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THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING AND DEVELOPMENT COMMITTEE** Meeting
Monday, April 26, 2004 at 7:00 p.m.
Central Saanich Municipal Council Chamber

PRESENT: Councillor Robert Thompson, Chair
Mayor Allison Habkirk
Councillors: Graham, Haddon, King, Korol and Mason
Gary C. Nason, Administrator
Trish Flanders, Municipal Clerk
Hope V. Burns, Director of Planning & Building Services
Bonnie McKenzie, Manager of Community Services
Mike van der Linden, Senior Engineering Technologist

APPROVAL OF THE AGENDA:

548.04 MOVED BY COUNCILLOR KOROL
NO SECONDER
That the Agenda for the Planning & Development Committee Meeting held on April 26, 2004 be approved as circulated.
CARRIED UNANIMOUSLY

1. Development Variance Permit Application, 8009 Turgoose Terrace

- a) Staff Memorandum dated April 7, 2004 from Hope V. Burns, Director of Planning & Building Services Re: Development Variance Permit Application, 8009 Turgoose Terrace.

The Director of Planning & Building Services, Ms. Hope V. Burns, gave a comprehensive overview of the Memorandum pertaining to the proposed Development Variance Permit Application to vary the required setback to the top of the bank from 10 m to 1.1 m and to the natural boundary from 10 m to 3 m, to accommodate the construction of a new single family dwelling at 8009 Turgoose Terrace. She stated that there are significant concerns with respect to the possible impact on the foreshore and stability of the bank if construction proceeded with the two variances, and advised that the Planning Department is not supportive of the requested variances.

Mr. Michael Derry, 4675 Careyview Drive, addressed the requested variances as noted in the Development Variance Permit Application, and noted that the property owners, Mr. and Mrs. Peter Schibli, wish to replace the existing residence on the site with a new home that is designed with full wheelchair accessibility while utilizing the existing house foundation.

Ms. Tricia McMullen, Architectural Designer, was in attendance at the meeting and advised that she had no comments to offer at this time.

Mr. and Mrs. Peter Schibli were in attendance at the meeting and advised that they had nothing further to add to their application at this time.

The Committee held a brief discussion in regards to the merits of the application.

549.04 MOVED BY MAYOR HABKIRK
NO SECONDER
That It Be Recommended To Council:

That the Staff Memorandum dated April 7, 2004 entitled "Development Variance Permit Application, 8009 Turgoose Terrace" be received, and:

- 1. Council propose to consider the issuance of a Development Variance Permit in connection with property located at 8009 Turgoose Terrace to vary:*

- *the required setback to the top of the bank from 10 m (32.0 ft.) to 1.1 m (3.5 ft.); and*
 - *the required setback to the natural boundary from 10 m (32.0 ft.) to 3.0 m (13.0 ft.); and*
2. *Staff be instructed to undertake the required statutory notification procedures.*

CARRIED
OPPOSED: COUNCILLOR KING

2. Development Variance Permit Application for Subdivision of 7789 West Saanich Road (P Gotto)

- a) Staff Memorandum dated April 20, 2004 from Hope V. Burns, Director of Planning & Building Services Re: Development Variance Permit Application for Subdivision of 7789 West Saanich Road (P Gotto).

The Director of Planning & Building Services provided a comprehensive overview of the contents of the Memorandum pertaining to the Development Variance Permit Application for subdivision of property located at 7789 West Saanich Road, and responded to questions from members of the Committee.

Mr. Paul Gotto was in attendance at the meeting and advised that he had no further comments to offer at this time.

550.04 MOVED BY MAYOR HABKIRK
 NO SECONDER
 That It Be Recommended To Council:

- That the Staff Memorandum dated April 20, 2004 entitled "Development Variance Permit Application for Subdivision of Lot 1, Sections 4, 5, and 6, Ranges 1 and 2 West, South Saanich District, Plan 42861 (7789 West Saanich Road)" be received and:*
1. *Council, in connection with the proposed subdivision of Lot 1, Sections 4, 5 and 6, Ranges 1 and 2 West, South Saanich District, Plan 42861 (7789 West Saanich Road), propose to consider the issuance of a Development Variance Permit:*
 - *to vary the Engineering Subdivision requirement to develop the existing road allowance on the west side of West Saanich Road from local rural road standards to a pathway, subject to the applicant providing adequate funding for pathway construction;*
 2. *Staff be instructed to undertake the required statutory notification procedures; and*
 3. *Council indicate its support in principle for the construction of a 2.5 metre wide path within the right-of-way, including the creation of a viewpoint at the top of the bank and construction of stairs or switchbacks to the beach, all in accordance with District specifications.*

CARRIED UNANIMOUSLY

3. Addendum Staff Report, Application for OCP and Rezoning Amendments for 8025 East Saanich Road

- a) Staff Memorandum dated April 21, 2004 from Hope V. Burns, Director of Planning & Building Services Re: Addendum Staff Report, Application for OCP and Rezoning Amendments for 8025 East Saanich Road.

The Director of Planning & Building Services provided an overview of the Memorandum pertaining to the proposed (revised) development of property located at 8025 East Saanich Road.

Mr. Phil Williamson, Applicant, gave an informational presentation on the revisions to the proposal for a multi-family residential development at 8025 East Saanich Road, noting that the proposal now comprises a total of 15 units (11 strata townhouse units, with 4 of those townhouses containing separate residential “suites” to be used as rental accommodations to meet the affordable housing component of the proposal). He described his recent meetings with some of the adjacent property owners during which time their previously expressed concerns were discussed. Mr. Williamson gave an overview of the revised site layout, parking areas, elevation drawings and colour schematics, and responded to questions from members of the Committee.

Mr. Jack Lansdell, 8026 East Saanich Road, advised that he is in agreement with the proposed layout, screening and design of the revised development, but expressed concern that the boulevard with split-rail fencing may become a hang-out for local youth and a future maintenance problem, and requested that the Developer redesign this particular area so as to discourage this type of activity.

Mr. Len King, #307 – 7865 Patterson Road, advised that he is concerned with the amount of traffic that exists in the area and that the traffic situation in the Saanichton area is becoming an increasingly serious issue that needs to be addressed. He suggested that the Developer consider implementing the Victoria Car Share Co-op initiative at this development.

Mr. Fred Peet, 1210 Marin Park Close, stated that the Developer advised the Advisory Planning Commission that the 15 residential units would each have an individual property title which satisfies his concerns with respect to the taxation of secondary suites.

The Director of Planning & Building Services clarified that the 4 rental units would not have separate property titles.

Mr. Michael Bocking, Landscape Architect, gave a brief overview of the proposed landscaping and screening aspects of the proposal.

Following a lengthy discussion around the table, the following motions were made:

- 551.04 MOVED BY MAYOR HABKIRK
 NO SECONDER
 That It Be Recommended To Council:

That the Staff Memorandum dated April 21, 2004 entitled “Addendum Staff Report, Application for OCP and Rezoning Amendments for 8025 East Saanich Road” be received, and Council refer “Central Saanich Official Community Plan Bylaw Amendment Bylaw No. 1482, 2003” and “Central Saanich Land Use Bylaw Amendment Bylaw No. 1485, 2003” back to a new Public Hearing to be held on June 9, 2004 at 7:00 pm in the Central Saanich Municipal Hall Council Chambers.

CARRIED UNANIMOUSLY

- 552.04 MOVED BY COUNCILLOR GRAHAM
 NO SECONDER
 That It Be Recommended To Council:

That the four proposed “suite” units be finished at the point of sale for occupancy as rental units, and Council reaffirm its previously stipulated condition that a restrictive covenant be registered on title to, among other things, alert future buyers on the nature of the agriculture and forestry uses on the adjacent property.

CARRIED UNANIMOUSLY

553.04 MOVED BY MAYOR HABKIRK
 NO SECONDER
 That It Be Recommended To Council:

That the Applicant be requested to reconsider the proposed contrasting garage door colours as well as the proposed mixing of the vertical and horizontal siding (i.e. hardiplank to be applied horizontally on the ground level, and vertically on the second storey).

CARRIED
OPPOSED: COUNCILLORS GRAHAM AND THOMPSON

In further discussion, the Committee requested the Applicant to pursue further investigations in regards to the Victoria Car Share Co-op and its possible utilization and applicability for this development.

4. Proposed Rezoning Application, Four Properties, Southeast Corner of Keating Cross Road and West Saanich Road

- a) Staff Memorandum dated April 20, 2004 from Hope V. Burns, Director of Planning & Building Services Re: Proposed Rezoning Application, Four Properties, Southeast Corner of Keating Cross Road and West Saanich Road.

The Director of Planning & Building Services gave an overview of the Staff Memorandum pertaining to the proposed rezoning application for the four properties located on the southeast corner of Keating Cross Road and West Saanich Road, and confirmed that an amendment to the Official Community Plan is not required.

Mr. Craig Walters, 2402 Lovell Avenue, distributed colour renderings of the proposed site plan, elevation drawings and landscape plan, and introduced Mr. Art Finlayson, Architect, who gave a comprehensive overview of the proposed development of an 88 unit hotel, restaurant, conference centre, and eco-tourist facility and information centre, and responded to several questions from members of the Committee.

Mr. Michael Bocking, Landscape Architect, gave a detailed overview of the landscaping and screening treatments that are proposed for the site.

Ms. Nadine King, Boulevard Transportation Group, described the existing and proposed traffic counts and traffic patterns for the West Saanich Road/Keating Cross Road intersection.

Mr. and Mrs. Leo Friss, 6666 West Saanich Road, addressed the following concerns with respect to this development proposed:

- The height allowance should not be changed to suit the developer
- There are no buildings of this height in the neighbourhood
- This is not a safe corner to build a hotel of this size
- The traffic to Butchart Gardens in summer is already horrendous and this development will contribute more traffic
- The West Saanich Road/Keating Cross Road corner is the one and only access to Brentwood Bay
- They already have difficulty getting across the street to the Co-op
- People who support this project do not live in the area and do not realize the impact that it will have on neighbouring properties
- They do not want the noise of early morning truck deliveries
- Central Saanich supports farmland, not large commercial businesses
- They will be totally isolated on 5 acres of farmland sitting in the middle of commercialism

Mrs. Liz Puttergill, 6630 West Saanich Road, concurred with the comments made by Mrs. Friss, and expressed concern with the height of the proposed buildings, the number of cars that will be entering/exiting the site, and the impact of these cars on the adjacent properties (i.e. headlights, noise, exhaust).

A resident from 1602 McHattie Road concurred with the comments expressed by Mrs. Friss and expressed concern with the proposed increase in traffic for the area, and advised that she is strongly opposed to the proposed hotel development.

Ms. Sheila Schmidt, 2355 Keating Cross Road, concurred with the comments expressed by the previous speakers, and advised that she is opposed to the proposed development.

The Committee held a very lengthy discussion in regards to the various components of the proposed development.

554.04 MOVED BY MAYOR HABKIRK
 NO SECONDER
 That It Be Recommended To Council:

That the Staff Memorandum dated April 20, 2004 entitled "Proposed Rezoning Application, Four Properties, Southeast Corner of Keating Cross Road and West Saanich Road" be received, and:

- 1. Staff be instructed to proceed with the preparation of the necessary Land Use Bylaw Amendment Bylaw for the four properties located on the southeast corner of Keating Cross Road and West Saanich Road to change the land use designations from the Service Station Commercial (C-4) Zone and the Rural Estate (RE-2) Zone, to the revised Tourist Commercial (C-5) Zone; and*
- 2. The Bylaw be referred to a future Council Meeting for consideration of first two readings and referral to a Public Hearing to be held on June 9, 2004 at 7:00 pm in the Central Saanich Municipal Hall Council Chamber.*

CARRIED
OPPOSED: COUNCILLOR KING

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on April 26, 2004, 2004 adjourned at 9:16 pm.

Recorded By: Trish Flanders
Municipal Clerk