

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Report of the **PUBLIC HEARING**
Wednesday, May 11, 2005 at 7:00 p.m.
Central Saanich Municipal Hall Council Chamber

PRESENT: Mayor Allison Habkirk
Councillors: Graham, Haddon, King, Korol and Thompson
Gary C. Nason, Administrator
Trish Flanders, Municipal Clerk
Hope V. Burns, Director of Planning & Building Services

ABSENT: Councillor Mason

1. APPROVAL OF AGENDA

The Administrator, Mr. Gary C. Nason, noted the addition to the agenda of the following late items of correspondence:

- Correspondence dated May 9, 2005 from Elizabeth Chambers, 901 Verdier Avenue;
- Correspondence dated May 11, 2004 from Fred Peet, 1210 Marin Park Drive;

674.05 MOVED BY COUNCILLOR THOMPSON
 SECONDED BY COUNCILLOR KOROL
 That the Agenda for the Public Hearing held on May 11, 2005 be approved as amended.
 CARRIED UNANIMOUSLY

2. INTRODUCTORY STATEMENT BY THE MAYOR

Mayor Habkirk noted that the purpose of the Public Hearing was to hear representations in regards to the following Bylaw:

1. ***“Central Saanich Land Use Bylaw Amendment Bylaw No. 1521, 2005” [To Revise the RM-1 Zone to Allow for the Development of Residential Units with Secondary Suites, and to Rezone Property Located at 7410 Veyaness Road from RE-2 Zone to RM-1 Zone]***

Mayor Habkirk then read a prepared statement outlining the procedures for the Public Hearing.

The Administrator advised that extra copies of the Public Hearing Agenda were available for viewing at this Public Hearing. Mr. Nason noted that the Public Hearing Agenda included copies of the Public Hearing Notice, copies of Bylaw No. 1521 and relevant background Staff Memoranda relating to the proposed Bylaw. He advised that copies of the Land Use Bylaw, the Official Community Plan and the two Local Area Plans were also available for viewing at this Public Hearing. Mr. Nason further advised that the additional late correspondence from Mr. Fred Peet and Ms. Elizabeth Chambers which had been received by the District since publication of the Public Hearing agenda would be read into the record of this Public Hearing later this evening.

3. “Central Saanich Land Use Bylaw Amendment Bylaw No. 1521, 2005”

- a) Staff Memorandum dated February 23, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Proposed Rezoning to an Amended RM-1 Zone, 7410 Veyaness Road – Proposed Fourteen Residential Unit Project (previously received at the February 28, 2005 Planning & Development Committee Meeting);
- b) Staff Memorandum dated September 3, 2004 from Hope V. Burns, Director of Planning & Building Services Re: Proposed Rezoning, 7410 Veyaness Road – Fourteen Residential Unit Proposal (previously received at the September 13, 2004 Planning & Development Committee Meeting);
- c) Council Motions to Authorize the Preparation of the Bylaw, to Give the Necessary Readings to Bylaw No. 1521 and to refer the Bylaw to a Public Hearing;

d) Correspondence Received Since the Introduction of Bylaw No. 1521 and Publication of the Notice of Public Hearing:

- Donna and Larry Friedlander, 7450 Veyaness Road, March 23, 2005;
- Gordon Evans and Patricia Lewis, 7453 Veyaness Road, April 27, 2005;
- Petition (16 Signatories), April 25, 2005;
- Strathinnes Farms Ltd., 475 Brookhaven Road, May 2, 2005;
- Elizabeth Chambers, 901 Verdier Avenue, May 9, 2005;
- Fred Peet, 1210 Marin Park Drive, May 11, 2005.

The Director of Planning and Building Services, Ms. Hope V. Burns, advised that in general terms, the purpose of Bylaw No. 1521 is to:

- a) revise the Residential Attached (RM-1) Zone to allow for the development of single-family residential units with secondary suites as well as two family and residential attached dwelling units, and establish the provisions for siting, height, density, minimum lot area, parking, landscaping, screening and play area requirements. This revision affects all lands in the District currently zone RM-1;
- b) rezone the area of lands legally described as Lot 1, Section 8, Range 3 East, South Saanich District, Plan 3004 (7410 Veyaness Road) from Rural Estate (RE-2) Zone to the revised Residential Attached (RM-1) Zone to allow the construction of a fourteen-unit residential development of six single-family houses with secondary suites and a duplex.

Ms. Burns further advised that the Applicant has also requested a Development Variance Permit to:

- vary the engineering standards for the sidewalk and street lighting requirements;
- reduce the required rear yard setback from 14 m (45.9 ft) to 12.5 m (41 ft); and
- vary the location of the secondary suite parking space so it will not be located behind the front building line.

Mayor Habkirk then opened the floor for representations from the public in regards to Bylaw No. 1521.

Mr. Herb Kwan, Architect, advised that members of the development team were in attendance at this Public Hearing to answer any questions from members of Council or the public.

Mr. Chris Van Gorp, 7447 Veyaness Road

- advised of his concern that existing traffic safety issues will escalate if this development proceed
- stated that an excessive amount of trucks currently travel this section of Veyaness Road which makes it very dangerous to travel
- advised that he is opposed to the proposed development

Mr. Phil Plotnikoff, 7350 Veyaness Road

- advised that he has lived in the area since 1970 and is concerned with the traffic along this section of Veyaness Road
- stated that the only time vehicles do the 35 km/h speed limit is when the Police are in the area
- noted that rental homes in this neighbourhood are becoming problematic – let's not create more problems for the area
- advised of his difficulties with exiting his own property – over the years Veyaness Road has become quite dangerous to travel and the road cannot accommodate additional traffic flow
- stated that this is an agricultural community – let's keep it that way
- advised that he does not support the proposal

Mr. Dennis Watkins, 7407 Veyaness Road

- advised that he moved to this area in 1988 because of the rural ambience
- stated that he has seen subdivisions of property and construction of additional dwellings in the area over the years, many of which are now rental properties
- advised of his concern with the possible adverse affect on his property value if this development occurs
- noted that approximately 3000 vehicles travel along Veyaness Road every day
- advised of his support for the recommendations contained in the Traffic Study

- regardless of whether this development proceeds
- stated that he is opposed to the development of additional dwellings in this particular area

Ms. Sylvia Leard, 1993 White Road

- noted the corner of Veyaness Road and White Road is very hazardous and cannot accommodate any additional traffic
- advised that she does not support the proposed development

Mr. Ken Dibden, 1975 White Road

- stated that the construction of new dwellings in the area will bring additional traffic, which cannot be accommodated on this narrow roadway
- expressed concern that excess traffic and vehicular parking may end up on White Road
- advised that he is opposed to the proposal

Mr. Peter King, 765 Harding Lane

- questioned the status of the Victoria Car Share Co-op component of the proposal, as promised by the Applicant at previous Council/Committee Meetings

Mr. Matt Gruber, Applicant, advised Mr. King that a membership to the Victoria Car Share Co-op would be sold with each residential unit.

Mr. Ken Pickering, 7487 East Saanich Road

- questioned how the membership to the Victoria Car Share Co-op would be enacted and enforced
- expressed concern with the possibility of additional people and developers coming into the area
- questioned how will the hospital be built to accommodate these extra people

Mr. Jim Leard, 1993 White Road

- questioned the reasoning for the proposed revision to the RM-1 zone and the implications to the District if all properties currently zoned RM-1 are subject to the revision

The Director of Planning & Building Services advised that the proposed amendment to the existing RM-1 zone would permit secondary suites and advised that the OCP designation for the subject property is Residential Settlement.

Mr. Phil Plotnikoff, 7350 Veyaness Road

- questioned how the future residents of the development would be encouraged to use the Victoria Car Share Co-op membership

Mayor Habkirk advised that the actual use of the membership to the Victoria Car Share Co-op would strictly be optional to the residents of the proposed development.

Mr. Dennis Watkins, 7407 Veyaness Road

- questioned how long it would be before the residents of the proposed development would start complaining about the agricultural operations on the neighbouring properties

Ms. Donna Friedlander, 7450 Veyaness Road

- advised that she and her husband have several concerns with the proposed residential development, primarily with respect to the impact that it may have on the agricultural operations of their property and the livelihood of their business (horses)
- expressed concern regarding the control of groundwater/drainage run-off onto their property
- expressed further concern in regards to keeping people off their property and away from their horses
- stated that future residents will complain about their agricultural operations, notwithstanding the proposed covenant
- expressed concern that the proposed sidewalk will end at the edge of the property and will force pedestrian to cross Veyaness Road
- advised that in regards to the proposed buffer zone between the subject property and her farmland, the proposed double fence and landscape/vegetation screening is a good start
- referred to Halloween disturbances from local neighbours and affects on her animals and property, and is concerned that these types of disturbances will increase with

- additional people living adjacent to her property
- stated that the preservation of farming is critical for Central Saanich, and voiced concern that this proposal is encroaching on agricultural land

Mr. Herb Kwan, Architect, described the proposed buffering between the houses is a 6 foot high wooden fence with landscaping, with a 41 foot separation between the nearest house and the fence. Mr. Kwan advised that he would install a higher fence, or double fence, if required.

Ms. Ethelwyn Smith, 7464 Veyaness Road

- expressed concern with the lack of sidewalks and pedestrian safety in the area, especially due to the fact that children/families will be part of the development
- stated that the requirement for the Developer to construct a sidewalk along the frontage of the property and to have the sidewalk abruptly end at the property line does not make sense and does not address the needs of the neighbourhood

Ms. Judy Tobacco, 7313 Veyaness Road

- advised that she has been a resident of the area for 14 years, and has watched the area develop over the years
- stated that she has lost her privacy since the development of Ridgedown Estates
- stated that she is amazed that this proposal is under consideration
- advised Council that the area residents want to retain the rural atmosphere of the area, and encouraged Council to listen to the residents
- questioned the number of homes that would be allowed if the RE-2 Zone was retained

The Director of Planning & Building Services confirmed that the RE-2 Zone would allow one single-family residence on the property.

Ms. Wendy Greene, 2033 White Road

- advised that she is opposed to the proposal for the reasons stated by the previous speakers

Ms. Susan Belford, Victoria Car Share Co-op

- advised that utilizing the services provided by the Victoria Car Share Co-op would reduce the number of vehicles in the development

Ms. Donna Friedlander, 7450 Veyaness Road

- stated that in her opinion the location of the proposed playground area is too close to Veyaness Road and is directly adjacent to her back yard, and suggested that consideration be given to relocating the playground to the rear of the property

Mr. Les Archer, Bunt & Associates

- advised that Veyaness Road is classified as a local road, and that 3000 cars/day is the upper threshold for a local road
- acknowledged that Veyaness Road is narrow and without sidewalks, and is under standard in that regard
- stated that from a traffic impact perspective, this proposal is a safe and suitable project which will generate approximately 100 vehicle trips per day, which is less than 2% of the current daily threshold

Mr. Ron Huck, 7305 Veyaness Road

- stated that many of the local residents enjoy the rural atmosphere, and do not want high density developments in their neighbourhood
- is very concerned with the current traffic situation on Veyaness Road
- expressed concern with the number of residences in the neighbourhood which have become rental properties and are becoming problematic to the immediate area
- voiced concern that additional vehicles from the proposed development will increase the number of speeding vehicles on Veyaness Road
- stated that in his opinion installing sidewalks on Veyaness Road will do little to improve pedestrian safety or resolve traffic speeding issues

Mr. Jim Leard, 1993 White Road

- stated that the "2% of the current daily threshold" comment from the previous speaker means nothing as it does not alleviate the concerns of the local residents

Ms. Marie Van Gorp, 7447 Veyaness Road

- advised that she resides directly across the street from the proposed entry driveway to the development

- stated that traffic and visibility on Veyaness Road is horrendous
- advised that she is opposed to the proposal
- questioned why only one entrance/exit for the development is being proposed
- referred to the large owl population in the neighbourhood, and requested that Council commit to retaining the rural atmosphere

Ms. Judy Tobacco, 7313 Veyaness Road

- stated that there will be an excessive amount of trees removed to accommodate this development which will have a detrimental affect on the local owls
- advised that she is opposed to the proposal

Mr. David Smith, 7464 Veyaness Road

- questioned the need for additional houses in this area, and stated that there are more suitable locations within the District for this type of development
- expressed concern that this development does not encourage the preservation of wildlife and could have a detrimental impact on the owl population in the area
- advised that he is opposed to the proposal

Ms. Beth Haysom, 7381 Seabrook Road

- advised that she is opposed to the proposal
- expressed concern that the rural atmosphere of the neighbourhood will be lost if this development proceeds

Ms. Margo Wilson, 2053 Reid Court

- stated that there are too many houses in the Reid Court neighbourhood, and that the general area does not need additional people and vehicles
- stated that Veyaness Road is very dangerous with the number of speeding vehicles and the high volumes of traffic, and that no one respects the 35 km/h speed zone
- advised that she is terrified of walking along Veyaness Road, and is concerned if additional families with children move into the area
- requested that Council retain the rural atmosphere of the neighbourhood
- stated that the proposed development is too close to the road and too close to local farming operations

Ms. Margo Wilson submitted a letter dated May 11, 2005 from her neighbour, Ms. Anne Keene, a copy of which is attached to the Minutes of this Public Hearing.

Mr. A Wagnell, Resident

- advised that he has several concerns with respect to traffic and speeding, with many cars travelling at 65 km/h or higher
- stated that one of the houses in the neighbourhood has been a grow-op, and expressed concern with the potential to increase the number of rental houses in the area
- advised that there are other property owners in the neighbourhood who are waiting for this development to be approved so that they can approach Council with similar proposals
- stated that if approved, this development will create more than 2% of the current traffic threshold
- advised that that he is opposed to the proposal

Ms. Minnie Corbett, 7371 Seabrook Road

- expressed concern with the number of speeding vehicles and high traffic volumes on Veyaness Road
- advised that she wants to retain rural character of the neighbourhood
- stated that she is opposed to the proposal

Mr. Larry Friedlander, 7450 Veyaness road

- advised of his concern that he will be dealing with numerous complaints about his agricultural operations if this development proceeds
- questioned the need to develop 14 units, some with secondary suites, at this location

Ms. Brenda Kolisnyk , 2013 White Road

- advised that she is opposed to the proposal

Mr. Ken Baer, 7465 Veyaness Road

- expressed concern with the amount of traffic on Veyaness Road
- stated that this development gets ahead of transportation
- requested that consideration be given to barricading this section of Veyaness Road to

stop drivers from using it as a through-road

Mr. Ken Pickering, 7487 East Saanich Road

- suggested that Council take a look at the development on Bear Hill Road

At this time, the Administrator read into the record of the Public Hearing the following items of correspondence:

- Mr. Fred Peet, 1210 Marin Park Drive, May 11, 2005;
- Ms. Elizabeth Chambers, 901 Verdier Avenue, May 9, 2005; and
- Ms. Anne Keene, 2061 Reid Court, May 11, 2005.

Mr. John Senyk, 2277 Lynne Lane

- stated that 20 years ago when he purchased his home there were 8 other houses in the neighbourhood, but now there are 30
- questioned whether the proposed residences could really be classified as being affordable
- stated that there is nothing being done to enforce the zoning of properties as there are 3 suites in his neighbourhood

Ms. Dorothy Pearce, 7290 Veyaness Road

- advised that she has lived in the area for over 30 years and that she wants the rural atmosphere to remain as is
- stated that she is opposed to the proposal

Mr. Mark Peljhan, 7459 Veyaness Road

- advised that his children's bedrooms will directly overlook the entrance to the development, and expressed concern with the headlights and noise of the vehicles entering and exiting the development
- stated that 2-3 houses on this property would be acceptable, but that he is opposed to 14+ units being developed

Ms. Donna Friedlander, 7450 Veyaness Road

- advised that if this development proposal is approved, she and her family will likely be forced out of their property and out of the ALR
- stated that there are not many areas in the community which have a residential development of this size located directly adjacent to agricultural land that is actively being farmed
- advised that she is opposed to the proposal

Ms. Sue McGaw, 2055 Reid Court

- advised that she is strongly opposed to the proposal

Mr. Simon Davies, 2057 Reid Court

- stated that he is opposed to the proposal for the reasons that have been expressed by previous speakers

Ms. Wendy Greene, 2033 White Road

- advised that she registers complaints of the traffic and parking on White Road with the Police Department at least 2-3 times per month
- expressed concern that this development will increase traffic and parking in the area

Mr. David Smith, 7464 Veyaness Road

- expressed concern for the safety and well being of the horses that reside on the Friedlander's property if this development proceeds

Mr. Jim Leard, 1933 White Road

- questioned when Council will make a decision in regards to the development proposal

The Administrator advised that Bylaw No. 1521 would be forwarded to the May 16th, 2005 Regular Council Meeting for consideration of third reading.

Mr. Brian McGaw, 2055 Reid Court

- questioned if this proposal would come back to Council in a different form, if Council does not approve development as presented this evening

Mr. Ken Baer, 7465 Veyaness Road

- stated that in his opinion this proposal would destroy the horse farm operations, and voiced his opposition to the proposal

Mr. Dave Appleby, 7465 Veyaness Road

- stated that this proposal is very extreme for the area, and advised of his opposition to the proposal

Mr. Dennis Watkins, 7407 Veyaness Road

- questioned whether the recommendations contained within the Traffic Study would still be considered by Council if the proposal does not proceed

Ms. Dorothy Pearce, 7290 Veyaness Road

- advised that many of the local residents do not want sidewalks along Veyaness Road

Mr. Jim Leard, 1933 White Road

- stated that the residents do not want this proposal to proceed, and that consideration of developing this property should come to an end

Mayor Habkirk called three times for further representations from the public in regards to Bylaw No. 1521. There were no further representations.

Mayor Habkirk declared the Public Hearing for Bylaw No. 1521 closed.

3. ADJOURNMENT:

On motion, the Public Hearing held on Wednesday, May 11, 2005 adjourned at 8:20 pm.

Allison Habkirk
Mayor

Trish Flanders
Municipal Clerk

Recorded by: Trish Flanders
Municipal Clerk