

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING AND DEVELOPMENT COMMITTEE** Meeting
Tuesday, November 14, 2006, at 7:00 p.m.
Central Saanich Municipal Council Chamber

PRESENT: Councillor Robert Thompson, Chair
Mayor Jack Mar
Councillors: Bryson, Garrison, Graham, and Mason
Hope V. Burns, Acting Administrator / Director of Planning & Building Services
Sara C. Ribeiro, Municipal Clerk
Rosalyn Tanner, Director of Financial Services
Nirmal Bhattacharya, Municipal Engineer

ABSENT: Councillor King

The Acting Administrator, Hope V. Burns, circulated the following as late items for consideration:

- Under Item 2, Staff Memorandum from the Manager of Community Services dated November 10, 2006, Re: Development Variance Permit Application for 1091 Clarke Road
- Under Item 3, Correspondence from Jim Letham dated November 14, 2006, Re: Development Variance Permit Application for Subdivision of Lot A, Sections 15 and 16, Range 4 East, South Saanich District, Plan 47680

APPROVAL OF THE AGENDA:

1212.06 MOVED BY COUNCILLOR MASON
 NO SECONDER
 *That the Agenda for the Planning & Development Committee Meeting held on
 November 14, 2006, be approved as amended.*
 CARRIED UNANIMOUSLY

1. Informal Presentation

- a) Correspondence from Mr. John Kelly dated October 5, 2006, Re: Proposed Re-Development of the Property Located at the Southeast Corner of West Saanich Road and Keating Cross Road.

The Director of Planning & Building Services, Ms. Hope V. Burns, provided an overview of the Memorandum and answered questions from the Committee.

John Kelly, Kelly Enterprises, spoke to his correspondence. He outlined the details of his pending proposal for the corner of West Saanich Road and Keating Cross Road. He emphasized the need for a pedestrian friendly centre with a mix of residential and commercial units. He answered questions from the Committee.

The Chair invited representatives from the gallery to make a brief statement to the Committee.

Wayne Watkins, 7005 Wallace Drive, questioned the definition of a "tourist" and whether Council made a distinction between a Greater Victoria resident or an out-of-town resident.

Peter Parsons, Chair, Advisory Planning Commission (APC), invited Mr. Kelly to make a presentation at the APC meeting on November 15, 2006.

Frances Pugh, 6963 West Saanich Road, spoke to the zoning requirements of this area.

Mayor Mar assumed the Chair at 7:31 p.m.

Councillor Thompson offered comments to Mr. Kelly's presentation.

Councillor Thompson assumed the Chair at 7:35 p.m.

A discussion occurred between Staff, the Committee, and Mr. Kelly.

2. Staff Memorandum

- a) Staff Memorandum from the Planner dated November 3, 2006, entitled "Development Variance Permit Application for 1091 Clarke Road (Spicer / Kerr)".
- b) Staff Memorandum from the Manager of Community Services dated November 10, 2006, entitled "Development Variance Permit Application for 1091 Clarke Road"

The Director of Planning & Building Services, Hope V. Burns, overviewed the Staff Memorandum.

Gregg Spicer, 1091 Clarke Road, was in attendance at the meeting to answer questions of the Committee.

1213.06 MOVED BY COUNCILLOR GRAHAM
 NO SECONDER
 That It Be Recommended To Council:

That the Staff Memorandum from the Manager of Community Services dated November 10, 2006, entitled "Development Variance Permit Application for 1091 Clarke Road" be received.

That the Staff Memorandum from the Planner dated November 3, 2006, entitled "Development Variance Permit Application; 1091 Clarke Road (Spicer / Kerr)" be received, and in connection with the proposed construction of a detached garage on the property located at 1091 Clarke Road,

1. *Council propose to consider the issuance of a Development Variance Permit to vary the following regulations:*
 - *the permitted height of an accessory building from a maximum of 3.5m (11.5ft) to a maximum of 4.5m (15ft); and,*
 - *the accessory building separation from a minimum of 3.0m (10ft) to a minimum of 1.5m (5ft).*
2. *Staff be instructed to undertake the statutory notification procedures; and,*
3. *Council then consider the issuance of a Development Variance Permit.*

3. Staff Memorandum

- a) Staff Memorandum from the Director of Planning & Building Services dated November 8, 2006, entitled "Development Variance Permit Application for Subdivision of Lot A, Sections 15 and 16, Range 4 East, South Saanich District, Plan 47680 (English Meadow Development – Bella Vista Road)".
- b) Correspondence from Jim Letham dated November 14, 2006

The Chair advised the Committee will discuss the application first and then discuss Mr. Letham's correspondence pertaining to the closure of Rey Road.

The Director of Planning & Building Services, Hope V. Burns, overviewed the Staff Memorandum.

John Tidman, 7227 Sea Drive, was in attendance at the meeting to answer questions of the Committee or to clarify his application. Mr. Tidman indicated he wished to amend the application to reduce the required constructed width of Twin View Drive for emergency purposes.

1214.06 MOVED BY COUNCILLOR GRAHAM
 NO SECONDER
 That It Be Recommended To Council:

That the Staff Memorandum from the Director of Planning & Building Services dated November 8, 2006, entitled "Development Variance Permit Application for Subdivision of Lot A, Sections 15 and 16, Range 4 East, South Saanich District, Plan 47680 (English Meadow Development – Bella Vista Road)" be received, and in connection with the proposed subdivision of Lot A, Sections 15 and 16, Range 4 East, South Saanich District, Plan 47680 (as shown on the

proposed plan of subdivision):

1. Council propose to consider varying:
 - a) the engineering subdivision standards required by bylaw with respect to:
 - i) for the proposed traffic calming measures on Bella Vista Drive,
 - ii) for the proposed width and use of coloured stamped asphalt on Twin View Drive,
 - iii) the requirement for full construction of Rey Road,
 - b) the Land Use Bylaw regulations for exterior sideyard setbacks for proposed Lots 36 and 37, to be reduced from 6m (20ft) to 4m (13 ft);
2. Staff be instructed to undertake the previously suggested increased statutory notification procedures; and,
3. Council then consider the issuance of a Development Variance Permit, subject to any conditions as recommended.

CARRIED UNANIMOUSLY

The Chair introduced Mr. Letham's correspondence. A discussion occurred between the Committee and Staff regarding the closure of Rey Road, as requested by the Ministry of Transportation.

1215.06 MOVED BY COUNCILLOR MASON
NO SECONDER
That It Be Recommended To Council:

That Staff be instructed to write a letter to the Ministry of Transportation for clarification on their recommendation for limitation of access onto Rey Road.

BEFORE THE QUESTION WAS CALLED, it was

DEFEATED
1216.06 MOVED BY COUNCILLOR GRAHAM
NO SECONDER
That It Be Recommended To Council:

That Staff be instructed to request a representative of the Ministry of Transportation to consult with the impacted residents in the vicinity of the possible Rey Road closure prior to the closure of Rey Road.

DEFEATED

OPPOSED: MAYOR MAR, COUNCILLORS BRYSON, GARRISON, AND MASON

ON THE MAIN MOTION
CARRIED
OPPOSED: MAYOR MAR

1217.06 MOVED BY COUNCILLOR MASON
NO SECONDER
That It Be Recommended To Council:

That the Fire Chief be requested to explore emergency access in the vicinity of Rey Road and report back to Council.

CARRIED UNANIMOUSLY

4. Staff Memorandum

- a) Staff Memorandum from the Planner dated November 7, 2006, entitled "Development Permit Application for 1970 Keating Cross Road (Lidell Contracting Ltd. for EJC Developments)".

The Director of Planning & Building Services, Hope V. Burns, overviewed the Staff Memorandum.

Peter Parsons, Chair, Advisory Planning Commission (APC), stated the APC had concerns related to the backlit sign, the height of the sign, and lighting and light pollution.

Ben Levinson, Architect, advised of changes to the plans to address the concerns raised by the APC. He provided the Committee with details of this proposal including lighting, placement of bicycle parking, garbage/recycling, water run-off, and the use of permeable paving. He advised that the total proposed height of the new sign would be 13 feet for security reasons, but that he would have a discussion with the Police Department regarding vandalism in the area if the sign's height is to be lowered.

Michael Bocking, Landscape Architect, outlined the current landscape features of the property and the proposed additions to the landscaping plan, including perimeter screening, ground cover, and the removal of the green house.

1218.06 **MOVED BY COUNCILLOR GRAHAM**
NO SECONDER
That It Be Recommended To Council:

That the Staff Memorandum from the Planner dated November 7, 2006, entitled "Development Permit Application for 1970 Keating Cross Road (Lidell Contracting Ltd. for EJC Developments)" be received, and in connection with the proposed Development Permit Application to the proposed addition to the "Buckerfields" warehouse at 1970 Keating Cross Road (Lot 1, Section 13, Range 2 East, South Saanich District, Plan 55228):

- 1. Council propose to consider varying the required setback of parking areas from any lot line from a minimum of 2.5m to 0.9m.*
- 2. Council then instruct Staff to undertake the statutory notification procedures; and,*
- 3. Council then consider the issuance of a Development Permit and a Development Variance Permit, subject to the following conditions:*
 - a restrictive covenant to be registered on the property to ensure:*
 - Construction will be in strict compliance with the approved development permit;*
 - Sealed engineering confirmation will be provided to indicate that post-development storm water run-off will not exceed pre-development conditions and that the system, including the oil and grit interceptor, will be maintained in the future; and,*
 - The permeable paving will be maintained in the future.*
 - the landscape plan be revised to provide the required screening;*
 - a landscape deposit be provided in the amount of 125% of the estimated costs of installation of all soft and hard landscape works and site amenities;*
 - the amenity area for staff be relocated away from the main entrance to the parking lot;*
 - details be provided of the permeable paving system;*
 - details be provided of the required screening of the garbage/recycling areas; and,*
 - details be provided of the exterior lighting.*

CARRIED UNANIMOUSLY

5. Staff Memorandum

- a) Staff Memorandum from the Director of Planning & Building Services dated November 8, 2006, entitled "Permeable Surface Parking – Secondary Suites".

The Director of Planning & Building Services, Hope V. Burns, overviewed the Staff Memorandum.

The Chair advised there are two potential Bylaws for discussion: one pertaining to minimum lot size of 660m² for secondary suites and the second pertaining to reducing the minimum lot size and requiring permeable parking surfaces to be used for secondary suites.

A discussion occurred between Staff and the Committee regarding the second proposed Bylaw.

Mayor Mar assumed the Chair at 8:47 p.m.

Councillor Thompson offered comments on the requirement of permeable parking surfaces for secondary suites.

Councillor Thompson assumed the Chair at 8:51 p.m.

The Chair invited representatives from the gallery to make a brief statement to the Committee.

Yves Bajard, 1896 Watson Street, Victoria, offered his comments and expertise regarding permeable parking surfaces. He stated at this point in the planning process, it would be best to have a recommendation to use permeable parking surfaces, rather than make it a requirement.

Brian Stretch, 1438 Mount Newton Cross Road, offered support to the use of permeable parking surfaces and better infiltration of groundwater.

Ben Levinson, 2072 Marne Street, outlined various permeable parking surfaces he has reviewed for other projects he is currently working on.

6. Staff Memorandum

- a) Staff Memorandum from the Director of Planning & Building Services dated November 1, 2006, entitled "Official Community Plan (OCP) – Primer".

The Director of Planning & Building Services, Hope V. Burns, overviewed the Staff Memorandum.

A discussion occurred between Staff and the Committee regarding the review of the Official Community Plan Bylaw.

1219.06 MOVED BY COUNCILLOR GRAHAM
 NO SECONDER
 That It Be Recommended To Council:

That Council endorse the proposed OCP review process as set-out in Appendix C of the Staff Memorandum dated November 1, 2006.

CARRIED UNANIMOUSLY

1220.06 MOVED BY COUNCILLOR GRAHAM
 NO SECONDER
 That It Be Recommended To Council:

That Council endorse the establishment of an OCP Review Steering Committee, as set-out in the Staff Memorandum dated November 1, 2006.

CARRIED UNANIMOUSLY

1221.06 MOVED BY COUNCILLOR GRAHAM
 NO SECONDER
 That It Be Recommended To Council:

That Council appoint Councillors Bryson and Thompson to the OCP Review Steering Committee.

CARRIED UNANIMOUSLY

1222.06 MOVED BY COUNCILLOR GARRISON
 NO SECONDER
 That It Be Recommended To Council:

That Council direct that consultation with other impacted parties is to occur at a later stage in the process.

CARRIED UNANIMOUSLY

1223.06 MOVED BY COUNCILLOR GARRISON
 NO SECONDER
 That It Be Recommended To Council:

That Council endorse the Terms of Reference for the OCP Review for the purposes of hiring a professional planning consultant team (including undertaking the Housing Capacity Analysis Study) as set-out in Appendix D of the Staff Memorandum dated November 1, 2006.

CARRIED UNANIMOUSLY

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on November 14, 2006, adjourned at 9:27 p.m.

Councillor Robert Thompson, Chair

Recorded By: Sara C. Ribeiro
 Municipal Clerk