

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **SPECIAL PLANNING & DEVELOPMENT COMMITTEE** Meeting  
Wednesday, March 28, 2007, at 6:15 p.m.  
Central Saanich Municipal Council Chamber

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**PRESENT:** Councillor Robert Thompson, Chair  
Mayor Jack Mar, Councillors Garrison, Graham, and King  
Gary C. Nason, Administrator  
Sara C. Ribeiro, Municipal Clerk  
Nirmal Bhattacharya, Municipal Engineer  
Ron French, Fire Chief  
Bonnie McKenzie, Manager of Community Services  
Bruce Greig, Planner

**ABSENT:** Councillors Bryson and Mason

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**APPROVAL OF THE AGENDA:**

341.07      MOVED BY COUNCILLOR GRAHAM  
                 NO SECONDER  
                 *That the Agenda for the Special Planning & Development Committee Meeting held on March 28, 2007, be approved as amended.*  
                 CARRIED UNANIMOUSLY

**1. Informational Presentation from the Applicant Re: Proposed Redevelopment of Royal Bank Mall Site**

- 1) Correspondence fro Carmel Estates (Applicant), March 23, 2007
- 2) Correspondence from the Director of Planning & Building Services to the Applicant, March 20, 2007

Mr. Eric Charman, Carmel Estates Ltd., advised an application was filed six months ago and they are concerned with time delays experienced. The tenants have expressed concern about the uncertainty for them and he is concerned whether he is proposing an economically viable project. The first public meeting was held over 18 months ago and their application has been amended to reflect concerns of massing and density raised by the public and by Staff. He is seeking preliminary support and confirmation of a timeline for proceeding to a public hearing.

The Chair advised in the course of his discussion with the Director of Planning & Building Services that a public hearing could proceed in the Spring.

Michael Hadfield, Carmel Estates Ltd., advised there has been great support in the community for this project and delays have not been on the part of Council.

A discussion occurred between the Committee.

Des Bazzet, Designer (Vic Davies Architect), advised the proposal was amended four months ago and a public information meeting was held to put forth their new proposal. A concern was raised with respect to having only one entrance off of Central Saanich Road. They have addressed this concern by relocating Block 4 to provide access from Verdier Avenue. They have provided an updated landscaping plan and maintained the stepping of the proposed buildings. He provided the Committee with visual displays of the elevation of the buildings as seen from West Saanich Road and Verdier Avenue. He advised the biggest concern raised from the Planning Department was the size and massing of one of the buildings. Overall, the project has evolved and improved to address both Staff and public concerns. The project has not significantly changed since the original proposal. He answered questions of the Committee.

The Chair advised the proponents may wish to address the following areas of concern: parking, access of Verdier Avenue requires Ministry of Transportation approval, the location of the proposed driveway, the amount of commercial space, and the requested setbacks.

Des Bazzet advised the District has applied to the Ministry of Transportation for access from Verdier Avenue and are waiting for a response. They are proposing a surface parking area to provide 57 parking spaces and they are proposing a large underground parking area under two of the buildings to provide approximately 80 parking spaces. They are not asking for a variance for the surface parking area. For the underground parking lot, they are seeking a variance of .25 parking spaces for visitor parking (approximately 27.5 cars). The rationale is the surface parking will be available after business hours for visitor parking. Additionally, all amenities are within walking distance. From their original proposal, they have increased the number of parking spaces by 34. On this site, they are proposing approximately 11,000 ft<sup>2</sup> of commercial space and they require a variance for this amount. The alternative would be to increase the number of parking spaces. He answered questions of the Committee.

The Planner, Bruce Greig, briefly overviewed some of the concerns raised from the Planning Department including the height of the building façade on Verdier Avenue and the streetscape of the proposed commercial ground floor needs to be in compliance with the guidelines. He also discussed the massing of the buildings along West Saanich Road and Verdier Avenue. He answered questions of the Committee.

Des Bazzet advised Block 1 is now smaller in size but the commercial component has increased in size. Blocks 2, 3, and 5 are similar in size to the original proposal.

Michael Hadfield advised the level of the surface parking area has been raised to maintain a connection between the street level.

Peter Parsons, Chair of the Central Saanich Advisory Planning Committee (APC), overviewed some of the concerns raised at the recent APC Meeting including requested parking variances and the type of vine proposed in the landscape plan. The APC also noted the requested zoning can permit a drive thru restaurant and they would like it excluded from the comprehensive zone. The applicants have not provided a lot of details about signage for this site and the APC has an aversion to backlit signage. The APC also has concerns about the lighting for this site, as a portion is residential.

A discussion occurred between the applicants and the Committee.

The Administrator, Gary C. Nason, overviewed a potential timeline for the applicants as follows: presentation to the Planning & Development Committee on April 23, 2007 with possible Bylaw introduction to follow in early May. The public hearing could be scheduled before summer.

The Chair offered closing remarks and thanked the applicants for the informational presentation.

**ADJOURNMENT:**

*On motion, the Special Planning & Development Committee Meeting held on March 28, 2007, adjourned at 7:06 p.m.*

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Councillor Robert Thompson, Chair

Recorded By: Sara C. Ribeiro  
Municipal Clerk