



Community Association

Board Meeting Agenda

Pearkes Recreation Centre, 7:00 P.M., October 3, 2013

Attendance: Gabe Epstein, Wendy Farwell, Christine Fedoruk, Vincent Gornall, Scott Karpes, Chris Kask, Pam Loadman, Rob Wickson

Guests: Marcus Fedoruk; Allison Keller, John Kuharchuk and Doug Regelous (Saanich Senior Living Inc.)

1. Guests Doug Regelous, John Kuharchuk and Allison Keller updated the board on the Saanich Senior Living seniors care facility proposed for 994 and 998 Gorge Road West. A scale model of the development was reviewed. If the development passes public hearing, the target for start of construction would be the end of the first quarter in 2014. Once construction is underway, the proponents anticipate 20 months to occupancy permit. BayBridge Seniors Housing has been selected as the operating partner.

The 144-unit, primarily independent living facility will house 19 or more assisted living units accommodating some memory care. The design affords 57 parking spots, intended to accommodate staff, residents and visitors. The complex will employ approximately 35 FTEs. A discussion ensued on potential impact of staff parking requirements on the surrounding neighbourhood. The developers indicated that staff would be instructed not to park on neighbourhood streets and noted that the facility would be well serviced by public transit. The facility includes 18 secured bike-parking stalls.

There is consideration of a coffee shop at the corner, and there has been an expression of interest. The proponents will seek input from the community on ways to incorporate Brookman's as a historic theme.

The question was raised of more extensive ground-level mixed use. This was not selected due to land values and site location, which it was felt would not generate high volumes of street traffic to frequent shops and services.

2. Wendy Farwell was unanimously elected to the board as general director. (M=Rob, S=Gabe)
3. Adoption of agenda as amended (M=Christine, S=Gabe); September 2013 minutes approved (M=Scott, S=Wendy).
4. Reports
 - a. Finance – Chris reported not much change.
 - b. Membership – Christine reported membership holding steady, with three new memberships since last meeting.

