



# The Corporation of the District of Central Saanich

## REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, August 8, 2022

Re: 7420 Veyaness Road – Rezoning 3360-20-13/20

---

### **RECOMMENDATION(S):**

1. *That Land Use Bylaw Amendment Bylaw No. 2076 (7420 Veyaness Road) be introduced and given First Reading.*
2. *That the child care facility proposal for 7420 Veyaness Road be referred to the Advisory Planning Commission for comment.*

Following consideration by the Advisory Planning Commission the following recommendations should be considered:

1. That Land Use Bylaw Amendment Bylaw No. 2076 (7420 Veyaness Road) be given Second Reading and referred to a Public Hearing.
2. That community amenity contributions for the child care facility at 7420 Veyaness Road be waived.
3. That prior to final adoption of Bylaw 2076 (7420 Veyaness Road) a covenant be registered on title to secure:
  - a. the site and building design prepared by Bradley Shuya Architecture received July 19, 2022,
  - b. that work be completed in accordance with recommendations in the Arborist Report prepared by Talbot Mackenzie & Associates dated March 3, 2021, and
  - c. an Engineering Servicing Agreement is in place prior to issuance of a Building Permit that includes, among others, the following:
    - i. 15 m wide land dedication to connect Seabrook Road north and south of the site,
    - ii. construction of gravel pathway to connect Seabrook Road,
    - iii. Road widening of White Road, with an extruded asphalt curb and adjacent road side pathway,
    - iv. White Road and Veyaness Road intersection realignment,
    - v. Veyaness Road sidewalk along property frontage,
    - vi. Addition of a crosswalk at White Road and Veyaness, and
    - vii. Street lighting improvements as required to meet current standards.

## **PURPOSE:**

The purpose of this report is to introduce the development proposal to Council and seek direction on proceeding with the application process. The context map and application form and letter are attached as Appendices A and B respectively.

## **BACKGROUND:**

### **Project Description**

The application is for a zoning amendment to allow for a proposed 72 space Child Care Facility for children aged 3 to 5 years. The proposed facility would be a nature based learning centre owned by School District 63. Although 72 child care spaces are noted for the proposal, there would only be up to 60 children on-site at one time due to varying arrival and departure times.

### **Site Context**

The 0.7 ha property is the northwest corner lot at the Veyaness Road and White Road intersection. The property is zoned Rural Estate (RE-2), which is inconsistent with the site being designated Residential in the OCP and being within the Urban Containment Boundary.

Properties to the north, east, and south are single family dwelling neighbourhoods, while properties to the west are agricultural and within the provincial Agricultural Land Reserve. The property is undeveloped, well-treed, and is slightly sloped with a decline of approximately 4 m from the southwest to northeast corner.

## **DISCUSSION:**

### **Official Community Plan**

Policies relevant to the proposal include:

5.2.2.1 The areas of Brentwood Bay and Saanichton/Keating Ridge are to remain the primary retail and community service centres and fulfill the central commercial function of the community.

6.2.2.9 Prioritize bike and pedestrian routes identified in the Transportation Planning Study that provide access to schools, commercial centres, parks and regional open space.

8.2.4.1 Institutional uses shall be located within the Urban Settlement Area shown on Schedule A, Land Use Plan.

8.2.5.1 Support retaining and developing local schools and school grounds for educational and other community uses.

### **Land Use Bylaw**

The property is currently zoned Rural Estate - RE-2, which does not permit child care facilities. The P-zones in the Land Use Bylaw (LUB) address institutional uses and the existing zone of Neighbourhood Institutional P-1A zone is recommended for this site and Draft Bylaw 2076 is attached as Appendix C.

The P-1A zone allows fewer uses than the P-1 General Institution zone does, and includes a more suitable range of permitted uses for this location should the day care ever relocate in the future or other

uses of the property be proposed. The P-1A zone permits: assembly use, civic use, child care facility, community care facility, memorial gardens and caretaker's dwelling. The P-1A zone also applies to Saanich Baptist church site at 7577 Wallace Dr.

The proposed building would comply with the P-1A zoning regulations and parking requirements.

### Building Design

The proposed 431m<sup>2</sup> (4,640 ft<sup>2</sup>) building would be a modular construction and similar to other child care facilities the School District has constructed elsewhere (eg: Sidney Elementary). The prefab buildings would utilize wood simulated metal siding with green hardi-panel accents to complement the nature based theme. Accessibility is provided through exterior ramps to the main entrance and to access the fenced outdoor play area, and providing an accessible washroom.

The site design provides EV charging, accessible parking, bike racks, and drop off /loading spaces within a circular driveway/parking area that incorporates a rain garden for stormwater management.

The site and building plans are attached as Appendix D and would be secured through a registered covenant.

### Environment

The building would be constructed to meet BC Step Code Level 1 and two EV charging parking spaces and two accessible parking spaces would be provided. Step Code Level 1 is the only step code option for buildings constructed for an assembly use.

An arborist report was provided for the proposal which included an inventory of 244 trees including trees on site, the municipal boulevard, or adjacent property, that may be impacted by development. While the site is heavily treed overall, the central portion of the site is more thinly treed with primarily non-bylaw protected trees and the development has been designed to minimize tree impacts. It is anticipated that a total of 47 trees would be removed and 197 would be retained. Of those to be removed, 21 are bylaw protected and 26 are non-bylaw protected. Table 1 below provides a further breakdown of the tree inventory. The tree inventory included a number of large trees, with 82 having a diameter at breast height (dbh) of 0.6 m or more, with 24 of those being 0.9 m or larger. Most of these larger trees would be retained, although 8 have been identified for removal.

The report included 5 trees that will require modification due to pre-existing health or structural impairments that will require some pruning to address risk mitigation. The final retention or removal count may vary at the detailed design stage or during construction based on the Project Arborist's observations and recommendations and the final configuration of frontage improvements. The Arborist Report is attached as Appendix E.

Table 1: Breakdown of Tree Inventory (subject to change at time of construction)

Location		Total	Retain	Remove	Modify
Onsite	<b>Total</b>	<b>122</b>	<b>90</b>	<b>32</b>	<b>4</b>
	<i>Bylaw</i>	<i>51</i>	<i>45</i>	<i>6</i>	<i>2</i>
	<i>Non-Bylaw</i>	<i>71</i>	<i>45</i>	<i>26</i>	<i>2</i>
Municipal	<b>Total</b>	<b>120</b>	<b>105</b>	<b>15</b>	<b>1</b>
	<i>Bylaw</i>	<i>120</i>	<i>105</i>	<i>15</i>	<i>1</i>
	<i>Non-Bylaw</i>	<i>0</i>	<i>0</i>	<i>0</i>	

<b>Adjacent</b>	<b>Total</b>	<b>2</b>	<b>2</b>	<b>0</b>	
	<i>Bylaw</i>	<i>1</i>	<i>1</i>	<i>0</i>	
	<i>Non-Bylaw</i>	<i>1</i>	<i>1</i>	<i>0</i>	
<b>Total</b>	<b>Total</b>	<b>244</b>	<b>197</b>	<b>47</b>	
	<i>Bylaw</i>	<i>173</i>	<i>151</i>	<i>21</i>	
	<i>Non-Bylaw</i>	<i>72</i>	<i>46</i>	<i>26</i>	

### Site Improvements and Traffic – update following civil drawing submission

A Traffic Impact Assessment was provided for the proposal that also included a review of the site access and active transportation networks in the vicinity of the development. The Traffic Impact Assessment is attached as Appendix F and includes the following comments:

- The assessment reviewed two intersections on Veyaness Road, one at White Road and one at East Saanich Road,
- Both intersections currently operate acceptable with no queueing issues,
- Two post development conditions were assessed, immediately following development and 10 years following development, both intersections would continue to operate acceptably with negligible impact from the proposed development,
- The configuration of the White Road and Veyaness Road is a non-standard design that should be considered for improvement, it would not be worsened by the proposed development,
- The site access is in a suitable location and no issues were identified,
- Proposed improvements in the Active Transportation network would occur to three frontages, along Veyaness Road (sidewalk), White Road (soft trail along road edge), and a new connecting trail through the proposed road dedication to connect Seabrook Road north and south of the site, and
- Although the report notes that crosswalks are not warranted at this time, staff advise that Veyaness Road was designed with future pedestrian improvements to be located on the east side of Veyaness Road south of the site, therefore a crosswalk is recommended to support safe pedestrian crossing to these future improvements.

The following improvements would be provided as part of the project, which would be designed to retain trees where possible when design drawings are prepared.

- 15 m wide land dedication to connect Seabrook Road north and south of the site,
- construction of gravel pathway to connect Seabrook Road,
- Road widening of White Road, with an extruded asphalt curb and adjacent road side pathway,
- White Road and Veyaness Road intersection realignment,
- Veyaness Road sidewalk along property frontage,
- Addition of a crosswalk at White Road and Veyaness, and
- Street lighting improvements as required to meet current standards.

### Community Amenity Contribution

Council Policy 03.Fin outlines the District's expectations for Community Amenity Contributions (CAC) applicable to rezoning applications. The policy identifies a target of \$7,500 with \$2,000 toward the Affordable Housing Fund and \$5,500 toward general amenities, however each contribution would be considered on a site-by-site basis and take into consideration any amenities being offered.

In 2020 the District was one of six municipal partners who participated in the development of a regional Saanich Peninsula child care action plan that is attached as Appendix G. The Central Saanich Child Care Inventory and Action Plan (Aug 2020) highlighted the following:

- the percent of families using child care nationally is:
  - 58% for all children from 0 to 12 years
  - highest in the 3 to 5 age group at 69%
  - 56% for 1 to 2 years, and 55% for 6 to 10 years
- in Central Saanich the estimated population of children 0-12 is 2,134 with 459 between 3 to 5 years, and 19% of households have children under 14
- currently only 45% of the demand for the 3 to 5 year age group is provided
- Survey respondents indicated that 9% of families include children requiring extra support needs with 4.6% having a disability, but they are often not accommodated

As child care is a recognized need and the proposed child care facility would be a not-for-profit facility owned by the School District, the proposal could be considered a community amenity in itself and the applicants request that CACs be waived.

**CONCLUSION:**

The application is for a zoning amendment to allow for a Child Care Facility at 7420 Veyaness Road. The proposed facility would be a nature based learning centre on the 0.7 ha property owned by School District 63 that is currently is undeveloped and well-treed. Child care facilities are a recognized need in the District and proposed not-for-profit facility would help serve the community.

Report written by:	Andrea Pickard, Planning
Respectfully submitted by:	Jarret Matanowitsch, Director Planning and Building Services
Concurrence by:	Christine Culham, Chief Administrative Officer

**ATTACHMENTS:**

Appendix A: Context Map  
Appendix B: Application form and letter  
Appendix C: Draft Bylaw 2076  
Appendix D: Site and Building Plan  
Appendix F: Traffic Study  
Appendix G: Child Care Inventory & Action Plan