

Area A Advisory Planning Commission Minutes

21 February at 5:00 pm

Mill Bay Fire Hall

Present: Ted Stevens, Archie Staats, Kerry Davis, Cliff Braaten, Ron Parsons, Margo Johnston, Mike Walker (Director, Area A) and Alison Garnett (CVRD Planner)

Applicants: Angela Quek, Mel Topping (Falcon Ridge Developments) and Tom Shadlock (Brentwood College)

Regrets: Glenn Terrell, David Crowe (Alternate Director, Area A)

Audience: none

Meeting called to order at 5:03 pm.

Selection of APC executive for 2013:

Ted Stevens, Chair

Cliff Braaten, Vice Chair

Glenn Terrell, Secretary

New Business:

Proposed Road Closure – Lashburn Road Application No. 5400-04 LAS

Purpose: To provide feedback to the Ministry of Transportation and Infrastructure regarding Brentwood College's proposal to close Lashburn Road.

Tom Shadlock, Facilities Manager, Brentwood College presented a map illustrating Lashburn Road and explained why Brentwood College would like to purchase the road property so the road could be closed using a gate.

APC Questions and Concerns:

1. Access to the fish ladder, under the bridge for public and bicycles.
2. How to access – automatic gate and a walkway at side of the gate.
3. Services along Lashburn Road would not be public if road is purchased – has MoT been asked if they would allow the road to be gated – this would keep the road public property with access to the utility services.

APC Comments

Other roads have been gated e.g. Deloume Road by Mill Springs development, the applicant was unaware this was an option.

The applicant will check with MoT if Lashburn Road can be gated by Brentwood College.

APC Recommendation:

The Area A APC unanimously recommends to the CVRD **Proposed Road Closure – Lashburn Road Application No. 5400-04 LAS** be postponed until the applicant contacts the Ministry of Transportation and Infrastructure requesting Lashburn Road be gated. Then the road could be gated without the transfer of ownership from the Ministry of Transportation and Infrastructure.

Rezoning Application No. 6-A-09RS Revised

(Mel Topping and Angela Quek for Van Der Have/Walker) *Falcon Ridge Developments*

Purpose: To rezone five subject properties at Boulding Road and Benko Road to permit a multi-family residential development, with 98 residential strata units in a combination of housing types.

Alison Garnett overview:

- on periphery of VCB
- 5 properties included in application for 98 units with combination of housing types
- Zoned R2 now
- Boulding Road would become a through road
- Connection to Mill Bay Waterworks is proposed and a CVRD operated community sewer system
- Currently not within Mill Bay Waterworks district.
- Parkland dedication of 25% of property
- trails on the property
- Land use application

Angela Quek (AYPQ Architecture), Mel Topping (applicants) and Victoria Drakeford, landscape architect presented a visual overview of the development. Questions from APC members were answered by the agents during and after the presentation.

Presentation included:

- Site location and types of housing
- Diversified housing offers different levels of affordability
- Forest lands would be buffered by trees and walking trails would be provided
- Height of buildings – 4 single family homes- 2 storey, 4 six plex townhouses -3 storey, one 14 unit condo – 4 storey, two 28 unit condos – 4 storey and one amenity building – 1 storey. Some units will have ocean views
- Small footprint -31 units on other lands would have the same footprint as 98 units in this project
- Design rationale – higher density with buildings covering only 7% of the site
- Services – assessment studies for water, waste and traffic completed
- Traffic – connection to Boulding Road. Benko Road access for the 4 single family homes

Summary:

- Large forest buffer around site
- Range of housing options with trails and pathway connections
- Walking distance to Frayne Centre (0.7 Km)
- Quality units with forest and ocean views
- Site Coverage 7%
- Favorable water, waste water and traffic assessment studies commissioned by the developer

APC Questions and Concerns:

Roads and Pedestrian walkways

- Boulding Road would become a through road
- Part of Benko Road would be widened
 - *Probably 6 metres to 7.2 metres*
- Pedestrian walkways in Mill Bay are unsafe. Would the developer consider ensuring safe walkway down Partridge Road to Mill Bay Centre? Also would the developer consider funding towards walkways on Partridge as a community benefit?
 - *Yes, this could be a consideration.*
- Traffic is an issue in Mill Bay now. There are 900 homes approved for building in this area before the proposed 98 units approximately for 200 people add 300 cars.
 - *The traffic assessment calculated the proposed development would generate a total of 50 trips during the afternoon peak travel times.*

Water and Waste water

- Creating separate liquid waste manage systems in reality is a breakdown to getting a sewer system for Mill Bay.
- If wells on site how will it affect existing wells?
 - *Water assessment study indicates there is sufficient water available for the development.*
- Does the sewer include any of the infill areas?
 - *Exact location on the site is not determined yet.*

Marketing

- What is the mix of 1, 2, 3 bedroom units?
 - *Triplexes would provide smaller units for young people.*
- *Various sizes and prices for the units to attract a wide range of ages.*
- What is the time frame to start to build?
 - *Uncertain at this time but likely to start soon after the approvals for the development.*
- What is the budget?
 - *Not sure.*

Recreational provision

- *Community garden for strata*
- *Developer will consider a playground for children.*
- *Trails – park trails on property for strata = private use*
- *A 25% of land will be dedication to the CVRD.*

Strata

- Building height
 - *4 storeys will appear as 3 storeys considering the slope elevation.*

Location

- This is not the best location for this type of project as it is too far from the service centres.
 - *Frayne Centre is owned by the applicant; it doesn't have much of a commercial area now but could expand to service the development.*
- The closest commercial centre is Mill Bay Centre.

APC Comments re question the APC could consider (page 8)

- Coverage of site (small footprint) concept is good.
- Diverse mix of housing options is needed in Mill Bay.
- Water, sewer, roads – serious concern about the impact of water and waste on existing homes.
- Amenities being provided to the community - 25% land dedication to CVRD. No contribution to existing recreational facilities.
- Traffic study - 900 homes already approved in the area not considered into traffic study.
- The urban/rural zoning is R2 this proposal is 10 times that density.

APC Recommendation:

The Area A APC recommends to the CVRD **Rezoning Application – No. 6-A-09RS not be approved** as the subject properties are not an appropriate location for a high density multi-family development.

Four APC members against and 2 members supported the rezoning application.

Meeting Adjournment:

It was moved the meeting be adjourned.

MOTION CARRIED

Meeting adjourned at 6:50 pm.