

SPECIAL COUNCIL MEETING
FOR THE PURPOSES OF A **PUBLIC HEARING**
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
TUESDAY, FEBRUARY 22, 2005 AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
 Council: Councillors Brownoff, Cubberley, Gillespie, Derman, Ngai, Pickup, Wade and Wergeland .
 Staff: Colin Doyle, Director of Engineering; Anne Topp, Manager of Planning Services; and, MaryAnn Greco, Senior Committee Clerk.

No. 56
Bylaw No. 8625
Clutesi Street

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8625”

PROPOSED 2 LOT RESIDENTIAL SUBDIVISION ON CLUTESI STREET

To rezone Lot 3, Section 46, Lake District, Plan 21435 (**5080 CLUTESI STREET**) from zone A-1 (rural - minimum lot size 2ha) to zone RS-10 (single family dwelling - minimum lot size 780m²) for a proposed two lot residential subdivision. **A DEVELOPMENT VARIANCE PERMIT** applicable to the above lands will also be considered to reduce the minimum lot width for the subdivision from 20m to 18.59m.

The Notice of Public Hearing; the report of the Director of Planning dated January 19, 2005 recommending rezoning and development variance permit approval; and 2 letters in opposition, were introduced.

APPLICANT:

Mr. N. Banks, Architect, Banks Design, on behalf of the owners, stated:

- The owners want to build a new, smaller home for themselves.
- The concerns expressed by the neighbours at 5083 Clutesi Street regarding drainage, setbacks and tree removal have been addressed.
- The setbacks for the new dwelling will be the same as the existing dwelling and it will be sited to preserve as many trees as possible.

PUBLIC INPUT:

Mr. C. Winterbottom, 5083 Clutesi Street, spoke in support and stated:

- Their concerns have been addressed by the owners and the Planning Department.

APPLICANT’S RESPONSE:

Nil.

MOTION: **Moved by Councillor Derman and Seconded by Councillor Pickup: “That the application to rezone to RS-10 be approved.”**

CARRIED

No. 57
Bylaw No. 8625
Clutesi Street

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8625"
Second and Third Readings.

Moved by Councillor Derman and Seconded by Councillor Pickup: "That Bylaw No. 8625 be read a second time."

CARRIED

Moved by Councillor Derman and Seconded by Councillor Pickup: "That Bylaw No. 8625 be now passed."

CARRIED

Moved by Councillor Derman and Seconded by Councillor Gillespie: "That it be recommended that Council approve and issue Development Variance Permit No. DVP2004-00019 on Lot 3, Section 46, Lake District, Plan 21435 (5080 Clutesi Street)."

CARRIED

No. 58
Bylaw No. 8639
Knibbs Place

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8639"

PROPOSED 2 LOT RESIDENTIAL SUBDIVISION ON KNIBBS PLACE/INTERURBAN ROAD

To rezone Lot 3, Section 5, Lake District, Plan 11980 (**1120 KNIBBS PLACE/INTERURBAN ROAD**) from zone RS-6 (single family dwelling - minimum lot size 560m²) to zone RS-4 (single family dwelling - minimum lot size 460m²) for a proposed two lot residential subdivision.

The Notice of Public Hearing; the report from the Director of Planning dated January 25, 2005 recommending rezoning approval; and 1 letter from the applicant regarding proposed covenants, were introduced.

APPLICANT:

Mr. R. McNeil, McNeil Designs Ltd, 2273 Millstream Road, stated:

- A restrictive covenant will ensure the proposed design scheme and exterior finishing materials as presented will be provided; the covenant will also restrict the size of the new dwellings.
- The new homes will be finished with the same high quality materials however the arrangement of those materials will differ for each home.
- They would like the option of building to the maximum floor space permitted in the RS-4 zone; the current plans are only approximately 150 square feet below the permitted maximum floor space.
- If the new homes were built to the maximum floor space it would not change the appearance or character significantly.
- Given the high cost of the frontage improvements, retaining the maximum floor space would allow them to maintain the value of the land.

PUBLIC INPUT:

K. Whitcroft, 1044 Inverness Road, stated:

- He is concerned that the servicing requirements are still calling for the standard concrete curb and gutters on both road frontages.

- The Municipality should start using alternative methods for dealing with storm water such as curb cut outs with swales; the water also needs to be cleansed and the volume needs to be controlled.

In response to a question from Council, the Director of Engineering stated:

- Storm water management has been addressed on site.

APPLICANT'S RESPONSE:

Nil.

MOTION:

**Moved by Councillor Gillespie and Seconded by Councillor Wergeland:
"That the application to rezone to RS-4 be approved."**

Councillor Cubberley stated:

- In terms of storm water management, it would be useful if future reports regarding subdivision of land adjacent to a floodplain include a map showing where the boundaries are located.
- There should be a policy to ensure higher development standards are applied to infill development that are within or adjacent to a floodplain and that a contribution is made to floodplain health.
- Future reports should also include whether the capacity exists to manage water runoff from the road through the floodplain.

Councillor Derman stated:

- The possible future addition of floor space is reasonably minor.
- In future, he would like assurances that the project being presented by the applicant is exactly what the end product will be with respect to house size, appearance and location.
- He would like staff to look into alternate methods for dealing with the issue of stormwater.

Councillor Wergeland stated:

- He believes that a homeowner should be permitted to finish the exterior of their home in the manner that is suitable to them.

The Motion was then Put and CARRIED

No. 59
Bylaw No. 8639
Knibbs Place

"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8639"
Second, Third and Final Readings.

Moved by Councillor Gillespie and Seconded by Councillor Ngai: "That Bylaw No. 8639 be read a second time."

CARRIED

Moved by Councillor Gillespie and Seconded by Councillor Ngai: "That Bylaw No. 8639 be now passed."

CARRIED

**Moved by Councillor Gillespie and Seconded by Councillor Wergeland:
"That Bylaw No. 8639 be adopted by Council and the Seal of the Corporation be attached thereto."**

CARRIED

No. 60
Bylaw No.
ADM40

- i. "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8640"

PROPOSED NEW APARTMENT/CHURCH AVENUE ZONE

The intent of this proposed Zoning Bylaw amendment is to create a new RA-CA (Apartment/Church Avenue) zone with apartment, congregate housing, home occupation office and community care for children, and accessory buildings and structures as permitted uses. Regulations for density and both primary and accessory buildings and structures are unique to this proposed zone.

Bylaw No. 8641
Church Avenue

- ii. "AZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8641"

PROPOSED 23 UNIT APARTMENT COMPLEX ON CEDAR HILL ROAD

To rezone a portion of Lots 5 and 6, Block 4, Section 39, Victoria District, Plan 301 (**3757 CEDAR HILL ROAD**) from zone RS-6 (Single Family Dwelling) to a new zone RA-CA (Apartment/Church Avenue) for a proposed 23 unit apartment complex for special needs occupancy. **A DEVELOPMENT PERMIT** applicable to the above lands will be considered to require the buildings and lands to be constructed and developed in accordance with the plans submitted. A restrictive covenant will also be considered to restrict the use of the property to special needs housing to be operated by the Women's Transition House Society.

Bylaw No. 8642
Church Avenue

- iii. "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8642"

PROPOSED 33 UNIT CONDOMINIUM COMPLEX ON CEDAR HILL ROAD/CHURCH AVE

To rezone Lot 4, Block 4, Section 39, Victoria District, Plan 301 except part in Plan 14537; Lot A, Section 39, Victoria District, Plan 14537; and, portions of Lots 5 and 6, Block 4, Section 39, Victoria District, Plan 301; (**3757 CEDAR HILL ROAD/1514 AND 1520 CHURCH AVENUE**) from zone RS-6 (Single Family Dwelling) to a new zone RA-CA (Apartment/Church Avenue) for a proposed 33 unit condominium complex. **A DEVELOPMENT PERMIT** applicable to the above lands will be considered to require the buildings and lands to be constructed and developed in accordance with the plans submitted. A restrictive covenant will also be considered to permit residents of the adjacent special needs housing development to have access to the community garden plots and the loop garden path.

The Notice of Public Hearing; the two reports from the Director of Planning dated January 14, 2005 recommending that the rezoning and development permit be approved and that restrictive covenants be required to restrict the use of the property to special needs housing to be operated by the Women's Transition House Society and to permit residents of the adjacent special needs housing development to have access to the community garden plots and the loop garden path; the two reports of the Advisory Design Panel dated October 25, 2005 recommending design approval; 36 letters in opposition; 18 letters in support; 131 signature petition in opposition; and 1 letter from the applicant's engineer, were introduced.

APPLICANT:

Mr. P Misra, Misra Architects, stated:

- The Women's Transition House includes two handicap accessible units.
- The apparent height on the west elevation is reduced because the grade is 5 feet below Cedar Hill Road.
- A stone wall will be constructed with an aluminum fence on top to provide privacy for the residents and screen the development from the pedestrians on the sidewalk.
- The building will be stepped back at various levels to break up the massing and underground parking will be provided.
- In terms of the condominium complex, a roof top garden will be provided with a gazebo on the third floor; the building has been stepped back to minimize the massing of the building.
- The exterior materials for both buildings will be a combination of concrete panels, planks and shingles; the exterior colours of the buildings have been designed to compliment each other.

Ms. V. Windjack, Landscape Architect, stated:

- The landscape plans for the Women's Transition House and the condominium were designed to coordinate and flow together.
- A grass swale will be introduced at the west side of the property to address storm water retention.
- Permeable paving will be provided on both sites wherever possible and if it is not working, other methods will be used to address water runoff to ensure the outflow is not any higher than what it is now.
- A four foot high fence with a gate will divide the two properties; the intent is to define the boundaries but still allow access.
- The condominium complex will include a play area to the east of the community garden for the children of visitors.
- An internal garden path will be introduced from the southeast corner to the northwest corner of the condominium site.
- A two metre meandering sidewalk will be provided along Church Avenue with a grassed boulevard and street trees on both sides of the sidewalk.
- An interpretive sign will be provided in front of the condominium complex describing the history of the site; they will work with the Saanich Heritage Advisory and Archival Committee to determine the final nature of the information that will go on the sign.
- English Ivy will not be used in the landscape plan.

Mr. Glen Wilson, Searidge Management Inc., applicant, stated:

- He has worked with the Women's Transition House for a couple of years in looking for a suitable site for affordable housing.
- The site at 3757 Cedar Hill Road was chosen because it was in a safe neighbourhood and close to services, Camosun College, the University of Victoria and bus routes.
- There were 3 community meetings held and the major concerns were traffic and pedestrian safety; they have attempted to address these concerns.
- As a result of community input, they will be offering extensive traffic calming on Church Avenue as part of the proposal.

- A two metre wide sidewalk will be provided in front of these developments and extended east of the site in front of the apartment building at 1530 Church Avenue including landscaped bump outs with street parking in between.
- The traffic speed hump at the corner of Ophir Street and Cedar Hill Road will be upgraded.
- A patterned crossing will be provided at the Cedar Hill Road and Church Street intersection.
- In response to community input, left and right turn lanes will be provided on Church Avenue onto Cedar Hill Road.
- He is willing to use the landscaped bump outs for storm water detention if supported by the Engineering Department.
- The construction of the speed humps will be done at the same time as the sidewalk improvements and the work will be bonded.

Ms. C. Fast, Executive Director of the Women's Transition House, 3060 Cedar Hill Road, on behalf of the staff, boards and clients, stated:

- The Women's Transition House Society has been providing services to abused women and children for over 30 years in the Greater Victoria area.
- The Society provides emergency shelter services, community outreach programs, education and counseling to over 800 women and children each year.
- In the past 8 to 10 years, the Society has identified a need for safe and affordable housing for women between the ages of 45 and 65.
- Safe, affordable housing can make the difference between women fleeing abusive relationships or staying.
- The goal is to provide tenancy from three to five years to help the women build stability.
- The women that will be taken into this project will be well into the process of reintegrating into the community; housing is their greatest need.
- The suites will be one bedroom, self contained units; a community room and office space will be provided on the lower floor.
- One full time position will be provided during the day time hours and support and counseling will be provided as required.
- The tenants will be a positive asset to this neighbourhood and the Society appreciates the leadership of Council to provide affordable housing for the community.
- The Society will work with the neighbours and the Quadra Cedar Hill Community Association to resolve issues and answer questions.

PUBLIC INPUT:

Mr. K. Whitcroft, 1044 Inverness Road, spoke in opposition and stated:

- The Shelbourne Local Area Plan notes that this site should have adequate open green space.
- Given the increased density, more greenspace should be provided and this neighbourhood has none.

Mr. B. O'Neil, 3603 Cedar Hill Road, spoke in opposition and stated:

- The proposed developments will increase the traffic on Cedar Hill Road which is already congested and unsafe.
- He is supportive of the Women's Transition House but not with so much density attached to it.
- There are several single family sites below Church Avenue that will probably become developed in the future resulting in a further increase in traffic and density in an area that is already inundated with development and has become overcrowded.
- There should be speed humps on the top of Cedar Hill Road to avoid accidents and to provide a safe pedestrian environment.

Mr. J. Little, 1560 Elm Street, spoke in opposition and stated:

- He has lived on Elm Street since 1966 and has seen Church Avenue go from a quiet country road to a busy congested street.
- Church Avenue is being used as a cut through for people wishing to avoid the congested intersection of Shelbourne Street and Cedar Hill Road.
- Church Avenue is primed for an accident particularly for poor sighted and hard of hearing seniors from this area and it is a frightful situation.
- The traffic from the McDonald's Restaurant also adds to the congestion on Church Avenue.
- These proposals will add traffic to an already congested area.
- Trying to exit from his driveway at peak hours is almost impossible so he avoids going out during those times.
- This neighbourhood has already had its share of new townhouse and condominium developments over the past 10 years.

Ms. A. Derks, 3590 Cedar Hill Road, spoke in opposition and stated:

- Seniors have been crammed into this area and the sidewalks are unsafe and cannot accommodate mobility aids.
- Because outdoor recreational space is unavailable, seniors have to go for walks on the sidewalk but Cedar Hill X Road is too steep for seniors to walk.
- These types of developments should not be considered without improving the sidewalks for seniors and creating a park.
- Due to the nature of the road it is hard for children to ride their bicycles on the road or the sidewalk.
- She does not support the applicant's proposal to introduce a left turn lane on Church Avenue; this will only encourage motorists to use Church Avenue to avoid the intersection at Shelbourne Street and Cedar Hill X Road.
- She has concerns for the safety of the children from Doncaster Elementary School as there is no safe and secure sidewalks for them along Cedar Hill Road.
- Council does not have the right to add to the traffic congestion at the intersection of Cedar Hill and Cedar Hill X Road; someone is going to get injured.
- She read a letter from J. Conroy, 1655B Pear Street which stated:
 - o Council has not listened to the concerns of the community.
 - o She does not support the proposed developments.

Mr. S. Klausen, 20 – 3633 Cedar Hill Road, spoke in opposition and stated:

- He is not against a Women’s Transition House just the amount of units being proposed.
- This area cannot handle the increased density that would result from these two developments without proper sidewalk improvements and a park.

Mr. S. Ruttan, 1 – 3633 Cedar Hill Road, spoke in opposition and stated:

- The two proposals are much too dense and will create too much additional traffic.
- In the few years that he has lived in the area there have been more developments on Church Avenue and Cedar Hill Road and the intersection has become a dangerous one.
- There should be a right turn only and no left turn on Church Avenue.
- He is supportive of a Women’s Transition House but does not support the 33 unit condominium development as it is an obvious site for a park.

Mr. J. Klausen, 20 – 3633 Cedar Hill Road, spoke in opposition and stated:

- The two projects are on lots not suitable for the proposed density and not in keeping with the roof lines of the other buildings in the area.
- These proposals are lacking in greenspace and have no redeeming architectural design features.
- He does not believe the applicant’s argument that the proposed density is required to make the project viable.
- Council should request that the proposals be redesigned taking into consideration the concerns of the community.

Mr. A. Smith, 17 – 3633 Cedar Hill Road, spoke in opposition and stated:

- He is concerned about the increase in traffic on Church Avenue.
- At 3:45 p.m., traffic is lined up on Church Avenue from Shelbourne Street to Cedar Hill Road; with the addition of traffic calming measures on Church Avenue, people who live in the proposed buildings will never be able to exit.
- There will be poor sight lines as a result of these two large buildings.

Mr. J. Moores, 3735 Ascot Drive, representative from the Quadra Cedar Hill Community Association, spoke in opposition and stated:

- Council is considering an increase in densification without doing the proper planning ahead of time such as adding a park into the neighbourhood.
- A traffic report is needed to examine the traffic situation in this area.

Mr. B. Trotter, 3823 Merriman Drive, member of the Quadra Cedar Hill Community Association, spoke in opposition and stated:

- The density increase and building massing is too much for this area.
- An increase in recreational open space should go together with an increase in density.
- He does not believe a full analysis has been done on the impact of the increased density in this area.

Ms. M. Bergman, 1520 Church Avenue, spoke in support and stated:

- These two proposed developments will blend with the other buildings and provide sidewalk improvements on the north side of Church Avenue to Ophir Street.
- She is pleased that the Women's Transition House will provide affordable housing for abused women, a real need in our society.
- The traffic volumes in this area are not being generated by the seniors in this area.

Mr. D. Ellis, 1556 Elm Street, spoke in opposition and stated:

- These two proposals are not in the best interest of the community in the area and will increase the already burdened traffic situation.
- Church Avenue is one of the main arteries for residents on Elm and Ophir; it is also used by commercial vehicles wishing to access Shelbourne Street to avoid the intersection at Cedar Hill and Cedar Hill X Roads.
- The Planner's report identifies a site at the corner of Church Avenue and Ophir Street as being underutilized and would allow for a potential four storey apartment; this will double the occupancy and increase traffic in this area.
- Once the third phase of Dawson Heights is completed, it will also add to this hazardous traffic situation on Cedar Hill Road and Church Avenue.
- The access and egress will be difficult from the Women's Transition House.
- These two development proposals will exacerbate the traffic situation in an already constricted intersection and will have a negative impact on the living enjoyment of this area.

Ms. A. Davis, 3855 Cedar Hill Road, spoke in opposition and stated:

- Allowing a new zone to be created when a developer wants to increase density limits will set a negative precedent.
- The proposed Women's Transition House building is too large and does not provide enough greenspace.
- The applicant will probably receive approval for the condominium complex because he has linked it with the proposal for a Women's Transition House; this is like an open bribe to Council.
- The site at 1539 Church has been proposed for a seniors park but this is not an appropriate location; a better plan would be to have a park adjacent to the proposed Women's Transition House.
- She read a letter from Ms. A. Wrenshall, 3640 Cedar Hill Road, which stated:
 - o She moved to Cedar Hill Road in 1974, it was a quiet street with nice neighbours, children, backyards and fruit trees.
 - o If the proposed applications are approved, more houses will be replaced by two – four storey buildings which are too high and dense for these small lots.
 - o These proposals will be the end of whatever control residents have over the future of their neighbourhood; she fears other uses will be permitted that will not blend in with the neighbourhood.
 - o She does not feel the neighbours are being listened to by Council.

Ms. M. Woods, 119, 21 Aerie Street, spoke in support and stated:

- She has worked as a volunteer in this area in supportive programs like the Women's Transition House.
- The women who will reside at the Women's Transition House are mature women who have left an abusive situation; they have no vehicle, and little or no access to money or their own personal property.
- These women will be struggling with self esteem issues and are looking for a nice affordable place to live that is clean, close to amenities and in a nice neighbourhood; please help these brave women have a place to live.

Ms. J. Solomonson, 5430 Alderley Road, CEO for Luther Court Society and Luther Court Housing Foundation, spoke in support and stated:

- She has attended a number of the open houses held by the applicant and he should be commended for the number of changes he has made to the design as a result of community input.
- She believes there is a lot of merit in the two proposals and looks forward to a Women's Transition House in the neighbourhood.
- She is responsible for Cedar Hill Court and there are 42 suite and only six residents own vehicles; of the 66 suites in Ophir Place only 33 residents own vehicles.

Mr. R. Birkham, 3701 Cedar Hill Road, spoke in support and stated:

- He has lived in the area for over 40 years and has seen a lot of transition.
- He has spoken against development proposals in the past due to concerns regarding the increase in traffic and the reality was that the traffic reports were correct; traffic volumes were being generated from outside of the neighbourhood and during peak times.
- The McDonald's Restaurant and Roger's Video developments have not resulted in a significant increase in traffic.
- He believes that most of the visiting will be at non peak times and on Sundays.
- It is ironic that the residents who are living in the new developments are the ones most opposed to these proposals.
- The two proposals will not result in a significant increase in traffic volumes and will be a positive contribution to this location.

Mrs. D. DeChamplain, 1009 Spiritwood Place, Women's Transition House, spoke in support and stated:

- She is pleased with the design of the Women's Transition House and the landscape plan.
- The new residents will appreciate this safe neighbourhood and the accessibility to services, the community garden and its close proximity to bus routes; this will be a dream home to many women.

Mr. L. Davis, 3855 Cedar Hill Road, spoke in opposition and stated:

- The residents speaking in opposition are not against the Women's Transition House, they just want it to be less units and not packaged with a condominium proposal.

Mr. V. Walker, 1665 Pear Street, spoke in opposition and stated:

- The neighbourhood is supportive of a Women's Transition House if it is done right.
- He believes the applicant has packaged the Women's Transition House proposal with a condominium complex because he knows no member of Council will refuse this needed project.
- The density of the condominium complex is too high and not in keeping with the character of the neighbourhood.

Ms. M. Ang, 1515 Louise Place, spoke in opposition and stated:

- All of the speakers who have spoken in opposition live in the area; the people who are in support own the subject lands or are representing the Women's Transition House.
- Traffic is a serious issue and residents are concerned that the situation is not being improved.
- There should be a bus route on Cedar Hill Road to relieve the traffic pressure.
- Commercial trucks should not be allowed on Church Street.
- She does not believe the Women's Transition House proposal should have been packaged with the condominium proposal.
- If these proposals are approved, Council is telling the building industry to hitch themselves with a needy group and they will probably receive approval for a high density project as well.
- The applicant is cramming as much density as possible onto these two sites to gain as much profit as possible.
- There needs to be as much garden space as possible as it will provide therapeutic relief to the residents of the Women's Transition House.
- If approved, Council will be sending a message that the residents of the Women's Transition House are inferior and not entitled to the best because they have to accept a high density condominium complex.
- It also sends the message that the residents of the neighbourhood and their opinions do not matter.
- These proposals are exploitive densification and not smart growth; it is downloading and degrading this area.
- The development process needs to be reformed as it is flawed, vicious, negative and destructive.
- The integrity of this rezoning process is compromised as the public interest has been ignored.
- She supports the Women's Transition House as a stand alone proposal provided that it includes a public consultation process with the residents.
- She thanked the Quadra Cedar Hill Community Association for their help and encouragement to work for the good of the greater public.

Ms. V. Sanders, 3326 Richmond Road, President of the Quadra Cedar Hill Community Association, spoke in opposition and stated:

- In the past ten years this neighbourhood has seen at least six high density developments totalling approximately 300 units; all this has happened with no comprehensive plan.
- This area is turning into a senior's ghetto in the fact that all of the residents fall into one group created by economic and social issues.

- The elevation from Cedar Hill to Shelbourne Street makes it difficult to access amenities in the Shelbourne area; there is no senior's activity centre or parks.
- The Association supports this location as potential multi-family however the community never envisaged the size of multi-family that is being proposed.
- By proposing a site specific zone the variances to the zoning bylaw are not transparent; it is the request for excessive densification requiring new zones that creates opposition from the community.
- The proposed condominium complex will overshadow the low two storey building to the east.
- This neighbourhood has taken more than its share of increased density and the resulting increase in traffic.
- The suggestion of a designated left turn at Church will make this route even more appealing to short cutters and create a dangerous environment for pedestrians; leaving it as it is, is traffic calming in itself.
- The Women's Transition House has a shortfall of 21 parking spaces and this neighbourhood does not have an abundance of available parking.
- It has been noted that Luther Court has an empty parking lot at most times however an assisted living facility is extremely different than residential multi-family buildings.
- The proposed site specific zone required 0% open space and the only green space is in the setbacks and boulevard; this neighbourhood is lacking in greenspace.
- The proposed future park on Church Street is a private residence so there are no guarantees that when the property sells that it will be acquired for park; these developments should be providing more greenspace.
- If the condominium complex is being marketed as upscale, how long before the strata decides that they do not want the Women's Transition House using their garden plots and roof top gardens?
- The Association feels that both sites should be considered on their individual merits; linking the Women's Transition House with the condominium complex appears to hold everyone up to ransom in order to get a Women's Transition House.
- It is questionable whether the community gardens will be viable for more than a short period of the year due to the overshadowing from the Women's Transition House building.
- The Shelbourne Local Area Plan has a policy calling for a study of the Shelbourne corridor including Cedar Hill X Road; this action plan should be undertaken before everything has been developed and there is nothing left to do an action plan on.

Mr. D. Paul, 1513 Louise Place, spoke in opposition and stated:

- He questioned why a new zone needs to be created when the Zoning Bylaw already has other apartment zones.
- The Women's Transition House is a good idea and will blend in the neighbourhood.
- The enormity of the condominium building does not fit into the area and the building size to land area makes the buildings look like a 'monster house' in the area.
- The people who have spoken in support either do not live in the area or stand to gain from these proposals.

- These applications should be tabled until there is community support.

Mr. R. Neil, 4242 Hayden Court, spoke in support and stated:

- He is a lifetime resident of Saanich.
- He does not believe there will be a significant impact on traffic flow.
- The proposals will fit well into the neighbourhood and provide greenspace.
- Combining the two proposals is not sinister, it just makes the project viable.

Ms. C. Ivatts, 966 Lovat Avenue, spoke in opposition and stated:

- She supports a Women's Transition however she is disturbed by the method used to achieve it; it appears to be with strings attached in that it is packaged with the condominium proposal.

Mr. A. Kemp, CEO of the Rental Owners and Managers' Association, spoke in support and stated:

- He is a member of the Greater Victoria Housing Affordability Partnership; the Partnership is a steering committee committed to affordable housing in our community and is a cross sectoral organization.
- The mission of the Partnership is to create awareness and facilitate innovative solutions to improve community stability through housing affordability; this project meets this goal.
- The project addresses an unmet need of mature women who have left abusive relationships to have a safe home and to begin re-establishing themselves in the community.
- This neighbourhood is an ideal setting for this special purpose housing as it is close to facilities, is a relatively safe and crime free area and it is already an area of multi unit residential buildings.
- There are many resources for young single parents but limited resources for mature women who have become single; there need is a critical one, their financial sources are generally limited and they need to live in a supportive environment.
- The current vacancy rate is 0.6% for Victoria and 0.4% for Saanich; this is the lowest vacancy rate of any city in Canada.

APPLICANT'S RESPONSE:

Mr. G. Wilson, stated:

- A traffic report was submitted indicating that the parking needs of the Women's Transition House development would be met by.
- Packaging the two proposal was an innovative solution to solve a budget problem for the Women's Transition House Society.
- The vast majority of the residents who attended the last community meeting, live directly in the neighbourhood and a majority of those were in support.
- The residents who were in support did not want to stand up in front of their neighbours at a Public Hearing and preferred to remain silent.
- The restrictive covenant will allow access to the panhandle greenspace, play areas and walkways; the covenant will be in perpetuity for the residents of the Women's Transition House and of the condominium complex.

- In regard to the left turn from Church Avenue, the residents who attended the community meeting felt that a left turn would alleviate the pressure from traffic backed up on Church Avenue waiting to turn left; this was a community driven issue.

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

- The safe routes to school for Doncaster Elementary School will be reviewed as a result of tonight's discussions.
- The Engineering Department will review the timing of the lights in terms of relieving traffic congestion at the intersection of Cedar Hill X Road and Shelbourne Street.

MOTION: Moved by Councillor Pickup and Seconded by Councillor Wade: "That,

- 1. The application to rezone to a new RA-CA zone be approved;**
- 2. A covenant be required for the 23 unit apartment complex to restrict the use of the property to special needs housing to be operated by the Women's Transition House Society); and,**
- 3. A covenant be required for the 33 unit condominium complex to permit residents of the special needs housing development (Women's Transition House) to have access to the community garden plots and the loop garden path on the adjacent site."**

Councillor Pickup stated:

- The proposal will provide many amenities in the area.
- The left turn lane will help to alleviate traffic congestion on Church Street.
- Saanich has created many new zones without a negative impact; it is a planning tool used to provide more amenities and a better development.
- The third phase of Dawson Heights will provide residential care for residents with illnesses such as dementia and Alzheimer's so it is unlikely that there will be a significant increase in traffic.
- She resents comments that Council is not practicing their role with integrity.
- As the former Chair of CRD Housing, she has seen the impact when mature women or single women find their way into affordable housing; their lives are turned around.
- Smart Growth suggests densification in areas that provide amenities so that people do not have to get in their cars.
- The Women's Transition House will not result in an increase in traffic as the residents will not be able to afford a vehicle and will be using public transit.
- There needs to be more planning in this area particularly for a park.
- The timing of the lights at the intersection of Cedar Hill X Road and Shelbourne Street needs to be reviewed.
- The applicant has been working as a member of the Housing Affordability Partnership for a number of years and she applauds his commitment to this type of housing.
- It is so difficult for mature women in this category to find affordable housing.
- This development will provide sidewalk improvements and traffic calming.

Councillor Wade stated:

- The issue of traffic and the need for a park in this area needs to be addressed.
- The Administrative Traffic Committee will be reviewing some of the traffic issues in this area.
- The reason there is a housing affordability challenge is because land values are so prohibitive; as a community, we cannot afford more single family dwellings in areas that are well suited to a density increase.
- The Shelbourne Local Area Plan identifies these sites for multi-family use and this is a high quality development that provides many amenities.
- In order to maintain the Urban Containment Boundary and Agricultural Land Reserve, the Municipality cannot continue to develop single family lots in areas better suited to affordable housing and other forms of multi-family housing.

Councillor Gillespie stated:

- Commercial traffic should only enter onto Ophir Street and not onto Church Avenue.
- There needs to be more greenspace provided in this area and perhaps a seniors centre.

Councillor Ngai stated:

- This is a good quality development and she is pleased about the amenities that will be provided; this development is a great fit in the neighbourhood.
- In order to retain agricultural land and the Urban Containment Boundary we have to think about the future and not just today.

Councillor Brownoff stated:

- The seniors living in this area have said that they love living here because it is close to amenities and services but better pedestrian facilities are needed.
- This proposal will provide support for the residents of the Women's Transition House women and will be a good fit in the neighbourhood.
- A covenant will be registered against the land to ensure that the joint use of the garden plots will not be changed by a future strata council.
- The Administrative Traffic Committee will be looking at traffic issues in the area.
- The existing speed humps were not designed properly and she is pleased that this will be addressed.
- The Engineering Department should investigate the use of Church Avenue by commercial trucks to ensure it is not becoming a truck connection.
- She is pleased that the buildings have been stepped back to break up the massing and that significant landscaping will be provided.

Councillor Cubberley stated:

- It is difficult for Cedar Hill Road to function as a community road' it needs some investment to make it comfortable for pedestrians, cyclists and transit.
- The Official Community Plan has identified these sites for potential multi-family housing.
- In terms of smart growth, amenities cannot be provided with low to moderate density developments.

Councillor Wergeland stated:

- This is an appropriate site for affordable housing as the location is close to amenities and services.
- Traffic is people going places and unfortunately, many of us cut through neighbourhoods to save time.
- The design of the two projects will compliment the area once completed.
- He is pleased with the improved pedestrian environment and the addition of traffic calming measures.

Councillor Derman stated:

- Because there is a lack of comprehensive planning, Council has to make decisions on the merits of each application.
- Although more visionary planning is needed, Council cannot turn away rezoning applications until the planning is done.
- This project has many merits and will provide quality affordable social housing.
- He does not believe the applicant has tried to find a social housing project to package his condominium development to.
- This development will provide a high standard of sidewalks and traffic calming.

Mayor Leonard stated:

- The proposal meets significant land use policies in the General Plan and the Shelbourne Local Area Plan.
- The Shelbourne Local Area Plan has designated these sites for potential multi-family.
- This has many innovations and social benefits that make it an attractive development.
- There have been many cynical remarks about the developer, Council and staff; it is all well out of line and the criticism is unwarranted.

The Motion was then Put and CARRIED

No. 61
Bylaw No. 8640
ADM40

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8640”
Second and Third Readings.

Moved by Councillor Pickup and Seconded by Councillor Gillespie: “That Bylaw No. 8640 be read a second time.”

CARRIED

Moved by Councillor Pickup and Seconded by Councillor Wade: “That Bylaw No. 8640 be now passed.”

CARRIED

No. 62
Bylaw No. 8641
Cedar Hill Road

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8641”
Second and Third Readings.

Moved by Councillor Wade and Seconded by Councillor Pickup: “That Bylaw No. 8641 be read a second time.”

CARRIED

Moved by Councillor Wade and Seconded by Councillor Pickup: “That Bylaw No. 8641 be now passed.”

CARRIED

Moved by Councillor Pickup and Seconded by Councillor Wade: “That it be recommended that Council approve and issue Development Permit No. DPR2004-00010 on a portion of Lots 5 and 6, Block 4, Section 39, Victoria District, Plan 301 (3757 Cedar Hill Road).”

CARRIED

No. 63
Bylaw No. 8642
Church Avenue

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8642
Second and Third Readings.

Moved by Councillor Pickup and Seconded by Councillor Brownoff: “That Bylaw No. 8642 be read a second time.”

CARRIED

Moved by Councillor Pickup and Seconded by Councillor Brownoff: “That Bylaw No. 8642 be now passed.”

CARRIED

Moved by Councillor Pickup and Seconded by Councillor Brownoff: “That it be recommended that Council approve and issue Development Permit No. DPR2004-00013 on Lot 4, Block 4, Section 39, Victoria District, Plan 301 except part in Plan 14537; Lot A, Section 39, Victoria District, Plan 14537; and, portions of Lots 5 and 6, Block 4, Section 39, Victoria District, Plan 301; (3757 Cedar Hill Road/1514 and 1520 Church Avenue).”

CARRIED

No. 64
Bylaw No. 8620
ADM40

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2005, NO. 8620“

PROPOSED ZONING BYLAW HOUSEKEEPING AMENDMENT – FENCES

The intent of this proposed bylaw amendment is to remove the word “trellis” from the definition of “fence” to clarify that a trellis is subject to the same height and siting regulations as other accessory structures. The proposed bylaw will also add a new Section 6.2 (b) which would permit fences to be constructed in any location on a lot.

The Notice of Public Hearing and the report of the Municipal Solicitor dated November 24, 2004 recommending approval, were introduced.

APPLICANT:

The Corporation of the District of Saanich.

PUBLIC INPUT:

Nil.

APPLICANT’S RESPONSE:

Nil.

MOTION:

Moved by Councillor Derman and Seconded by Councillor Gillespie: “That the word “trellis” be removed from the definition of “fence” and a new Section 6.2 be added to the Zoning Bylaw.”

CARRIED

No. 65
Bylaw No. 8620
ADM40

“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2004, NO. 8620”
Second, Third and Final Readings.

Moved by Councillor Derman and Seconded by Councillor Gillespie: “That Bylaw No. 8620 be read a second time.”

CARRIED

Moved by Councillor Derman and Seconded by Councillor Gillespie: “That Bylaw No. 8620 be now passed.”

CARRIED

Moved by Councillor Derman and Seconded by Councillor Gillespie: “That Bylaw No. 8620 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

No. 66
Bylaw No. 8643
PLD55

“OFFICIAL COMMUNITY PLAN BYLAW, 1993, AMENDMENT BYLAW, 2005, NO. 8643”

PROPOSED SHELBOURNE LOCAL AREA PLAN AND QUADRA LOCAL AREA PLAN AMENDMENTS TO DESIGNATE A LOCAL CONNECTOR BIKE ROUTE

The intent of this proposed bylaw is to amend Map 8.2 - Commuter Bikeway Network in the Shelbourne Local Area Plan and Map 10.3 - Bicycle Facilities in the Quadra Local Area Plan to designate a Local Connector Bike Route from the University of Victoria to Wicklow Street and the City of Victoria boundary.

The Notice of Public Hearing; the report of the Director of Planning Services dated December 10 2004 recommending approval; and 1 letter in support, were introduced.

APPLICANT:

The Corporation of the District of Saanich.

PUBLIC INPUT:

Ms. V. Sanders, 3323 Richmond Road, President of the Quadra Cedar Hill Community Association, spoke in support and stated:

- The Association is pleased that the proposed local connector bike route goes through Wicklow Street.

APPLICANT’S RESPONSE:

Nil.

MOTION:

Moved by Councillor Cubberley and Seconded by Councillor Gillespie: “That,

1. **The proposed amendment to the Shelbourne Local and Plan and Quadra Local Area Plan to designate a Local Connector Bike Route from the University of Victoria to Wicklow Street and the City of Victoria boundary be approved;**

- 2. Facilities Management at the University of Victoria be informed of the designation;
- 3. The UVic Bicycle Users Group be informed of the proposed designation and that it be tasked for identifying the need and suggesting consideration of a specific route; and,
- 4. Consideration be given, through the normal budget process, to signing approved local connector routes.”

CARRIED

No. 67
Bylaw No. 8643
PLD55

“OFFICIAL COMMUNITY PLAN BYLAW, 1993, AMENDMENT BYLAW, 2005, NO. 8643”
Second, Third and Final Readings.

Moved by Councillor Cubberley and Seconded by Councillor Gillespie: “That Bylaw No. 8643 be read a second time.”

CARRIED

Moved by Councillor Cubberley and Seconded by Councillor Gillespie: “That Bylaw No. 8643 be now passed.”

CARRIED

Moved by Councillor Cubberley and Seconded by Councillor Gillespie: “That Bylaw No. 8643 be adopted by Council and the Seal of the Corporation be attached thereto.”

CARRIED

Adjournment

On a motion from Councillor Gillespie the meeting adjourned at 11:15 p.m.

.....
MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK