

DISTRICT OF SAANICH
MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JANUARY 9, 2017 AT 7:00 P.M.

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

1090-20
Awards
Presentation

AWARDS PRESENTATION

Saanich Police Board Recognition of Service

Acting Mayor Brownoff presented the Saanich Police Board Recognition of Service award to Mr. Chris Pease and Ms. Gail Flitton for their service to the citizens of Saanich and outstanding dedication to the Saanich Police Board.

Distinguished Budget Presentation Award

Acting Mayor Brownoff presented the Distinguished Budget Presentation Award to Valla Tinney, Director of Finance and Paul Arslan, Senior Manager, Financial Services. The award recognizes exemplary budgeting practices among governmental entities.

Canadian Award for Financial Reporting

Acting Mayor Brownoff presented the Canadian Award for Financial Reporting to Troy Ziegler, Manager of Accounting Services, Barb Hawes, Accountant, and Karen Coates, Accountant. The award recognizes excellence in governmental accounting and financial reporting and represents a significant accomplishment by a municipal government and its management.

DELEGATIONS

1410-02
Delegation

ASSOCIATION OF PROFESSIONAL BIOLOGISTS

Subject: Role of Professional Biologists and Code of Ethics

D. Iannidinardo, President, Association of Professional Biologists clarified the role of professional biologists in rendering scientific opinions. He further presented the purposes of the Association of Professional Biology and the College of Applied Biology's Code of Ethics and Stewardship Principles.

1410-02
Delegation

CAPITAL REGIONAL FOOD AND AGRICULTURE INITIATIVE

Subject: Flavour Trails Program

J. Putnik, Events and Outreach Coordinator, CRFAIR, presented information in relation to the Flavour Trails Program which provides opportunities for residents and visitors to experience and taste the quality and creativity of Peninsula farmers, fishers, food producers, chefs and vintners. She further presented the benefits of the Flavour Trails festivals including supporting local economic growth and a sustainable local food economy and providing educational and recreational opportunities for residents.

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Derman and Seconded by Councillor Brice: "That Council adopt the minutes of the December 19, 2016 Council and Committee of the Whole meetings."

CARRIED**BYLAWS FOR FINAL READING AND RATIFICATION OF DEVELOPMENT VARIANCE PERMIT**

2870-30
Braefoot Road

4079 BRAEFOOT ROAD – REZONING AND DEVELOPMENT VARIANCE PERMIT

Final Reading of "Zoning Bylaw, 2003, Amendment Bylaw, 2016, No. 9401" and approval of Development Variance Permit DVP00377. To rezone a portion of the property from A-1 (Rural) zone to RS-12 (Single Family Dwelling) zone for a proposed eight lot subdivision.

MOVED by Councillor Derman and Seconded by Councillor Brice: "That Bylaw No. 9401 be adopted by Council and the Seal of the Corporation be attached thereto."

CARRIED**with Councillors Murdock and Sanders OPPOSED**

MOVED by Councillor Derman and Seconded by Councillor Haynes: "That Council approve and issue Development Variance Permit DVP00377 on Lot 2, Block D, Section 32, Victoria District, Plan 4181 (4079 Braefoot Road)."

CARRIED**with Councillors Murdock and Sanders OPPOSED****FIRST READING (SUBJECT TO A PUBLIC HEARING)**

2870-30
Cloverdale
Avenue

1032, 1042 & 1052 CLOVERDALE AVENUE – REZONING TO RT-FC

First Reading of "Zoning Bylaw, 2003, Amendment Bylaw, 2017, No. 9410". To rezone from RS-6 (Single Family Dwelling) zone to RT-FC (Attached Housing Four Corners) zone for the proposed construction of a 14-unit townhouse development.

MOVED by Councillor Haynes and Seconded by Councillor Wergeland: "That Bylaw No. 9410 be introduced and read."

CARRIED

2870-30
Doumac Avenue

986 & 990 DOUMAC AVENUE – NEW ZONE RA-VC

First Reading of "Zoning Bylaw, 2003, Amendment Bylaw, 2017, No. 9411". To create a new RA-VC (Apartment-Village Centre) zone.

MOVED by Councillor Derman and Seconded by Councillor Haynes: "That Bylaw No. 9411 be introduced and read."

CARRIED

2870-30

Doumac Avenue

986 & 990 DOUMAC AVENUE – REZONING TO RA-VC

First Reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2017, No. 9412”. To rezone from RS-18 (Single Family Dwelling) zone to RA-VC (Apartment-Village Centre) zone for the proposed construction of a 4-storey, 25 unit strata-titled apartment project with underground parking.

MOVED by Councillor Wergeland and Seconded by Councillor Brice: “That Bylaw No. 9412 be introduced and read.”

CARRIED2870-30

Mann Avenue

814 MANN AVENUE – REZONING TO RD-1

First Reading of “Zoning Bylaw, 2003, Amendment Bylaw, 2017, No. 9413”. To rezone from RS-6 (Single Family Dwelling) zone to RD-1 (Two Family Dwelling) zone for the proposed conversion of an existing single family dwelling into a duplex.

MOVED by Councillor Brice and Seconded by Councillor Plant: “That Bylaw No. 9413 be introduced and read.”

CARRIED**with Councillors Derman and Sanders OPPOSED****PUBLIC INPUT ON COUNCIL AGENDA ITEMS**

Public Input on
Council Agenda
Items

K. Harper, Bonaire Place, stated:

- The projects specified in the report are supportable but there is a lack of information in the borrowing note.
- It may be more appropriate to use funds that Saanich currently has rather than continue to borrow money; Saanich should consider options to reduce property taxes.

5400-30

MFA Borrowing

RESOLUTIONS FOR ADOPTION1410-04Report –
Finance**MUNICIPAL FINANCE AUTHORITY (MFA) BORROWING – 2017 SPRING ISSUE**

Report of the Director of Finance dated January 3, 2017 recommending that Council approve the included resolution to authorize long term borrowing with the MFA 2017 spring debt issue for the projects specified in the report.

xref: 5400-30
MFA Borrowing

MOVED by Councillor Derman and Seconded by Councillor Brice: “That Council approve borrowing from the Municipal Finance Authority of British Columbia, 2017 Spring Issue, as authorized through the following Loan Authorization Bylaws for the projects specified, and that the Capital Regional District be requested to consent to our borrowing over a 15 year term and include borrowing in their security issuing bylaw:

Bylaw Number	Purpose	Amount of Borrowing Authorized \$	Amount Already Borrowed \$	Borrowing Authority Remaining \$	Term of Issue	Amount of Issue \$
9381	Storm Drainage Capital Program	1,500,000	0	1,500,000	15	1,500,000
9383	Parks Capital Projects	1,300,000	0	1,300,000	15	1,300,000
9386	Gordon Head Recreation Centre Boiler Replacement	836,630	0	836,630	15	836,630
Total:		3,636,630	0	3,636,630		3,636,630.”

Councillor Derman stated:

- Reserve funds are earmarked for future projects; these funds will need to be available to allow Saanich to avoid further borrowing at a time when interest rates are not as favourable.

Councillor Wergeland stated:

- Staff are to be thanked for work they do in managing Saanich’s budget.

Councillor Haynes stated:

- Some of the money in the reserve funds will be used for infrastructure improvements.

The Motion was then Put and CARRIED

Adjournment On a motion from Councillor Plant, the meeting adjourned at 7:39 p.m.

.....
ACTING MAYOR

I hereby certify these Minutes are accurate.

.....
MUNICIPAL CLERK

DISTRICT OF SAANICH
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
MONDAY, JANUARY 9, 2017 AT 7:40 P.M.

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

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

Adjournment On a motion from Councillor Haynes, the meeting adjourned at 9:58 p.m.

.....
CHAIR

I hereby certify these Minutes are accurate

.....
MUNICIPAL CLERK