

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **SPECIAL (OPEN) COUNCIL** Meeting
Monday, December 13, 2004 at 7:00 p.m.
Central Saanich Municipal Council Chamber

PRESENT: Mayor Allison Habkirk
Councillors: Graham, Haddon, King, Korol, Mason and Thompson
Gary C. Nason, Administrator
Trish Flanders, Municipal Clerk
Hope V. Burns, Director of Planning & Building Services
Roy Thomassen, Chief Building Inspector

APPROVAL OF THE AGENDA:

80.05 MOVED BY COUNCILLOR GRAHAM
 SECONDED BY COUNCILLOR THOMPSON
 That the Agenda for the Special (Open) Council Meeting held on December 13, 2004 be approved as circulated.
 CARRIED UNANIMOUSLY

BYLAWS:

1. **“Central Saanich Land Use Bylaw Amendment Bylaw No. 1513, 2004”** [To Rezone Four Properties Located on the Southeast Corner of Keating Cross Road and West Saanich Road from Service Station Commercial (C-4) Zone and Rural Estate (RE-2) Zone to Tourist Commercial (C-5) Zone]

81.05 MOVED BY COUNCILLOR THOMPSON
 SECONDED BY COUNCILLOR KOROL
 That Bylaw No. 1513, cited as “Central Saanich Land Use Bylaw Amendment Bylaw No. 1513, 2004” be given third reading.

BEFORE THE QUESTION WAS CALLED, members of Council raised the following concerns and comments:

- concerns were expressed with respect to the proposed exterior design and finish of the building, and several amendments to the proposal were suggested (i.e. roof colours, pyramid structure, cedar battens, stone columns, balcony design, window trim colour, etc.);
- support for the proposal was expressed based on the fact that the property designation conforms to the Official Community Plan, the proposal meets the requirements of the Tourist Commercial (C-5) Zone, and the proposal will not likely lead to further development of the general area;
- concerns were expressed that several neighbouring residents are opposed to the development proposal and are concerned with the impact on local vehicular and pedestrian traffic;
- an indication was given that the density and scale of the proposal were not proportionate for the community, and would significantly contribute towards increasing the amount of traffic that currently exists at this intersection;
- several questions were raised with respect to the uncertainty of the proposed liquor licensing aspect of the proposal and the need for the Applicant to clearly identify the specific details about the type of liquor license that is proposed for the hotel development.

THE QUESTION WAS THEN CALLED ON THE MOTION.

CARRIED

OPPOSED: COUNCILLOR KING

Councillor King advised that he opposed to the rezoning of two of the subject properties from Rural Estate (RE-2) Zone to Tourist Commercial (C-5) Zone.

Councillor Mason suggested a number of changes to the exterior finish and design aspect of the proposal as follows:

- delete the pyramid structure over the main entrance;
- remove the cedar battens;
- remove the criss-cross pieces on the balconies and replace with simple glass panels or wrought iron works;

- soften the dark roof colour to blend in with the surrounding neighbourhood;
- implement stone columns or cultured stonework, similar to that used at Brentwood House;
- darken the trim colour on the window frames to coordinate with the roof and stonework colours.

During a brief discussion around the table with respect to Councillor Mason's suggested changes, Councillor Graham requested that horizontal siding, not vertical, be incorporated throughout the exterior design of the proposed development.

82.05 MOVED BY COUNCILLOR GRAHAM
 SECONDED BY COUNCILLOR THOMPSON
That the Director of Planning & Building Services be requested to discuss with the Applicants the afore-noted issues and concerns which have been raised by Councillors Mason and Graham, and provide further commentary and/or recommendations back to Council as considered appropriate or necessary.
CARRIED UNANIMOUSLY

83.05 MOVED BY COUNCILLOR HADDON
 SECONDED BY COUNCILLOR MASON
That Council reaffirm its previously stipulated condition for final adoption of Bylaw No. 1513 that, subject to further consultation and approval of details with the Municipal Solicitor, the registration of an appropriate covenant or legal undertaking be required to prohibit the operation of a Liquor Primary License facility on the site, and/or the conversion of the existing Food Primary Liquor License for Smitty's Restaurant to a Liquor Primary License, without the prior approval of the Municipal Council.
CARRIED UNANIMOUSLY

UNFINISHED BUSINESS:

1. Section 57 Notice on Title/Remedial Action Order – 6820 Kirkpatrick Crescent (Second Floor Constructed Without Permits)

- a) Council motions adopted on December 6, 2004 pertaining to this matter;
- b) Copy of Staff Memorandum dated October 27, 2004 (previously presented at the December 6, 2004 Regular Council Meeting);
- c) Follow-up Memorandum dated December 7, 2004 from Roy Thomassen, Chief Building Inspector.

The Administrator gave an overview of the December 6th, 2004 Council resolutions with respect to this matter and the Council's request that Councillor Thompson and the Chief Building Inspector meet with Mr. White to discuss the District's requirements and expectations with respect to the Building Code Analysis/Summary.

The Chief Building Inspector, Mr. Roy Thomassen, addressed the contents of this Memorandum and commented on his recent meeting with Councillor Thompson and Mr. White.

Councillor Thompson confirmed that Mr. White has hired an engineering firm to begin addressing the Building Code Summary and outstanding building deficiencies.

ADJOURNMENT:

On motion, the Special (Open) Council Meeting held on December 13, 2004 adjourned at 7:45 pm.

Allison Habkirk
Mayor

Trish Flanders
Municipal Clerk

Recorded by: Trish Flanders
Municipal Clerk