

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING & DEVELOPMENT COMMITTEE** Meeting
Monday, June 23, 2008, at 8:45 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
Nirmal Bhattacharya, Municipal Engineer

The Director of Planning & Building Services noted the Site Context Map for property located at 6981 East Saanich Road highlights the incorrect property and she advised of the location of the site in question.

The Municipal Clerk noted the following additions to the agenda:

- Correspondence Pertaining to the Designation of Industrial Lands in the Official Community Plan from D Anderson of 7088 West Saanich Road dated June 12, 2008, to be included as New Item 1(a).
- Site Context Plan Pertaining to the Informational Advisory to Council for 6981 East Saanich Road to be included as New Item 2(a)(i).
- Site Context Plan Pertaining to the Informational Advisory to Council for 1545 Keating Cross Road to be included as New Item 2(b)(ii).
- Excerpt from the Minutes of the Advisory Planning Commission held on June 18, 2008, Pertaining to the Staff Memorandum Entitled "OCP / Zoning Amendment and Development Permit Application; 2070 Keating Cross Road (Fabian Development Corp.)" to be included as New Item 3(a).
- Excerpt from the Minutes of the Advisory Planning Commission held on June 18, 2008, Pertaining to the Staff Memorandum Entitled "Proposed Rezoning, Development and Development Variance Permit Application; 7161 West Saanich Road, Previous Post Office Site, Casa Projects Inc." to be included as New Item 4(a).

The Municipal Clerk noted the removal of the following item from the agenda:

- Item 2(c), the Informational Advisory to Council from J Quaile Re: Proposed Rezoning of Property Located at 1349 Columbia Avenue (at the request of Mr. Quaile).

APPROVAL OF THE AGENDA:

812.08 MOVED BY COUNCILLOR BRYSON
 NO SECONDER
 *That the Agenda for the Planning & Development Committee Meeting held on
 June 23, 2008, be approved as amended.*
 CARRIED UNANIMOUSLY

1. Designation of Industrial Lands in the Official Community Plan (OCP)

- a) Correspondence from D Anderson of 7088 West Saanich Road dated June 12, 2008

Mr. Randy Sewell, 6701 Oldfield Road, advised he did not have a lot of time to prepare a presentation; however, he has commenced an e-mail campaign and is meeting with the media for additional coverage.

The Chair noted Mr. Sewell was being afforded an opportunity to present his idea to Committee.

Mr. Sewell noted he has met with each member of Council individually to overview his idea for six properties in the Keating Industrial area to be removed from the Agricultural Land Reserve and included in the Development Permit Area for Light Industrial.

A discussion occurred between Committee and Staff responded to questions.

It was noted the information package on tonight's agenda would be included in all copies of the OCP Public Information Binders.

2. Informational Advisories to Council – Instream or Proposed Land Use Designation Amendment, Rezoning, Subdivision Applications

- a) Praxis Architects Inc. Re: Proposed Redevelopment of Property Located at 6981 East Saanich Road

The Director of Planning & Building Services briefly overviewed the proposal, noting a rezoning is not being requested but that variances may be required.

Mr. Michael Burr, proponent, noted the current building cannot be salvaged and the major issue for this site is environmental clean-up. He provided Committee with visual displays of previous projects he has worked on. For this site, he would like to provide frontage improvements and create a nice gateway to the area.

Mr. Robert Rocheleau, proponent, overviewed the proposed design, parking, site layout, and the commercial / residential component of the project. He noted their intent to work within the existing zoning requirements.

Councillor Mason noted her appreciation for the proposal.

- b) R&L Sauve Re: Proposed Rezoning of Property Located at 1545 Keating Cross Road

Ms. Lucy Sauve, proponent, noted they are building a house and are seeking additional lot coverage for a barn.

The Director of Planning & Building Services noted this site has a 5% maximum site coverage. The current house covers 4.96% site coverage and that a site specific zone would be required for up to 7 or 7.5% for the barn.

A discussion occurred between Committee and Staff and Ms. Sauve responded to questions.

The Chair overviewed the application and public hearing process for Ms. Sauve.

3. Staff Memorandum

- a) Staff Memorandum dated June 17, 2008, from the Planner entitled “OCP / Zoning Amendment and Development Permit Application; 2070 Keating Cross Road (Fabian Development Corp.)”

The Director of Planning & Building Services overviewed the Staff Memorandum, noting a slight change has been made to the proposal to address neighbourhood concerns.

Mr. Frank Eadie, Applicant and President/CEO of Fabian Development Corp., noted a number of detail design issues so he met with Staff and have worked through those issues. He noted Mr. Lloyd, Engineer for Fabian Development Corp., was present at the Meeting and he will be preparing a stormwater management plan. In addition, an environmental expert will be retained. He noted deadlines he has with respect to his contractual agreements. He noted wording will be drafted to not allow a single user to occupy more than 5,000 m². There will be a proposal to limit greenhouse gases from the site, and this information will be provided in the upcoming weeks.

Ms. Marianne Atkinson, 6901 Veyaness Road, spoke in concern with Cunanne’s Lane and the inability for large trucks to maneuver safely. The traffic study noted the limited amount of parking available on Veyaness Road; however, Veyaness is too narrow. She is concerned about the parking and traffic impact of this development.

The Municipal Engineer noted Staff comments to the Traffic Impact Study will be forthcoming shortly.

Mr. Eadie noted trucks and employee vehicles will access the site from Veyaness Road.

Ms. Atkinson also spoke to her concerns for an increase in noise including trucks beeping and idling, and to the possible routing of traffic from Cunanne’s Lane to Oldfield Road.

The Municipal Engineer noted her comments in relation to the Traffic Impact Study.

Ms. Cathy Lambert, resident of Veyaness Road, expressed concern with nighttime noise. She advised she had a noise study conducted in the area and the findings showed that the noise levels were high but not for long periods of time.

Mr. Eadie noted the massing of the north half of the third building has been reduced to allow for a small business to occupy the space and will not increase overnight truck traffic.

During discussion related to the application, the Applicant was encouraged to provide further information to Council at the earliest opportunity in regards to their referenced Greenhouse Gas Reduction Study and their proposed storm water management strategy to address onsite drainage issues. It was also requested that Staff investigate the permissibility and legality of requiring the registration of a Restrictive Covenant on Title to mandate regular (i.e. five year) performance monitoring and reporting back to the municipality on the fulfillment of the various conditions for rezoning in regards to such issues as onsite drainage management et cetera. Staff were also requested to provide their comments with respect to the Applicant's Traffic Impact Study. Finally, concerns were expressed with respect to the implementation of appropriate buffering along adjacent properties, the restriction of employee parking on Cunnane's Lane, and the appropriate redirection of truck route traffic so as to ensure that trucks will not be proceeding north along Veyaness Road.

813.08 MOVED BY COUNCILLOR GARRISON
 NO SECONDER
 That it be recommended to Council:

That the Staff Memorandum dated June 17, 2008, from the Planner entitled "OCP / Zoning Amendment and Development Permit Application; 2070 Keating Cross Road (Fabian Development Corp.)" be received and:

A. With regard to the proposed Official Community Plan (OCP) amendment and Zoning amendment for the property located at 2070 Keating Cross Road, Staff be authorized to:

- i) Prepare the necessary bylaw to amend Official Community Plan Bylaw No. 1303 to expand the area designated Industrial and reduce the corresponding area of the property designated Arterial Commercial on Schedule A: Land Use Plan;*
- ii) Examine this amending Bylaw in conjunction with the Five Year Financial Plan after first reading;*
- iii) Determine that separate consultation is not required with the CRD, adjacent local, provincial or federal government authorities, First Nations or School District No. 63 pursuant to Section 879 of the Local Government Act for the OCP amending Bylaw;*
- iv) Authorize preparation of a Land Use Bylaw amendment bylaw to extend the area within the Light Industrial I-1 zoning designation, and to create a new Comprehensive Development Zone to be applied to the southern portion of the property, based on the Arterial Commercial C-2 zone with additional permitted uses as proposed;*
- v) Refer the draft bylaws to Council for consideration at the July 28, 2008, Special (Open) Council Meeting of first and second readings;*
- vi) Undertake the statutory notification procedures for the Public Hearing on the bylaws; and,*
- vii) Set a Public Hearing date on the Bylaws for September 10, 2008, at 6:30 p.m.*

B. Council, subject to the outcome of the Public Hearing, confirmation from the Ministry of Environment that all requirements of the Environmental Management Act have been met and that Riparian Areas Regulation assessment report has been filed, and final adoption of the OCP and Zoning amendment bylaws, consider issuing a Development Permit for the property located at 2070 Keating Cross Road for the proposed site development and construction of three commercial industrial buildings, subject to the following:

- i) a restrictive covenant be registered on the title of the property prior to issuance of the Development Permit to ensure the following:*
 - a) that the development will be in strict compliance with the plans submitted;*

- b) that no single tenant will occupy more than 5,000m² of floor area on the site;
- c) that sealed engineering confirmation will be provided indicating that post-development storm water run-off will not exceed pre-development conditions and that the system will be maintained in the future; and,
- d) that prior to issuance of an Occupancy Permit, the owner will provide confirmation from a Qualified Environmental Professional that all measures to protect and enhance watercourses as specified in the QEP's Riparian Areas Regulation assessment report have been implemented and will be maintained in the future;
- ii) issuance of the Development Permit be subject to the following conditions:
 - a) submission of a revised site plan showing fire access routes and turning radii, grading of drive aisles and parking areas, and changes to the truck access on Keating Cross Road and Cunnane's Lane as recommended in the traffic analysis;
 - b) submission of a final detailed landscape plan showing an additional garbage and recycling area for building 1 and including details of site amenities such as bicycle parking areas, screening for garbage and recycling areas, employee lunch/break area, trellis, etc.; and,
 - c) submission of a security deposit for 125% of the landscaping costs including tree protection measures;
- iii) as a condition of the Development Permit, the following be submitted prior to issuance of a Building Permit:
 - a) registration of the necessary revised right-of-ways for servicing and infrastructure on the site;
 - b) details of oil and grit interceptors to be installed for the parking lots, to be incorporated into the engineering and landscape plans;
 - c) professional engineering analysis and security deposit to cover all Engineering requirements including :
 - 1) hydrants, water, sewer and drainage services;
 - 2) roadway dedication and improvements to Cunnane's Lane;
 - 3) sidewalk improvements to the Keating Cross Road frontage, including location and design of a bus shelter;
 - 4) improvements to nearby road system (paint, signage) as recommended in the Traffic Impact Analysis;
 - 5) lengthen southbound left turn storage lane at Veyaness and Keating to 50m;
 - 6) water line extension is required along Cunnane's Lane, with service connection for building 3;
 - d) confirmation that tree protection fencing has been installed for all retained trees; and,
 - e) submission of revised sign details that meet the specifications of the Land Use Bylaw.

BEFORE THE QUESTION WAS CALLED, it was

DEFEATED

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

That the foregoing motion be amended by deleting Section A(iv) in its entirety and this Section be reworded as follows:

Authorize preparation of a Land Use Bylaw amendment bylaw to extend the area within the Light Industrial I-1 zoning designation, and for the southern portion of the property the I-1 zoning designation be utilized with the inclusion of the uses permitted in the Arterial Commercial C-2 Zone.

DEFEATED

THE QUESTION WAS CALLED ON THE MAIN MOTION
CARRIED
OPPOSED: COUNCILLOR KING

4. Staff Memorandum

- a) Staff Memorandum dated June 17, 2008, from the Planner entitled "Proposed Rezoning, Development and Development Variance Permit Application; 7161 West Saanich Road, Previous Post Office Site, Casa Projects Inc."

The Director of Planning & Building Services overviewed the Staff Memorandum and responded to questions from Committee.

Mr. Dez Basset, Applicant, provided photos for Committee showing the exact scale massing of the proposed building. The ground floor will have approximately 5,000 ft² of commercial space, which comprises 20% of the FAR. There will be a terraced area and the possibility of up to three tenants. There will be a community amenity area that will have trees, a water fall, a community notice board, and a nice pedestrian area. The upper three floors will be scaled back and will contain residential units. There will be one or two bedroom residential units, and all will have in suite laundry with energy efficient machines. He highlighted the proposed green features of this development outlined in his correspondence of June 12, 2008.

During Committee discussion, the following comments were noted:

- The Applicant was requested to stipulate in the strata documents that it would be permissible for the individual suites to be rented.
- The Applicant be supported in creating a community area with public art, and that consideration be given to providing benches in this area.

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

That the Staff Memorandum dated June 17, 2008, from the Planner entitled "Proposed Rezoning, Development and Development Variance Permit Application; 7161 West Saanich Road, Previous Post Office Site, Casa Projects Inc." be received, and Staff be authorized to:

1. *Prepare the necessary Land Use Bylaw amendment for the property at 7161 West Saanich Road to change the land use designation from the Core Commercial Zone (C-1) to a new Comprehensive Development Zone (CD);*
2. *Refer the draft bylaw to Council for consideration of first and second readings;*
3. *Prepare the necessary Development Variance Permit to vary the vary the number of required parking stalls from 54 spaces to 43 spaces;*
4. *Undertake the statutory notification procedures for both the public hearing and the Development Variance Permit;*
5. *Refer the bylaw to a Public Hearing;*
6. *Subject to public input, issue the Development Variance Permit and Development Permit subject to conditions that will be fully detailed and updated at a later stage in the process, but will include:*
 - i) *submission of a final detailed landscape plan, including details of site amenities and permeable paving, and deposit of 125% of estimated costs;*
 - ii) *submission of a detailed grading plan;*
 - iii) *submission of a materials'/colours' board;*
 - iv) *agreement that the building will be constructed with sprinklers for fire-fighting purposes;*
 - v) *professional engineering analysis and security deposit to cover all Engineering requirements including sewer, water and drainage services, and storm water management plans to ensure post development flows do not exceed pre-development flows,*
 - vi) *submission of details of an oil and grit interceptor to be installed for the surface parking lot;*
 - vii) *all roof top mechanical equipment to be appropriately screened;*
 - viii) *confirmation that the water wall will be faced with natural stone;*
 - ix) *submission of details of all exterior lighting, including all site lighting, at-grade and surface parking lighting, and exterior building lighting. All fixtures are to be 'down cast' arched with a restricted light spread;*
 - x) *a detailed sign master plan including the condition that no free-standing sign(s) are to be allowed; and*

xi) 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 multi-family residential project at 7161 West Saanich Road.

CARRIED UNANIMOUSLY

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

That Staff make their best efforts to expedite the processing of this particular application given its high degree of compliance with the various objectives and criteria set-out by the District.

DEFEATED

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

That Staff be requested to investigate the development of appropriate criteria for expediting the processing of development applications in those particular instances where the District's established standards and objectives for such applications are fully met by the Applicant.

BEFORE THE QUESTION WAS CALLED, it was

818.08 ***MOTION TO REFER***
MOVED BY COUNCILLOR KING
NO SECONDER
That it be recommended to Council:

That further consideration of the foregoing motion be referred to the process to amend the District's Residential Checklist and Development Permit Guidelines to include Sustainability Principles.

CARRIED UNANIMOUSLY

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on June 23, 2008, adjourned at 10:51 p.m.

Councillor Robert Thompson
Chair

Recorded By: Sara C. Ribeiro
Municipal Clerk