

DISTRICT OF SAANICH
MINUTES FOR THE SPECIAL COUNCIL MEETING
HELD IN COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
TUESDAY, OCTOBER 8, 2024
CONTINUATION OF SEPTEMBER 24, 2024 PUBLIC HEARING

Chair: Mayor Murdock
Council: Councillors Brice, Brownoff (via Teams), Chambers (via Teams), Harper (via Teams), de Vries, Phelps Bondaroff, Plant, Westhaver
Staff: Lindsay Chase, Director of Planning; Amber Walker, Acting Manager, Current Planning; Jagtar Bains, Development Coordinator; Eric Joyal, Planner; Tara Da Silva and Lynn Merry, Senior Committee Clerks

MOVED by Councillor Plant and Seconded by Councillor Westhaver: “That the rules of procedure contained in the Council Procedure Bylaw be temporarily suspended to allow electronic participation at the meeting of October 8, 2024.”

RESULT: Carried 9 TO 0

IN FAVOUR: Murdock, Brice, Brownoff, Chambers, Harper, de Vries, Phelps Bondaroff, Plant, Westhaver

OPPOSED: None

BUSINESS ITEMS

2870-30
Gordon Head Road

**OFFICIAL COMMUNITY PLAN BYLAW, 2023, AMENDMENT BYLAW, 2024, NO. 10079
PROPOSED AMENDMENT TO THE NEIGHBOURHOODS POLICY**

The intent of this proposed Official Community Plan Bylaw Amendment is to amend Neighbourhoods Policy 7.4.10 to allow one four-storey building at 4080 Gordon Head Road.

The intent of this proposed bylaw is to create a new CD-9FE (Comprehensive Development – Feltham East) Zone, which permits an appropriate mix of uses and allows for the unique site configuration, especially in relation to the proposed subdivision, that could not be accomplished through other zoning, and to rezone Lot 11, Section 58, Victoria District, Plan 6919 (4080 Gordon Head Road) from the RS-10 (Single Family Dwelling) Zone to the CD-9FE (Comprehensive Development – Feltham East) Zone to construct a multi-unit, four-storey apartment building with an at-grade café and 23 units of townhouses in six, three-storey buildings. A Development Permit with a variance request for parking will be considered. A Covenant will also be considered to further regulate the use of lands and buildings.

Note: This meeting is a continuation of the Public Hearing of September 24, 2024. Public input was concluded on September 24, 2024.

APPLICANTS’ RESPONSE:

A. Cooper and N. Standeven, Abstract Developments stated:

- There was a transcription error in Bunt and Associates’ parking report; the address should have been 1870 McKenzie Avenue rather than 1870 Gordon Head Road.
- Bunt is confident in the methodology and data contained in the report.

- The access to the property is as far away as possible from the intersection.
- There will be a right-in, right-out only from the property
- The project will include widening Feltham Road.
- Frontage upgrades include new bike lanes, the installation of sidewalk, landscaped boulevards with street trees and new crosswalks to improve pedestrian safety.
- \$125,000 of the Community Amenity Contribution will be directed to cycling and pedestrian infrastructure improvements.
- Additional bike storage options will be available within the condo building including accommodation for larger cargo style bikes and charging for e-bikes; bike storage is conveniently accessed at the base of the parkade ramp.
- There will be a surplus of surface bike parking for visitors; two bike repair stands will be located at surface.
- EV chargers can be installed in 100% of the parking stalls.
- The Official Community Plan calls for Feltham and Gordon Head Roads to be major roads; Feltham Road from Shelbourne to Tyndall is part of the frequent transit network.
- BC Transit supports the increase in density as the area is well served by transit.
- Sub-surface investigations show this property is a feasible location for development.
- Project updates were mailed out to residents within a one km area of the subject property.
- The property is in close proximity to services and amenities.
- It is a thoughtful design which will blend into the existing neighbourhood.
- The application was submitted in 2019 with the point in time traffic count done in 2020.
- There is a 5% buffer in the traffic count.
- The Bunt Report recommends a suite of Traffic Demand Management (TDM) items including a car share vehicle on the property with memberships for each unit in perpetuity; the electric car share vehicle will be parked on the property and will be available to any member of the public to use.
- Automatic door openers and lighting will be used to promote the use of bike parking facilities.
- The items in the TDM would be secured via covenant.
- The units will be priced at market levels.
- The application was submitted in 2019; the property was identified as in a “Neighbourhood” at the time with up to 4-storeys permitted.
- The new Official Community Plan (OCP) no longer identifies the property as a “Neighbourhood” and only permits three-storeys.
- Many of the homes have private outdoor space which could be used for growing; there are no communal outdoor growing areas.
- The cafe would be located at the corner near the intersection of Gordon Head and Feltham.
- The draft covenant states “shared vehicle organization” rather than identifying a specific company.
- The age limit to belong to a car share is 19 years of age; a person must also possess a valid driver’s license.
- There are multiple amenities in the area including a recreation centre, playing fields, and playgrounds.
- Active cooling systems will be installed as per the BC Building Code.
- There are a variety of different unit sizes included in the project.

In response to questions from Council, the Acting Manager, Current Planning, the Planner (Current Planning) and the Development Coordinator stated:

- The project is being assessed as within a “Neighbourhood”.

- Community Amenity Contributions allow in-kind contributions although cash options are encouraged.
- Cash options are used for amenities focused in the immediate area of development.
- There is adequate lighting on Feltham Road; one new light will be installed which the developer would pay for.
- The traffic at the intersection will be monitored after completion of the project and if needed, appropriate measures will be taken.
- Heat pumps or similar will be provided as per the BC Building Code.

Public Hearing was closed.

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Brice: “That the application to allow a four-storey building in a Neighbourhood at 4080 Gordon Head Road be approved.”

Council discussion ensued with the following comments:

- There is a need for more housing.
- This is a good location for infill as it is close to services and amenities.
- The variety of unit sizes and road improvements are appreciated.
- The commercial unit will help to create a vibrant space and a community hub.
- This will allow residents to downsize and age-in-place and new home buyers to get into the housing market.
- An affordable housing component could have been incorporated into the project.
- The lack of outdoor space is concerning; green space helps to create community.
- There is merit in exploring opportunities to alleviate traffic concerns.

RESULT: Carried 7 TO 2

IN FAVOUR: Murdock, Brice, Harper, de Vries, Phelps Bondaroff, Plant, Westhaver

OPPOSED: Brownoff, Chambers

MOVED by Councillor Brice and Seconded by Councillor Westhaver: “That at the completion of the project, staff will review any traffic safety issues including potential signalization.”

RESULT: Carried 9 TO 0

IN FAVOUR: Murdock, Brice, Brownoff, Chambers, Harper, de Vries, Phelps Bondaroff, Plant, Westhaver

OPPOSED: None

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Brice: “That the application to create a new CD-9FE (Comprehensive Development – Feltham East) Zone be approved.”

RESULT: Carried 7 TO 2

IN FAVOUR: Murdock, Brice, Harper, de Vries, Phelps Bondaroff, Plant, Westhaver

OPPOSED: Brownoff, Chambers

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Brice: “That Council the application to rezone 4080 Gordon Head Road from the RS-10 (Single Family Dwelling) Zone to the CD-9FE (Comprehensive Development – Feltham East) Zone be approved.”

RESULT: Carried 7 TO 2

IN FAVOUR: Murdock, Brice, Harper, de Vries, Phelps Bondaroff, Plant, Westhaver

OPPOSED: Brownoff, Chambers

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Brice: “That Bylaw No. 10079 be given Second Reading.”

RESULT: Carried 7 TO 2

IN FAVOUR: Murdock, Brice, Harper, de Vries, Phelps Bondaroff, Plant, Westhaver

OPPOSED: Brownoff, Chambers

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Brice: “That Bylaw No. 10079 be given Third Reading.”

RESULT: Carried 7 TO 2

IN FAVOUR: Murdock, Brice, Harper, de Vries, Phelps Bondaroff, Plant, Westhaver

OPPOSED: Brownoff, Chambers

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Brice: “That Bylaw No. 10080 be given Second Reading.”

RESULT: Carried 7 TO 2

IN FAVOUR: Murdock, Brice, Harper, de Vries, Phelps Bondaroff, Plant, Westhaver

OPPOSED: Brownoff, Chambers

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Brice: “That Bylaw No. 10080 be given Third Reading.”

RESULT: Carried 7 TO 2

IN FAVOUR: Murdock, Brice, Harper, de Vries, Phelps Bondaroff, Plant, Westhaver

OPPOSED: Brownoff, Chambers

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Brice: “That Development Permit DPR00794 be approved.”

RESULT: Carried 7 TO 2

IN FAVOUR: Murdock, Brice, Harper, de Vries, Phelps Bondaroff, Plant, Westhaver

OPPOSED: Brownoff, Chambers

MOVED by Councillor Phelps Bondaroff and Seconded by Councillor Brice: “That Final Reading of the Zoning Bylaw Amendment and ratification of the Development Permit be withheld pending registration of a covenant to secure the following:

- **A community amenity contribution of \$289,920 be provided as follows:**
- **\$125,000 towards pedestrian and cycling improvements at Gordon Head Road and Feltham Road; and**
- **\$164,920 towards the Saanich Affordable Housing Fund.**
- **The development to include installation of electric vehicle charging infrastructure (L2M) to provide 100% of the residential parking stalls as energized spaces.**
- **Transportation Demand Management measures, as identified in Bunt and Associates’ Parking Study and Traffic Demand Management Report, dated April 12, 2024.**
- **That all legal agreements identified in Koffman Kalef, LLP’s letter received April 12, 2024 be secured.”**

RESULT: Carried 9 TO 0

IN FAVOUR: Murdock, Brice, Brownoff, Chambers, Harper, de Vries, Phelps Bondaroff, Plant, Westhaver

OPPOSED: None

ADJOURNMENT

MOVED by Councillor de Vries and Seconded by Councillor Brice: “That the meeting adjourn at 9:18 p.m.”

RESULT: Carried 9 TO 0

IN FAVOUR: Murdock, Brice, Brownoff, Chambers, Harper, de Vries, Phelps Bondaroff, Plant, Westhaver

OPPOSED: None

MAYOR

I hereby certify these Minutes are accurate.

CORPORATE OFFICER