



Central Saanich Community Association

Keeping Central Saanich an outstanding place to live, work and play

May 5, 2024

Mayor Ryan Windsor and Council
Corporation of the District of Central Saanich
1903 Mount Newton Cross Road
Saanichton, BC V8M 2A9

Dear Mayor and Council,

Re: Community Engagement on Residential Zoning Amendments

On behalf of **Central Saanich Community Association**, I am writing to express our concerns regarding the recent provincial legislative changes that prohibit public hearings on residential zoning amendments that align with the Official Community Plan (OCP). While we understand the intent behind the new legislation, we believe the changes may inadvertently compromise meaningful community engagement in the residential development process.

The OCP was not designed to operate under the restrictions imposed by the Housing Statutes (Residential Development) Amendment Act, 2023. As such, the specificity and context needed to fully understand the potential impact of proposed residential rezoning applications may be lacking. The absence of a public hearing process for these applications minimizes the opportunity for local residents to voice their concerns and provide valuable insights based on their lived experience.

However, **we also recognize that the Act does not prohibit the District from conducting alternative forms of community engagement.**¹ We strongly encourage the Council to actively explore other methods of engaging with residents throughout the development process. Such engagement can help identify and address potential issues early in the planning stages, leading to more favorable outcomes for the community compared to decisions made by staff and council without resident input.

We commend the Town of Sidney for its approach to community engagement on residential development proposals. By conducting consultations outside the public hearing process, Sidney's staff and council have been able to continue to listen to the voices of citizens and voters. We have attached a copy of a Sidney notice from the April 11, 2024 Peninsula News Review as an example.

¹ <https://www.bcli.org/new-bc-housing-legislation-brings-changes-to-the-public-hearings-process/>

Central Saanich Community Association

Our association underscores the importance of maintaining open and transparent communication between the District and its citizens. **We respectfully request that the District of Central Saanich host a community engagement session to discuss challenges, opportunities, and potential paths forward regarding the proposed Starlight development on Lochside Drive.** In addition, we advocate for the establishment of a thorough community engagement process for development proposals to identify and address concerns and potential solutions of ratepayers prior to the approval of any development proposals in the absence of a public hearing. The lack of a public hearing must not preclude input from Central Saanich voters and taxpayers, nor relieve elected officials from their duty to consider the voice of the electorate.

We encourage the Council to consider adopting similar community engagement practices as a means of fostering trust and collaboration with residents despite recent provincial political decisions.

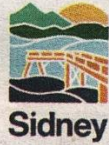
We appreciate your attention to this matter and look forward to your response. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pieta VanDyke', with a long horizontal flourish extending to the right.

Pieta VanDyke
President

Enclosure: Town of Sidney Engagement Notice



NOTICE OF ZONING AMENDMENT BYLAW NO. 2258

This notice is provided in advance of Council's consideration of first reading in respect of Bylaw No. 2258. The purpose of Bylaw No. 2258 is to amend Zoning Bylaw No. 2015 by creating a new Comprehensive Development zone to allow for a multi-unit residential development on the subject property shown below. In accordance with Section 464(3) of the recently amended *Local Government Act*, the Town is prohibited from holding a public hearing for this bylaw amendment as the proposed bylaw is consistent with the Town's Official Community Plan and its purpose is to permit a residential development.

Council will be considering first reading of this bylaw on **April 22, 2024 at 6:00 p.m. in Council Chambers at Town Hall, 2240 Sidney Ave, Sidney BC**. Members of the public may provide written submissions or speak in person at the Council meeting. Members of the public wishing to speak to Council electronically (via Zoom) must register in advance by contacting the Administration Department at admin@sidney.ca or by calling 250-656-1139 by 12:00 p.m. on the day of the meeting. A live-stream of the Council meeting will be available through the Town's website at sidney.ca.

Written comments can be submitted until 4:00 p.m. on Monday, April 22, 2024 by the following methods:

Email: admin@sidney.ca
Mail: 2440 Sidney Avenue, Sidney, BC V8L 1Y7
Drop Box: Main front entrance at Town Hall

All correspondence submitted will form part of the public record and may be published in a meeting agenda.

Copies of the proposed bylaw and background documentation can be viewed at Sidney Town Hall from 8:30 a.m. to 4:00 p.m., Monday through Friday (excluding statutory holidays) from **April 8 to April 22, 2024**, or online at www.sidney.ca/development. Further inquiries may be directed to the Development Services Department, at 250-656-1725 or developmentservices@sidney.ca.

Property Details:

Civic Address: 2180 BEACON AVENUE WEST
Legal Description: LOT A, SECTION 11, RANGE 3E, NORTH SAANICH DISTRICT, PLAN VIP79049



RZ100104 (First advertised April 11, 2024, Second advertised April 18, 2024)