

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING AND DEVELOPMENT COMMITTEE** Meeting  
Monday, January 10, 2005 at 7:35 p.m.  
Central Saanich Municipal Council Chamber

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**PRESENT:** Councillor Robert Thompson, Chair  
Mayor Allison Habkirk  
Councillors: Graham, Haddon, King and Mason  
Gary C. Nason, Administrator  
Hope V. Burns, Director of Planning & Building Services

**ABSENT:** Councillor Korol

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**APPROVAL OF THE AGENDA:**

The Administrator, Mr. Gary C. Nason, noted the following changes to the agenda:

- Deletion from the Public Works, Transportation & Economic Development Committee Meeting of the Staff Memorandum Re: Full Signalization of Mt. Newton Cross Road/East Saanich Road Intersection;
- Inclusion of Correspondence dated January 7, 2005 from the Capital Regional District Re: Proposed Regional Affordable Housing Trust Fund – Frequently Asked Questions, to be included under Item 1;
- Inclusion of Copy of Memorandum dated August 30, 1995 from (former) Municipal Engineer, Mr. Al Mackey, entitled “Development of Lighting Standards as Per Request from the Dominion Astrophysical Observatory”, to be considered in conjunction with Item 4 - Innovative Ideas/Mechanisms to Reduce Light Pollution;

The Administrator requested that two verbal status reports be added to the agenda for the Committee Meeting on the following items:

- an update on the Council’s Strategic Planning Workshop; and
- an update on the Facilities Workshop to be held on January 26, 2005;

133.05            MOVED BY COUNCILLOR HADDON  
                     NO SECONDER

*That the Agenda for the Planning & Development Committee Meeting held on January 10, 2005 be approved as amended.*

CARRIED UNANIMOUSLY

**1. Capital Regional District Re: Business Case and Draft Establishing Bylaw – Regional Affordable Housing Trust Fund**

- a) Correspondence dated December 13, 2004 from the Capital Regional District (which includes a Report outlining a Business Case and Draft Establishing Bylaw for a proposed Regional Housing Trust Fund;
- b) Correspondence dated January 4, 2005 from Christina Peacock, Community Social Planning Council of Greater Victoria;
- c) Correspondence dated January 4, 2005 from Andrea Wilmot, Housing Affordability Partnership;
- d) Correspondence dated January 7, 2005 from the Capital Regional District Re: Proposed Regional Affordable Housing Trust Fund – Frequently Asked Questions.

The Administrator gave a very brief overview of the correspondence from the Capital Regional District and the issue at hand.

The Chair invited representatives from the Capital Regional District to address the Committee.

Ms. Isobel Mackenzie, Director – Capital Regional District Housing Corporation, advised that she was in attendance at this evening’s Committee Meeting representing the Capital Regional District to present some brief remarks with respect to the Business Case and Draft Establishing Bylaw for the proposed Regional Affordable Housing Trust Fund. Ms. Mackenzie advised that 81% of Capital Regional District (CRD) residents support the development of a strategy for housing affordability. Ms. Mackenzie noted that the CRD has the lowest vacancy rate and

some of the highest home ownership costs in Canada, and that it is clear that regionalization is the key to addressing housing affordability issues. Ms. Mackenzie noted the various guiding principles for the proposed Regional Affordable Housing Trust Fund, and noted that the target is to generate \$1 million of seed funding for the Trust Fund. This amount of funding will permit a 10 to 1 ratio for leveraging additional funding from senior levels of government, other agencies and the private sector; however, these leveraging agreements can only be achieved within very large metropolitan areas through a regionalization approach. She then proceeded to briefly overview the highlights of the Business Case for the proposed Trust Fund and noted that similar Trust Funds exist in thirteen municipalities, eight of which are located in British Columbia. Ms. Mackenzie concluded her remarks by noting that accountability for disbursement of the funds will rest with elected officials.

Ms. Maureen Young, Manager of Community Economic Development for Coast Capital Savings, advised that she was in attendance to speak from the perspective of the Quality of Life Challenge Partnership. Ms. Young noted that the Capital Region is not meeting the ever-increasing needs for affordable housing in the Region, and that to effectively address the issue of affordable housing requires many champions contributing in many different ways. She noted that the establishment of a Trust Fund will assist in leveraging additional funding from other sources and would be a key foundation for the Region's Affordable Housing Strategy. Ms. Young concluded her remarks by stating that one of the targets is the construction by 2006 of 1,000 additional safe, low-income housing units.

Mr. John Anderson, Chair of the Board of Peninsula Community Services (PCS), stated that he was in attendance at the Meeting to support the establishment of the proposed Regional Affordable Housing Trust Fund. Mr. Anderson outlined the various services provided by PCS and stated that the one kingpin issue which all municipalities need to seriously examine is the issue of affordable housing in the Region, as affordable housing is the key to addressing other social, health and education related issues. Mr. Anderson stated that no one single organization can address this issue which requires the commitment of considerable amounts of funding. Mr. Anderson concluded his remarks by stating that partnering with other agencies on affordable housing projects is very high on the PCS's list of priorities.

The Committee then had an extensive discussion with respect to issues related to the proposed establishment of the Regional Affordable Housing Trust Fund, and it was noted that Staff have been requested to provide commentary on this issue as well as on related issues with respect to the strategic directions contained in the CRD's Affordable Housing Strategy.

134.05            MOVED BY COUNCILLOR GRAHAM  
                      NO SECONDER  
                      *That It Be Recommended To Council:*

*That the issue of the Business Case and Draft Establishing Bylaw for the Capital Regional District's Proposed Regional Affordable Housing Trust Fund be placed on the agenda of the next Planning & Development Committee Meeting for further discussion by Council.*

CARRIED UNANIMOUSLY

135.05            MOVED BY MAYOR HABKIRK  
                      NO SECONDER  
                      *That It Be Recommended To Council:*

*That the three additional items of correspondence which were presented at the Committee Meeting from the Community Social Planning Council of Greater Victoria, the Housing Affordability Partnership, and the Quality of Life Challenge be placed on the agenda of the next meeting of the Planning & Development Committee when this issue is to be further discussed by Council.*

CARRIED UNANIMOUSLY

**2. Informational Presentation: Proposed Redevelopment of 7088 West Saanich Road (Southwest Corner of West Saanich Road and Wallace Drive)**

- a) Correspondence dated December 18, 2004 from Jordan Mills, Design Zone Re: Proposed Redevelopment of 7088 West Saanich Road (Southwest Corner of West Saanich Road and Wallace Drive).

Mr. Jordan Mills, Design Zone Architectural Design and Drafting, was in attendance at the Meeting and proceeded to give an informational overview of the proposed redevelopment of 7088 West Saanich Road located on the southwest corner of West Saanich and Wallace Drive. Mr. Mills referred to a concept design plan which was presented at the Meeting and noted that the project would entail the development of commercial space on the ground floor, and two and three storeys of residential condominiums on the upper floors. Proposed accesses to the development would be set back from the corners of the property and from the intersection of West Saanich Road and Wallace Drive, and underground parking would be provided. The residential component would entail two bedroom strata condo units, and street lighting, planters and other amenities would be consistent with the Brentwood Bay Design Guidelines and with the proposed Brentwood Bay Revitalization Project. The development would comprise approximately 37,000 sq.ft. of floor space.

In discussion around the table, the following comments were made by various members of the Committee:

- several Council members expressed general support in principle for the mixed use commercial/residential concept and for the “stepped” approach for the residential component;
- it was noted that the site is a good location for potential residential development oriented towards younger families, in view of the close proximity of the site to schools, playground facilities and retail;
- accordingly, at least a portion of the units should be possibly set aside for families;
- in terms of amenities, the design of the units should be “children friendly”, and the development should attempt to incorporate common amenity areas;
- the Developer was requested to consider orienting the family housing units to back onto the adjacent school site.

Mr. Mills was thanked for his presentation, and the Committee indicated that it would further consider this matter when an appropriate application is submitted.

**3. Informational Presentation: Proposed Affordable Family Housing Development at East Saanich Road and Saanich Cross Road**

- a) Correspondence dated December 22, 2004 from Art Finlayson, Architect Re: Proposed Affordable Family Housing Development at East Saanich Road and Saanich Cross Road.

Mr. Art Finlayson of AJ Finlayson Architect was in attendance at the Committee Meeting and introduced his client, Mr. Ross van Adrichem. Mr. Finlayson then proceeded to give an informational overview of the proposed affordable family housing development to be constructed at the corner of East Saanich Road and Saanich Cross Road. Mr. Finlayson noted the close proximity of the site to schools and emphasized the affordable housing component of the project. Mr. Finlayson referred to a similar development which is currently taking place in the District of Saanich, an ECT housing project at Bethune Road in Saanich. He noted that that particular project is both an affordable and flex housing project where secondary suites are permitted in the basements for income generation, and the project is oriented towards affordable family housing. Mr. Finlayson stated that the CRD Housing Corporation is overseeing the Bethune Road project and that various stipulations have been put in place regulating the amount that homeowners may resell their units for. Projects such as this are designed for long-term retention of residential use within families, and all units are sensitive to handicapped access. The walls for the project are insulated concrete forms which would provide better insulating and fire rating.

With respect to the project proposed for Central Saanich, the units would be two-bedroom family oriented, with two storeys on East Saanich Road and three storeys at the back. Approximately fourteen (14) units would be constructed with 29 parking

spaces. A variance may be required for parking, and it was noted that the development would be pushed back from the corner of East Saanich Road and Saanich Cross Road. Setbacks would be in conformance with the Land Use Bylaw, and rezoning would be required for the project.

In discussion around the table, the following points were noted by various members of the Committee:

- general support in principle was noted for various aspects of the proposed project; however, a right-of-way would have to be retained along Saanich Cross Road for potential future road widening purposes related to any possible future interchange construction along Highway 17;
- although some reservations were expressed in regards to the potential removal of the commercial zoning for the site, it was also noted that the site has not demonstrated a lot of viability for commercial development and perhaps the site is conducive to a change in use;
- if the design is innovative enough, the development could potentially be good for the community due to its proximity to local schools;
- there would be a need to work out an appropriate price control mechanism for future sales of the units so as to ensure their long term affordability.

Mr. Finlayson was thanked for his presentation and the Committee indicated that it would further consider this matter when an appropriate application is submitted.

#### **4. Innovative Ideas/Mechanisms to Reduce Light Pollution**

- a) Staff Memorandum dated August 30, 1995 from (former) Municipal Engineer, Mr. Al Mackey, entitled "Development of Lighting Standards as Per Request from the Dominion Astrophysical Observatory".

The Administrator distributed copies of the Staff Memorandum dated August 30, 1995 to members of the Committee, and the Director of Planning & Building Services, Ms. Hope V. Burns, briefly overviewed the issue and explained the District's current policies and the standards as set out in the Memorandum, and responded to questions from members of the Committee.

Mayor Habkirk requested that this item be bookmarked for future review, and that at an appropriate time consideration be given to the possible development of lighting standards specific to the District of Central Saanich.

136.05            MOVED BY MAYOR HABKIRK  
                     NO SECONDER  
                     *That It Be Recommended To Council:*

<i>That this matter be referred to Council's upcoming 2005 Strategic Planning process for further discussion in the context of the annual review and updating of the District's Strategic Plan.</i>
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CARRIED UNANIMOUSLY

#### **5. Proposed Evergreen Workshop, January 13, 2005**

- a) Correspondence dated December 16, 2004 from Denise Philippe, Program Manager, Western Canada – Evergreen Re: Evergreen's Green Space Protection and Restoration Workshop on January 13, 2004.

The Administrator brought to the Committee's attention the invitation to the Evergreen Workshop on Thursday, January 13, 2005. The Director of Planning & Building Services noted that twenty-five (25) seats have been offered for the Workshop, and that Mayor Habkirk, Councillors King and Thompson, along with several District Staff, have indicated their intention to attend.

#### **6. Council's Upcoming Facilities Workshop and 2005 Strategic Planning Workshop**

The Administrator gave a brief verbal update on the upcoming Strategic Facilities Planning Workshop which is scheduled to be held on January 26, 2005 and distributed copies of a Memorandum dated January 10, 2005 which attached a questionnaire from

BCBC, which BCBC has requested be completed by Council Members by January 17, 2005.

The Administrator then gave a brief verbal update on the upcoming 2005 Strategic Planning Workshop. He proposed the date of Saturday, February 26, 2005 for the Workshop, and this date was confirmed by the Committee; however, Councillor Graham advised of his inability to attend the morning session on February 26, 2005 due to the fact that he has a class that morning.

**ADJOURNMENT:**

*On motion, the Planning & Development Committee Meeting held on January 10, 2005 adjourned at 9:15 pm.*

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Councillor Robert Thompson, Chair

Recorded By: Gary C. Nason  
Administrator