

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING AND DEVELOPMENT COMMITTEE** Meeting
Monday, September 12, 2005 at 8:18 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

APPROVAL OF THE AGENDA:

1080.05 MOVED BY COUNCILLOR MASON
NO SECONDER
That the Agenda for the Planning & Development Committee Meeting held on September 12, 2005 be approved as circulated.
CARRIED UNANIMOUSLY

1. Request for Amendment of Covenant, 1915 Lisnoe Avenue

- a) Staff Memorandum dated August 26, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Request for Amendment of Covenant, 1915 Lisnoe Avenue.

The Director of Planning and Building Services, Ms. Hope V. Burns, gave an overview of the Staff Memorandum in regards to the property owner's request to amend the restrictive covenant for the property located at 1915 Lisnoe Avenue to allow the replacement of a tree hedge on the eastern boundary of the property.

Mr. Ron Kubek, representing the property owner, was in attendance at the meeting and briefly responded to questions from members of Council in regards to the request.

1081.05 MOVED BY MAYOR HABKIRK
NO SECONDER
That It Be Recommended To Council:

That the Staff Memorandum dated August 26, 2005 entitled "Request for Amendment of Covenant, 1915 Lisnoe Avenue" be received, and Council authorize the amendment of the Section 219 Covenant for 1915 Lisnoe Avenue to allow the applicant to replace the red cedar tree, with a new hedge of trees of a minimum 1.4 m (4.6 ft.) in height, subject to the owner advising the neighbours in writing of the proposed hedge replacement.

CARRIED UNANIMOUSLY

2. Development Variance Permit Application for Signage and Fencing at 1445 and 1425 Benvenuto Avenue – Church and State Wines (formerly Victoria Estate Winery)

- a) Staff Memorandum dated August 25, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Development Variance Permit Application for Signage and Fencing 1445 and 1425 Benvenuto Avenue – Church and State Wines (formerly Victoria Estate Winery).

The Director of Planning and Building Services gave a comprehensive overview of the Staff Memorandum pertaining to the proposed Development Variance Permit Application for the property located at 1425 and 1445 Benvenuto Avenue (Church and State Wines), and responded to questions from members of Council.

Mr. Frank Edgell, representing Church and State Wines, gave a brief overview of the proposal and advised that the Development Variance Permit Application requires a correction as the requested fence height variance is no longer being requested. Mr. Edgell stated that in his opinion "banners" should not be considered as signage, and he questioned the signage requirements in the Land Use Bylaw.

During a discussion around the table, several concerns were expressed in regards to the number of signs that are being proposed for the subject properties.

1082.05 **MOVED BY COUNCILLOR GRAHAM**
NO SECONDER
That It Be Recommended To Council:

That the Staff Memorandum dated August 25, 2005 entitled "Development Variance Permit Application for Signage and Fencing 1445 and 1425 Benvenuto Avenue – Church and State Wines (formerly Victoria Estate Winery)" be received, and:

1. *Council propose to consider the issuance of a Development Variance Permit to vary:*
 - a) *the required front yard setback for fencing over 1.3 m in height, from 7.5 m to 6 m;*
 - b) *the number of allowable signs on 1445 Benvenuto Avenue from one sign to four signs;*
 - c) *the number of allowable signs on 1425 Benvenuto Avenue from none to three signs; and*
2. *Staff be instructed to undertake the required statutory notification procedures.*

CARRIED
OPPOSED: COUNCILLOR KING

3. Application for Development and Development Variance Permits, Proposed Renovation and Addition to 7173 West Saanich Road

- a) Staff Memorandum dated September 1, 2005 from Hope V. Burns, Director of Planning & Building Services Re: Application for Development and Development Variance Permits, Proposed Renovation and Addition to 7173 West Saanich Road.

The Director of Planning and Building Services addressed the contents of the Staff Memorandum in regards to the Development Permit and Development Variance Permit Applications for the proposed renovation and addition to 7173 West Saanich Road, and responded to questions from members of the Committee.

The Applicant, Mr. Ron Kubek, advised that he was available to answer questions from the Committee.

During a lengthy discussion around the table it was noted that although the proposal is generally supported by the Official Community Plan, the Brentwood Bay Area Plan and the Brentwood Bay Design Guidelines, the following concerns were also noted:

- the exterior design and finish, as proposed, does not feature any natural materials;
- bicycle parking/storage facilities have not been included in the proposal;
- the proposed colour scheme for the building (combination of grey painted concrete block, textured grey stucco and brown cedar tone hardipanel siding) was not supported by members of the Committee, and the suggestion was made that the Applicant revisit this particular aspect of the proposal;
- the overall proposed multi-colour details on both floors of the building (i.e. red and green vinyl awnings, blue tile accents, blue vinyl awning, grey painted flashing, etc.) should be revisited;
- the proposal to reduce the number of parking stalls, especially in the Brentwood core, is of some concern and may not be supported.

Council held a brief question and answer session with the Applicant.

1083.05 MOVED BY MAYOR HABKIRK
 NO SECONDER
 That It Be Recommended To Council:

That the Staff Memorandum dated September 1, 2005 entitled "Application for Development and Development Variance Permits, Proposed Renovation and Addition to 7173 West Saanich Road" be received, and:

1. *Council propose to consider the issuance of a Development Variance Permit to vary:*
 - a) *the required front yard setback from 3.0 m to 1.5 m;*
 - b) *the required screening requirements from the parking area and adjacent uses;*
 - c) *the number of required parking stalls from 32 spaces to 24 spaces;*
 - d) *the requirement of 2.5 m to 0 m setback for the parking area from any lot line in all other zones; and*
2. *Staff be instructed to undertake the required statutory notification procedures.*

CARRIED UNANIMOUSLY

1084.05 MOVED BY MAYOR HABKIRK
 NO SECONDER
 That It Be Recommended To Council:

That the Applicant be requested to reconsider his request that the requirement for bicycle parking spaces for the proposed redevelopment be varied from 13 spaces to 0, and that he be invited to submit an alternative proposal in this regard.

CARRIED UNANIMOUSLY

1085.05 MOVED BY MAYOR HABKIRK
 NO SECONDER
 That It Be Recommended To Council:

That the Applicant be further encouraged to carefully consider and respond to the Committee's expressed concerns in regards to the proposed colour scheme and the detail of the proposed design materials for the building, as well as the requested variances in regards to the required number of parking stalls and the provision of adequate bicycle parking facilities.

CARRIED UNANIMOUSLY

1086.05 MOVED BY COUNCILLOR GRAHAM
 NO SECONDER
 That It Be Recommended To Council:

That to the extent considered necessary, Staff be requested to re-examine the current front yard setback regulations in the Land Use Bylaw as they pertain to commercial establishments, as well as the current requirements related to secured/locked long-term bicycle parking facilities.

CARRIED UNANIMOUSLY

Mayor Habkirk suggested that she and Councillor Thompson arrange a meeting with Mr. Vic Davies, Mr. Ron Kubek and Staff to discuss the various concerns which were expressed by member of the Committee at this evening's meeting.

4. District of Highlands Draft Community Plan

- a) Staff Memorandum dated August 29, 2005 from Hope V. Burns, Director of Planning & Building Services Re: District of Highlands Draft Community Plan.

The Director of Planning and Building Services addressed the Staff Memorandum pertaining to the District of Highlands' Draft Community Plan, and responded to questions from members of the Committee.

1087.05 MOVED BY MAYOR HABKIRK
 NO SECONDER
 That It Be Recommended To Council:

That the Staff Memorandum dated August 29, 2005 entitled "District of Highlands Draft Community Plan" be received for information, and a copy of the Memorandum be forwarded to the District of Highlands with the comment that the proposed amendments to the Urban Containment and Servicing Area will need to be considered by the Capital Regional District as amending the Regional Growth Strategy.

BEFORE THE QUESTION WAS CALLED, it was

1088.05 AMENDMENT
 MOVED BY COUNCILLOR GRAHAM
 NO SECONDER
 That It Be Recommended To Council:

That the foregoing motion be amended by adding the words ", and the District of Highlands be further advised that it is Council's opinion that the increased density as it appears to be contemplated in the draft Community Plan may be inconsistent with the overall objective of containing urban sprawl."

THE QUESTION WAS CALLED ON THE AMENDING MOTION
THE AMENDING MOTION CARRIED
OPPOSED: COUNCILLOR THOMPSON

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

5. District of North Saanich Official Community Plan

- a) Staff Memorandum dated August 25, 2005 from Lita Norman, Assistant Planner Re: District of North Saanich Official Community Plan.

The Director of Planning and Building Services briefly overviewed the Staff Memorandum pertaining to the District of North Saanich's Official Community Plan, and responded to questions from members of the Committee.

In discussion around the table, several concerns were expressed in regards to the absence of any designated Urban Containment Boundary and/or Service Area in the District of North Saanich, and questions were raised as to whether the draft OCP meets the intent of the Regional Growth Strategy.

1089.05 MOVED BY MAYOR HABKIRK
 NO SECONDER
 That It Be Recommended To Council:

That the Staff Memorandum dated August 25, 2005 entitled "District of North Saanich Official Community Plan" be received for information, and a copy of the Memorandum be forwarded to the District of North Saanich with the comment that the District of Central Saanich questions whether the draft Official Community Plan meets the intent of the Regional Growth Strategy without the designation of any Urban Containment or Servicing Areas in North Saanich.

CARRIED UNANIMOUSLY

6. Regular Status/Update: Secondary Suite Review Project

The Director of Planning and Building Services reminded Council that a Town Hall Meeting is scheduled to be held on Wednesday, September 21st, 2005 commencing at 7:00 pm in the Fire Training Centre, and that the issue of secondary suites in the District is the focus of this Meeting.

Councillor Korol volunteered to facilitate the Town Hall Meeting on September 21, 2005.

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on September 12, 2005 adjourned at 9:45 pm.

Recorded By: Trish Flanders
Municipal Clerk