

SPECIAL COUNCIL MEETING
FOR THE PURPOSES OF A **PUBLIC HEARING**
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
TUESDAY, NOVEMBER 30, 2004 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brownoff, Cubberley, Gillespie (7:41 pm), 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.

No. 422
Bylaw No. 8617
Elk Lake Drive

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004 NO. 8617”

PROPOSED 228 UNIT CONGREGATE CARE HOUSING FACILITY ON ELK LAKE DRIVE

To rezone Strata Lot 1, Section 108, Lake District, Strata Plan 1086 (**4680 ELK LAKE DRIVE**) from zone C-13 (school/commercial, high density) to zone RP-2 (residential personal care) for a proposed 228 unit congregate care housing facility. **A DEVELOPMENT PERMIT** applicable to the above lands will also be considered to require the buildings and lands to be constructed and developed in accordance with the plans submitted.

The Notice of Public Hearing; the report from the Director of Planning dated October 22, 2004 recommending rezoning approval; the report from the Advisory Design Panel dated September 21, 2004 recommending design approval; letters from Denford Construction Management and Berwick Retirement Communities Ltd. providing additional information; and four letters in support; were introduced.

APPLICANT:

Mr. B. Bomhof, Berwick Retirement Communities, stated:

- The inbound bus stop will be relocated 80 feet to the south and will be constructed at their expense in order to ensure it reflects the architectural treatment of the proposed building.
- Towers were erected on the site for approximately five days to demonstrate the height of the building.
- Underground water tanks will be installed to collect rainwater that will supplement the irrigation system.
- Energy saving components include low-e glazing on all windows, heat recovery systems in all units and corridors, computerized controls for heat and air, low flush toilets, sensors that will turn off lights in rooms not in use, and the use of compact fluorescent lights wherever possible.
- They cannot commit to providing bus passes for staff at this time as they do not want to compromise future employee negotiations; this issue will be considered in the future.
- The bus trips that operate from the facility are coordinated with resident's medical appointments, etc. to avoid unnecessary trips.
- They will ensure that any commercial tenant is complimentary to the facility; it will likely be a pharmacist, hair salon or podiatrist.

Mr. S. Chow, Chow Fleischauer Architect, stated:

- A congregate care facility is an ideal land use for this property.
- The proposal meets all of the requirements of the Royal Oak Local Area Plan; it is a high quality development that will have a minimal impact on the surrounding neighbourhood.

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- Site traffic will be minimal compared to many other land uses that could be considered.
 - Concerns about the impact on the Elk Lake Drive streetscape have been addressed by proposing three wings with green space between; the scale and mass fit well with the surrounding area.
 - Great effort has been made to be sensitive to the residents on Marsett Place; the building height has been kept as low as possible and measures no more than three storeys above Marsett Place.
 - The Marsett Place elevation has been carefully planned to include undulating rooflines, building setbacks and extensive landscaping to provide an attractive facade for the adjacent residents.
 - A public meeting was held; attendees were supportive of the building design.
 - All setbacks are significantly larger than required ranging from an additional 10 to 31.4 feet.
 - Site coverage is only 29% and allows for extensive landscaping; a great deal pervious surface has been used throughout the site.
 - The permitted Floor Space Ratio is 1.2; 1.16 is proposed.
 - This proposal meets or exceeds all requirements of the Zoning Bylaw except for building height, however, the calculation of building height is misleading due to the grade of the site and the inclusion of a small roof projection
 - Not including the small roof projection, the general building height requires a variance of approximately 7.3 feet.
 - A congregate care facility was a permitted use under a previous C-11 zoning for this site; if that zoning designation were still in place a height variance would not be required.

Mr. B. Forth, Landscape Architect, stated:

- A walking path is to be constructed around the perimeter of the site and will loop back to the building at several points for residents who are unable to walk the entire length of the pathway.
- A significant amount of perimeter landscaping will be provided.
- There is a tremendous amount of existing asphalt on the site that will be replaced with permeable paving to assist with stormwater management.
- There are a series of outdoor feature areas that include retreat and picnic areas, community terraces, shared outdoor spaces, a pond/gazebo near the dining area, and a waterfall/sculpture feature at the front entrance.
- A new sidewalk constructed with decorative pavers will be provided across the entrance.

Mr. C. Denford, Berwick Retirement Communities, stated:

- This proposal will be an outstanding example of senior's housing that can be enjoyed not only by the residents, but by their families and the community.
- A proposal has been sent to the Ministry of Highways with respect to berming the strip of land between Elk Lake Drive and the Patricia Bay Highway but no response has been received to date.

PUBLIC INPUT:

Ms. M. Martel, #406- 494 Marsett Place, stated:

- She owns the suite on the top floor at the southeast corner of the building.
- It was very foggy for the first 48 hours after the poles were erected; she was able to get a few pictures before the poles blew over in the wind.

- If this application is approved her entire view of the city and mountains will be lost.
- She purchased her suite because of the view but understood that development would likely occur on the subject site; reducing the height would make a significant difference in protecting her view.
- Losing the view will impact the sale of her suite and she hopes some common ground can be reached so that she is able to retain some of the view.

Ms. P. Leung, #406-494 Marsett Place, stated:

- Her entire view will be obliterated by this building.
- She bought the suite because of the view.
- She likes the design of the building but she believes it will depreciate the value of her home if the view is lost.
- She would be satisfied if the height of the new building was reduced in order to at least retain the mountain views.

Ms. E. Turnbull, president, Royal Oak Community Association, stated:

- She visited one of the suites in the adjacent building on Marsett Place when the poles were erected and was surprised at how high the proposed building will be.
- The Association supports the concept and believes it is an excellent use for the site.
- She is concerned that the underground parking may not be entirely underground and is therefore raising the overall height of the building.

Ms. I. Cole, 5981 Sutcliffe Road, stated:

- While there is a need for congregate care facilities this one will not be affordable for seniors with lower incomes.
- The developer should be asked to provide economically assisted living units within the facility; this has been done successfully in the Silver Threads development in Sidney.
- Partnerships between various levels of government, developers and housing corporations are necessary to find solutions for low income seniors housing.

Mr. G. Sullivan, #1 – 500 Marsett Place, stated:

- This is a considerable improvement over the previous application although he would still like to see the existing hotel building refurbished.
- There is a need for affordable housing for seniors and he hopes that Council will consider a supportive living program.
- Supportive living programs can reduce hospitalization for seniors thereby reducing wait times for hospital beds.
- Parking during the construction phase needs to be addressed; he does not wish to see all of the workers parking along Marsett Place.
- He hopes that the significant trees on the site can be retained and that the building material from the hotel can be reused throughout the new development.
- Pedestrian access should be provided to Saanich Commonwealth Place and to Beaver Lake Park via the golf course.

APPLICANT-S RESPONSE:

Mr. Bomhof stated:

- Not only is the underground parking completely underground, but most of the first floor at the northeast corner of the site is underground as well.
- If the building were set any further into the ground, the entire first floor would be below grade.
- There will be two high-speed elevators in the lobby to service the dining room and a third elevator at the northeast corner; the provision of a fourth elevator is still under consideration.
- The clerestory windows will provide daylight into the corridors.
- Maintenance of the bus shelter will be done by Berwick Retirement Communities as it will be on their property.

Mr. G. Denford, Berwick Retirement Communities, stated:

- Their organization has a reputation for having the lowest operating costs.
- He is involved with government agencies that are seeking ways to provide affordable accommodation for seniors.
- There is an opportunity for government agencies to subsidize seniors in their facilities although there are two stipulations: that residents can be screened in order to assess health issues and the agency subsidizes the resident, not the facility.

Moved by Councillor Pickup and Seconded by Councillor Wergeland: "That the application to rezone to RP-2 be approved."

Councillor Pickup stated:

- She appreciates the concerns of the residents on Marsett Place but believes the developer has done everything he can to reduce the height of the building.
- The developer is to be commended for implementing a great number of energy-saving measures.
- She is pleased that the building will be serviced by three or four elevators.
- The private sector cannot be expected to subsidize seniors housing; senior levels of government need to get involved.
- This facility will be an asset to the community.

Councillor Gillespie stated:

- This application is a tremendous improvement over the previous proposal.
- There is a great need for retirement living facilities in the area.

Councillor Brownoff stated:

- The developer is to be commended for the extensive amount of landscaping that will be provided.
- There are a lot of on-site amenities that will encourage seniors to be active.

Councillor Cubberley stated:

- The extensive landscaping will be a huge asset to the residents and to the community.
- As the Council liaison for the Ministry of Highways, he would be pleased to present a written offer from the developer to provide a berm in the area between Elk Lake Drive and the Patricia Bay Highway.

Councillor Wergeland stated:

- The developer has seen the value of providing amenities throughout their development; both the residents and the community will benefit from all of the amenities being offered.
- It is unfortunate that some of the residents on Marsett Place will lose their view.
- There is a need for affordable housing for seniors in Saanich.

Councillor Derman stated:

- This will be a quality development.
- He hopes that an avenue can be found to provide subsidized housing;

Mayor Leonard stated:

- This will be a quality development and will provide employment in the community.

The Motion was then Put and CARRIED

No. 423
Bylaw No. 8617
Elk Lake Drive

AZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8617"
Second and Third Readings.

Moved by Councillor Pickup and Seconded by Councillor Wergeland: "That Bylaw No. 8617 be read a second time."

CARRIED

Moved by Councillor Pickup and Seconded by Councillor Wergeland: "That Bylaw No. 8617 be now passed."

CARRIED

Moved by Councillor Derman and Seconded by Councillor Gillespie: "That it be recommended that Council approve and issue Development Permit No. DPR2004-00003 on Strata Lot 1, Section 108, Lake District, Strata Plan 1086 (4680 Elk Lake Drive)."

CARRIED

No. 424
Temporary
Commercial Use
Permit
Burnside Road W.

TEMPORARY COMMERCIAL USE PERMIT – 1880 AND 1894 BURNSIDE ROAD WEST

Application for a Temporary Commercial Use Permit to allow the unenclosed storage of boats and recreation vehicles on a portion of Lots A and 2, Sections 2 and 101, Lake District, Plan 20192 **(1880 AND 1894 BURNSIDE ROAD WEST)**.

The Notice of Public Hearing; and reports of the Director of Planning dated May 31, 2004 and October 12, 2004 the latter recommending approval, were introduced.

APPLICANT:

Ms. A. Plasterer, applicant, stated:

- There is a lack of RV/boat parking in the Greater Victoria area.
- Tree and Geotechnical reports have been provided as requested by Council.
- A four foot high Page Wire fence will be erected to keep the farm animals out of the storage area.
- The owners will be responsible for providing their own insurance.
- The issue of access for the fire department has not arisen during the application process and has not been addressed.

- The topsoil will be scraped back and a gravel surface installed; the topsoil will be replaced when the permit expires

PUBLIC INPUT:

Nil.

APPLICANT'S RESPONSE

Nil.

Moved by Councillor Gillespie and Seconded by Councillor Ngai "That Council approve and issue Temporary Commercial Use Permit TCP2004-00001 on Lots A and 2, Sections 2 and 101, Lake District, Plan 20192 (1880 and 1894 Burnside Road West)."

Councillor Pickup stated:

- The property should be monitored to ensure no environmental damage is occurring.
- She hopes this permit will be for two years only; this is not an appropriate use for this site.

Councillor Brownoff stated:

- She is concerned about how the Fire department will access the site.

The Motion was then Put and CARRIED with Councillors Brownoff and Pickup voting against.

Adjournment

On a motion from Councillor Cubberley the meeting adjourned at 8:47 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK