

MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
TUESDAY, NOVEMBER 30, 2004 AT 8:47 P.M.

Present:

Chair: Mayor Leonard

Council: Councillors Brownoff, Cubberley, Gillespie, Derman, Ngai, Pickup, and Wergeland.

Staff: Neil Findlow, Senior Planner; Jagtar Bains, Development Manager; Margaret Trottier, Deputy Municipal Clerk; and Carolyn Bonnick, Senior Committee Clerk.

PLD55

North Dairy Road

SHELBOURNE LOCAL AREA PLAN AMENDMENT

Report of the Director of Planning dated November 5, 2004 recommending the request for reduced height and densities for potential multi-family sites along North Dairy Road be considered during the consultation process of the Official Community Plan.

In response to questions from Council, the Senior Planner stated:

- The Shelbourne Local Area Plan proposes a Shelbourne Corridor Action Plan to address future land use, streetscape, and mobility issues; the Planning Department has not had the resources to undertake this project.
- A Regional Context Statement is expected to be presented to Council in June, 2005.
- This request to consider an amendment to the Shelbourne Local Area Plan was submitted by a resident of the North Dairy Area in order to preclude what is felt to be inappropriate development applications so that residents do not have to continually respond to individual applications at Council meetings.
- Any developer can make an application to amend a Local Area Plan; an amendment to the Plan is not likely to preclude applications.

Mr. M. Kory, 3240 Browning Street, stated:

- He has been in front of Council several times opposing large developments on North Dairy Road.
- He is not trying to prevent development; he just wants to incorporate design specifications into the Local Area Plan to specify what can be considered for this area.
- Any development should enhance the neighbourhood while still addressing Regional Growth Strategy issues.
- He is sure that a developer could still make money from a smaller development on North Dairy Road.
- Almost every home in the area has been improved over the years; owners take pride in their neighbourhood.
- People from outside of the community should not be able to dictate the type of development that will take place.
- He submitted a petition signed by 127 North Dairy area residents who believe that large density development should not be permitted in the North Dairy corridor.
- Development restrictions for the four properties on North Dairy Road currently under consideration should limit the number of units to 24 and limit the height to 27 feet.
- He attempted to apply for an amendment to the Local Area Plan while a previous application was being considered and was told that any amendment would not apply to an in-stream application.

- The application was tabled and he waited a year and a half for the application to expire before resubmitting his request; a brand new application was submitted a few days later.
- This new development application has 30% more density than the previous application.

Ms. J. Cauthers, 3204 Wordsworth Street, stated:

- When the last development proposal for the 1600 block of North Dairy Road was tabled, it was recommended that the developer engage in community consultation; there has been no consultation with the new proposal.
- She does not believe the developers are getting any closer to an acceptable development for these lots.
- Large developments will have a negative impact on this neighbourhood.
- Any new development should be compatible with what already exists.
- The community should not have to come out year after year to fight against these oversized development proposals.

Ms. G. McFerran, 3217 Wordsworth Street, stated:

- She has attended all of the community meetings and met with the developer for this new proposal on North Dairy Road.
- Efforts should be made to find a win/win situation for all involved.
- She believes it would be proactive to amend the Local Area Plan to preclude developments over a certain size.

Ms. L. McAnally, 3230 Browning Street, stated:

- The neighbourhood is well-established; all of the homes on her street are owner-occupied, with the exception of one.
- While residents have to accept development, the developers do not have a vested interest in this neighbourhood.
- Parking is an issue as most of the streets offer residential parking only and Hillside Mall management has made it clear that their parking lot is not to be used for residential parking.
- The development of the four properties on North Dairy Road will set a precedent for the entire corridor.

Mr. D. Scott, Homewood Constructors Ltd., stated:

- The development application for the 1600 block of North Dairy Road is not connected with any previous application.
- They have made every effort to make residents aware of the development; there have been two meetings with the Camosun Community Association and one public meeting.
- This application should be allowed to move forward.

Ms. A. Gleichauf, 1637 McRae Avenue, stated:

- If the developer were to propose a slightly smaller building, Council would likely support the application.
- Changes should be made to the regional plan to ensure smaller buildings are considered for this area.

Ms. S. Critch, 3205 Wordsworth Street, stated:

- She supports Mr. Kory's recommendation to amend the Local Area Plan.
- The Shelbourne Local Area Plan was developed without any consultation with residents west of Shelbourne Street.

- Their neighbourhood was included in the Camosun Community Association boundaries one and one half years ago.
- When considering new development, consideration should be given to the complex traffic patterns, the high traffic volume along North Dairy Road entering Hillside Mall, and the lack of safe pedestrian crossings on North Dairy Road.
- The height of future structures should be limited to two storeys.
- Access to the site at 1600 North Dairy Road should be from North Dairy; a second choice would be access from Browning Street and a third choice would be from Wordsworth Street but only if the adjacent access to Hillside Mall were closed.

Councillor Pickup stated:

- Guidelines need to be established for this corridor so developers know what is expected.

Councillor Brownoff stated:

- Planning for this corridor needs to be done in conjunction with the City of Victoria.

Councillor Cubberley stated:

- There are currently no planning resources to address the proposed Shelbourne Corridor Action Plan; this should be addressed during the next Financial Plan sessions to avoid further delay.

MOVED by Councillor Gillespie and Seconded by Councillor Pickup: "That:

- 1. Following the adoption of a Regional Growth Context Statement in 2005, the Director of Planning be requested to provide a report outlining a work plan for all outstanding and required Action Plans;**
- 2. The Shelbourne Corridor Action Plan be given a high priority; and**
- 3. The request to consider design controls and a reduction in the potential height and density of new multi-family housing along North Dairy Road be considered as part of the development of a Shelbourne Corridor Action Plan."**

Councillor Derman stated:

- There is an urgent need to address concerns along the North Dairy corridor including expectations of desirable development.
- Long-range plans are necessary to create liveable communities.

Councillor Ngai stated:

- She supports designating Planning Department resources to undertake a review of the Shelbourne Local Area Plan but does not support the current request to amend only one aspect of the plan.
- A balanced solution should be sought which addresses issues such as traffic, density and pedestrian safety.

Mayor Leonard stated:

- A review of the Shelbourne corridor will be given a high priority.

The Motion was then Put and CARRIED

Adjournment

On a motion from Councillor Cubberley, the meeting adjourned at 9:53 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK