

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING & DEVELOPMENT COMMITTEE** Meeting  
Monday, April 26, 2010, 2010, at 7:24 p.m.  
Central Saanich Municipal Council Chamber

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**PRESENT:** Councillor Alastair Bryson, Chair  
Mayor Mar  
Councillors Garrison, Mason, Olsen, and Siklenka  
Gary C. Nason, Administrator  
Susan Brown, Municipal Clerk  
Hope V. Burns, Director of Planning and Building Services  
Nirmal Bhattacharya, Municipal Engineer

**ABSENT:** Councillor Kubek

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**APPROVAL OF THE AGENDA:**

The Municipal Clerk noted the following additions to the Agenda materials:

**Under Item 1. Rezoning & Development Variance Permit Application; 7266 Chatwell Drive (J Town Developments Ltd.)**

New Item 1(b) Excerpt from the Draft Minutes of the Advisory Planning Commission Meeting held on April 21, 2010

**Under Item 2. Development Variance Permit Application; 1627 Stelly's Cross Road (Boulders Climbing Wall on behalf of School District No. 63), Building Permit Application**

New Item 2(b) Correspondence Pertaining to this Issue dated April 26, 2010, from School District No. 63

311.10 **MOVED AND SECONDED**  
*That the Agenda for the Planning & Development Committee Meeting held on April 26, 2010, be approved as amended.*  
**CARRIED UNANIMOUSLY**

**1. Staff Memorandum**

- a) Staff Memorandum dated April 6, 2010, from the Planner entitled "Rezoning & Development Variance Permit Application; 7266 Chatwell Drive (J. Town Developments Ltd.)"
- b) Excerpt from the Draft Minutes of the Advisory Planning Commission Meeting (APC) held on April 21, 2010 (late item)

The Director of Planning & Building Services overviewed the Staff Memorandum and noted that the draft recommendation from the APC meeting in relation to this application was supportive.

D Lewis, Resident, Saanichton, the subject property owner was present and in response to an invitation from the Chair, addressed Committee. He summarized the history behind the application and described the proposed project. He noted that he was looking for Council guidance in terms of whether to proceed with the application.

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

*That the Staff Memorandum dated April 6, 2010, from the Planner entitled "Rezoning & Development Variance Permit Application; 7266 Chatwell Drive (J. Town Developments Ltd.)"; and, with regard to the proposed rezoning and Development Variance Permit for the property located at 7266 Chatwell Drive to facilitate subdivision of the property into two equal single family residential lots, Staff be directed to:*

1. *Proceed with the preparation of the necessary Land Use Bylaw amendment to change the zoning designation of the subject property from Large Lot*

*Single Family Residential (R-1) to Medium Lot Single Family Residential (R-1M);*

- 2. Refer the proposed bylaw to a future meeting of Council for consideration of first and second readings and referral of the proposed Bylaw to a Public Hearing at a future date to be determined;*
- 3. Refer a proposed Development Variance Permit to reduce the front and rear yard setbacks from 7.5m to 4.0m to enable the existing house to remain on proposed Lot "B", to a future meeting of Council for consideration of issuance;*
- 4. Undertake the statutory notification procedures for both the Public Hearing and the Development Variance Permit Opportunity to be Heard;*
- 5. Subject to public comment, indicate to the Applicant any further comments or suggested changes for the proposed redevelopment of the property; and,*
- 6. Indicate to the applicant that prior to considering final adoption of a zoning amendment bylaw, Council would require that the owner provide a legal undertaking that a restrictive covenant will be registered on the title of the property to ensure that future development of any houses on the properties:
  - i) Achieve an EnerGuide rating of at least 80; and,*
  - ii) Conform to the "Design Guidelines for Infill Development".**

CARRIED UNANIMOUSLY

313.10

MOVED AND SECONDED

*That it be recommended to Council:*

*That in relation to the proposed redevelopment at 7266 Chatwell Drive, the applicant be required to submit a tree protection plan.*

CARRIED UNANIMOUSLY

## 2. Staff Memorandum

- a) Staff Memorandum dated April 21, 2010, from the Director of Planning & Building Services entitled "Development Variance Permit Application; 1627 Stelly's Cross Road (Boulders Climbing Wall on Behalf of School District No. 63), Building Permit Application"
- b) Correspondence Pertaining to this Issue dated April 26, 2010, from School District No. 63 (late item)

The Director of Planning & Building Services overviewed the Staff Memorandum and outlined the reasons for bringing this matter back to Committee.

John Pettigrew, Architect on behalf of the applicant, described the proposed changes to the architectural design of the Climbing Wall structure, and referencing the letter from School District No. 63, outlined the reasons, relating to maintenance and costs savings, provided by the School Board for these changes. Mr. Pettigrew handed around a copy of color drawings of the new design for the Climbing Wall, and using display boards, explained the differences between the original and new designs. He responded to questions from members of Committee.

The Director of Planning and Building Services responded to questions from members of Committee concerning process, and clarified the subject property was not in a Development Permit Area.

314.10

MOVED AND SECONDED

*That it be recommended to Council:*

*That the Staff Memorandum dated April 21, 2010, from the Director of Planning & Building Services entitled "Development Variance Permit Application; 1627 Stelly's Cross Road (Boulders Climbing Wall on Behalf of School District No. 63), Building Permit Application" be received; and in relation to the construction of a Climbing Wall at 1627 Stelly's Cross Road, a letter be forwarded to the Board of Education, School District No. 63 (Saanich), expressing Council's concern that architectural details have been removed from the Climbing Wall design, conveying Council's displeasure with the revised design, and*

*recommending that the School Board revisit the design of the structure to incorporate original design features such as the cedar columns or features of a similar nature, in order to mitigate the visual impact of the structure on the community.*

CARRIED UNANIMOUSLY

A member of Committee requested that the correspondence reference the issue of the windows being among the features in the original design that should be retained.

### 3. Staff Memorandum

- a) Staff Memorandum dated April 20, 2010, from the Director of Planning & Building Services entitled "Regulation of Heat Pumps"

The Director of Planning & Building Services overviewed the Staff Memorandum and responded to questions from the Committee. She noted that Staff were presenting this information to Committee for direction concerning whether restrictions, if any, on the location of heat pumps should be considered.

MOVED AND SECONDED

*That the Staff Memorandum dated April 20, 2010, from the Director of Planning & Building Services entitled "Regulation of Heat Pumps" be received; and:*

*1. That Staff be directed not to proceed with a Land Use Bylaw amendment with respect to heat pump restrictions, at this time.*

*2. That staff, in consultation with Councillor Siklenka, explore opportunities for identifying information sources on best practices for heat pump installation, to which interested members of the public could be directed.*

**A member of Committee requested that the components of the Motion be voted on separately.**

**The question on the first component of the motion was then called as follows:**

*That the Staff Memorandum dated April 20, 2010, from the Director of Planning & Building Services entitled "Regulation of Heat Pumps" be received; and:*

*1. That Staff be directed not to proceed with a Land Use Bylaw amendment with respect to heat pump restrictions, at this time.*

CARRIED UNANIMOUSLY

**The question on the second component of the motion was then called as follows:**

*2. That staff, in consultation with Councillor Siklenka, explore opportunities for identifying information sources on best practices for heat pump installation, to which interested members of the public could be directed.*

CARRIED

OPPOSED: Two Members

**As a result, the following recommendation to Council was made:**

*That it be recommended to Council:*

315.10

*That the Staff Memorandum dated April 20, 2010, from the Director of Planning & Building Services entitled "Regulation of Heat Pumps" be received; and:*

*1. That Staff be directed not to proceed with a Land Use Bylaw amendment with respect to heat pump restrictions, at this time.*

*2. That staff, in consultation with Councillor Siklenka, explore opportunities for identifying information sources on best practices for heat pump installation, to which interested members of the public could be directed.*

#### 4. Upcoming Town Hall Meeting

Wednesday, May 26, 2010, 7:00 p.m. at the Central Saanich Municipal Hall (Possible Focus on the Topic of "Densification")

The Chair spoke to this matter, noting that although many previous Town Hall Meetings did not have a topic theme, Committee's feedback was requested on the concept of highlighting the topic of densification at the upcoming meeting. He also noted that these meetings were traditionally attended by Council members only, but that the question had arisen as to whether there should be some staff support and at what level.

The Director of Planning and Building Services responded to questions from Committee members.

A member of Committee suggested that this year's Council member responsible for the meeting coordination consider further publicizing the Town Hall meeting through the use of posters and hand-outs.

It was generally agreed that a member of Planning Staff should attend the Town Hall meeting as a resource only, to answer questions on Bylaw regulations and policy in relation to the issue of densification. Staff were requested to bring a copy of the Land Use Bylaw and the OCP.

#### ADJOURNMENT:

*On motion, the Planning & Development Committee Meeting held on April 26, 2010, adjourned at 8:21 p.m.*

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Councillor Alastair Bryson  
Chair

Recorded by: Susan Brown  
Municipal Clerk