



THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH
Minutes of the Advisory Planning Commission Meeting

September 18, 2024, 4:00 p.m.

Council Chambers

Present: Susan Zedel (Chair), Mark Alexander, Faye McClinton, Christopher Mounce,
Roger Ord, Nancy Shackelford, Shauna Sundher, Councillor Thompson

Absent: Reg Nordman, Megan Parrish

Staff Present: Ivo Van der Kamp, Acting Manager of Development Services; Pamela Martin,
Deputy Corporate Officer

1. CALL TO ORDER

The meeting was called to order at 4:02 p.m.

2. ACKNOWLEDGEMENT

The Chair respectfully acknowledged that the land on which we gather is the traditional territory of the W̱SÁNEĆ people which includes W̱JOŁŁP (Tsartlip) and S̱ÁUTW (Tsawout) First Nations.

3. ADOPTION OF AGENDA

3.1 Agenda of the September 18, 2024 Advisory Planning Commission Meeting

MOVED AND SECONDED

That the agenda of the September 18, 2024 Advisory Planning Commission meeting be approved as circulated.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the July 17, 2024 Advisory Planning Commission Meeting

MOVED AND SECONDED

That the minutes of the July 17, 2024 Advisory Planning Commission meeting be adopted as circulated.

CARRIED UNANIMOUSLY

6. NEW BUSINESS

6.1 1934 Hovey Rd – OCP Amendment, Rezoning and Development Permit

The Acting Manager of Development Services provided an introduction of the application, including information on updated plans provided by the applicant since the Council meeting, and responded to questions from the Commission.

The applicants, Chris Quigley from Aryze, Rod Hughes from Legion Manor, and Vance Harris from Dialog, provided a presentation on their application, and responded to questions from the Commission.

Councillor Thompson responded to questions from the Commission.

The Commission discussed the following:

- How the application differs from what is prescribed in the Official Community Plan.
- The rationale for the height reduction of the buildings in the updated plans, in response to community feedback.
- That the height is supportable due to the need to densify this area.
- The community consultation that took place by the applicants.
- That there are no concerns from engineers related to traffic safety for vehicles accessing the parkade entrance off East Saanich Road.
- The number of visitor spaces and accessible parking spaces provided.
- That the Legion's Manor building will be built to specific design requirements for seniors, to allow them to age in place.
- The number of units that are built with adaptive design in the rental unit building.
- The makeup of unit types in the rental building.
- Ensuring there have been considerations for road access width to accommodate farm vehicle access.
- How the right of first refusal agreement will be managed.
- The anticipated rents for the market rental units and the number of affordable units included.
- Support for the number of bike stalls included in the rental building.
- Concerns with the parking stalls being charged at the rental building.
- The need for rental units, and affordable rental units in Central Saanich.

MOVED

That the Advisory Planning Commission accepts the current proposed adaptive designs of the two buildings and considers it to be suitable, pending future changes to adaptive design and accessibility needs.

CARRIED UNANIMOUSLY

MOVED

That the Advisory Planning Commission is in support of the seniors housing agreement with the Legion.

CARRIED UNANIMOUSLY

MOVED

That the Advisory Planning Commission is supportive of the heights of buildings, as proposed in the amended plans, and supports the associated variances.

CARRIED UNANIMOUSLY

Shauna Sundher withdrew from the meeting at 6:13 p.m.

MOVED

That the Advisory Planning Commission has some concerns regarding the amount of proposed parking as well as the fee for parking in rental market building.

CARRIED UNANIMOUSLY

MOVED

That the Advisory Planning Commission generally accepts how the developer has addressed transportation demand management through vehicle access to the parkade, bike parking, and car share memberships, and thinks the proposal looks appropriate, besides the parking issues noted in the previous motion.

CARRIED UNANIMOUSLY

MOVED

That in regards to growth targets in Central Saanich, the Advisory Planning Commission requests better education on what growth targets in Central Saanich are, and agrees that the proposed development meets the demands for senior and rental housing.

CARRIED

Opposed: Faye McClinton

MOVED

That the Advisory Planning Commission is supportive of the number of units as presented in this proposal.

CARRIED

Opposed: Faye McClinton, Susan Zedel

MOVED

That the Advisory Planning Commission is concerned about the significant departures this application has from the Official Community Plan.

CARRIED UNANIMOUSLY

7. ADJOURNMENT

On motion, the meeting adjourned at 6:28 p.m.

Chair