

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING AND DEVELOPMENT COMMITTEE** Meeting  
Monday, March 13, 2006 at 7:04 pm  
Central Saanich Municipal Council Chamber

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**PRESENT:** Councillor Robert Thompson, Chair  
Mayor Jack Mar  
Councillors: Bryson, Garrison and Graham  
Gary C. Nason, Administrator  
Trish Flanders, Municipal Clerk  
Nirmal Bhattacharya, Municipal Engineer  
Bruce Greig, Assistant Planner

**ABSENT:** Councillors: King, Mason

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**APPROVAL OF THE AGENDA:**

Councillor Thompson announced to those public members in attendance at the meeting that due to the lack of a quorum at this evening's Water & Waste Management Committee Meeting, the Staff Memorandum pertaining to the Senanus Drive Water Quality and Supply Issue would be brought forward for discussion and consideration at the March 20<sup>th</sup>, 2006 Regular Council Meeting.

296.06 MOVED BY MAYOR MAR  
NO SECONDER  
*That the Agenda for the Planning & Development Committee Meeting held on March 13, 2006 be approved as circulated.*  
CARRIED UNANIMOUSLY

**1. Informational Presentation Re: Proposed Development at 7005 East Saanich Road**

- a) Correspondence dated March 6, 2006 from Michael Levin, Praxis Architects Inc. Re: 7005 East Saanich Road

Mr. Bob Rocheleau, Praxis Architects Inc. gave a brief informational presentation on the preliminary concept of developing the property located at 7005 East Saanich Road (located adjacent to the Island View Care Facility, 7013 East Saanich Road), during which time the following points were noted:

- The subject property is currently zoned for commercial use and would require RP-1 zoning
- The proposal is to extend the existing building to provide for additional care facility units
- A Development Permit and a Development Variance Permit would be required
- The site would be accessed from Island View Road
- The original building had a variance approved for setback encroachment onto the ALR and a similar variance would be proposed for this development
- The lower level of the proposed building would be used for parking, with the care facility units on the upper two levels
- A formal application has not yet been submitted to the District

A brief discussion took place in regards to the proposed access to the property, the proposed parking at the rear of the property, the proposed recreational space for patient use, and the dedicated road allowances along East Saanich and Island View Roads.

The applicant was thanked for his informational presentation.

**2. Rezoning for 7410 Veyaness, Matt Gruber, Applicant**

- a) Staff Memorandum dated February 13, 2006 from Hope V. Burns, Director of Planning & Building Services Re: Rezoning for 7410 Veyaness, Matt Gruber, Applicant

The Assistant Planner, Mr. Bruce Greig, referred to the December 19<sup>th</sup>, 2005 Council motions and gave a comprehensive overview of the Staff Memorandum which included summaries of the zoning history of the property, the various development

proposals which have been presented to Council over the past sixteen years, and comments from various municipal departments in regards to the proposed development of the property located at 7410 Veyaness Road, and responded to questions from members of Council. He advised that in order for this proposal to move forward, it would be necessary to prepare a new Bylaw and proceed with a further Public Hearing process.

The Applicant, Mr. Matt Gruber, was in attendance at the meeting and advised that he was available to answer any questions from Council or Municipal Staff.

The Chair opened the floor for comments from the public in attendance at the Meeting.

Mr. Dennis Watkins, 7407 Veyaness Road

- advised that his main concern has always been traffic safety on this portion of Veyaness Road
- advised that he has seen an enormous increase in traffic over the years, which appears to service the Keating Industrial Park area
- expressed concern with lack of pedestrian facilities/sidewalk on Veyaness Road
- stated that this development will only exacerbate my concerns
- requested that the District initiate a Traffic Study and correct the problems that exist in the immediate vicinity before allowing this development proposal to proceed
- referred to the Applicant's Traffic Consultant who previously indicated that the amount of traffic that travels this small and narrow length of road is already at a high threshold

Mayor Mar

- referred to the possibility of connecting Veyaness Road to East Saanich Road through a reconfigured road access in the area of 7330 Veyaness Road, which may address some of the traffic concerns in the area, however the cost to achieve this option could be approximately \$100,000

Mr. Brian Pearce, 7290 Veyaness Road

- stated that the traffic situation is getting worse every year, and advised that a total of fifteen transport trucks passed by his house in one evening alone
- advised that he continues to see the number and size of the cracks in the road surface getting bigger every year
- stated that Mr. Gordon Michell was previously advised that his trucks could not travel Veyaness Road because it was not designated as a truck access road
- advised that he would prefer to see the direct, uphill "sling-shot" route from East Saanich Road closed permanently

Mr. Phil Plotnikoff, 7350 Veyaness Road

- advised that he has lived in the area for over thirty years, and stated that if this development proceeds as presented the neighbourhood as it currently exists will go decline
- advised that the sidewalk along Veyaness Road has not been maintained with gravel for over ten years
- questioned the need for developed sidewalks in an area that is primarily rural
- advised of his difficulties with exiting his own property – over the years Veyaness Road has become quite dangerous to travel and the road cannot accommodate additional traffic flow

Ms. Sylvia Leard, 1993 White Road

- questioned why Council is entertaining the possible development of this property
- All properties in this area are small hobby farms, various agri uses
- We are taking this large lot and proposing 11 residential units

Ms. Sylvia Leard, 1993 White Road

- advised that she has resided in the area for 30 years, and that she does not remember being asked for input during any previous Official Community Plan reviews

Mr. Jim Leard, 1993 White Road

- advised that he and his wife are at this evening's meeting because they do not agree with the proposal or with the current traffic situation on Veyaness Road

- questioned why this development proposal is under consideration, given the fact that the OCP is anticipated to be reviewed within the next year
- encouraged Council to postpone any consideration of this proposal until the OCP is review and the traffic safety issues are adequately addressed
- stated that until a workable traffic plan is in place, he questioned how the proposal will affect the neighbourhood
- advised that he would to see the property remain “as is”

Ms. Elizabeth Chambers, 901 Verdier Avenue

- stated that if this settlement area continues to increase in size, the pedestrian facilities in the area will be incomplete
- encouraged the development of a continuous pedestrian route from this area into the Saanichton core

Ms. Minnie Corbett, 7371 Seabrook Road

- advised that she leave for work in the early morning, and even at this time of day she is required to stop and wait for large trucks to pass
- encouraged Council to postpone any consideration of this proposal until such time as the OCP review is complete
- commented on the dangers of walking in the area because of the number of vehicles that travel at high speeds along Veyaness Road
- requested that Council “tie up the loose ends” before proceeding any further with this proposal
- expressed concern with the number of speeding vehicles and high traffic volumes on Veyaness Road

Ms. Dorothy Pearce, 7290 Veyaness Road

- suggested that closing the straight, uphill “sling-shot” route from East Saanich Road may reduce and/or eliminate large trucks from travelling along this section of Veyaness Road
- advised that many of the local residents do not want sidewalks along Veyaness Road

Ms. Beth Haysom, 7381 Seabrook Road

- questioned why this proposal is again being considered by the District
- further questioned if the School Board has any intention to develop their adjacent property
- expressed concern that the rural atmosphere of the neighbourhood will be lost if this development proceeds

Mr. Peter Parsons, 2008 Seamount Place

- stated that the School Board has no intention of developing their property

Mr. Brian Pearce, 7290 Veyaness Road

- advised that the School Board has indicated that if the development proposal for 7410 Veyaness Road proceeds, it will proceed with a formal application for subdivision

A lengthy discussion ensued in regards to proceeding to a Public Hearing process vs. referring the application to the OCP Review process.

297.06

**\*\* DEFEATED \*\***  
MOVED BY COUNCILLOR GRAHAM  
NO SECONDER  
*That It Be Recommended To Council:*

*That the Staff Memorandum dated February 13, 2006 entitled “Rezoning for 7410 Veyaness, Matt Gruber, Applicant” be received, and further consideration of this matter be referred to the upcoming Official Community Plan Update/Review process.*

**MOTION DEFEATED**  
OPPOSED: MAYOR MAR, COUNCILLORS BRYSON & GARRISON

**\*\* DEFEATED \*\***

298.06 MOVED BY COUNCILLOR GRAHAM  
NO SECONDER  
*That It Be Recommended To Council:*

*That prior to further consideration being given to advancing a proposed Land Use Bylaw Amendment Bylaw for this particular property for the necessary readings and referral to a Public Hearing, further discussions be held with the Applicant on potential off-site works and services measures to address some of the identified traffic safety issues in the vicinity of the site, in exchange for possible density trade-offs related to the development proposal.*

**MOTION DEFEATED**

OPPOSED: MAYOR MAR, COUNCILLORS BRYSON & GARRISON

299.06 MOVED BY MAYOR MAR  
NO SECONDER  
*That It Be Recommended To Council:*

*That Staff be instructed to proceed with the preparation of the necessary Land Use Bylaw Amendment Bylaw on the basis of the revised proposal incorporating seven single-family homes, four with the provision for secondary suites, and with a restrictive covenant to be registered on the three remaining dwellings to ensure their permanent retention as single-family homes.*

BEFORE THE QUESTION WAS CALLED, it was

AMENDMENT

300.06 MOVED BY COUNCILLOR GARRISON  
NO SECONDER  
*That It Be Recommended To Council:*

*That the foregoing motion be amended by deleting the words "and with a restrictive covenant to be registered on the three remaining dwellings to ensure their permanent retention as single-family homes."*

THE QUESTION WAS CALLED ON THE AMENDMENT  
THE AMENDMENT CARRIED  
OPPOSED: MAYOR MAR

THE QUESTION WAS THEN CALLED ON MAIN MOTION, AS AMENDED  
THE MAIN MOTION, AS AMENDED, CARRIED UNANIMOUSLY

301.06 MOVED BY MAYOR MAR  
NO SECONDER  
*That It Be Recommended To Council:*

*That final adoption of the afore-noted Land Use Bylaw Amendment Bylaw be subject to the provision of a sidewalk to be constructed on the east side of Veyaness Road, and further that the Applicant be requested to consider an appropriate off-site works and services contribution towards the possible connection in the future of Veyaness Road to East Saanich Road through a reconfigured road access in the vicinity of 7330 Veyaness Road.*

CARRIED  
OPPOSED: COUNCILLOR BRYSON

**3. Development Variance Permit Application: 1959 Polo Park Court (Heritage Green – Strata Corp VIS5602)**

- a) Staff Memorandum dated February 24, 2006 from Hope V. Burns, Director of Planning & Building Services Re: Development Variance Permit Application: 1959 Polo Park Court (Heritage Green – Strata Corp VIS5602)

The Assistant Planner provided an overview of the Staff Memorandum pertaining to the proposed Development Variance Permit Application for the property located at 1959 Polo Park Court (Heritage Green – Strata Corp VIS5602), for the purpose of varying the parking requirement by removing four parking spaces and constructing

twenty-eight storage lockers, and responded to questions from members of the Committee.

Mr. Jim Hill, #102 – 1959 Polo Park Court, and Mrs. Rosalyn Wilson, #210 – 1959 Polo Park Court, both representing the Heritage Green Strata Corporation were in attendance at the meeting and advised that they were available to respond to any questions from members of Council.

302.06        MOVED BY COUNCILLOR GRAHAM  
                 NO SECONDER  
                 *That It Be Recommended To Council:*

*That the Staff Memorandum dated February 24, 2006 entitled "Development Variance Permit Application: 1959 Polo Park Court (Heritage Green – Strata Corp VIS5602) be received, and in connection with the proposed construction of storage lockers in the place of underground parking spaces on property located at 1959 Polo Park Court:*

1.    *Council propose to consider the issuance of a Development Variance Permit to vary:
  - *the parking requirement for the existing building to permit the removal of four parking spaces; and**
2.    *Staff be instructed to undertake the required statutory notification procedures for the Development Variance Permit Application.*

CARRIED  
OPPOSED: MAYOR MAR

**ADJOURNMENT:**

*On motion, the Planning & Development Committee Meeting held on March 13, 2006 adjourned at 8:43 pm.*

Recorded By: Trish Flanders  
                 Municipal Clerk