

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING & DEVELOPMENT COMMITTEE** Meeting
Monday, April 23, 2007, at 7:01 p.m.
Central Saanich Municipal Council Chamber

PRESENT: Councillor Robert Thompson, Chair
Mayor Jack Mar, Councillors Bryson, Garrison, Graham, and King
Gary C. Nason, Administrator
Bruce Greig, Planner
Nirmal Bhattacharya, Municipal Engineer
Roselyn Tanner, Director of Financial Services
Ruby Shea, Administrative Assistant

ABSENT: Councillor Mason

The Administrator, Mr. Gary C. Nason, circulated for inclusion on the agenda as a late item a memorandum from Councillor King pertaining to the requested parking variance for the Brentwood Bay Shopping Centre re-development proposal.

APPROVAL OF THE AGENDA:

449.07 MOVED BY COUNCILLOR GARRISON
 NO SECONDER
 *That the Agenda for the Planning & Development Committee Meeting held on
 April 23, 2007, be approved as amended.*
 CARRIED UNANIMOUSLY

1. Staff Memorandum

- a) Staff Memorandum dated April 18, 2007, from the Director of Planning & Building Services entitled "Rezoning, Development and Development Variance Permit Application; 1183-1211 Verdier Avenue – Brentwood Bay Shopping Centre (Royal Bank Site)".

The Planner, Bruce Greig, presented a brief overview of the major highlights of the Application and summarized the main points for consideration at this evening's Committee Meeting.

The Chair then invited the Applicants to make a presentation on their development.

Mr. Des Bazzet, of Vic Davies Architects, proceeded to give a detailed presentation on the Rezoning, Development and Development Variance Permit Application for 1183-1211 Verdier Avenue, the Brentwood Bay Shopping Centre site. Mr. Bazzet spoke to several display boards. During the course of his presentation he overviewed the details of the five proposed buildings to be constructed, including the heights of the various buildings and the number of stories. Details were also presented in regards to the proposed vehicular accesses to the site off West Saanich Road and Verdier Avenue, as well as the proposed pedestrian access to the site. Mr. Bazzet overviewed the surface and underground parking details and the proposed setbacks from the property lines, providing a "stepped back" effect. Mr. Bazzet concluded his presentation by briefly discussing the materials to be used on the site and the proposed paving patterns.

Mr. Bazzet then proceeded to introduce Ms. Bev Windjack of LADR Landscape Architects. Ms. Windjack overviewed the proposed major landscaping features and details such as proposed tree plantings, landscape and vegetative buffers, the proposed pathway through the vegetative area, and the heavy reliance on native plantings. Ms. Windjack also presented details on the hierarchy of paving treatments proposed for the site and noted that approximately half of the site will incorporate permeable parking features.

Mr. Bazzet then concluded the presentation by overviewing a suggested phasing approach to the proposed development which would see four phases of construction on the site. Mr. Bassett noted that this phasing program could be subject to change, but at this stage it is the suggested intent of the Applicants on how they wish to proceed. Mr. Bazzet stated that the goal of the phasing approach is to ensure that the commercial

viability of the site remains throughout the entire period of construction, and to permit continued access to the site. Mr. Bazzet discussed the parking to be provided after full build-out, and reviewed in detail the requested variance to the parking requirements.

A detailed question and answer period followed during which the Applicants and Staff responded to various questions from members of Council with respect to the Application. In response to a question Mr. Bazzet advised that the Applicants are looking at involvement or membership with Car Sharing Co-ops, and also noted their commitment to update the data in the Boulevard Transportation Group Traffic Impact Assessment Report to reflect the most recently updated features of the proposed development. In this regard, Mr. Bazzet circulated to the Committee correspondence from Boulevard Transportation Group dated April 23, 2007, entitled "Preliminary Parking Review for Residential Portion of West Saanich Road / Verdier Avenue Development".

The Planner, Mr. Bruce Greig, then proceeded to overview in detail the Staff recommendations as contained in the Staff Memorandum dated April 18, 2007, which was included in the agenda package. Mr. Greig responded to various questions from the Committee and a considerable discussion took place around the table.

The Chair then opened the Meeting for comments from members of the public in attendance.

Mr. Wayne Watkins, 7055 Wallace Drive, advised he had a range of questions and noted he would summarize these questions and provide them to the District on April 24, 2007. Mr. Watkins questioned whether the access and egress details had been reviewed by the District's Police and Fire Departments, and questioned details with respect to the number of parking spaces to be provided. Mr. Watkins also questioned whether the required number of parking spaces for visitors had been included in the calculations, and whether the issue of availability of parking during the construction phase had been addressed. Mr. Watkins concluded his remarks by questioning when the Transportation Demand Management Plan, as recommended by Staff, would be provided to the District and to the public.

Ms. Rita Cooney, 1108 Clarke Road, advised she operates a business located at 1191 Verdier Avenue. She noted that she is very pleased with the proposed accesses to the site off of Verdier Avenue. Ms. Cooney stated that in her view, two access to the site, one off of Verdier Avenue and one off of West Saanich Road, are of paramount importance. Ms. Cooney further stated that sufficient parking availability is a very critical issue that must be addressed.

Ms. Laurel McIntyre, advised that she is a tenant in the Brentwood Bay Shopping Centre and stated that Council and Staff should work to obtain more amenities from the Applicant in exchange for the proposed increase in the density as well as the reduced parking requirement. These two issues in particular are incentives for the Applicant, and there should be corresponding amenities granted to the District. Ms. McIntyre further stated that she is disappointed that the commercial component has been reduced. She concluded her remarks by stating she is supportive of strata-titling the business properties so that business owners can make a more long term commitment to the community.

Ms. Eli Chambers, 901 Verdier Avenue, stated that overall she is pleased with the proposed increase in the density; however, is concerned with the requested variances to the parking requirements. Ms. Chambers questioned whether the Applicant would be willing to contribute to possible off-site amenities such as the construction of a sidewalk elsewhere in Brentwood Bay. Ms. Chambers further questioned details with respect to the proposed access off of Verdier Avenue, and changes that may need to be considered to the proposed access off of West Saanich Road.

Mr. Nicholas Filpula, #3 – 1211 Verdier Avenue, questioned what the developer's position was with respect to incorporating an affordable housing component into the development.

Mr. Eric Charman, applicant and owner of the Brentwood Bay Shopping Centre site, advised that he and his architects have attempted to meet all requirements of the District of Central Saanich, and to get the application to this point has incurred considerable expense. Mr. Charman expressed concerns with respect to apparent requests by the public and/or the District for contributions to various off-site amenities, and stated that he is still not completely sure that he will proceed with the proposed development as

opposed to merely renovating the existing buildings.

In response to a question from the Committee, Mr. Vic Davies, Principal of Vic Davies Architects, stated that the applicants are in concurrence with the various Staff recommendations as contained in the April 18, 2007, Staff Memorandum.

The Chair then requested that the Committee consider various motions with respect to this particular application.

450.07 MOVED BY COUNCILLOR GRAHAM
NO SECONDER
That it be recommended to Council:

That the Staff Memorandum dated April 18, 2007, from the Director of Planning & Building Services entitled "Rezoning, Development and Development Variance Permit Application; 1183-1211 Verdier Avenue – Brentwood Bay Shopping Centre ("Royal Bank Site")" be received, and:

- 1. Staff be instructed to proceed with the preparation of the necessary Land Use Bylaw Amendment for the property at 1183-1211 Verdier Avenue (Brentwood Bay Shopping Centre) to change the land use designation from the Core Commercial (C1) Zone to a new Comprehensive Development Zone 3 (CD3);*
- 2. The necessary Land Use Bylaw Amendment be given consideration of first and second readings at the Regular Council Meeting to be held on May 7, 2007;*
- 3. Council propose to consider a Development Variance Permit to:*
 - a) Vary the number of required parking stalls from 184 spaces to 155 spaces;*
 - b) Vary the required number of loading spaces from two to one;*
 - c) Vary the required number of bicycle storage (long term) from 112 spaces to 100 spaces;*
- 4. Staff be instructed to undertake the required statutory notification procedures for both the public hearing and the Development Variance Permit;*
- 5. The necessary Land Use Bylaw Amendment be referred to a Public Hearing to be held on Thursday, May 31, 2007, at 7:00 p.m. in the Fire Hall Training Centre;*
- 6. Council indicate to the applicant any further comments or suggested changes for the proposed design, including changing the cultured stone to natural stone veneer and applying it vertically rather than horizontally;*
- 7. Any issuance of a Development Variance Permit and Development Permit for this particular application be subject to the following specified conditions:*
 - a) submission of a final detailed landscape plan, including details of site amenities and permeable paving, and deposit of 125% of estimated costs;*
 - b) submission of a detailed grading plan;*
 - c) submission of a massing model and materials/colours board;*
 - d) submission of details showing the height, adjacent grades and construction of all proposed retaining walls;*
 - e) professional engineering analysis and security deposit to cover all Engineering requirements including sewer, water and drainage services as well as roadway/median changes to West Saanich Road and Verdier Avenue;*
 - f) submission of details of an oil and grit interceptor to be installed for the surface parking lot;*
 - g) submission of a transportation demand management plan addressing the details of the proposed reduction in parking;*
 - h) all roof top mechanical equipment to be appropriately screened;*
 - i) submission of details for the required screening of the garbage and recycling containers;*
 - j) submission of details of all exterior lighting, including all site lighting, at-grade and underground parking lighting, and exterior building lighting. All fixtures to be 'down cast' arched with a restricted light spread. All underground parking light fixtures to meet safety requirements;*

- k) *no free-standing sign(s) to be allowed and a master sign plan to be submitted; and,*
- l) *a restrictive covenant to be registered on the property restricting the development to that as shown on the approved Development Permit related to the proposed construction of the mixed use multi-family residential / commercial project at 1183-1211 Verdier Avenue.*

BEFORE THE QUESTION WAS CALLED, it was

451.07 ***** AMENDMENT *****
 MOVED BY COUNCILLOR GARRISON
 NO SECONDER
That it be recommended to Council:

That the forgoing motion be amended by adding the following additional condition for issuance of any Development Variance Permit and Development Permit for this particular application:

“7(m) All necessary rights-of-way, easements or other appropriate legal instruments be registered so as to confirm and document the locations of the various municipal sewer lines and/or other utilities which currently exist on the subject site.”

THE QUESTION WAS CALLED ON THE AMENDMENT
 CARRIED UNANIMOUSLY

Councillor King requested that item No. 1 in the foregoing main motion be dealt with separately.

THE QUESTION WAS CALLED ON ITEM NO. 1 OF THE MAIN MOTION
 CARRIED
 OPPOSED: COUCILLORS BRYSON AND KING

BEFORE THE QUESTION WAS CALLED ON ITEM NOS. 2 THROUGH 7 OF
 THE MAIN MOTION, it was

452.07 ***** AMENDMENT *****
 MOVED BY COUNCILLOR KING
 NO SECONDER
That it be recommended to Council:

That Item No. 7 g) be amended to read as follows:

“7 g) submission of a transportation demand management plan addressing the details of the proposed reduction in parking, including details on proposed methods of encouraging the use of Transit and alternatives to the automobile by both residents and businesses.”

THE QUESTION WAS CALLED ON THE AMENDMENT
 CARRIED UNANIMOUSLY

THE QUESTION WAS CALLED ON ITEM NOS. 2 THROUGH 7 OF THE MAIN
 MOTION AS AMENDED
 CARRIED
 OPPOSED: COUNCILLORS BRYSON AND KING

453.07 MOVED COUNCILLOR GRAHAM
NO SECONDER
That it be recommended to Council:

That Staff be requested to discuss with the applicants the feasibility of a further variance to potentially reduce the parking requirements by another three parking spaces, through possible amendments to the size requirements of the parking spaces to accommodate Smart Cars and motorcycles, with the objective of substituting appropriate green space in lieu of the afore-noted three spaces.

CARRIED
OPPOSED: MAYOR MAR AND COUNCILLOR GARRISON

454.07 MOVED BY COUNCILLOR KING
NO SECONDER
That it be recommended to Council:

That the applicants be requested to provide further details on what steps and/or measures are proposed to incorporate appropriate energy efficiency principles and features into the design of the proposed development.

CARRIED UNANIMOUSLY

455.07 MOVED BY COUNCILLOR KING
NO SECONDER
That it be recommended to Council:

That the applicants be requested to explore the potential for incorporation of both "solar-ready" plumbing and solar hot water systems into the proposed development, and provide further information to Council in regards to the viability of such features.

CARRIED UNANIMOUSLY

456.07 MOVED BY COUNCILLOR BRYSON
NO SECONDER
That it be recommended to Council:

That the applicants be requested to provide further details on what may be proposed in respect of each of the following areas, with this information to be provided in advance of the Public Hearing:

- 1. alternative transportation features such as Car Sharing Co-ops and Transit Passes, with this information to be provided in conjunction with the requested transportation demand management plan;*
- 2. further details in regards to proposed storm-water detention measures including rainwater collection for irrigation, and rainwater detention on flat roofs;*
- 3. any affordable housing features for the proposed residential units, and information on any proposed rental units; and,*
- 4. any proposed amenities or offsite contribution that the applicants may be prepared to offer the District in conjunction with this particular application.*

CARRIED
OPPOSED: COUNCILLOR GARRISON

457.07 MOVED BY COUNCILLOR GRAHAM
NO SECONDER
That it be recommended to Council:

That Council indicate its support of the proposed use by the applicants of native planting materials and the proposed "farm fruit" theme.

CARRIED UNANIMOUSLY

The Administrator, Mr. Gary C. Nason, advised Council and the applicants of the importance

of the requested information and the transportation demand management plan being submitted to the District in a timely manner, and sufficiently in advance of the Public Hearing so as to afford a reasonable enough period of time for review and consideration prior to the Public Hearing.

The Applicants were thanked for their presentation and they vacated the Council Chamber.

2. Informational Presentations to Committee

- a) Correspondence dated March 8, 2007, from Mary Colak Re: Proposed Rezoning and Subdivision of 3094 Island View Road.

Due to a potential conflict of interest with the following item, Councillor Graham excused himself from the Meeting at 9:14 p.m. Councillor Graham stated the applicant is a member of the Greater Victoria Public Library Board of Directors, of which Councillor Graham is the Chair.

Ms. Mary Colak, 3094 Island View Road, spoke to her letter dated March 8, 2007, which was included in the agenda package and elaborated on her proposal to rezone the subject property and subdivide it into two approximately one-half acre parcels. A house would then be built on the other subdivided parcel to accommodate her husband and herself, and the existing house would be given to her son. Ms. Colak distributed to the Committee a sketch of the subject parcels showing the two proposed subdivided lots and the location where the new dwelling would be constructed. Ms. Colak requested the feedback of Council on the potential merits of such an application.

The Planner, Mr. Bruce Greig, overviewed the current zoning of the subject property and advised that rezoning would be required prior to subdivision and then approval of the Approving Officer of any subsequent subdivision application. Mr. Greig advised that the current zoning of the site is RE2 and the property is not located in the District's settlement area.

In discussion around the table, it was noted by several Committee Members their concerns with regard to various elements of the proposal including the fact that the property is located outside the District's settlement area, and that the effect of the application would be the subdivision of a rural parcel into two smaller lots. Concerns were also noted in regards to the panhandle configuration that it appeared was being requested, acknowledging that the sketch diagram circulated by Ms. Colak was very preliminary.

Ms. Colak was thanked for her presentation.

Councillor Graham returned to the Council Chamber at 9:29 p.m.

- b) Correspondence dated March 29, 2007 from Christophe and Anita Bonneau Re: Proposal for Adventure Tree Park at the Property Located in the Vicinity of Verling Avenue / Old West Saanich Road / West Saanich Road

Ms. Anita Bonneau introduced her husband, Mr. Christophe Bonneau and proceeded to speak to their correspondence dated March 29, 2007, which was included in the agenda package. Ms. Bonneau presented an overview Powerpoint presentation which provided details on the proposal for the creation of an adventure tree park on the property in question which is located in the vicinity of Verling Avenue / Old West Saanich Road / West Saanich Road. Ms. Bonneau also circulated some written material which included photographs of the various features of an adventure tree park including apparatus such as rope bridges, climbing nets, swings, zip lines, and other challenges. Ms. Bonneau advised that this is an outdoor recreational activity aimed at families as well as adults and youth. Wooden platforms would be built within the forested area that would allow users to travel between the trees while performing various challenges and learning about the natural environment. Ms. Bonneau noted that the subject parcel is located in the Agricultural Land Reserve and as such a non-farm use application and perhaps other regulatory approvals would be required.

The Planner, Bruce Greig, advised that a non-farm use application to the Agricultural Land Commission would be required and then, subject to the approval of the Land Commission, the issuance of an appropriate permit such as a Temporary Commercial Use Permit.

In discussion around the table several Committee Members noted that the proposal has merits and that it is certainly innovative. Notwithstanding the positive aspects of the proposal, it would require the approval of the Agricultural Land Commission as a first step, and some concerns were expressed around the table as to whether this was an appropriate activity for farm land. It was noted that a full and detailed evaluation of the proposal would be required in the event that an formal application was submitted.

The Chair invited comments from the gallery, and Ms. Laurel Akam, 1187 Garden Gate Drive, questioned what provisions would be made for buffer areas and what would be the hours of operation of this particular activity. Ms. Akam was advised by Ms. Bonneau that a 15 metre buffer zone would be established between the subject parcel and adjacent properties, and that the hours of operation would be daylight hours only.

Mr. and Mrs. Bonneau were thanked for their presentation and they vacated the Council Chamber.

3. Climate Change Initiatives

- a) Correspondence pertaining to the District of Oak Bay's various climate change initiatives:
- I. Memo from Councillor Nils Jensen dated February 4, 2007, entitled "Climate Change Task Force Motions"
 - II. Excerpt from Minutes of Council Meeting, October 30, 2006
 - III. Excerpt from Minutes of Council Meeting, February 12, 2007
 - IV. Copy of newspaper advertisement for the Climate Change Task Force

Councillor King briefly spoke to this particular item and advised that he would appreciate the opportunity to come back to a future Council or Committee Meeting with some recommended options or next steps that Council could consider pursuing with respect to this issue.

458.07 MOVED BY COUNCILLOR KING
 NO SECONDER
 That it be recommended to Council:

That further consideration of this particular matter be deferred to the Regular Council Meeting to be held on May 7, 2007, pending discussion between Councillors King, Thompson and Graham with respect to potential options or next steps.

CARRIED UNANIMOUSLY

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on April 23, 2007, adjourned at 9:53 p.m.

Councillor Robert Thompson, Chair

Recorded By: Ruby Shea
 Administrative Assistant