



# Development Application

1903 Mount Newton Cross Road Saanichton BC V8M 2A9 250 544-4209 www.centralesaanich.ca



This collection of personal information is authorized under the *Local Government Act, Community Charter and Freedom of Information and Protection Privacy Act*. The information will be used for processing this application. Questions can be directed to the District's Information and Privacy Officer at 250-652-4444 or [municipal.hall@csaanich.ca](mailto:municipal.hall@csaanich.ca).

Please  
check  
all that  
apply

☒ Land Use Bylaw or Text Amendment (Rezone)

☐ OCP Amendment

☐ Subdivision

☐ Development Permit Form & Character

☐ Development Permit Environment

☐ Development Permit w/ Variance

☐ Development Variance

☐ Temporary Use Permit or Renewal

☐ Liquor/Cannabis Licence

☐ ALR Exclusion

☐ Heritage Alteration Permit

☐ Amendments to Covenants or

Development Permits

☐



**COMPLETE FORM IN ITS ENTIRETY**

**Project  
Info**

Address Corner of White Road and Veyaness (No civic address)		Current Zoning RE-2
<input checked="" type="checkbox"/> Current Land Title Certificate Required	Brief Project Description Proposed Early Learning Centre to house up to 72 children utilizing modular construction comprising of three studios and one administration unit.	

**Applicant**

Contact Name Bradley Shuya, Architect AIBC		Company Bradley Shuya Architect Inc
#/Street 762 Ralph St.	City Victoria	Postal Code V8X 3C9
Telephone 250.727.0605	Cell 250 588 2723	Email brad@bradleyshuyaarchitect.com

**Owner**

Name/Company The Board of School Trustees of School District No 63 (Saanich) - Director of Facilities - Rob Lumb		
#/Street 2125 Keating Cross Rd,	City Saanichton, BC	Postal Code V8M 2A5
Telephone (250) 652-7341	Cell (250) 217-4163	Email rlumb@saanichschools.ca>

The undersigned owner *OR* authorized agent of the owner\* submits this development application and declares that the information submitted in support of the application is true and correct in all respects.

\* If the applicant is NOT the owner, or if multiple owners, please submit the OWNERS AUTHORIZATION FORM and confirmation of signing authority if numbered company.

Applicant Sign 	Date 9- December - 2020
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## OFFICE USE

Index	Index	Index
Index	Index	Index
Index	Index	Index

REZ 3360.20-13/20

PL 001022



# Development

## Documents and Details



### Supporting Documents

<input checked="" type="checkbox"/>	<b>Rationale Letter</b>	Detail proposal, benefits, requested variances and project rationale
<input checked="" type="checkbox"/>	<b>Drawings</b>	1 full-size set 24"x 36" and 1 set of 11"x17" reduced
<input checked="" type="checkbox"/>	<b>Copies of Legal Documents listed on Land Title Record</b> (if applicable)	

### Contaminated Sites Regulations

If this project will require soil excavation, <b>complete below</b>	
<input checked="" type="checkbox"/>	Property has been used for residential purposes only OR Property has been used for commercial or industrial purposes (If used for commercial or industrial, refer to <b>Schedule 2 of the Contaminated Sites Regulations</b> and complete below)
<input type="checkbox"/>	Use NOT on list
<input type="checkbox"/>	Use IS on list – <b>Site Profile is REQUIRED</b>

### Plan Checklist

	<b>Calculations</b>	Proposed zoning, lot area, lot coverage and floor area ratio
		Existing and new Geodetic elevations and building height
		Parking, loading and bicycle space numbers
		Total impermeable surface area (roof, paving, concrete patios etc)
	<b>Site Plan</b>	Property lines, proposed building setbacks, required variances
		Geodetic elevations at building, retaining walls etc
		Offsite improvements, access, grades, parking areas dimensions
		Location and design of any site signage proposed
		Service locations, sizes, (storm, sewer, water), rights of ways and easements
	<b>Landscape Drawings</b>	Location, size, species of plantings and trees, existing and new (may require Arborists report, tree survey, protection plan, replanting plan and estimate)
		Hard landscaping and surface materials
		Existing water bodies and water courses (streams, rivers, ditches etc)
		Surface storm water management features (rain gardens, swales, permeable paving)
		Location, materials and height of screening (garbage/recycling), fencing and retaining walls
		<del>Estimated cost of landscaping from certified professional</del>
	<b>Floor Plan</b>	Layout of exterior and interior walls, windows, doors, and uses of each space for new buildings
	<b>Building Elevations</b>	Elevations of all sides of the building, including exterior finishes and roof top equipment
		Average natural and finished grades on all elevations
		<del>Streetscape of new development with existing surrounding buildings</del>
		Exterior lighting details
		<del>Location and details of any signs affixed to the building (Comprehensive Sign Plan)</del>

Please review these requirements with your planner to determine those items applicable to your development and if any additional details are needed for your projects success.



# Development

## Policies for Consideration



### Amenity Contribution

New development should make a fair contribution to new community amenities, affordable housing, and other community needs, in order to meet the needs of a growing community and to address some of the impacts of growth. (See Council Policy O3.Fin for details)		
Amenity Contribution <b>Target</b> Levels:		
<input type="checkbox"/>	Affordable/Supportive Housing Community Amenity - \$2,000 per new unit/ lot or equivalent sq. metre total floor area commercial/industrial/institutional	Total \$
<b>AND</b>		
<input type="checkbox"/>	General Community Amenity - \$5,500 per new unit/lot or equivalent sq. metre total floor area commercial/industrial/institutional.	Total \$
<b>OR</b>		
Consideration will be given to proposed amenity contributions at lower levels where the development application includes Non-Market and moderate income market rental housing components ( <i>as defined in the Saanich Peninsula Housing Needs Assessment Report</i> )		
<input type="checkbox"/>	Indicate alternative financial Amenity Contribution proposed:	Total \$
<b>OR</b>		
<input checked="" type="checkbox"/>	Indicate alternative Amenity Contribution proposed (road improvements, public art, etc):	
Right of Way proposed at west side of property including public 1.8m wide gravel		

### Rental Housing

The District's <b>Development Cost Charges</b> may be reduced by 30% <i>if the development is eligible</i> . Indicate below if you intent to apply for reduction within 30 days of occupancy permit issuance:	
<input type="checkbox"/>	Not for profit rental house development, including supportive living housing (eligible for a rent or capital housing subsidy from federal, provincial or public housing authority)
<input type="checkbox"/>	For profit affordable rental housing development (where the development is subject of an affordable housing agreement under Section 483 of the Local Government Act)

### Energy Efficient Construction

Council resolution in place to require compliance with <b>BC Energy Step Code</b> as a condition of rezoning approval. Please indicate if your development is one of the following building types:	
<input type="checkbox"/>	Step 3 for <b>residential</b> (Part 9) single family, townhouse, wood frame multi-storey buildings
<input type="checkbox"/>	Step 2 for <b>office, retail</b> or (Part 3) concrete residential buildings
<input type="checkbox"/>	Step 1 (if no rezoning) for related building permit applications in 2020
<input type="checkbox"/>	Step (Higher Step than required for increased energy efficiency and <i>Building Permit rebate</i> )

### Climate Action and Transportation

Transportation systems that are safe, convenient and energy-efficient are important as awareness grows about the impacts to climate change, automobile dependency, sprawl and overall health. Indicate if including options below.		
<input type="checkbox"/>	Bus passes	Details :
<input type="checkbox"/>	Car Share	
<input type="checkbox"/>	Other	
<input checked="" type="checkbox"/>	Electric Vehicle Charging Stations that are constructed with a dedicated 240-Volt line, capable of 50 Amps and has a NEMA (6-50) socket. Number and location shown on plans.	
<input type="checkbox"/>	Indicate if other innovative systems in place to limit GHG emissions (solar, geothermal, etc)	



# Development Fees



As of Sept 1, 2020

## Zoning or OCP Amendments

Zoning Amendment		\$ 3900 ✓
• Single Residential/Duplex – Minimum Fee OR \$200 per lot, whichever is greater	(min) \$2,000	
• Multiple Dwelling or Townhouse	\$2,900	
• Non Residential or Mixed Uses	\$2,900	
Official Community Plan Amendment	\$2,500	
Joint Amendments to Official Community Plan & Land Use Bylaw	75% of combined total	
Heritage Revitalization Agreement	\$3,000	
<b>PLUS Public Hearing Fee (Rezoning/OCP/Heritage)</b>	+ \$1,500	\$1500
Notification Sign	\$125	\$ 125

## Development Permits

Development Permits ( <i>Form &amp; Character, Environmental, Shoreline</i> )		
• Minor ( <i>without variances</i> )	\$800	
• Single Residential and Duplex <sup>1</sup> – Minimum Fee OR \$200 per lot whichever is greater ( <i>includes variances</i> )	(min)\$1500	
• Multiple Dwelling or Townhouse <sup>1</sup> – Minimum Fee OR \$100 per unit, whichever is greater ( <i>includes variances</i> )	(min)\$2500	
• Industrial or Commercial ( <i>includes variances</i> )	\$2500	
Amendment to Existing Development Permit ( <i>other than variances</i> )	\$800	
Development Variance Permit	\$1300	
Notification Sign	\$125	

## Subdivisions and Stratas

Subdivision Application Fee	\$1500 + \$100/each lot	
Subdivision Administration fee (based on cost of work) PAYABLE TO ENGINEERING 4% of costs up to \$200,000 and 3% of cost \$200,000 to \$500,000 and 2% of costs over \$500,000		
PLA (Subdivision) Renewal Fee	\$375	
Strata Conversion Request	\$750	
Notification Sign	\$100	

## Other Permits and Fees

Temporary Use Permit	\$1,500	
Temporary Use Permit Renewal	\$1,500	
Temporary Use Permit Farm Camping	\$750	
Temporary Use Permit Farm Camping Renewal	\$750	
ALR Exclusion Application	\$2,200	
<b>PLUS</b> ALR Exclusion Public Input Meeting	+ \$1,500	
Liquor/Cannabis Licence Application	\$1300	
<b>PLUS</b> Liquor/Cannabis Licence Application Public Input Meeting	+ \$1,500	
Public Hearing Postponed by Applicant after notifications	\$500	
Heritage Alteration Permit	\$625	
Covenant or Development Agreement Amendments	\$800	
Notification Sign	\$125	

<sup>1</sup> DP Rebate for Affordable Housing - with Registered Housing Agreement - 30% rebate on fee

**\$3900**





SCHOOL DISTRICT 63 (SAANICH)

2125 Keating Cross Road, Saanichton, BC Canada V8M 2A5  
Phone: (250) 652-7300 Fax: (250) 652-6421 saanichschools.ca



December 16, 2020

Mayor and Council  
The Corporation of the District of Central Saanich  
1903 Mt. Newton Cross Road  
Saanichton, BC V8M 2A9

Dear Mayor and Council,

**Re: Rationale Letter for Rezoning Application for the property at the corner of White Road and Veyaness Road ("White Road Property")**

This letter outlines the rationale for the application to rezone the White Road Property from RE-2 to P1.

The White Road property was donated to the trustees of the South Saanich School District, the predecessor of School District No. 63 (Saanich), on April 7, 1873 by Mr. William Turgoose, with the condition that the property be held in perpetuity and used for public school purposes. The property was the location of "South Saanich School" open from 1873 until 1913 when the school was replaced by Saanichton School and Keatings School. The old school building was torn down in 1933 and the property has long since been vacant.

In the 1960's, the neighbourhood (including the White Road Property) was zoned for residential use. This change resulted in the zoned use of the White Road Property being inconsistent with the trust condition placed on the property specifying its public school use. As we have no records of this zoning change being made, it likely occurred prior to the property being transferred from the District of Central Saanich to School District No. 63 (Saanich) in 1964.

In the fall of 2018, the school district completed a comprehensive public consultation process that focused on the following question: "What should the Board of Education do with the White Road property so that the educational needs of our students and community are best served and the wishes of the donor are respected?" Following the consultation, in October 2018 the Board of Education approved the White Road Committee's recommendation to complete a review considering the benefits and feasibility of creating a Nature Based Early Learning Centre on the White Road Property. More information on the consultation and subsequent feasibility work is available at: <https://www.sd63.bc.ca/leadership-governance/white-road-consultation>.

Following review of feasibility work to date, in October 2020 the Board of Education approved submission of a funding application to the BC Childcare New Spaces Fund to develop a Nature Based Early Learning Center on the White Road Property. Financial viability of this project is dependent on confirmation of funding, and a funding decision is expected to occur in February 2021.



The proposed facility would create 72 childcare spaces for ages 3 to 5 and focus on developing a robust early learning program. Our vision is a program that integrates with existing school district programs to create opportunities for learning and sharing and to facilitate a more seamless transition from early learning into K-12. The foundation of the program will be built upon the ideologies of the Early Learning Framework. Through a nature-based program rooted in WSÁNEĆ ways of knowing and being, children will establish a sense of community, place and belonging leading to smooth transitions into future education.

The benefits of an early learning program are clear and align with the wishes of the donor, the educational mandate of the Board of Education, and Provincial government priorities related to early learning and childcare. The demand for childcare exceeds available spaces on the peninsula, as recently confirmed by the Central Saanich Childcare Inventory and Action plan. The proposed program hours of 8:00am to 6:00pm will be adjusted/extended as necessary to ensure program accessibility, and a further objective of the not-for-profit program is that cost does not create a barrier to access.

The White Road property is a forested lot and the plan retains as many trees as is possible for the benefit of the community and to preserve outdoor space suitable for a nature based early learning program. The plan proposes improvements to pedestrian access including a community trail connecting Seabrook Road to White Road, and new sidewalks on the west side of Veyaness Road running from White Road to East Saanich Road. Access to the facility is by Veyaness Road to minimize traffic impact on White Road and other residential side streets.

On December 9, 2020, the district held a virtual open house to review the proposed program and site plan. All persons involved in the consultation process to date were invited and 19 people attended the meeting. The meeting was constructive with many participants expressing support for the project and others expressing concern with potential neighbourhood impact including impact on traffic.

During the consultation, the criteria applied when evaluating potential alternative educational use included that the use be appropriate for the neighbourhood. The proposed use as an early learning centre was recommended both because of the benefits of the program and because of the lesser impact on the site and neighbourhood relative to other options identified. In comparison, if the subject site was rezoned for single family residential lots, the result would be a similar development to the ten lot residential subdivision immediately to the north of the White Road Property along Seabrook Road. A similar density of new residential lots would be possible on the White Road Property and, when compared to the proposed early learning centre, would result in greater impact on the site and similar traffic volumes.

Sincerely,

A black rectangular redaction box covering the signature of Jason Reid.

Jason Reid  
Secretary Treasurer

JR/klg