murray Goode [redacted]
To: <mayor@saanich.ca>
CC: <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.derman@saanich.ca>, <fred.haynes@saanich.ca>, <dean.murcock@saanich.ca>, <colin.plant@saanich.ca>, <vicki.sanders@saanich.ca>, <leif.wergeland@saanich.ca>
Date: 7/4/2016 12:04 PM
Subject: Arrow Road, Development Proposal

Dear Mayor and Councillors,

My husband and I live on Bow Road which exits from Arrow Road. Though we are not directly impacted by the proposed development at the Senior's Home on Arrow, we are very concerned about the increase of traffic if 240 new units go in there. Arrow is VERY narrow with no proper sidewalks. We walk there A LOT and are very concerned for pedestrians and cyclists who use Arrow on a regular basis. We walk or cycle that way at least once a day!!! So, actually we are directly impacted by the present proposal!

We are also concerned that little consultation took place before the Development signs went up. Many of our neighbours who are directly affected as their property abuts up to the Senior's property are extremely concerned about the proposed development. The developer has made some very minor adjustments to the proposal but not near enough. Our area is a beautiful residential area with many families with young and older children. The increase in traffic would not be safe for these residents or the walkers and cyclists!

We are all for more subsidized senior housing but this development is just TOO BIG for the area it is in.

Please consider these important issues seriously before allowing the proposal to go through. $$ for the developer should NOT come before safety for the residents who already live in this beautiful neighbourhood.

Sincerely,
Marilyn and Murray Goode
[redacted] Bow Road,
[redacted]

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DISTRICT OF SAANICH

POST TO Glen — POSTED JUL 6 2016
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INFORMATION ✓
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FOR
ACKNOWLEDGED bl.m

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JUL 06 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

2870-30 Arrow

JM - FYI - Sat/Sun & APK TO FILE

From: Arrow Residents [redacted]
To: <mayor@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.derman@saanich.ca>, <fred.haynes@saanich.ca>, <dean.murdock@saanich.ca>, <colin.plant@saanich.ca>, <vicki.sanders@saanich.ca>, <leif.wergeland@saanich.ca>
Date: 7/3/2016 9:12 PM
Subject: Updates since March 14 Committee of the Whole - 1550 Arrow Road, Mount Douglas Court (MDC)

Dear Mayor and Council,

Updates since March 14 Committee of the Whole - 1550 Arrow Road, Mount Douglas Court (MDC)

On Monday April 25th, area residents who lived within 100m of MDC received an invitation to a neighbourhood meeting on May 3rd. This was the first news we had had about this development proposal after the March 14 Committee of the Whole meeting. The Anglican Diocese of British Columbia had hired Deane Strongitharm from CitySpaces Consulting to facilitate this meeting.

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FOR
ACKNOWLEDGED: blm

Mr. Strongitharm was not very familiar with the project at that time, as he had only recently been hired and was generally unaware of the contentious history between the proponent and the neighbourhood. The audience expected this meeting would be a consultation, since no one had heard anything from the proponent over the prior six weeks after Council instructed him to consult the neighbours, but instead the audience was met with a presentation of trivial changes that hadn't taken anything presented at the Committee of the Whole into consideration. The ability to ask questions was limited and the questions that were asked were "noted" to be answered later, but the answers never came, even months later.

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Needless to say, the presentation did not go well and this charged up the audience and caused a lot of interruptions and frustration for everyone. After the audience made it clear that they were there to hear about progress and changes, not excuses or "window dressings" things calmed down a little bit and the architect reviewed the current plans for the site and listed their proposed "concessions" in response to neighbourhood concerns:

- Removal of Phase Two from the rezoning application
- Split zoning the site – the rear portion or Phase One would require RA-3 rezoning, while the front portion of the site would remain as a RA-1 zone
- There would be an increase in the number of visitor parking spots, adding 7 more spots for a total of 14 spots (they had already added 7 visitor parking spots at the eleventh hour during the Committee of the Whole presentation; this simply clarified that these extra 7 spots would be placed in a location that was previously designated for landscaping)
- The building height of Phase One would be reduced by 3' – interior ceiling heights would now be 8' in place of the planned 9' thus reducing the height for each floor by 1'
- Lights in the parking areas will be altered to reduce the impact to

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DISTRICT OF SAANICH

adjacent neighbours by reducing the height of lamp standards from 14' to 10'
- The garbage and recycling bins will be surrounded by concrete barriers to reduce noise
- The garbage pickup will be after 8:00am, up to three times per week
- A "219" covenant will be voluntarily applied to the RA-3 zone to restrict its use to low income seniors housing (but the remaining RA-1 zone would not have a covenant)
- The society will contribute $50,000 to Saanich to allow for upgrades to the pedestrian walkway along Arrow Road from the MDC property to Cedar Hill Road

No compromises on building size, density, or set-backs were offered at the May 3rd meeting: the proposal was still for an oversized (requiring a variance for horizontal building length) three-story high building as close to the property lines as was allowable with the same number of units. It was the exact same design and layout as submitted to Saanich Planning in February. Needless to say, many in the audience were outraged that their major concerns were still being ignored. Some members of the neighbourhood have since switched their views from "conditional support of development" to "outright opposition to any development" because of this May 3rd presentation.

Subsequently, members of the Arrow Road Advocates Committee (ARAC) met twice with Mr. Strongitharm, trying to impress upon him that many in the neighbourhood were angry about the lack of consultation but were still hopeful that a dialog could be opened now that a facilitator had been hired. ARAC shared all the input and feedback that had been provided over the past year to Saanich Planning, the proponent, and Saanich Council in hopes that Mr. Strongitharm would be able to take some steps towards a compromise.
On June 13th, Mr. Strongitharm returned to ARAC with a revised proposal, including:

- Phase One building set-backs from the north and west property lines increased, east remaining the same
- Phase One building horizontal length reduced
- Phase One building shifted south, closer to the existing building
- The number of units in Phase One reduced by 16 (from 100 to 84)
- Phase One building height reduced by 3' (but still three stories)
- The West side of Phase One building will have no apartment windows or balconies
- The garbage area has been moved slightly further from the fence line
- Elimination of the traffic roundabout originally located in the north-east corner
- Rain-garden moved to north-east corner, supplemented by a swale running along the northern property line
- The existing inadequate hedging on the north boundary will be removed and replaced with more "robust" landscaping
- The walkway originally located around the outer perimeter of the property will now be located closer to the buildings

- These changes were welcome, and we appreciated Mr. Strongitharm's efforts. It was the first attempt we have seen at a compromise after 14 months of lobbying by the neighbourhood community. While the proposal still does not comply with the Official Community Plan, Gordon Head Local Area

Plan or draft Shelbourne Valley Action Plan, it is a step forward.

A major concern remains:

Peter Daniel, the Asset Manager for the Anglican Diocese and project manager for this proposal, has always been adamant that MDC is not economically viable with fewer than 240 units; he has also been adamant that he will not compromise. Does this split-zoning approach and minor reduction in density mean that Phase Two will require an increase in density? Since there are no RA-3 zones fully surrounded by single family homes anywhere in Saanich, if a sub-zone is approved now and sets a precedent for higher density apartment complexes in the middle of quiet no-through residential neighbourhoods, will this not make a future rezoning application for the remainder of the property "a slam dunk" given that part of the property is already zoned and developed under RA-3?

Since Council indicated at the Committee of the Whole meeting that the neighbourhood needs "certainty" about Phase Two development, we made it clear that we would like to see the zoning of the entire property considered now with appropriate restrictive covenants on size/density, as well as use (only for low income seniors independent living).

Open Houses: June 30th and July 14th

On June 24th an invitation was delivered to area residents (all of them this time, not just a 100m radius) for an Open House on June 30th from 4:30pm to 7:30pm to show the changes listed above that were presented to ARAC on June 13th. Many residents were distressed about having six days notice for an important event being held on the eve of a national holiday, which led to a second Open House being scheduled for July 14th. Despite the timing, the first Open House was well attended. The information presented was exactly what ARAC saw on June 13th. The MDC website has not been updated yet with this new information but it supposedly will be soon.

ARAC understands that there will not likely be any further changes made to this proposal at this time and the plans shown at the Open Houses will be submitted to Saanich in due course. This is why we have written this summary update at this time. We have asked our email distribution list of 93 area residents to form and express their own opinions on the revised proposal and to share those opinions with Mr. Strongitharm and Council in the near future.
-

We hope that you have found this update informative. If you have any questions for us we would be happy to answer them through email or to schedule individual one-on-one meetings with each of you as we did in the fall of 2015.
-

Regards,
-

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

2070.30 Arrow

Council - Mount Douglas Court - Proposed Residential Building - 1550 Arrow Rd.

From: Deane Strongitharm <dstrongitharm@cityspaces.ca>
To: <Council@saanich.ca>
Date: 4/21/2016 4:08 PM
Subject: Mount Douglas Court - Proposed Residential Building - 1550 Arrow Rd.
Attachments: 160420_arrow_rd_invite.pdf

Since the recent Committee of the Whole meeting when the above application was presented, the writer ha been asked (by the applicant) to facilitate a meeting with neigbours. For your information, a copy of the notice letter that is going out to a fairly wide distribution of neighbours (radius around the property consistent with Public Hearing notices), as well as the Neigbourhood Assoc. is attached.

You are most welcome to attend.

deane

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DISTRICT OF SAANICH

April 21, 2016

NEIGHBOURHOOD MEETING

Proposed Mount Douglas Court Residential Building
(1550 Arrow Road)

Dear Neighbour:

On behalf of the Mount Douglas Seniors Housing Society and the Anglican Diocese of British Columbia, CitySpaces Consulting has been asked to facilitate a Neighbourhood Meeting to talk about the updated plans for the proposed new Mount Douglas Court residential building.

Please join us on:

Tuesday May, 3rd, 2016
7:00 PM
St. Peter's Lake Hill Anglican Church
3939 St. Peter's Road
(just off Quadra Street one block south of Reynolds Road)

to hear an initial presentation from the project planners, and to share your feedback on these updated plans.

If you have any questions, or would like more information about the meeting, please feel free to contact me directly at 250.383.0304, x 22, or dstrongitharm@cityspaces.ca.

Sincerely,

Deane Strongitharm, MCIP

CitySpaces Consulting Ltd.
5th Floor
844 Courtney St.
Victoria BC
V8W 1C4
250.383.0304 Tel
866.383.0304 Toll-free
250.383.7273 Fax
www.cityspaces.ca

Victoria

Vancouver

CITYSPACES

2870 30 Arrow

Vrez.

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FOR
ACKNOWLEDGED bl.m

David and Lila Melnick
[redacted] Bel Nor Place
Victoria BC [redacted]

April 8, 2016

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LEGISLATIVE DIVISION
DISTRICT OF SAANICH

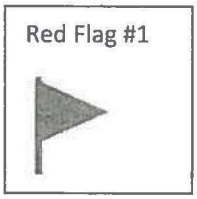
Saanich Mayor and Councillors
770 Vernon Ave.
Victoria BC V8X 2W7

Dear Mayor and Councillors:

I am deeply disturbed by the sloppy and unprofessional process your planning department used on the 1550 Arrow Road rezoning. I believe the process was both flawed and biased in favour of the developer for several reasons which have created a great deal of unnecessary stress and wasted time for all concerned. It appears that as soon as the rezoning was "low-income seniors housing" the community plans, zoning by-laws, and the requirements to achieve an RA-3 zoning were basically ignored in totality.

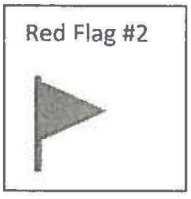
I. Refusal to follow our by-laws and community plans

A. RA-3 zonings are required to empty onto major and collector roads only according to the SVAP. IT DOES NOT.



1. Arrow Road is a narrow side road
2. Arrow Road has no on-street parking.
3. Arrow Road has no proper sidewalk.
4. Arrow Road has no curb and gutter.
5. Arrow Road has no proper drainage.
6. Arrow Road has no schedule to be improved for the next 5-10 years.

B. RA-3 zonings for seniors' housing are to be discouraged in areas with hilly topography. ARROW ROAD IS HILLY.



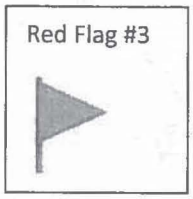
1. Arrow Road merges steeply into Cedar Hill Road and would be extremely dangerous for vehicles to stop and then to turn onto Cedar Hill Road, especially in winter conditions with snowy and/or icy roads, greatly enhancing the chance of an accident.
2. According to my understanding, we have over 40 RA-3s that all conform to our by-laws and community plans. Why should this property be treated any differently?

Based on this RA-3 plan's incompatibility with by-laws and community plans, it should have been REJECTED at this point.

II. Refusal to follow either of the two processes to get rezoning approval.

A. Consent of neighbours:

Out of an email survey of 83 neighbours, 57 responded (over 70%).



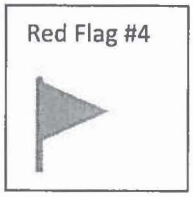
1. 55 were against this rezoning (96.5%)
2. Developer was made aware of the neighbourhood opposition but chose to ignore it. He, in fact, inferred that the committee which we, as a neighbourhood chose to represent us, was a small group of malcontents. He knew this to be untrue as I have spoken with a number of people, including myself, who are not members of this committee, and did speak with him about their concerns and lack of support for this project.
3. Your planning department was well aware of the neighbourhood opposition, yet they still recommended this proposal.

B. Title agreements

Covenants and/or housing agreements would be registered on the title to:

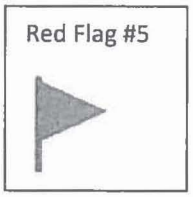
1. Prevent abuse of the RA-3 zoning,
2. Prevent unauthorized changes in the future,
3. Protect the neighbourhood,
4. Ensure the use of the property remains consistent with the zoning.
5. Is recommended by GHLAP Page 5 5.5 (Saanich Planning Document)

a. THE DEVELOPERS HAVE STATED:



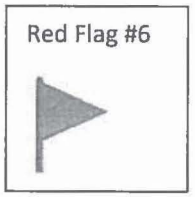
i. THEY WOULD NOT HAVE ANY COVENANTS, ETC. ON THE TITLE, because CMHC would not make available mortgage insurance should any "covenants related to affordability or zoning on the property that restricts the use to affordable housing".

*This puts into question the financial viability of this project.



ii. The rezoning is being based on this being affordable seniors' housing, yet they refuse to commit themselves in writing because CMHC says it could affect market value of the property. Yet the planning department has shown NO CONCERN FOR THE EFFECT OF THE MARKET VALUE OF OUR PROPERTIES IF THIS GREATLY OVERSIZED BUILDING IS ALLOWED IN OUR NEIGHBOURHOOD.

*This puts into question the financial viability of this project.



iii. Developer stated that CMHC would give them a lower rate of interest on their mortgage if there were no covenants or agreements on the title and that they, in turn, could reduce rental rates by $100 per unit per month.

***At best, this is an incentive to sway public opinion and, at worst, an outright bribe. If the developer has such great financial concerns, would not this money be better put to paying down a new mortgage?

* It is never a neighbour's responsibility to obtain mortgage insurance or ensure that they get a better mortgage rate. We have the lowest mortgage rates in the last 50+ years. In our town council meeting, the developer gave very few details as to the size of mortgage, interest rates, etc.

*If the financing is this suspect, it would be unwise, not only for this project to go ahead, but also perhaps for Saanich to end up holding the bag if financial obligations cannot be met.

Red Flag #7

The developer seems to feel it is appropriate to waive all our rights to ensure that this property remains affordable seniors' housing and follows the requirements of the zoning.

The developer emphasized in his presentation several times how committed they are to seniors' housing and have used the excuse that they could get a better mortgage interest rate if there were no conditions on the title. What this really means is that, without proper legal documentation, once an RA-3 zoning is received, they can do as they please. It should be noted that on page 4 of your planning department's document, 4.2.3.7 allows buildings up to eight stories. Without proper covenants and title agreements, our neighbourhood will be left defenceless to the whims of the developer if RA-3 zoning is granted.

Red Flag #8

The developer, in my opinion, is being extremely disingenuous as he has threatened that, should they not get the development on their terms, that it could become market housing without council approval. Does this mean that we did not get a covenant on the rezoning from Residential to RA-1 back in 1970 stating this property was for affordable seniors' housing only? If not, this is a perfect example of why covenants and title agreements are necessary on the title.

HOW DOES THIS REFLECT THE DEVELOPER'S COMMITMENT TO AFFORDABLE SENIORS' HOUSING?

Red Flag #9

STRATA TITLING:
The developer has indicated that in the future, they might approach council to strata title units. YOU GENERALLY DO NOT STRATA TITLE RENTAL UNITS, EXCEPT TO SELL THEM. Again, this questions the integrity and the commitment of the developer to the seniors of 1550 Arrow Road, and how little regard he has for the neighbours, who have done so much to beautify their neighbourhood and make it such a desirable area to live in, and the support we have given to 1550 Arrow Road.

HOW DOES THIS REFLECT THE DEVELOPER'S COMMITMENT TO AFFORDABLE SENIORS' HOUSING?

Red Flag #10

*** Inability to get:

a. SUPPORT AND CONSENT OF NEIGHBOURS
b. REFUSAL TO PUT COVENANTS AND AGREEMENTS ON THE TITLE

The proposed rezoning should AGAIN have been REJECTED at this point because it does not meet either the need for the support of the neighbourhood or the requirement of covenants and/or agreements on the title.

Red Flag #11

*** It goes beyond belief that the planning department took it upon themselves to tell council that it was appropriate to waive our neighbourhood's rights to have covenants and agreements put on the title so we would have no legally binding protection to maintain the residential quality of our neighbourhood. By recommending this rezoning to council, while knowing the developer's refusal to allow any covenants and/or agreements on the title, is ~~unwise~~ ~~inappropriate~~ inappropriate!

III. Conflict of proposed rezoning with community plan, by-laws, and community association's comments in the planning report. It is amazing that, despite the proposal's many conflicts with the community plan, by-laws and community association, the planning department indicated no reservations in recommending a rezoning that would significantly impact the surrounding neighbourhoods in a negative manner forever.

A. Official Community Plan 2008

Red Flag #12

1. Page 4
   a. 4.2.1.20 provides no engineering or drainage studies to solve the significant and annual flooding of the back third of the property 4-6 months of the year.
      - No solid evidence the building and parking will not cause flooding of neighbouring properties.
      - No indication who will be responsible should such flooding occur.

Red Flag #13

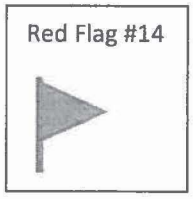
   b. 4.2.4.2 and 5.1.2.2 both say to evaluate zoning applications for multiple family developments on the basis on NEIGHBOURHOOD CONTEXT, SITE SIZE, SCALE, DENSITY, PARKING CAPACITY… VISUAL AND TRAFFIC IMPACTS.
      - Three and four story buildings do not reflect a neighbourhood context of one and two story homes. Bel Nor Place are all ranchers except for four houses.
      - Developer has requested a variance in parking from 54 visitor spaces to only 14 for a development with 180 units. It is inconceivable that anyone should consider this anything but a major variance. Once the parking has been established, if there is no feasible way to add more parking spaces, this can become

an insurmountable problem. 1550 Arrow Road, a narrow road in general, has NO ON-STREET PARKING. To suggest that the required 54 visitor parking spaces be reduced to only 14 again makes it clear that this property cannot and should not have an RA-3 zoning as there is an inability to provide sufficient off-street parking. This is especially true in view of the fact the proposal wishes another two variances to increase the width of the wings of the building. One of these being extremely significant in that they are asking to increase the width of one wing of the building by 8 meters or 26 feet, thereby removing space for adequate visitor parking.

2. Page 5
   a. 5.1.2.16 integrates seniors' and special needs housing…
      – This proposal is supposed to be for low-income seniors' housing, not special needs housing.

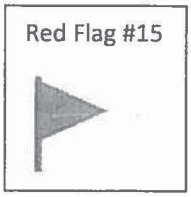
B. COMMUNITY ASSOCIATIONS

1. Gordon Head Local Area Plan (1997)



Page 5 5.5 Use DEVELOPMENT PERMIT to ENSURE that new multi-family developments RESPECT THE SCALE OF ADJACENT USES AND THE ENVIRONMENTAL CHARACTER of Gordon Head. This supports the second way of obtaining a rezoning by it being required to have development permits as well as reflecting the need to maintain the context of the neighbourhood. A 10.1 to 11.5 meter building does NOT RESPECT the scale of adjacent uses as the property is surrounded 100% by one and two story homes as shown on Page 9 of the Planning Report.

2. Draft Shelbourne Valley Action Plan



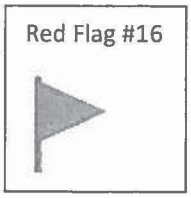
- 5.4.5 Subject to zoning by-law, seniors' housing and care facilities including congregate housing and nursing homes shall be permitted in all areas designated for apartment use.

  *** This is a perfect example of why covenants etc. are needed on the title as we are talking about affordable seniors' housing, not nursing homes, care facilities, etc. Having the exact use, variances if any, building restrictions, use of property etc. prevents any misunderstanding or misuse of the property in the future, as well as protecting the rights of the surrounding neighbourhood.

- Page 5 5.4.6 Encourage seniors' housing in walkable areas convenient to services WITHOUT HILLY TOPOGRAPHY.
  Arrow Road is
  - Hilly,
  - Very narrow (20 feet wide),
  - No proper sidewalk,
  - In poor condition,
  - No on-street parking,

- No curb and gutter,
- Not due for an upgrade until 5-10 years in the future.

Red Flag #16



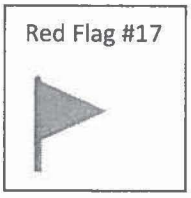
- Page 5 6.1.8 Construct sidewalks on ALL RESIDENTIAL STREETS within 500 meters of the primary intersection. Saanich has indicated they do not have the money, nor is it scheduled in their 5 Year Plan to do such upgrades.

  *** THE DEVELOPER INQUIRED IF SAANICH WOULD CONTRIBUTE TO UPGRADING AS REQUIRED BY THIS PART OF THE COMMUNITY PLAN.

  ***HE IS ASKING FOR OUR TAX DOLLARS TO HELP SUBSIDIZE A REZONING, WHICH WILL RUIN OUR NEIGHBOURHOOD AND WE DON'T WANT.

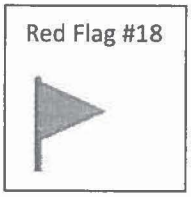
C. Development Permit Area Guidelines

Red Flag #17



1. Page 5 "Designing buildings to reflect the CHARACTER OF SURROUNDING DEVELOPMENT with SPECIAL ATTENTION TO HEIGHT". Three and four storey buildings do not reflect the character of our neighbourhood in which approximately one third to one half of the houses are one storey and the rest being two stories.

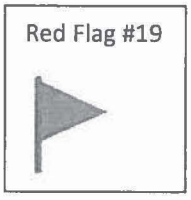
Red Flag #18



2. Page 8
   - "Even with the redevelopment of an existing site, consideration MUST BE GIVEN TO NEIGHBOURHOOD CONCERNS and often those concerns can be addressed through good design."

     *** You cannot and have not addressed our neighbourhood concerns with good design as it is IMPOSSIBLE TO HIDE THREE AND FOUR STOREY BUILDINGS THAT ARE TOTALLY SURROUNDED BY RESIDENTIAL BUILDINGS. (See diagram Page 9, Saanich Planning Document).

Red Flag #19



   - "KEY CONSIDERATION with development proposals such as this is BALANCING THE BENEFITS PROVIDED TO THE BROADER COMMUNITY with the POTENTIAL IMPACTS ON THE EXISITING NEIGHBOURHOOD". There is almost no balance between benefits to the greater community and the detriments to the existing neighbourhood. This proposal may have some monetary benefit to surrounding businesses, provide a few jobs, and add some units to the seniors' affordable housing market. In contrast, this proposal will lower property values, reduce our privacy, take away views, make it more difficult to sell, ruin the neighbourhood ambiance with one huge building stuck in the middle of one and two storey homes, and increase flooding concerns.

In addition, it has and will continue to increase strained relations between the residents of 1550 Arrow Road, the Anglican Church and our neighbours, if respect for our neighbourhoods is ignored.

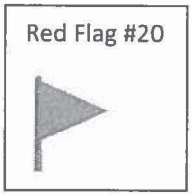
*** WHERE'S THE BALANCE?!!!

The negative impact is far greater on the neighbourhood than the benefits to the larger community. We have been glad to support the existing low income seniors' housing at Arrow Road, but should the needs of the surrounding neighbours be ignored, the goodwill engendered over the years will be lost.

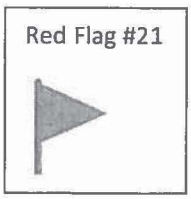
My next door neighbour recently came into our community approximately one year ago. She was excited to be in our neighbourhood as houses rarely come available and are quickly sold, usually within two to four weeks. She spent a great deal of time and energy redecorating and remodelling her new home. Due to the proposed rezoning and her fear that Saanich would not apply their community plan and by-laws fairly, she put her home up for sale, sold it, and will now be moving away.

People in our neighbourhoods take great pride in maintaining their properties to a high standard. Yet, no matter how much time, money and love is spent on their properties, nothing can make up for the negative impact three and four storey buildings will have on our neighbourhood if you allow this proposal to go through.

D. Request for variances



1. PARKING SPACES
   - Have requested parking spaces be reduced from required 54 spaces for visitor parking to 7 spaces.
   - The existing development of 80 units already includes 7 visitor parking spaces.
   - I understand the developer has agreed to increase the amount of visitor spaces to 14. This is hugely inadequate being 40 spaces short of the necessary spaces required for a building of this many units.
   - This would become a huge problem whenever the visitor parking was full, as there is no on-street parking on Arrow Road,
   - A shortage of parking would not engender good feelings if visitors were parking in residents' spots because the visitors' spots were full.
   - In most instances, if adequate parking is not provided as per the by-laws, this becomes a major issue with inappropriate parking, illegal parking, and fender benders.



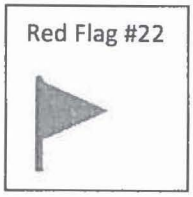
2. BUILDING VARIANCES
   These are MAJOR, NOT MINOR variances
   a. The east/west side of the building requests an 8.1 metre (26 feet) variance. This means they wish to widen the building 26 feet!!! That is NOT a minor variance. The length of this side of the

building is approximately 70 metres (231 feet). 231 feet times 26 feet (the variance requested) equals 6006 square feet of variance. On a three storey building, that results in over 18,000 square feet of variance, the same as three city lots!!!

b. The north/south side requests a 3.5 metre variance (11.5 feet). This side of the building is 40 metres long (132 feet). That times the requested variance of 11.5 feet equals over 1500 square feet of variance. Multiplied by three stories, this is over 4500 square feet of variance.

c. The total requested variance is almost 23,000 square feet. I have used Imperial measurements because, even to this day, a great many people have difficulty envisioning a metre as opposed to feet and they often equate them as the same when they are not. When measurements are listed in metric, they often appear smaller than they are. So, according to Imperial measurements, they have requested a variance of almost 4 city lots, at 6000 square feet per lot. It is clear that, without the variances of the building, there would be no need for a variance in visitors' parking spaces.

IV. This proposal should NEVER HAVE BEEN RECOMMENDED to council. It FAILED to meet:



A. The RA-3 requirements to be on a main or collector street and have no hilly topography and no steep entrance or exit from Arrow Road onto Cedar Hill Road.

B. The only two options to acquire a rezoning:
   1. Consent of the neighbourhood (96.5% of neighbours refused to give this consent).
   2. Secure the title with covenants and agreements for the proposal (developer refused to do this).

C. Requirements of the neighbourhood associations to respect the impact on surrounding neighbours.

D. By-law requirements failed to be met at least 7+ times.

E. 21 Red flags for non-compliance with community plans, by-laws, rezoning requirements, etc.

F. Failed to meet requirements for (a) parking and, (b) building widths.

V. Conclusion

Rezoning this property to RA-3 is akin to placing a square peg in a round hole. IT DOESN'T FIT!!! The planning department should not have waived our community's rights out of sympathy for one special interest group, no matter how worthy. It seems as though, as soon as the label "affordable seniors' housing" was put on this project, all of the requirements of our community plan, by-laws, rezoning requirements and our local area plans were ignored. A community plan is supposed to protect the rights of everyone and not give individuals or groups a leg-up, so to speak, on everyone else. I support affordable housing for seniors, but not at the expense of

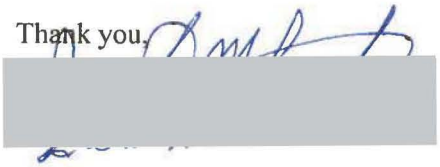
others. It is not a right to live in Victoria. I was born and raised in Victoria but when my mother passes, I will have to move as I will not be able to afford to live here.

Many good people worked hard to develop our community plan and by-laws and I am angry at the time and money wasted and anxiety that this has caused, simply because your planners decided that they did not need to follow the rules, especially in view of the fact there are over 22 red flags in the by-laws and community plans to deny this rezoning. I spent three years of my life working for the provincial government in sub-divisions and rezoning, so the statements I have made come with those years of experience and is the reason that I have spent considerable time drawing up this document for the sake of all my neighbours and the surrounding community.

Sometimes it is very hard to follow the rules but that is why we have our community plan and by-laws. They are the glue which holds Saanich together and makes sure EVERYONE is treated fairly. In view of the overwhelming evidence that this is not a suitable property for an RA-3 zoning, I ask you to let this property remain as an RA-1 zoning as it is the only zoning other than Residential that fits our community plan, by-laws and neighbourhood. Please treat us fairly, too.

Please provide me with a written response to this letter.

Thank you.



David and Lila Melnick

2870-30 Arrow

FYI & file - GI

S.H

APK
JM

DPR00614
REZ00559

ClerkSec - Thank You: Faith Restored

From: "Morven Wilson" [redacted]
To: "'Mayor Richard Atwell'" <mayor@saanich.ca>, "'Colin Plant'" <colin.plant@saanich.ca>, "'Dean Murdock'" <dean.murdock@saanich.ca>, "'Fred Haynes'" <fred.haynes@saanich.ca>, "'Judy Brownoff'" <judy.brownoff@saanich.ca>, "'Leif Wergeland'" <leif.wergeland@saanich.ca>, "'Susan Brice'" <susan.brice@saanich.ca>, "'Vic Derman'" <vic.derman@saanich.ca>, "'Vicki Sanders'" <vicki.sanders@saanich.ca>
Date: 3/21/2016 12:33 AM
Subject: Thank You: Faith Restored

RECEIVED
MAR 22 2016
PLANNING DEPT.
DISTRICT OF SAANICH

1550 Arrow Road

ENTERED IN CASE

Late in the evening of March 14th my faith in '*The System*' was restored.

I am a member of the Arrow Road Action Committee (ARAC).

Last year, one of our neighbours was told bluntly by Mr. Daniel that his proposal for 1550 Arrow Road was a "*done deal*", and was "*going to go through*".

On January 9th ARAC met with Mr. Daniel under the auspices of the Gordon Head Residents Association: he refused to make even the smallest of compromises. At that point, we began to suspect that his proposal might well be a "*done deal*" ... although we could not understand how that be

When we read the February 18th Report from Saanich Planning we finally realised that the proposal was definitely a "*done deal*": *fait accompli.*

You cannot imagine how stunned we were at the conclusion of the public presentations to hear your insightful comments and probing questions. Far from the "*done deal*" that Mr. Daniel had depicted we realised that Council had its own serious doubts. "*The System*" did indeed work!

Thank you for taking—individually and collectively—a real interest in our neighbourhood and listening to the concerns of so many neighbours of Mount Douglas Court.

We appreciate the generous commitment of your time to read our submissions, to meet with us, to walk our neighbourhood, your useful observations, and your tolerant listening.

I am thankful for your helpful and constructive directions to the proponent: I hope that they will encourage him to consult meaningfully, and to submit a more balanced proposal for housing for low-income seniors at Mount Douglas Court: one that complies with Saanich planning guidelines and preserves the best of our residential "jewel" for both residents and MDC tenants.

Finally, I suspect that you sometimes feel that your role is thankless: balancing contradictory demands, listening to unfair criticism, being subjected to unreasonable pressures ... all at a considerable cost to your personal life. However, I know that I can say on behalf of ALL residents that we appreciate your dedication and commitment to public life and to the future of Saanich.

Thank you all, Mr. Mayor and Councilors.

Sincerely,

Morven Wilson

RECEIVED
MAR 21 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

POST TO General | POSTED Mar 22
COPY TO SH
INFORMATION ☒
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED BM

2870 30 arrow

gm FWI + FILE - SH/02

ARK → F.6. DPR00614

ClerkSec - 1550 Arrow Road - Thank You

From: Arrow Residents [redacted]
To: <mayor@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.derman@saanich.ca>, <fred.haynes@saanich.ca>, <dean.murdock@saanich.ca>, <colin.plant@saanich.ca>, <vicki.sanders@saanich.ca>, <leif.wergeland@saanich.ca>
Date: 3/16/2016 2:27 PM
Subject: 1550 Arrow Road - Thank You

Dear Mayor and Councillors,

We thank all of you for taking time out of your busy schedules over the past several weeks to listen to our questions and concerns, and to take tours of our neighbourhood. We especially appreciate the long hours spent Monday evening, March 14th questioning and absorbing the merits of this rezoning application. We hope the proponent will take your input and ours and revise their proposal to an acceptable compromise.

Once again, thank you on behalf of our many neighbours, both those who attended and also those who were unable to be present at the Committee of the Whole.

Sincerely,

The Arrow Road Action Committee
(Barb Geddes, Charlene Gregg, David Mattison, Loti Jackson, Marg Buckland, Morven Wilson, Warren Weicker)

POST TO Gen POSTED 2016/03/17 7:30
COPY TO SH
INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED DM

ENTERED IN CASE

RECEIVED
MAR 17 2016
PLANNING DEPT.
DISTRICT OF SAANICH

RECEIVED
MAR 17 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

2870 Arrow

JM - FILE - SH02 S.H.

APK → F.K.

DPR00614
REZ00559

Council - 1550 Arrow Road

2016

POST TO GEN | POSTED 03/15
COPY TO SH
INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED DM

From: "George Collicott" [redacted]
To: <mayor@saanich.ca>
Date: 3/14/2016 4:32 PM
Subject: 1550 Arrow Road
CC: <council@saanich.ca>

Dear Mayor Atwell:

For the following reasons, I am writing to express my opposition to the application for rezoning and development of 1550 Arrow Road.

- Simply put, the building currently fits into the neighbourhood quite nicely. It is two stories like the surrounding houses, it is offset from Arrow Road and it is a reasonable size in terms of the number of residents.
- This is a single-family residential neighbourhood.
- I do understand the need for low income seniors housing and I support a modest increase in size, perhaps 10-15 percent **provided the building does not exceed the current two-story limit** and provided it continues to be recessed well back from Arrow Road. That would ensure that it continues to fit in with the neighbourhood.
- The size of the expansion requested by the developer is simply over the top and I cannot imagine it is anything but a strategy to secure approval for a smaller expansion. To proceed with the requested plan would entirely change the nature of this wonderful neighbourhood by visually dominating it and significantly adding to the already high traffic density.
- The Arrow Road entrance to the site is at on a very narrow, limited vision section of the road with no proper sidewalks for pedestrians. It is essentially 1 ½ lanes – not at all suited to a significant increase in traffic flow.
- I will repeat the point – this is a single family neighbourhood and that is why I moved/invested here. Should the developers plans proceed as planned it will no longer feel like a single family neighbourhood and a large number of existing residents will unfairly see the value of their homes decreased.
- I would like the developer's proposal scaled back to a modest increase in size and I would like it limited to the current two-stories so that it continues to blend in with the neighbourhood, rather than visually dominating it.

Yours Sincerely,

George Collicott
Homeowner [redacted] Oakwinds Street
[redacted]

RECEIVED
MAR 15 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

RECEIVED
MAR 15 2016
PLANNING DEPT.
DISTRICT OF SAANICH

ENTERED IN CASE

 S.M.

DPR00614
RE200559

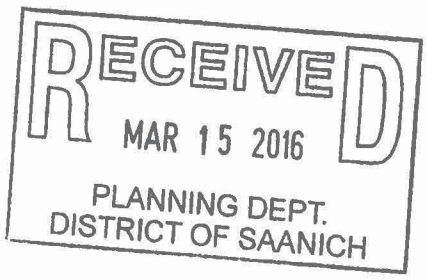
Planning - Fwd: Committee of the Whole Meeting March 14, 2016

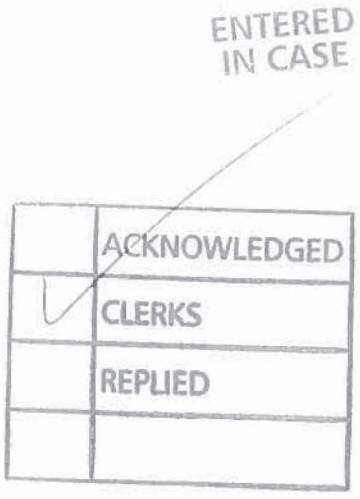
From: Andrea Pickard
To: Planning
Date: 3/15/2016 10:44 AM
Subject: Fwd: Committee of the Whole Meeting March 14, 2016

for the 1550 Arrow Rd REZ/DPR file please, thanks

>>> "Peter Daniel" <assetmgmt@bc.anglican.ca> 3/15/2016 10:42 AM >>>
Good Morning:
I wish to go on record regarding a comment made by Councillor Brownoff last evening.
She noted that I had not called the residents of 39[redacted] Bel Nor Place when requested by them to do so. In fact, I have met the couple that lives at this residence twice at meetings hosted by the Society. I left my business card with the Husband and requested that he contact me after the September 29th meeting held at St. Lukes Church in Saanich and I was never contacted. I have never received any telephone, email or written contact from this couple despite my request.
At last night's meeting, I approached this individual and asked him why he had never called me. He stated that I was supposed to call him but he is incorrect.
Thank you.

Peter Daniel
Asset Manager Diocese of British Columbia
250-386-7781-local 246 Office
[redacted]
assetmgmt@bc.anglican.ca





20:10:30 Carson.

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.

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MAR 10 2016
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DISTRICT OF SAANICH

2870 SU arrow

Mount Douglas Seniors Housing Society

[redacted] Arrow Road
Victoria, BC V8N 1C6

March 10, 2016

Dear Saanich Council,

My name is Raisa Balagur. I live at Mount Douglas Court at [redacted] Arrow Road. [redacted]. 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]

[redacted]
www.mdshs.ca

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2610 SO ARROW

FROM: LILIAN GILBERT
[redacted] 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 available for me to be here, I could very likely be living in a tent on the Court-house grounds.

I thank God every day for this wonderful safe home.

Sincerely,
Lilian Gilbert
Mount Douglas Court
[redacted]

[redacted]

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1520 TO 30 ARROW

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

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

March 10, 2016

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DISTRICT OF SAANICH

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

2016-30 Arrow

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.derman@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]

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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 -- 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
[redacted] Bel Nor Pl.
Victoria, BC

cc Members of Gordon Head Residents Association

2870 30 ARROW

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

From: "CE Gregg" [redacted]
To: <mayor@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.derman@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]

To: Mayor and Council

Dated: March 10, 2016

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LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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 form 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 -

David Mattison -

Barb Geddes –

Morven Wilson –

2870-30 Arrow

Council - For Committee of the Whole: Survey Document

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

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

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LEGISLATIVE DIVISION
DISTRICT OF SAANICH

Arrow.residents@gmail.com

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

2016 March 10

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[1] "*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

[1] 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.

Survey Results

Response #	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.	Optional: Your comments and feedback are welcome
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.

Survey Results

Response #	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.	Optional: Your comments and feedback are welcome
16	*Oppose*	*Oppose*	
17	*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 fo the existing neighbourhood homes close to the location on Arrow Rd. 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 denisty, 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*	

Survey Results

Response #	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.	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*	*Oppose*	
34	*Support*	*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
35	*Oppose*	*Oppose*	
36	*Oppose*	*Oppose*	I find it very upsetting and disturbing that the developper 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 heighted 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*	

524

Survey Results

Response #	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.	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:

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

525

2870-30 Arrow

Council - Materials for Committee of the Whole: March 14

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

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

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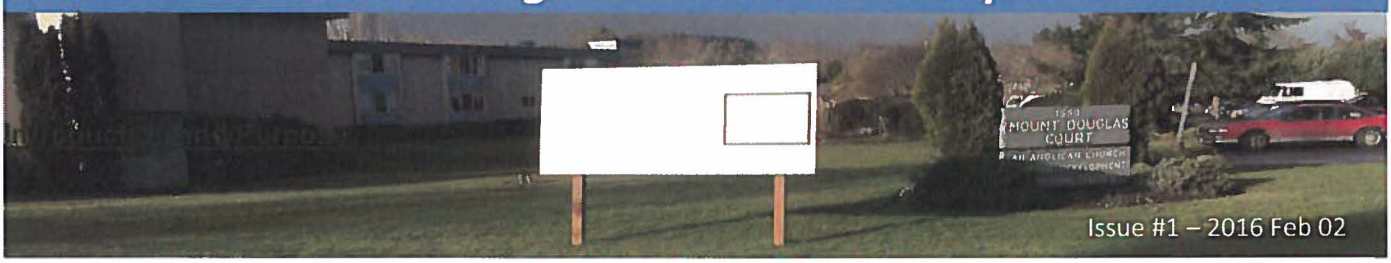
MAR 10 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

Mount Douglas Court Redevelopment



Issue #1 – 2016 Feb 02

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

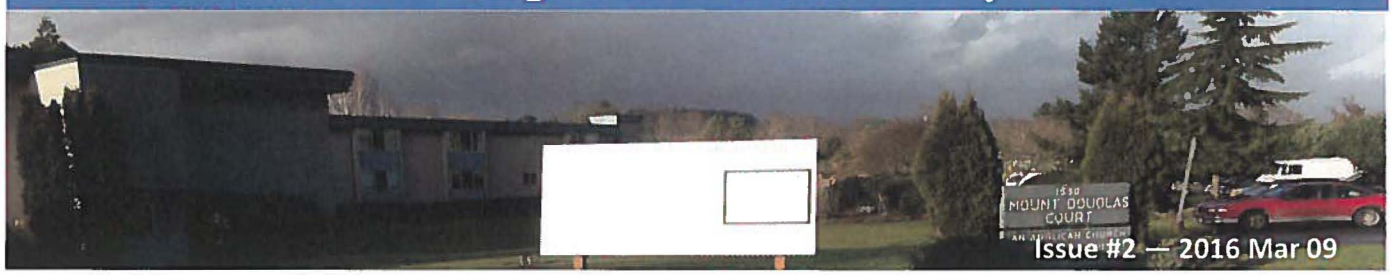
To be notified of Public Hearings re. 1550 Arrow Road, call Legislative Services at 250-475-1775

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** or **mayor@saanich.ca** or **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

POST TO GEN | POSTED
COPY TO SH
INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED 5.M

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

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

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LEGISLATIVE DIVISION
DISTRICT OF SAANICH

Cheers,
Judy

2810·30 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.derman@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]>

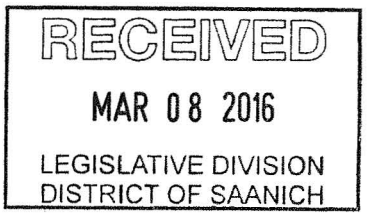
We live at [redacted] Livingstone Close, very near Mount Douglas Court. We drive or walk by the seniors' housing complex almost every day and are always glad to know there are places such as this for seniors with limited financial means. We believe affordable housing for seniors and others is one of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

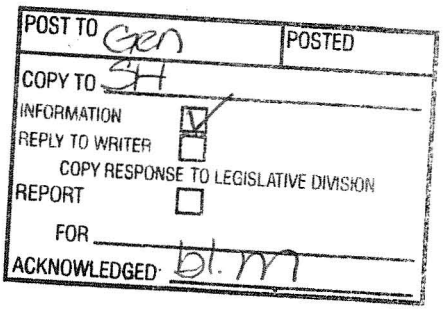
We have studied the development plans which MDCHS has prepared. They appear to balance the need to maximize the number of units on the property, keep the cost of units affordable (such as avoiding underground parking construction expense), maintain a pleasant living environment (unit design, green space,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





2810-30 Arrow

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>

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MAR 08 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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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REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED DM

2870-30 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-foldbeginning 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 devision 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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REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
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DISTRICT OF SAANICH

Arrow

Vrez.

From: [redacted] rec'd
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

2016
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COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED blm 2/20

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DISTRICT OF SAANICH

Arrow

VRez

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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COPY TO SH
INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED SLM

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FEB 12 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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FEB 01 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 1550Arrow 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

Sincerely,

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

Arrow

VRes 2016

POST TO Gen | POSTED 2.28
COPY TO SH 50
INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED DM

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

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

RECEIVED
JAN 27 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

√ Arrow 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.

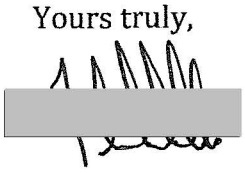
I support this rezoning application for the following reasons:

- 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

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JAN 26 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

TIM HACKETT
[redacted] Sea Drive, Brentwood Bay, BC V8M 1B1 | [redacted] | [redacted]

arrow

V 1&2

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 9th. 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 9th 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

Peter Daniel

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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JAN 25 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

2016
POST TO General POSTED 01-25
COPY TO SH
INFORMATION ☒
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COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED

Recently some Arrow Road Neighbours (ARAC) posted information on their web site 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 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 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 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

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

POST TO GP POSTED 01-25
COPY TO SH Cecil SD
INFORMATION
REPLY TO WRITER
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT
FOR
ACKNOWLEDGED

From: "Michael Marson" <[redacted]>
To: <mayor@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.derman@saanich.ca>, <fred.haynes@saanich.ca>, <dean.murdock@saanich.ca>, <colin.plant@saanich.ca>, <vicki.sanders@saanich.ca>, <leif.wergeland@saanich.ca>
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>

RECEIVED
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 is 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, Office: 250-386-7781-local 246, Mobile: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]>

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JAN 19 2016
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DISTRICT OF SAANICH

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COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
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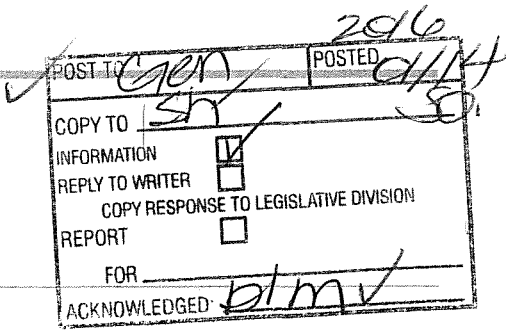
Arrow

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

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.

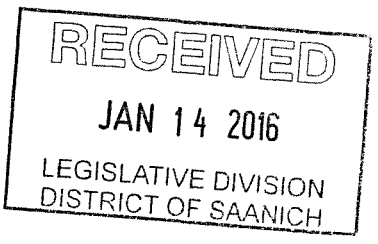
We provide housing to over 500 senior households and we find car ownership and use to be low, reducing the impact a project of this size will have on the neighbourhood.

Yours truly,

Kaye Melliship
Executive Director

GREATER VICTORIA HOUSING SOCIETY
Since 1958

2326 Government Street
Victoria, BC, V8T 5G5
Tel: 250.384.3434 ex. 32
Fax: 250 386.3434
www.greatervichousing.org



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√rez

ROBERT A. WATTS

[redacted] 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]

Robert Watts

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DISTRICT OF SAANICH

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REPORT ☐
FOR
ACKNOWLEDGED DM ✓

10.01.07 SO.

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

POST TO Gen | POSTED 01-05-2016
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INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED DM

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

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

RECEIVED
JAN 05 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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

A CENTURY OF SERVICE ON VANCOUVER ISLAND

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

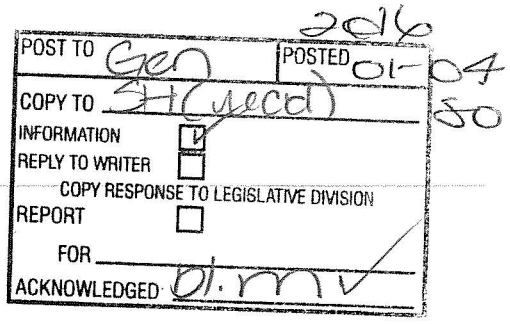
arrow

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



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,

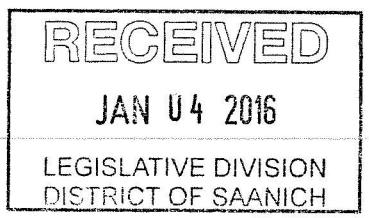
Thank you for your recent letter outlining the current and future seniors' housing options provided by the Diocese.

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 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

Arrow

√ Rez
295

ClerkSec - FW: Saanich Affordable Housing

POST TO Gen POSTED 12:36
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INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED bm

From: "Susan Holloway" <[redacted]>
To: "'Susan Holloway'" <[redacted]>
Date: 12/28/2015 6:21 PM
Subject: FW: Saanich Affordable Housing

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

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DEC 29 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

Arrow

√ Reg

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,

[redacted]

The Right Reverend Dr. Logan McMenamie
Bishop, Diocese of British Columbia
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DISTRICT OF SAANICH

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REPORT ☐
FOR
ACKNOWLEDGED BM

TAPS
Together Against Poverty Society
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.

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INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR ✓
SH

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: 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], "'JANE MASON'" [redacted], "'Stephen Martin'" <[redacted]>

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DEC 22 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

Good Morning:
Recently the web site for the redevelopment of the 1550 Arrow Road project has been updated. Please view at 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 29th; 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

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

arrow

√ Rez 295 12/23 SO

ClerkSec - Housing

From: "Audrey Harry" <[redacted]>
To: <ClerkSec@saanich.ca>
Date: 12/21/2015 1:24 PM
Subject: Housing

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DISTRICT OF SAANICH

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INFORMATION ☑
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REPORT ☐
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ACKNOWLEDGED bl. m ✓

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

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)

[redacted] Kentwood Lane

Victoria V8Y 2Y7

Ph [redacted]

Arrow

√ Rez

BC Association of Community Response Networks

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DEC 22 2015
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DISTRICT OF SAANICH

ACKNOWLEDGED
CLERKS
REPLIED

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

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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.

ENTERED IN CASE
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DEC 21 2015
PLANNING DEPT.
DISTRICT OF SAANICH

Sherry Baker, M.A.
Executive Director

15008 – 26th Avenue, Surrey, BC V4P 3H5
Fax: 604.531.9498 • Email: administration@bccrns.ca • Website: www.bccrns.ca

CMHC SCHL

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

POST TO Gen | POSTED 2015
COPY TO SH Rec'd
INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED bl.m

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>

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

RECEIVED
DEC 21 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

234 Menzies St
Victoria, B.C. V8V 2G7
Direct Line Phone: 250-386-4432
www.jamesbaynewhorizons.ca

arrow

VMOB.

ClerkSec - MDSHS Building plans

POST TO Gen | POSTED 2015 12 17
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INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED bl. mv
SO

From: Derek Ellis <[redacted]>
To: <ClerkSec@saanich.ca>
Date: 12/16/2015 10:14 PM
Subject: MDSHS Building plans

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 .

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

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DEC 17 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

Arrow

POST TO Gen / POSTED 2015 DEC 18
COPY TO SH (recd)
INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED blm

ClerkSec - Seniors' Housing Project on Arrow Road

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>

RECEIVED
DEC 18 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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 12-15-2015
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INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED

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

RECEIVED
DEC 16 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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

arnow

DAWSON HEIGHTS

December 8th, 2015

2015
POST TO Gen POSTED 12-16
COPY TO
INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED

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

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,

[redacted]

Karen Hope
Executive Director

RECEIVED
DEC 15 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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,

[redacted] 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 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

[redacted]

Arrow

Vlez

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

2015
POST TO Gen POSTED 12-04
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INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED DM

RECEIVED
DEC 04 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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 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" < > 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

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

RECEIVED
NOV 19 2015
PLANNING DEPT.
DISTRICT OF SAANICH

From: M & C
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
[redacted] ARROW RD Victoria, BC V8N 1E5
Phone: [redacted]
e-mail: [redacted]

RECEIVED
NOV 26 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

POST TO General POSTED 11/26/2015
COPY TO SH
INFORMATION ☒
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED BIM

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.

I DO NOT support the construction of either a 2 storey or 3 storey 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,

[redacted]

signature

signature

LORRAINE SCOTT

print name

print name

RECEIVED
NOV 20 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

[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.

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

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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

RECEIVED
NOV 16 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

POST TO Gen POSTED NOV 19 2015
COPY TO SH
INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED bm

Arrow

Council - Douglas Court development

From: "Garth Homer" <[redacted]>
To: <council@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]

POST TO Gen POSTED NOV 19 2015
COPY TO SA
INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED dm

RECEIVED
NOV 16 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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.

Garth and Penny Homer,
[redacted] Oakwinds St.
Victoria, BC V8N 3B4

Arrow

NOV 16 POST TO General POSTED NOV 19 2015
COPY TO SH
INFORMATION ☒
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED BM

R & Y. FOWLER
[redacted] HOPESMORE DR Victoria, BC
Phone: (250) 477-3002
e-mail:

RECEIVED
NOV 16 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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,

[redacted] | [redacted]

signature | signature

RICHARD FOWLER | YVONNE FOWLER

print name | print name

Arrow.

November 8, 2015

POST TO Gen | POSTED 11/12/15 SB
COPY TO SA
INFORMATION ☑
REPLY TO WRITER ☐
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED bl. m.

Alan & Shirley Bailey
13991 Bel Nor Pl. Victoria, BC V8N 6B6
Phone: [redacted]
e-mail: [redacted]

RECEIVED
NOV 19 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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,

[redacted]	[redacted]
signature	signature
ALAN G. BAILEY	SHIRLEY BAILEY
print name	print name

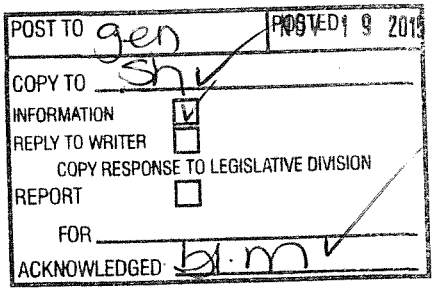
Arrow

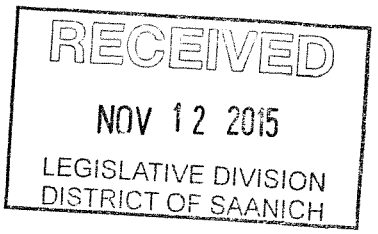
November 10, 2015

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.





NOV 1/15

LARRY RUSSELL
[redacted] 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;
- **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,

signa

signature

LARRY RUSSELL

print name

print name

Nov. 1/15

Nov 1 2015
Heather Davis Victoria, BC V8N 3B5
Phone: [redacted]
e-mail: [redacted]
[redacted] Oakdale Pl

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,

[redacted]

signature

signature

HEATHER DAVIES

print name

print name

NOV 1, 2015

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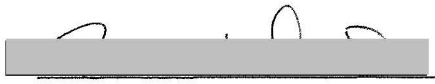
It is my expectation that each of you, as our elected municipal representatives, will give serious consideration to my concerns about the re-zoning proposal at 1550 Arrow Road and the design of the new residential building as it is currently proposed.

Thank you.

Respectfully,



signature

signature

RONALD DAVIES

print name

print name

November 1, 2015

Craig + Marilyn Evans
[redacted] Arrow Ct, Victoria, BC V8N 6E1
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.

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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

signature

R CRAIG EVANS

print name

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:

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.

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My concerns about this proposed development are as follows:

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Thank you.

Respectfully,

[redacted]

signature

signature

GEORGE STENNING

print name

print name

Nov. 1/15

Brijan and Chara
[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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[redacted]	[redacted]
signature	signature
Praveena Charan	Brijanand Charan
print name	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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[redacted]

signature	signature
Victoria Kahn	
print name	print name

Nov 1/15

Lucia Mancarici
[redacted] Arrow Rd Victoria, BC V8W 1C8
Phone: [redacted]
e-mail: [redacted]

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

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Respectfully,

[redacted]

signature

signature

Lucie Mandahici

print name

print name

Nov 1/15

[redacted] 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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Respectfully,

[redacted]
signature

signature

Janice Schmidt
print name

print name

Nov. 1, 2015

W. P. Cameron
[redacted] Quiver Place Victoria, BC V8N 5E8
Phone: [redacted]
e-mail: [redacted]

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

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[redacted]

signature

signature

W.P. Cameron

print name

print name

November 1, 2015

Kathleen & Jennifer McWhae.
[redacted] Bow 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	signature
Kathleen McWhae	Jennifer McWhae
print name	print name

Nov 1, 2015

PETER + SOSAN BARRISCALE
[redacted] 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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[redacted] [redacted]

signature signature

PETER BARRISCALE SUSAN BARRISCALE

print name print name

Nov. 1, 2015

Nancee Lewis
[redacted] Hopesmore Dr. Victoria, BC
Phone: [redacted]
e-mail: [redacted]

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770 Vernon Ave.
Victoria, BC
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[redacted] _____

signature signature

Nancee Lewis _____

print name print name

Nov. 1/15

Judy Wilson & Morven Wilson
[redacted] Hopesmore Pl. Victoria, BC V8N 6A3
Phone: [redacted]
e-mail: [redacted]

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770 Vernon Ave.
Victoria, BC
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[redacted]

signature

Judy Wilson

print name

[redacted]

signature

J. MORVEN WILSON

print name

NOVEMBER 1, 2015

MARY PERRY
[redacted] HOPESMORE DRIVE Victoria, BC V8N 6A3
Phone: [redacted]
e-mail: [redacted]

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770 Vernon Ave.
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Thank you.

Respectfully,

[redacted]	
signature	signature
MARY PERRY	
print name	print name

NOV 01/15

[redacted] ARROW RD. Victoria, BC V8W 1C8
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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Please note → BY

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Please visit ARROW and BOW ROAD to see the neighbourhood and the size context BY.

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Thank you.

Respectfully,

[redacted]	
signature	signature
Barry Young.	
print name	print name

NOV. 1/15

[redacted] Oakwoods St
Victoria, BC
Phone: [redacted]
e-mail: _____

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

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Respectfully,

[redacted] [redacted]

signature signature

Zhong Pan Lin Xiao Xing

print name print name

NOV. 2, 2015

[redacted] Oakwinds 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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Thank you.

Respectfully,

[redacted]	[redacted]
signature	signature
shuling Ren	Jerry Pan
print name	print name

NOV 1 2015

Barbara Geddes
[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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Respectfully,

[redacted]	
signature	signature
Barbara M. Geddes	
print name	print name

NOV. 1, 2015

Michelina Cameron
[redacted] Quiver Place
Victoria, BC V8N5E8
Phone: [redacted]
e-mail: [redacted]

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

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Thank you.

Respectfully,

[redacted]	
signature	signature
MICKIE CAMERON	
print name	print name

NOVEMBER 1, 2015

[redacted] MARG BUCKLAND
QUNER 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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[redacted]

signature

signature

MARG BUCKLAND

print name

print name

Nov. 2, 2015

[redacted] Oakwinds St
Victoria, BC
Phone: [redacted]
e-mail: [redacted]

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Victoria, BC
V8X 2W7

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[redacted]	[redacted]
signature	signature
Ye, Jingwan	Xu, Xuan
print name	print name

Nov. 2, 2015

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Victoria, BC
Phone: ( ) -
e-mail: [redacted]

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Victoria, BC
V8X 2W7

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[redacted]	
signature	signature
Sunim Kim	Dong gyu Kim
print name	print name

NOV 2 2015

N.C. & S.M. LUCHEN
[redacted] QUIVER PL
Victoria, BC V8N 5E8
Phone: [redacted]
e-mail: _____

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

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[redacted]	[redacted]
signature	signature
N.C. LUCKEN	S.M. LUCKEN
print name	print name

NOV 2 2015

ANN SMITH
[redacted] QUIVER PL Victoria, BC V8N 5E8.
Phone: [redacted]
e-mail: _____

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

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Thank you.

Respectfully,

[redacted] _____

signature signature

ANN SMITH _____

print name print name

Nov 2/15

Ms. Jenny Bull
[redacted] 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

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[redacted]

signature

signature

Jenny Bull

print name

print name

Nov 3, 2015

L & D. MELNICK
[redacted] BEL NOR PL. Victoria, BC V8N 6B6
Phone: [redacted]
e-mail: N/A

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770 Vernon Ave.
Victoria, BC V8X 2W7

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[redacted]

D. MELNICK

[redacted]

Nov 3, 2015

SHIRLEY MITCHELL.
[redacted] Bel Nor Place Victoria, BC ~~V8T 1W8~~ V8N 6E6.
Phone: [redacted]
e-mail: _____

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770 Vernon Ave.
Victoria, BC V8X 2W7

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[redacted]

SHIRLEY MITCHELL

Nov 6, 2015

EDWARD JACKSON / Loti Jackson
[redacted] Bel Noel Victoria, BC V8N 6B6
Phone: [redacted]
e-mail: [redacted]

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

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[redacted] [redacted]

signature signature

EDWARD JACKSON HOTI JACKSON

print name print name

Nov 6, 2015

ALFREDO & MARIA SIMAS
[redacted] BELMOR PL. Victoria, BC V8N 6B6
Phone: [redacted]
e-mail: [redacted]

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770 Vernon Ave.
Victoria, BC V8X 2W7

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[redacted]

MARIA SIMAS

Maria C. Simas

Abramov
[redacted] Livingstone Ct. Victoria, BC V8V 6M4
Phone: [redacted]
e-mail: [redacted]

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Victoria, BC
V8X 2W7

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[redacted]

signature

Lena Abramov

print name

[redacted]

signature

Abramov Ofari

print name

MARILYN SCHNEIDER
[redacted] OAKWINDS ST Victoria, BC V8N3B4
Phone: [redacted]
e-mail: [redacted]

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Victoria, BC
V8X 2W7

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[redacted]
signature

signature

MARILYN SCHNEIDER
print name

print name

November 4, 2015

Nellie W Thompson
[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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[redacted]

signature

signature

Nellie W Thompson

print name

print name

Mr + Mrs R. Aitken
[redacted] Bow Rd Victoria, BC V8N 3B2
Phone: ( ) -
e-mail: [redacted]

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[redacted] [redacted]

signature signature

Diane Aitken R. AITKEN.

print name print name

NOV. 9, 2015

JOHN + MARIA WATTS
[redacted] ARROW ROAD · Victoria, BC V8N 1C5
Phone: [redacted]
e-mail: [redacted]

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

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- **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,

[redacted] [redacted]

signature signature

MARIA WATTS JOHN WATTS

print name print name

[redacted] Arrow Rd - Saanich

Victoria .

NOV. 5, 2015

JOHN SCHATTINGER
[redacted] OAKDALE Victoria, BC V8N 3B5.
Phone: [redacted]
e-mail: -0-

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;
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- **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".

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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,

[redacted]

signature signature

JOHN SCHATTINGER

print name print name

dated Nov. 5/2015

[redacted] Oakdale Place.

Nov 10/15

[redacted] Quiver Pl.
Victoria, BC V8N 5S5
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,

[redacted]

signature

signature

ISABEL FAIA

print name

print name

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,

[redacted] _____ _____

signature signature

ISABEL FAIA _____

print name print name

[redacted] Hopesmore Drive
Victoria, BC V8N 6A2
Phone: [redacted]
e-mail: [redacted]

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;

- **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** – 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".

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 [redacted]

Cheryl L. Gollub [redacted]

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.

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NOV 10 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

2015
POST TO Mayor Council POSTED 11 12 30
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INFORMATION ☑
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COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED BM

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[1]: 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.

[1] 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

		(Email Addresses)
M. Buckland	[redacted] Quiver Pl	[redacted]
C. Evans	[redacted] Arrow Crt	
B. Geddes	[redacted] Quiver Pl	
C. Gregg	[redacted] Bel Nor Pl	
L. Jackson	[redacted] Bel Nor Pl	
D. Mattison	[redacted] Bel Nor Pl	
W. Weicker	[redacted] Quiver Pl	
M. Wilson	[redacted] Hopesmore Dr	

RECEIVED
NOV 10 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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

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".

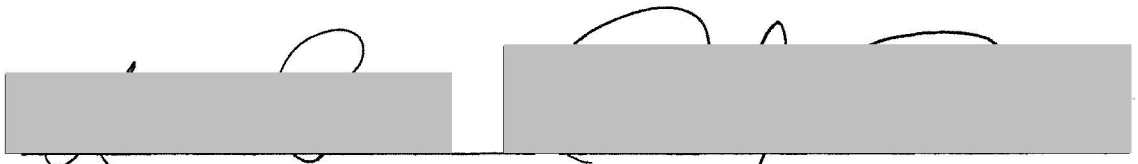
Despite my concerns about this project as it has been proposed by the MDSHS, I do support the construction of a new two-story building, rather than a three-story building.

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

LINDA PINK

print name

signature

David PINK

print name

Arrow

Rez ✓

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

2015
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REPORT ☑
FOR
ACKNOWLEDGED BLM

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COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT ☐
FOR
ACKNOWLEDGED bm

Council - rezoning at 1550 Arrow Rd

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
[redacted]

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DISTRICT OF SAANICH

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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

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 appreciated 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 PROPERY.

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 1and 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

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Council - Rezoning 1550 Arrow Road

2015

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INFORMATION ☑

REPLY TO WRITER ☐

COPY RESPONSE TO LEGISLATIVE DIVISION

REPORT ☐

FOR

ACKNOWLEDGED bm ✓

From: "Esther Larson" <[redacted]>
To: <council@saanich.ca>
Date: 11/3/2015 11:41 AM
Subject: Rezoning 1550 Arrow Road

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]

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DISTRICT OF SAANICH

Arrow

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Council - Re-Zoning Application - 1550 Arrow Road. Victoria, BC

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REPORT ☐
FOR ✓
ACKNOWLEDGED DM

From: Jennifer Scigliano <[redacted]>
To: <mayor@saanich.ca>, <planning@saanich.ca>, <council@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>, <vic.derman@saanich.ca>, <fred.haynes@saanich.ca>, <dean.murdock@saanich.ca>, <colin.plant@saanich.ca>, <vicki.sanders@saanich.ca>, <leif.wergeland@saanich.ca>
Date: 11/4/2015 7:41 PM
Subject: Re-Zoning Application - 1550 Arrow Road. Victoria, BC
CC: <contact@gordonhead.ca>

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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

[redacted] Livingstone Avenue South

Victoria, BC V8N 3A4

Phone: [redacted]

e-mail: [redacted]

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

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

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PLANNING DEPT.
DISTRICT OF SAANICH

[redacted] Hopesmore Drive
Victoria, BC V8N 6A3
[redacted]

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

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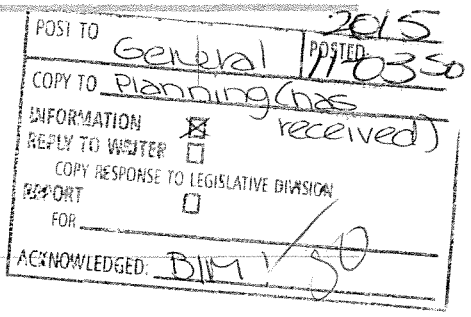
DISTRICT OF SAANICH

Checksheets Q4 (CW)

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>

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

[redacted] Bow Road

Victoria BC,

V8N 3B2

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DISTRICT OF SAANICH

Arrow

Council - Re-zoning application for 1550 Arrow Road

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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

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NOV 02 2015
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

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

[redacted] 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

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FOR
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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 appreciated 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 PROPERY.

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 1and 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

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