

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING & DEVELOPMENT COMMITTEE** Meeting  
Monday, September 10, 2007, at 7:39 p.m.  
Central Saanich Municipal Council Chamber

---

**PRESENT:** Councillor Robert Thompson, Chair  
Mayor Jack Mar, Councillors Bryson, Garrison, Graham, King and Mason  
Gary C. Nason, Administrator  
Sara C. Ribeiro, Municipal Clerk  
Hope V. Burns, Director of Planning & Building Services

---

The Chair noted two items of correspondence received from Ms. Gwendolyn Page and Ms. Laura van de Laar, which will be forwarded to an upcoming Regular Council Meeting as the correspondence does not particularly pertain to the Inclusion/Exclusion application for 8410 Wallace Drive (Vantreight Farms).

**APPROVAL OF THE AGENDA:**

798.07            MOVED BY COUNCILLOR GARRISON  
                      NO SECONDER  
                      *That the Agenda for the Planning & Development Committee Meeting held on  
                      September 10, 2007, be approved as circulated.*  
                      CARRIED UNANIMOUSLY

***Due to a potential conflict of interest on the following item, Mayor Mar excused himself from the Meeting at 7:44 p.m. Mayor Mar stated that he has a business relationship with Vantreight Farms.***

**1. Staff Memorandum**

- a) Staff Memorandum dated September 5, 2007, from the Director of Planning & Building Services and the Planner entitled "Agricultural Land Commission Applications for Inclusion and Exclusion; 8410 Wallace Drive (Ian Vantreight, Vantreight Farms)"

The Chair introduced the process for this presentation.

The Director of Planning & Building Services, Hope V. Burns, overviewed the Staff Memorandum and responded to questions of Council.

Mr. Ian Vantreight, Applicant, introduced the application and rationale for the application.

Mr. Brian French, Agrologist, C&F Land Resource Consultants Ltd., responded to questions of Council regarding the soil classification system.

The Chair invited members of the gallery to briefly address these applications.

Mr. Bert Slater, 1938 Barrett Drive, inquired who is paying Mr. French for his report.

Mr. James Watson, 8542 Emard Terrace, spoke to his correspondence dated August 7, 2007. He spoke against this application as it will only facilitate Mr. Vantreight's development application for a six storey development. He is concerned that Emard Terrace will connect to the proposed development site. He provided the Committee with quotes from Mr. Vantreight's website.

Mr. Vantreight clarified there is no intention to connect to Emard Terrace.

Ms. Vivien Marshall, 8508 Aldous Terrace, inquired if Council will recommend another individual to study the soil conditions of Mr. Vantreight's land. She further inquired why Mr. Vantreight will not utilize the current zoning for this property.

The Chair clarified the two applications for this property for members of the Gallery, advising the purpose of the Meeting tonight is to examine the Inclusion/Exclusion applications only.

Mr. French briefly spoke to his credibility.

Ms. Sharon Lawrence, 8381 West Saanich Road, inquired when there will be an open house for this application.

The Chair overviewed the process for this application.

A lengthy discussion occurred between the Committee.

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

*That the Staff Memorandum dated September 5, 2007, from the Director of Planning & Building Services and the Planner entitled "Agricultural Land Commission Applications for Inclusion and Exclusion; 8410 Wallace Drive (Ian Vantreight, Vantreight Farms)" be received, and in connection with the Agricultural Land Commission (ALC) applications for the property at 8410 Wallace Drive, Staff refer the application for inclusion of approximately 0.76 ha (1.88 acres) of land within the Agricultural Land Reserve (ALR) to the ALC with a Council recommendation of support.*

CARRIED UNANIMOUSLY

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

*That Staff be requested, in consultation with the Applicant, to further review the site for proposed inclusion into the ALR, with a view to determining if the size of the inclusion area could be potentially increased so as to achieve an objective of no net decrease in the area of ALR lands if the related exclusion application was to be supported.*

CARRIED  
OPPOSED: COUNCILLORS BRYSON AND KING

In connection with the foregoing motion, Staff were requested to review the additional class 3 and 4 lands as noted in the Agrologist's report and the current farm uses that are being carried out on the portion of the parcel not in the ALR.

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

*That this particular application and the related Staff report be referred to the Peninsula Agricultural Commission, with a request that the PAC provide comments on the agricultural capability of the lands that are proposed for both inclusion and exclusion.*

CARRIED  
OPPOSED: COUNCILLOR GARRISON

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

*That the application for exclusion of approximately 2.2 ha (5.44 acres) of land from the ALR be denied and the application not be referred to the ALC for consideration.*

CARRIED  
OPPOSED: COUNCILLOR GARRISON

The Chair convened a short recess at 9:16 p.m.

The Chair reconvened the Meeting at 9:21 p.m.

**Mayor Mar returned to the Council Chamber at 9:21 p.m.**

## **2. Informational Presentations to Committee:**

- a) Vic Davies Architect (2003) Ltd. Re: Proposed Rezoning and Redevelopment of 7173 West Saanich Road

The Director of Planning & Building Services, Hope V. Burns, advised an application has not been received. She overviewed the previous permit issued for this property, the current zoning regulations, and the proposal.

Mr. Ron Kubek, Proponent, inquired of Committee what should be considered when developing in the Brentwood Bay Corridor.

The Committee provided comments regarding growth, height, parking, transportation, and affordable housing.

Mr. Des Bazett, Vic Davies Architect 2003 Ltd., overviewed the preliminary proposal for this site. The current building would be demolished to allow for a new four storey commercial/residential building. It would have approximately 6,000 ft<sup>2</sup> of commercial space on the ground floor and 31 residential units on the upper floors. The building would be stepped on the upper levels to decrease the visual mass. He overviewed the proposed parking areas, advising 17 surface stalls and 47 underground stalls would be provided. Mr. Bazett briefly overviewed the proposed landscaping, and advised of the environmental initiatives for this proposal with the goal to achieve a Silver LEEDs rating. There would be solar collectors on the roof to heat the water (both domestic and in-floor heating for the ground floor).

The Committee offered the following comments for this proposal:

- Encourage environmental initiatives, including energy efficiency and stormwater management
- An opportunity to provide affordable housing
- Consider funding towards underground wiring
- Provide open green space and green plantings on the stepped back roof
- Parking requirements and transportation needs for proposal

- b) Keycorp Consulting Ltd. Re: Proposed Rezoning and Redevelopment of 6749 West Saanich, 1509 and 1515 Keating Cross Roads

The Director of Planning & Building Services, Hope V. Burns, advised an application has not been received. She overviewed the proposal.

Mr. Will Perrebom, KeyCorp Consulting Ltd., overviewed the proposal advising the restaurant would be renovated, a four storey 22-unit inn would be built with ground floor retail, and 30 residential units in single and duplex form. Underground parking would be underneath the inn portion of the site. The inn would provide transient accommodation for seasonal rentals. Stormwater management will be developed as part of this proposal, and there will be a community garden and playground. This proposal meets the community needs to provide a gateway to this area of Central Saanich, by increasing tourism accommodation, by providing attainable housing, and it will provide employment opportunities.

The Committee offered the following comments for this proposal:

- Consider housing for Habitat for Humanity
- Concern for the large amount of residential units and no option for secondary suites
- Parking layout could be better designed
- Hotel size compared to the retail component size

Mr. Craig Walters, Realtor, advised extensive work will be required for a portion of the road to develop this site.

- c) Brentwood Bay Lodge and Spa Re: Proposed Rezoning and Redevelopment of 7164 Brentwood Drive

The Director of Planning & Building Services, Hope V. Burns, advised an application has been received. She briefly overviewed the proposal.

Mr. Daniel Behune, President/Management Director of Brentwood Bay Lodge Ltd., overviewed the application. He advised three goals for this project are: (1) to expand the resort and provide a variety of units; (2) to expand the marina of approximately 200 linear feet to the west end of the marina to accommodate large yachts; and (3) to finalize the legal status of the marina. Fourteen parking stalls will be provided so no variance is required. Vehicular access to the new site will be through the existing parking lot. He briefly overviewed the site plan, advising the materials will match those of the lodge. He overviewed the setbacks and the bridge connecting the two marinas.

Councillor King confirmed the marina would be for boat use only, not for float planes.

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

*That the application from the Brentwood Bay Lodge and Spa for the proposed rezoning and redevelopment of 7164 Brentwood Drive be forwarded to the Saanich Inlet Protection Society for comment specifically on the proposed expansion of the marina to include four additional 100 foot boat slips.*

CARRIED UNANIMOUSLY

**ADJOURNMENT:**

*On motion, the Planning & Development Committee Meeting held on September 10, 2007, adjourned at 10:30 p.m.*

---

Councillor Robert Thompson

Recorded By: Sara C. Ribeiro  
Municipal Clerk