Quadra Cedar Hill Community Association

Agenda – Exec Meeting

26 November 2013

Open Meeting at: 7:05 pm

1. Review Agenda – John Schmuck

* Shari Holmes-Saltzman, Saanich Municipal Planner

1. Treasurers’ Report – Dodie Fraser

* Revenues $17,271.46
* Expenses $20,020.66
* Funds available $4,060.22

1. Present Minutes – Karen Dearborn

* Minutes from the previous meeting are available, please see Karen at the break to request a copy

1. Membership Report – Rikki Bowman

* 178 paid members (11 new members in the last two months)

1. Cedar Hill Recreation Campus – Carole Ireland

* Cedar Hill Rec Centre has a new name – will now be known as the Cedar Hill Recreation Campus
* Includes all amenities and services at Cedar Hill Park
* Pro tennis tournament was recently held in the tennis complex
* $15,000 purse
* Players representing many countries, including Tunisia and Israel
* Community Arts Council 45th Anniversary Celebration was held recently
* There’s a studio artist exhibition starting next week in the Main Gallery – will showcase our studio artists
* 40th Anniversary of Cedar Hill Rec Centre – opened May 1973
* Celebration (with cake) to be held on December 10th at 11am
* New Staff
  + Jason Wiltshire – maintenance supervisor
  + Geoff Parker – food and beverage manager at the Golf Club
* Liquor License for Golf Club
  + Asked for a modification to allow beverage sales to start at 9am, instead of 10am and 11am depending on the day
    - * Being driven by requests from golfers – especially the Sunday golfers – this will keep the hours on par with other golf courses in the Victoria area
  + QCHCA has been asked to comment and we are inclined to support the application
  + Comment from an audience member about stray golf balls and the influence that alcohol may have on player’s skill or lack thereof

1. Newsletter – Ed May

* Ed May is our new newsletter editor
* Featured the new mural on the corner of Quadra Street and Tattersall
* Thanks to Steve Milroy the artist who designed and painted it

1. Area Director Reports

**BRAEFOOT:** Bob Trotter

* No news.

**CRAIGMILLAR:** Karen Dearborn

* Tattersall and Kathleen – proposal to rezone from single family to duplex
* Over 90% of the neighbours are in favour of the new development
* Have sent a note to Saanich Planning saying that the neighbours in support, but would like a street light installed on the corner

**REYNOLDS / QUADRA:** Chris Bartlett

* 3974 Cedar Hill X Road
* Proposal to rezone from a single family lot to a 4 unit townhouse sought
* Neighbourhood meeting will be held on November 27th in Art Room 1 at Cedar Hill Rec Centre at 7:30pm

**CLOVERDALE CORE:**Kevin House

* Inverness / Glasgow:
* The proposal is for a 2-stage development: phase 1 is 48 condos; phase 2 (going up Inverness) will be developed next with 43 units.
* Still in the review process by various committees
* The Shire:
* Site clearing underway
* Cloverdale and Inverness:
* Building nearing completion

**CEDAR HILL:** Lana Burns

* 3745 Ascot subdivision
* 5 strata lots proposed.
* Garry Oaks will be preserved.
* No variances being requested – so no Committee of the Whole meeting required.
* The neighbours are unhappy about the proposed subdivision.

**COOK / TATTERSALL:** Christine Bhopalsingh

* No news.

**COOK / TOLMIE:** Eric Higgs

* 1241 Maywood
* 2 lots to be subdivided into 3 lots – longer, skinny lots with development restricted at the rear due to the environmentally sensitive Peacock Hill area which abuts the lots.
* Concerns around density and parking were forwarded to Saanich Planning.
* Quadra and Tolmie – Victoria Cool Aid Society has acquired the 2 vacant lots adjacent to Decora Tile
* 45 small units proposed.
* We sent a letter Saanich saying that there is support for the development in the neighbourhood.

**QUADRA / SWAN LAKE:** Merie Beauchamp

* No news.

1. Clay Court Tennis Society Proposal

* Goes to a Saanich Committee of the Whole on Thursday, November 28th at 7:30pm – the venue is the Garth Homer Auditorium
* Speakers will be limited to a maximum of 5 minutes.
* John reviewed the process of how the Society has interacted with the Association.
* The Association has worked with Saanich to expand the number of community associations involved should be expanded.
* Met with the Mayor to discuss the issues that the three community associations have with the proposal – including neighbourhood input.
* The Association’s position is to facilitate the dialogue – get neighbours involved in decision that affect them.
* John will speak on behalf of the Community Association.
* Some of what the Association has heard is that Saanich should engage in a public consultation about what we should do with our parkland.
* An audience member suggested creating a butterfly garden in that area
* An audience member mentioned that there doesn’t seem to be an acknowledgement by Saanich of detrimental effects of the proposal on the parkland. John will be repeating what we’ve learned – the five conditions / reservations – about the proposal.
* An audience member commented that the public should be consulted when deciding on what should be done with public space.
* Fred Haynes, President of the Saanich Community Association Network, encourages people to speak at the Committee of the Whole meeting on November 28th
* Spoke at length on community involvement and restoration of Bowker Creek.
* Likes the proposal, but wants to know if other locations have been considered.
* An audience member disputes that it’s a good project – is there really a demand for this? Mentioned the Saanich Master Plan and its focus on natural spaces, parks and availability of space for children and families.
* An audience member mentioned that there is continual talk about closing schools and what about locating the courts on school property.

1. Speaking – Sharon Holmes-Saltzman on the Saanich Planning Process

* Introduction to land use planning
* Orderly use of land – balancing the needs of today with the needs of tomorrow
* Saanich’s vision – a sustainable community where a health natural environment is recognized as a paramount for ensuring social well-being
* Saanich has to follow the Local Government Act
* Planners use the following tools:
* Regional Growth Strategy
* Official Community Plans
* Zoning
* Development Permits
* Board of Variance
* Planning tools
* Main resource is the Official Community Plan (2008) including 25 development permit areas – specific policies that apply to specific areas
* Zoning governs land use: size of buildings, density, height, parking, landscaping, lot size
* Development Permit areas govern: control of form and character, protection from hazardous conditions, protection of the natural environment (ecosystems and biodiversity)
* Types of development applications
* Include rezoning, development permits, development permit amendments, development variance permits, subdivision
* The Board of Variance deals with hardship items
* Liquor license applications are reviewed
* Property owners have the right to develop their property – if you meet the zoning requirements for height, setbacks, lot area – the owner can go ahead and do what they want – neighbours don’t have a say
* If the owner needs a variance, neighbours can comment – the owner may not be granted the variance
* Zoning
* Variances cannot be granted to land use changes or density changes – you must seek a rezoning
* It’s a way of regulating land use
* Must conform with guidelines in the OCP or apply for an amendment
* It’s a long process and costly to rezone
* Development Permits
* Approved by Council and identifies conditions under which multi-family, residential and commercial development can take place
* Required prior to any subdivision, construction or alteration of land
* Decisions are made as a result of approval by the Committee of the Whole
* Once approved, the Permit is registered on the title of the land
* Variances
* Development Variance Permits grant variances to height, siting and parking requirements
* Cannot vary use or density – that requires re-zoning
* Has to be approved by Council
* Development Applications
* The phases include:
* Pre-application phase (over the counter questions)
* Application Submission
* Planning Department Review and Report
* Advisory Design Panel (if required)
* Committee of the Whole (Council)
* Issuance of Development Permit (if no re-zoning)
* 1st Reading of the Bylaw
* Public Hearing
* 2nd and 3rd Reading of the Bylaw
* 4th (final) reading of the Bylaw
* Public Input
* Development applications are publicized in the newspaper and on Saanich’s website
* The public can view plans and talk to a planner; talk to your Community Association, write a letter / e-mail to Council, and speak to issues at Committee of the Whole Meetings and at Public Hearings
* Discussions / Questions
* Lots of discussion around the re-zoning of properties and what Saanich can do – or not do – if all the zoning requirements have been met.
* Sharon talked about Saanich indicating where the direction on zoning and what types of zoning an area might expect in the future.
* Development permits don’t expire, but usually contain a clause that says development must have substantially started within 24 months of approval.
* How does the development permit process work when applied to parks? Not required for certain uses, but this is a sensitive issue. Certain zoning, like parks and reservoirs, there is not a legal requirement to consult with the public.

Close Meeting: 9:36pm