

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING & DEVELOPMENT COMMITTEE** Meeting
Monday, May 11, 2009, at 7:18 p.m.
Central Saanich Municipal Council Chamber

PRESENT: Mayor Mar, Acting Chair
Councillors Garrison, Kubek, Olsen and Siklenka
Gary C. Nason, Administrator
Sara C. Ribeiro, Municipal Clerk
Hope V. Burns, Director of Planning & Building Services

ABSENT: Councillors Bryson and Mason

The Municipal Clerk noted the following deletion from the Agenda:

- Peninsula Co-op Re: Possible OCP Amendment / Rezoning Application for West Saanich / Kersey Roads to be removed from the Agenda under Informational Advisories – Proposed or Submitted Land Use / OCP Amendment Applications

The Municipal Clerk noted the following additions to the Agenda:

- Correspondence from B&C Francouer Re: Proposed Development of 7226 Peden Lane to be included as New Item No. 1(ii)(a) under Informational Advisories – Proposed or Submitted Land Use / OCP Amendment Applications;
- Correspondence from D&D Scott to be included as New Item No. 3(a) under the Staff Memorandum pertaining to the Application for Subdivision of 6286 Oldfield Road (Derek and Deb Scott)

APPROVAL OF THE AGENDA:

393.09 MOVED AND SECONDED
That the Agenda for the Planning & Development Committee Meeting held on May 11, 2009, be approved as amended.
CARRIED UNANIMOUSLY

1. Informational Advisories – Proposed or Submitted Land Use / OCP Amendment Applications:

- a) J Romashenko Re: Proposed Development of 7226 Peden Lane
- b) B&C Francouer, May 11, 2009

J Romashenko, Resident, overviewed the potential rezoning of the property located at 7226 Peden Lane from Marine Commercial to residential multi-family use.

Mr. Dave McGrath, Wensley Architecture Ltd., advised the property owners would like to construct a three storey building for 10 residential units ranging in size from one bedroom / one bathroom to two bedroom / two bathroom and a den. The two one bedroom units will provide affordable housing opportunities for this area, and will be approximately 615ft². The proposed site coverage would be 1.07 FSR. Mr. McGrath noted the existing Garry Oak will be preserved and the design of the building works around the tree and its root ball, and the tree will remain the focal point of the site. Access / egress will be from Renouf Lane. He advised 14 secure underground parking spaces will be provided, as well as three ground level surface parking spaces. He briefly overviewed the proposed landscaping plan for the front of the building. In closing, Mr. McGrath noted that green initiatives will be incorporated where practical for this small development.

During a brief discussion around the table, Committee noted the importance of holding a neighbourhood meeting.

Mr. Romashenko noted he is currently co-ordinating a meeting for the near future.

2. Development Permit Application – 1763 Sean Heights; Phases 2 & 3 of ‘Ravens Landing Industrial Park’

- a) Staff Memorandum dated May 5, 2009, from the Director of Planning & Building Services Entitled “Development Permit Application – 1763 Sean Heights; Phases 2 & 3 of ‘Ravens Landing Industrial Park’”

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

Mr. Bill Patterson, Applicant, was available to respond to questions from Committee.

Ms. Carol Russell, Small & Russell Architects, spoke to the landscaping plan for the southern portion of the site noting a lot of the large trees will remain. She spoke to the Advisory Planning Commission’s comments, noting native species of trees and shrubs will predominantly be planted in this area.

394.09 **MOVED AND SECONDED**
That it be recommended to Council:

That the Staff Memorandum dated May 5, 2009, from the Director of Planning & Building Services Entitled “Development Permit Application – 1763 Sean Heights; Phases 2 & 3 of ‘Ravens Landing Industrial Park’” be received, and Council approve the issuance of a Development Permit for the construction of the second and third phases of the ‘Raven’s Landing Business Park’ at 1763 Sean Heights, subject to the following conditions:

- 1. That the owner provide confirmation that all exterior lighting will conform to the requirements of the Dominion Astrophysical Observatory;*
- 2. That the two parking spaces south of building ‘B’ be relocated to provide the required setback from the west property line;*
- 3. That with any application for a Building Permit for tenant improvements or changes of use within any of the buildings on the site, the owner provide an updated parking plan for the entire site clearly indicating:*
 - a. All parking and loading spaces (numbered) provided on site;*
 - b. All tenant spaces within the buildings and their total floor areas;*
 - c. A table of parking calculations based on the Land Use Bylaw requirements, showing each tenant space and its use;*
- 4. That the owner submit a revised landscape plan:*
 - a. Incorporating the sizes and quantities of tree and shrub plant material between the south side of building ‘C’ and Verling Avenue, as was approved for the first phase of the development;*
 - b. Clearly defining the area of landscaping that is associated with the construction of the caretaker cottage;*
- 5. That all planting south of building ‘C’, except for that area in the immediate vicinity of the caretaker cottage, be complete within one year of the issuance of a certificate of occupancy for building ‘C’; and,*
- 6. That all planting in the vicinity of the caretaker cottage be complete within one year of the issuance of a certificate of occupancy for the cottage.*

CARRIED UNANIMOUSLY

Due to a potential conflict of interest, Councillor Kubek excused himself from the Meeting at 7:42 p.m. Councillor Kubek stated he has a previous business relationship with the applicant.

3. Application for Subdivision; Lot B, Range 2 East, Plan VIP64758 – 6286 Oldfield Road (Derek and Deb Scott)

- a) Staff Memorandum dated May 6, 2009, from the Director of Planning & Building Services Entitled “Application for Subdivision; Lot B, Section 17, Range 2 East, Plan VIP64758 – 6286 Oldfield Road (Derek and Deb Scott)”
- b) Correspondence dated May 11, 2009, from D&D Scott

The Approving Officer, Ms. Hope V. Burns, overviewed the Staff Memorandum and responded to questions from the Committee.

Mr. Raphael Guite, on behalf of the Applicant's, advised the request for an exemption for minimum frontage is the only way to sustain the farm. He and Ms. Cooper intend on continuing the farming business, and all parties have agreed to not build any new buildings upon subdivision of the land.

During discussion around the table, Committee and Mr. Guite confirmed the following:

- Mr. Guite and Ms. Cooper will lease half the land for 10 years from the Scotts, with the ultimate attempt of assuming the farm upon retirement from the Scotts.
- Oldfield Orchards is currently leasing over 60 acres of land with the intention of further expanding the farm operation.
- It was noted that there may be an opportunity for road dedication as an extension of Bryn Road.

395.09 MOVED AND SECONDED
 That it be recommended to Council:

That the Staff Memorandum dated May 6, 2009, from the Approving Officer entitled "Application for Subdivision; Lot B, Section 17, Range 2 East, Plan VIP64758 – 6286 Oldfield Road (Derek and Deb Scott)" be received, and Council, pursuant to Section 944 of the Local Government Act, exempt the northerly of the proposed two lots from the requirement for a minimum of 10% of the perimeter of a parcel fronting onto a highway.

CARRIED UNANIMOUSLY

Councillor Kubek returned to the Council Chamber at 7:53 p.m.

4. Development Variance Permit Application for Fencing Beacon Community Services, 1336 Marchant Road

- a) Staff Memorandum dated May 6, 2009, from the Director of Planning & Building Services entitled "Development Variance Permit Application for Fencing Beacon Community Services, 1336 Marchant Road"

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

396.09 MOVED AND SECONDED
 That it be recommended to Council:

That the Staff Memorandum dated May 6, 2009, from the Director of Planning & Building Services entitled "Development Variance Permit Application for Fencing Beacon Community Services, 1336 Marchant Road" be received, and Council, in connection with the proposed installation of fencing around a portion of the site for use by the residents as a safe and secure area for the property located at 1336 Marchant Road:

- 1) *Propose to approve the issuance of a Development Variance Permit to vary the maximum fence height from 1.3m to 1.8m; and,*
- 2) *Instruct Staff to undertake the necessary statutory notification procedures.*

CARRIED UNANIMOUSLY

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on May 11, 2009, adjourned at 7:56 p.m.

Mayor Jack Mar
Acting Chair

Recorded By: Sara C. Ribeiro
Municipal Clerk