THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Report of the PUBLIC HEARING
Wednesday, October 8, 2014, at 6:30 p.m.
Central Saanich Municipal Council Chamber

PRESENT: Mayor Alastair Bryson, Chair
Councillors Cormier (arrived at 6:35), Garrison, Jensen, King, Ounsted, and Windsor
Patrick Robins, Chief Administrative Officer
Bruce Greig, Director of Planning and Building Services
David McAllister, Director of Engineering and Public Works

A. OPENING STATEMENTS BY THE MAYOR AND STAFF

The Chair of the Public Hearing, Mayor Bryson, read a prepared statement outlining the purpose and procedures for the Public Hearing.

Councillor Cormier joined the meeting at 6:35 p.m.

The Chief Administrative Officer advised that copies of the agenda cover page and copies of the full Agenda Package were available for the public at the back of the Council Chamber.

B. PUBLIC HEARING

1. Opening Statement by the Mayor

2. Notice of Public Hearing for Bylaw No. 1850, 2014

3. Copy of “Central Saanich Land Use Bylaw Amendment Bylaw No. 1850, 2014”

4. Background Reports, Committee / Council Minutes and Correspondence Received Pertaining to Bylaw No. 1843:
   a) Staff Report dated September 9, 2014, from the Director of Planning and Building Services entitled “Introduction of Bylaw No. 1850 (Rezoning a Portion of 2340 Styan Road)” [Previously presented at the September 15, 2014, Regular Council Meeting];
   b) Staff Report dated September 2, 2014, from the Planner entitled “Rezoning Application; 2340 Styan Road” [Previously presented at the September 8, 2014, Planning & Development Committee Meeting];
   c) Correspondence dated August 5, 2014, from Peter Thorton-Trump and Dianne Ackerman Re: Rezoning Application to Facilitate Subdivisions of One Infill Lot [Previously presented at the August 18, 2014, Special (Open) Council Meeting];
   d) Excerpts from the August 18, 2014 Special (Open) Council Meeting; the September 8, 2014 Planning & Development Committee Meeting; and the September 15, 2014 Regular Council Meeting;
   e) Staff Report dated August 21, 2014, from the Planner entitled “Rezoning Application; 2340 Styan Avenue” presented to the Advisory Planning Commission;
   f) Excerpt from the Draft Minutes of the August 27, 2014, Advisory Planning Commission Meeting;
   g) Correspondence Received Since the Introduction of Bylaw No. 1850 and publication of the Notice of Public Hearing:
      (1) B&L Beech, October 5, 2014 (Late Item)
      (2) R&M Ereiser, October 8, 2014 (Late Item)

The Mayor then introduced the first item of the Public Hearing:

“Central Saanich Land Use Bylaw Amendment Bylaw No. 1850, 2014” [A Bylaw to Amend the Land Use Bylaw (2340 Styan Road)]
The Director of Planning and Building Services noted that in general terms, the purpose of the proposed Bylaw is to amend the zoning map of Appendix “A” of Central Saanich Land Use Bylaw No. 1309, 1999 for the property at 2340 Styan Road by changing the zoning designation of the northern portion of the lot from R-1 Large Lot Single Family Residential to R-1S Small Lot Single family Residential to permit the subdivision of the subject property into two lots while retaining the existing house on the southern portion of the property.

The Mayor invited the applicant to speak on the matter.

Ms. Dianne Ackerman, 2340 Styan Road, had nothing further to add and advised that she was available for questions.

The Mayor then opened the Public Hearing to the public and invited members of the public to speak on Bylaw No. 1850, 2014.

Ms. L Beech, read her written submission received as a late item.

The Mayor called three times for any more speakers from the public to make representations in regard to Bylaw No. 1850, 2014. There were no further representations.

Mayor Bryson declared the Public Hearing for Bylaw No. 1850 closed at 6:45 p.m.

C. PUBLIC HEARING

1. Notice of Public Hearing for Central Saanich Land Use Bylaw Amendment Bylaw Nos. 1851 and 1852 and Development Variance Permit No. 3090-20-12/14, 2014
2. Copy of “Central Saanich Land Use Bylaw Amendment Bylaw No. 1851, 2014”
3. Copy of “Central Saanich Housing Agreement Bylaw No. 1852, 2014”
4. Draft Development Variance Permit No. 3090-20-12/14
5. Background Reports, Committee / Council Minutes and Correspondence Received Pertaining to Bylaw Nos. 1851 and 1852:
   a) Staff Report dated September 8, 2014, from the Planner entitled “Rezoning Application; 7878 East Saanich Road” [Previously presented at the September 15, 2014, Regular Council Meeting];
   c) Excerpts from the July 28, 2014 Special (Open) Council Meeting; and September 15, 2014 Regular Council Meeting;
   d) Staff Report dated August 22, 2014, from the Planner to the Advisory Planning Commission;
   e) Excerpt from the Draft Minutes of the August 27, 2014 Advisory Planning Commission Meeting;
   f) Correspondence Received Prior to the Introduction of Bylaws No. 1851 and 1852 and Publication of the Notice of Public Hearing:
      (1) R Spelt, September 15, 2014
   g) Correspondence Received Since the Introduction of Bylaws No. 1851 and 1852 and Publication of the Notice of Public Hearing: Nil
      (1) D&C Vipond, October 4, 2014
      (2) D Guy, October 4, 2014 (Late Item)
      (3) Eric Barker Architect, October 6, 2014 (Late Item)
      (4) A&D Wardrop, September 30, 2014 (Late Item)
      (5) Seairst Insurance Brokers, October 1, 2014 (Late Item)
      (6) S Gait, October 6, 2014 (Late Item)
      (7) D Ferguson, October 8, 2014 (Late Item)
      (8) T Harvey, October 8, 2014 (Late Item on Table)

The Mayor then opened the Public Hearing for the following:
1. “Central Saanich Land Use Bylaw Amendment Bylaw No. 1851, 2014” [A Bylaw to Amend the Land Use Bylaw (The Generation – 7878 East Saanich Road)];

2. “Central Saanich Housing Agreement Bylaw No. 1852, 2014” [A Bylaw to Authorize the Corporation of the District of Central Saanich to Enter into a Housing Agreement (The Generation – 7878 East Saanich Road)]; and,

3. Development Variance Permit No. 3090-20-12/14 (7878 East Saanich Road)

The Chief Administrative Officer advised that copies of the agenda cover page and copies of the full Agenda Package were available for the public at the back of the Council Chamber.

The Director of Planning and Building Services noted that, in general terms, the purpose of the proposed Bylaw 1851, 2014 is to amend the zoning map of the Central Saanich Land Use Bylaw No. 1309 for the property at 7878 East Saanich Road by changing the zoning designation of the property at 7878 East Saanich Road from C-1 Core Commercial to a new CD-8 Comprehensive Development Zone.

Mr. Greig further noted that in general the CD-8 Zone would include the uses that are permitted in the current C-1 Zone with the addition of residential apartments and health club and fitness centre uses. He stated that the regulations for the new CD-8 Zone would also include the following:
- minimum setbacks of 0m;
- maximum height of 18.7m;
- maximum lot coverage of 100 percent; and,
- maximum floor area ration of 2.1.

Mr. Greig added that specific to mixed commercial and residential uses in the CD-8 Zone the proposed bylaw would remove the requirements under Section 31, Subsections 1 and 2 of the Land Use Bylaw stipulating a minimum percentage of commercial floor area and limiting the potential location of residential uses on the ground level of the building.

He further noted that the intent of the proposed bylaw amendment is to permit the construction of a mixed-use 3 and 5 storey development, proposed to include ground level commercial and 42 rental apartment units atop an underground parking structure, on the property at 7878 East Saanich Road.

Mr. Greig noted that also being considered is Housing Agreement Bylaw No. 1852, 2014, which is to ensure that all units in the proposed development at 7878 East Saanich Road would become rental unites (and not be subdivided under the Strata Property Act), and that no restrictions could be placed on the age of residents within the building.

He further noted that in addition a Development Variance Permit has been requested in support of the proposed development which would reduce the number of on-site parking spaces from 100 to 70, it would reduce the required parking setback from a property line from 2.5m to 0m, and it would waive the requirement for one on-site loading space.

The Chair then invited the applicant to speak to the matter.

Eric Barker, Eric Barker Architect Inc., gave a PowerPoint presentation showing the site, surroundings, aerial views, context views of the town, 42 unit rental, commercial space, 54 underground parking spaces, stepped 5 and 3 storey, 16 surface parking spaces, pedestrian connections, plantings, benches and landscape schemes for development at various elevations, glazing and materials, and overviewed the traffic study. Mr. Barker stated that the pedestrian improvements at Wallace Drive and East Saanich Road recommended by the traffic consultant will be constructed at the developer’s expense. He also stated that they are looking at adjusting the plans to add a loading space.

In response to a question from Councillor Ounsted, delivery truck access would be from the access aisle.
Carole Rossell, Small and Rossell Landscape Architects, addressed Council and indicated the following:

- Addressed the building footprint, wrap around pedestrian walkway, pedestrian entrances, steps, pedestrian access to the park, on-site plantings over the parking structure (raised beds to achieve various soil depths), sidewalk realignment with a planted boulevard including trees on Wallace and East Saanich, cross sections, soft planted edge between the building and the park, garden-like shrubs and trees, rainwater collection and storage (both soil voids and in tanks), densely built out site but soft edge and attractive welcoming edges at the human scale
- Also indicated there would be a variety of spaces welcoming residents, visitors, customers and the public.

Lawrence Fox, 1863 Polo Park Court, invited Ms. Rossell to take a tour of Saanichton Village with him, and see the challenges that he faces regarding steps.

In response to a question from Councillor Cormier regarding the District’s Official Community Plan policy of 10% affordable housing, Mr. Barker advised the rental housing is more affordable compared with a mortgage on a condo ($750 vs. $2,000).

On question from Mayor Bryson regarding improvements for lighting in respect to pedestrian safety at the intersection, and if there would be any help from the developer, Mr. Barker indicated that he would look into this.

On question from Councillor Jensen regarding bike parking for residents and customers, Mr. Barker indicated the bike parking spaces included in the concept drawings on site and noted that there were an additional 60 spaces underground.

Jim Townley, 7495 East Saanich, Saanichton, addressed Council and indicated the following:

- He is both a resident, business owner and President of the Saanichton Village Association (SVA)
- Encouraged to see thought put into the plans and pleased to see Bickford family is proposing this type of construction and thinking about the community, instead of just selling the property.
- As a business owner, he supports affordable housing for his employees and those like them
- Is supportive of the idea of rental housing, indicating that it gives people the chance to downsize and stay in Saanichton
- Rental housing is good for seniors, and hospital workers
- As the President of SVA, he loves the idea, and indicated that the SVA supports the idea

Robert Myers, 7865 Fairmeadow Place, addressed Council and indicated the following:

- Beautifully designed development but too large
- Inadequate parking
- Requires 160 parking spots plus additional for employees and visitors
- Haven’t addressed elder friendly features
- Concept is great but inadequate parking needs to be addressed
- Rental is good but this won’t be more affordable

On question from Councillor Ounsted, Mr. Meyers stated that when the Thrifty’s development was approved, they were promised that the cul-de-sac would not be a parking lot for the employees, but despite assurances, it became a long-term problem.

Terry Bell, 7751 East Saanich Road, addressed Council and indicated the following:

- Has lived on Patterson in an owner-occupied condominium
- Currently lives in mixed rental/owner development
- Prefers having rentals, it adds to diversity
- More problems in owner-occupied buildings in her experience
- Walks around area rather than using her vehicle, doesn’t think it would attract cars
- Easy to take bus to town
- Two bedroom apartments give flexibility for seniors to stay longer; can have caregiver on site
- Really good idea

R Gain, (Speaking on behalf of Polo Park Strata Council), addressed Council and indicated the following:
- Too dense
- Nice design
- Don’t like the five storey height
- Compared with Polo Park, their 42 unit is 1½ times the site area
- Does not have much faith in traffic studies, traffic has increased
- Changes to the intersection is inadequate
- Development would cause need for signal at Wallace Drive and East Saanich Road, as well as, at Mount Newton Cross Road and East Saanich Road
- Thrifty’s truck parking staging in the centre of Wallace Drive compounds problems
- Nice concept to clean up the site but need to modify the plans
- On-street parking compounds safety issues
- Like to see Council look hard at changes

G Cann, , addressed Council and indicated the following:
- Block the sun
- Traffic issues, too many parking problems
- Five storey height, too big
- Why not build a home? Why do we need all these condos?
- Roads not as wide as shown in the plans

C Bell, , addressed Council and indicated the following:
- Supports the development
- Critical to bring density into our community
- Gone are the days of surface developments and parking
- Build up not out, protect the ALR
- Encourage the modern design
- Will help with pedestrian issues and improve usability of Saanichton as a village

C Heuman, , addressed Council and indicated the following:
- Echo concerns for parking overflowing
- Doesn’t maintain the rural character of the OCP
- Doesn’t manage growth
- All for supporting business but too many people
- Lack of greenspace on site – going to overrun Saanichton Green Park
- Concerned the rental area won’t be kept up and will become an eyesore overtime
- Development variance won’t work
- One loading/unloading spot – where will trucks turn? Only one spot but three businesses, are they going to schedule/share?

J Grieve, , addressed Council and indicated the following:
- Has lived in the community for 30 years
- Saanichton is stagnant
- This project looks so much better – exactly what is needed
- Nothing has changed in ages, refreshing to see this coming forward
- Growth will happen
- Supports this project

N Mitchum, , addressed Council and indicated the following:
- Grew up in the area
- Things grow over time
- Thinking of downsizing and this would be perfect for her and her husband
- Great location – walkable to shops, restaurants, close to hospital
- Traffic is traffic
Marjorie Payne, 7971 Simpson Road, addressed Council and indicated the following:
- Five storeys may be too tall but likes the development
- There are more positives than negatives
- One concern is the proposed addition of the truck lane where there is already the difficulty for pedestrians crossing through the right and left turning of vehicles into and out of Thrifty’s.

Mr. Barker advised that the traffic consultants recommend there is sufficient turning radius.

Aldo Forlano, 7877 Simpson Road, addressed Council and indicated the following:
- Somewhat opposed to the height
- Not sure why we need to go to 5 storeys
- Tenants will be looking straight into his bedroom
- Keep it village scale
- All other businesses required setbacks
- Inadequate parking
- Loading space required for businesses and tenant moving in and out
- Why is this much density needed?

Richard Neary, 1973 Polo Park Court, addressed Council and indicated the following:
- Concerned with development
- Thinks it is too dense, too much
- Bad for pedestrians
- Not opposed to mixed development but too big
- Thrifty’s trucks already double park on Wallace Drive plus Thrifty’s employees use all of the on-street parking including the parking lot at Saanichon Green Park

Liz Pollock, 1959 Polo Park, addressed Council and indicated the following:
- Came here looking for small town atmosphere
- Like the thought of rental and acknowledge the thought that has gone into the project
- Concerned about parking, traffic and height of the proposed building

Dan Klimke, 7340 Ridgedown Court, addressed Council and indicated the following:
- Firm believer in adding density in already developed areas and preserve ALR
- Loves the design of the building but this is the wrong location
- Scale too large for site
- Echo concerns regarding traffic and parking
- Design is great but lot can be better used

Niall Paltiel, 1836 Pastel Crescent, addressed Council and indicated the following:
- Grew up in Saanichon
- Believes this would be good for Saanichon businesses and housing
- Concerns regarding parking but Council is looking at long-term solutions for Saanichon
- Believe this is what is needed for the younger generation professionasl and aging demographics

Aldo Forlano, commented on the probability of noise complaints from the residents of this development when Thrifty’s trucks are coming at 5:00 a.m. He expressed concern regarding Thrifty employee parking on Simpson Road and the prospect of increased parking on the street.

Written submission by Trudy Harvey was handed to the Chief Administrative Officer for distribution to the members of Council.

Christina Lee, 7921 Patterson Road, addressed Council and indicated the following:
- Not opposed to the redevelopment of this site, but concerned with parking, pedestrian safety and density
Margaret Grey, 1959 Polo Park Court, addressed Council and indicated the following:
- Had a traffic study done by CS Police Service approximately one year ago, which revealed 68,000 vehicles travelling past the building in two days
- Traffic is already horrendous

In response to a question from Councillor Cormier, Eric Barker noted they need to fine-tune the inside design with the client and there are stair impediments only in two locations outside; the main access and alternate routes are fully accessible at grade. This is a building code requirement.

Meyers queried if there are elevators.

Mr. Barker replied in the affirmative.

Aldo Furlano queried if there are any green building measures such as energy, water and insulation.

Mr. Barker responded that at the Building Permit stage details will be addressed. He noted that the clients have informed him of a well on site and will investigate the use of groundwater recharging.

Shona Franz, 1967 Polo Park Court, addressed Council and indicated the following:
- There is a high number of cyclists at East Saanich Road and Wallace Drive intersection
- Need to accommodate bikes
- Frequent races in the area

Boris Andulajevic, 7986 Wallace Drive, addressed Council and indicated the following:
- 14 year resident
- Low density appealing
- Project not favourable at this location
- Doesn’t think this project will benefit the community

The Mayor called three times for any more speakers from the public to make representations in regard to Bylaw Nos. 1851 and 1852. There were no further representations.

Mayor Bryson declared the Public Hearing for Bylaw No. 1851 and 1852 closed at 8:17 p.m. and thanked the public for their input.

I hereby certify this to be a fair and accurate report of the Public Hearing held on October 08, 2014, this 27th day of October, 2014.

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Patrick Robins
Chief Administrative Officer

Recorded by: Ruby Shea
Administrative Assistant