

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Report of the **PUBLIC HEARING**
Wednesday, September 27, 2006 at 7:00 pm
Central Saanich Municipal Council Chamber

PRESENT: Mayor Jack Mar
Councillors: Bryson, Garrison, Graham, Mason and Thompson
Gary C. Nason, Administrator
Hope V. Burns, Director of Planning & Building Services
Bruce Greig, Planner
Ruby Shea, Administrative Assistant

ABSENT: Councillor King

1. APPROVAL OF AGENDA

1010.06 MOVED BY COUNCILLOR GRAHAM
SECONDED BY COUNCILLOR THOMPSON
That the Agenda for the Public Hearing held on September 27, 2006 be approved as circulated.
CARRIED UNANIMOUSLY

2. INTRODUCTORY STATEMENT BY THE MAYOR

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

1. **“Central Saanich Official Community Plan Amendment Bylaw No. 1554, 2006”**
[A Bylaw to Amend the Official Community Plan (7005 East Saanich Road – Island View Place Care Facility)]
2. **“Central Saanich Land Use Bylaw Amendment Bylaw No. 1555, 2006”** *[A Bylaw to Amend the Land Use Bylaw (7005 East Saanich Road – Island View Place Care Facility)]*
3. **“Central Saanich Official Community Plan Amendment Bylaw No. 1556, 2006”**
[A Bylaw to Amend the Official Community Plan (6961 East Saanich Road – Dogwood Estates)]
4. **“Central Saanich Land Use Bylaw Amendment Bylaw No. 1557, 2006”**
[A Bylaw to Amend the Land Use Bylaw (6961 East Saanich Road – Dogwood Estates)]

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

The Administrator, Mr. Gary C. Nason, advised that additional copies of the Public Hearing Agenda were available for viewing at this Public Hearing. Mr. Nason noted that the Public Hearing Agenda included a copy of the Public Hearing Notice, a copy of Bylaw Nos. 1554, 1555, 1556 and 1557, relevant background Staff Memoranda, and copies of the various Council Motions to give the necessary readings to the Bylaws and refer them to a Public Hearing. Finally, Mr. Nason noted 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 advised Council that no additional items of correspondence had been received since the printing and distribution of the agenda for the Public Hearing.

“Central Saanich Official Community Plan Amendment Bylaw No. 1554, 2006” and “Central Saanich Land Use Bylaw Amendment Bylaw No. 1555, 2006”

- a) Staff Memorandum dated June 28, 2006 entitled “Zoning and OCP Amendment, Development and Development Variance Permit Application; 7005 East Saanich Road, Island View Care Facility, (Praxis Architects, Inc.)” (previously received at the July 4, 2006 Special (Open) Council Meeting);
- b) Staff Memorandum dated July 28, 2006 entitled “Addendum Report - Zoning and OCP Amendment, Development and Development Variance Permit Application; 7005 East Saanich Road, Island View Care Facility, (Praxis Architects, Inc.)” (previously received at the August 14, 2006 Special (Open) Council Meeting);
- c) Council Resolutions Adopted at the July 4th, 2006 and August 14th, 2006 Special (Open) Council Meetings Pertaining to this Application;

- d) Correspondence Received Since the Introduction of Bylaw Nos. 1554 and 1555 and Publication of the Notice of Public Hearing:
- I & P Margetts, 7019 East Saanich Road, September 18, 2006

The Director of Planning & Building Services, Ms. Hope V. Burns, gave an overview verbal summary of the purpose and major provisions of both Bylaw Nos. 1554 and 1555, **and outlined the details of the Land Use Bylaw variances which have been requested by the applicant in connection with this particular application.**

Mayor Mar then opened the floor for comments from the public in attendance at the Public Hearing **in regards to Bylaw Nos. 1554 and 155 and the requested variances.**

Mr. Michael Levin of Praxis Architects Inc. representing the applicant then proceeded to give a brief summary overview of the major highlights of the application and referred to a site plan and architectural elevations for the proposed building addition. Mr. Levin explained the nature and details of the various variances that are being requested including building setbacks, as well as some of the basic features of the proposed building addition.

Mr. Jim Hartlow, Landscape Architect for the development, briefly overviewed the major highlights of the landscaping plan including details of the proposed tree plantings along East Saanich and Island View Roads, screening, ornamental plantings, and other landscaping details.

Mr. Richard Wall, 6925 Central Saanich Road, questioned the location of the access to the site off of Island View Road, and Mr. Levin responded accordingly.

Mr. Michael Doehnel, 8510 Alec Road, stated that he has concerns in regards to the limited proposed setback from the adjacent agricultural property to the east of the subject site. Mr. Doehnel stated that he sees the potential for difficulties in future if the adjacent land is ever to be farmed. He stated that larger setbacks would be more beneficial as negative interfaces with farms should be avoided. Mr. Doehnel stated that the Ministry of Agriculture is strongly encouraging adequate setbacks in instances of this nature.

Ms. Beryl Wall, 6925 Central Saanich Road, questioned whether residents of the care facility ever go out on walks in the area as there is lots of traffic and not a lot of sidewalks in the immediate vicinity of the site. Mr. Levin responded by stating that it is his understanding that residents of the facility are accompanied and supervised when they go on walks in the neighbouring area.

Council Thompson questioned Staff as to whether an appropriate agricultural interface covenant had been considered for this particular application. The Director of Planning & Building Services responded by stating that such a covenant has not been considered at this time, however that could be a Council requirement for final approval of the application.

Mayor Mar then called three times for further representations from the public in regards to Bylaw Nos. 1554 and 1555 **and the requested variances.** There were no further representations.

Mayor Mar declared the Public Hearing for Bylaw Nos. 1554 and 1555 **and the requested variances** closed.

“Central Saanich Official Community Plan Amendment Bylaw No. 1556, 2006” and “Central Saanich Land Use Bylaw Amendment Bylaw No. 1557, 2006”

- a) Staff Memorandum dated June 28, 2006 entitled “Zoning and OCP Amendment, Development and Development Variance Permit Application; 6961 East Saanich Road, Lot A, Section 12, Range 4 East, Plan 12968 (A.J. Finlayson Architect Ltd.)” (previously received at the July 4, 2006 Special (Open) Council Meeting);
- b) Staff Memorandum dated August 9, 2006 entitled “Addendum Report - Zoning and OCP Amendment, Development and Development Variance Permit Application; 6961 East Saanich Road, Dogwood Estates, (A.J. Finlayson & Associates Architect Ltd.)” (previously received at the August 14, 2006 Special (Open) Council Meeting);
- c) Staff Memorandum dated September 12, 2006 entitled “Addendum Report - Zoning and OCP Amendment, Development and Development Variance Permit Application; 6961 East Saanich Road, Dogwood Estates, (A.J. Finlayson & Associates Architect Ltd.)” (previously received at the September 18, 2006 Regular Council Meeting);

- d) Council Resolutions Adopted at the July 4th, 2006, August 14th, 2006 and September 18th, 2006 Council Meetings Pertaining to this Application;
- e) Correspondence Received Since the Introduction of Bylaw Nos. 1556 and 1557 and Publication of the Notice of Public Hearing:

The Director of Planning & Building Services, Ms. Hope V. Burns, gave an overview verbal summary of the purpose and major provisions of both Bylaw Nos. 1556 and 1557, **and outlined the details of the Land Use Bylaw variances which have been requested by the applicant in connection with this particular application.**

Mayor Mar then opened the floor for comments from the public in attendance at the Public Hearing **in regards to Bylaw Nos. 1556 and 1557 and the requested variances.**

It was noted that Mr. Art Finlayson of A.J. Finlayson Architect Ltd. representing the applicant was not in attendance at the Public Hearing.

Mr. Len Tyrrell, the proposed builder for the development was asked whether he wished to make a presentation or provide any remarks in regards to the application. Mr. Tyrrell stated that he could not reach Mr. Finlayson on his phone, and he would prefer to wait until Mr. Finlayson arrived at the Public Hearing as it was his understanding that he was in transit.

Ms. Laura Wood, 7069 East Saanich Road, stated that she has lived at her property for 46 years and that the traffic situation on East Saanich Road is horrendous. She questioned whether this particular application would affect East Saanich Road in any way.

Mr. Len Tyrrell clarified the location of the principal access to the site by referring to a site plan display board which was available at the Public Hearing.

The Director of Planning & Building Services, Ms. Hope V. Burns, read an excerpt from the Bunt & Associates Traffic Study that was commissioned in connection with this particular application which stated that development under the current C-3 zoning for the site would permit a combined commercial and residential use of the site which would generate significantly more traffic than the proposed housing project.

Mr. Richard Wall, 6925 Central Saanich Road, questioned the locations of the principal access and egresses to and from the site and whether a four-way stop was being considered for the intersection of East Saanich Road and Saanich Cross Road. The Planner, Mr. Bruce Greig, read the following excerpt from the Bunt & Associates Traffic Study which was commissioned for the application which stated as follows:

“A final point for consideration by the municipality’s traffic engineering department is to change the two-way stop control at the East Saanich Road/Saanich Cross Road intersection to give the through movement to the Saanich Cross Road traffic, with stop signs for the East Saanich Road traffic. Although they should look into this issue in more detail, our cursory review of the situation is that the relatively high volume commercial vehicles travelling southwest along Saanich Cross Road have to stop on the incline at the intersection; whereas East Saanich Road is relatively flat and has fewer commercial vehicles and overall lower traffic volumes. However, we must emphasize that this action is completely independent of the subject development.”

Mayor Mar then called three times for further representations from the public in regards to Bylaw Nos. 1556 and 1557, **and the requested variances.** There were no further representations.

Mayor Mar declared the Public Hearing for Bylaw Nos. 1556 and 1557 **and the requested variances** closed.

3. ADJOURNMENT:

On motion, the Public Hearing held on Wednesday, October 2, 2006 adjourned at 7:34 pm.

Jack Mar
Mayor

Gary C. Nason
Administrator

Recorded by: Ruby Shea
Administrative Assistant