

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING AND DEVELOPMENT COMMITTEE** Meeting
Monday, September 27, 2004 at 7:00 p.m.
Central Saanich Municipal Council Chamber

PRESENT: Councillor Chris Graham, Acting Chair
Mayor Allison Habkirk
Councillors: Haddon, King, Korol and Mason
Gary C. Nason, Administrator
Trish Flanders, Municipal Clerk
Hope V. Burns, Director of Planning & Building Services
Nirmal Bhattacharya, Municipal Engineer

ABSENT: Councillor Thompson

OPENING REMARKS:

Councillor Mason commented on the recent passing of Mr. Harry Heine and requested that a letter of condolence be sent by the District to his family.

1131.04 MOVED BY COUNCILLOR MASON
NO SECONDER
That It Be Recommended To Council:

That an appropriate letter of condolence be sent by the District to the family of Mr. Harry Heine, expressing the District's sympathies on his recent passing.

CARRIED UNANIMOUSLY

APPROVAL OF THE AGENDA:

The Administrator, Mr. Gary C. Nason noted the addition to the Agenda of the following late items:

- Correspondence from Joyce Huska (and neighbours) Re: New Garden Villas Development at 832 Verdier Avenue, to be included with Item 2 - Brentwood Lodge & Spa – Proposed Garden Villas – Informational Presentation by the Applicant;
- Correspondence from Peter King Re: New Garden Villas Development at 849 Verdier Avenue, to be included with Item 2 – Brentwood Lodge & Spa – Proposed Garden Villas – Informational Presentation by the Applicant;
- Correspondence from 1st Team Consulting Ltd. Re: West Saanich Road Revitalization – Additional Scope of Work and Fee Proposal, to be included with Item 6 - Brentwood Traffic Corridor Revitalization Project;
- Draft Advertisement for the proposed Public Open House to be held on October 14, 2004, to be included with Item 6 – Brentwood Traffic Corridor Revitalization Project;

1132.04 MOVED BY MAYOR HABKIRK
NO SECONDER
That the Agenda for the Planning & Development Committee Meeting held on September 27, 2004 be approved as amended.
CARRIED UNANIMOUSLY

1. Final Report of the Agri-Tourism Task Force

- a) Report of the Agri-Tourism Task Force;
- b) Correspondence previously received by Council in regards to the Task Force Report:
 - D Vipond, 301-7865 Patterson Road, July 30, 2004;
 - L King, 307 - 7865 Patterson Road, received July 27, 2004;
 - E Chambers, 901 Verdier Avenue, June 11, 2004;
 - S Mussio, 6202 Bryn Road, June 8, 2004;
 - P and L Cullen, 6252 Oldfield Road, June 8, 2004;
 - D & H Edwards, 1900 Nicholas Road, June 6, 2004;
 - E Dunn & J Cochran, 6212 Bryn Road, June 4, 2004.

The Director of Planning & Building Services, Ms. Hope V. Burns, briefly overviewed the topic and introduced the Project Consultant, Ms. Linda Allen of CitySpaces Consulting Ltd.

Ms. Allen introduced the various members of the Agri-Tourism Task Force who were in attendance at the meeting, and proceeded to give a detailed overview of the Final Report, during which time the following points were noted:

- CitySpaces Consulting was contracted to work with the Task Force and undertake research on the regulatory framework of local governments in Canada and the USA in regards to agri-tourism and related activities;
- the Final Report indicates that agri-accommodation is grouped into three categories: Bed & Breakfast, Farm Stays and Camping; and that the Task Force supports the development of “design guidelines” for Bed & Breakfast and Farm Stays, and a conditional permitting process for Camping;
- the Final Report indicates that agri-tourism activities can be defined as, but not limited to, Farm Gate Sales, U-Pick/U-Cut Operations, Value Added Sales (baked goods, preserves), Cultural/Educational activities (farm tours and exhibits), Social/Recreation activities (horseback riding, hay rides, corn maze, etc.), and Public Assembly (concerts, festivals, catered events);
- the Task Force recommends that the District’s Official Community Plan be amended to include a separate section on agri-tourism and that a series of policy statements be included for those activities that may need to be regulated;
- subsequent to the Final Report, a Public Open House was held in early June 2004 to present the findings of the report. Over 60 members of the public attended the Open House, and a significant response to the questionnaire was received which indicated a high level of support for the recommendations contained in the Report.

Ms. Allen advised that she was available to answer any questions.

Councillors Haddon and Mason acknowledged the Consultant, Mr. Brent Warner of the Ministry of Agriculture, Food & Fisheries, Staff and the members of the Agri-Tourism Task Force for their hard work and commitment to this project.

Ms. Elizabeth Chambers, 901 Verdier Avenue, referred to the Consultant’s comment that research was undertaken on agri-tourism and related activities in Canada and the USA, and questioned if Europe was included as part of this review.

Ms. Allen advised that for geographic and economic reasons, it was felt that Europe would not accurately reflect the agri-tourism industry that is experienced in North America, and therefore was not included in the research component of this project.

Mr. Leonard King, #307 – 7865 Patterson Road, questioned whether the local farmers were involved with this project and were in agreement with the recommendations contained in the Task Force’s Final Report.

Mayor Habkirk confirmed that a significant amount of agricultural representation was in attendance at the meetings throughout the process.

Mr. Dave Austin questioned the District’s expectations in regards to the referral of the Final Report to the various agencies for comment.

Councillor Graham advised that the various consulting agencies have higher levels of agricultural expertise and that the District looks forward to receiving feedback from these organizations.

The Committee indicated that, in terms of the next steps in the process, Council would await the comments from the various agencies that were provided with copies of the Report for review, after which time the Task Force’s Report would be placed on the agenda of a future Committee Meeting for preliminary discussion by members of Council. It was noted that the various agencies have been requested to submit comments back to the District by October 15th, 2004.

The Final Report of the Agri-Tourism Task Force was received for information without a motion.

Due to a potential conflict of interest on the following item, Councillor Mason took her leave from the meeting at 7:25 pm. Councillor Mason stated that her daughter is an employee of the Brentwood Bay Lodge and Spa.

2. Brentwood Lodge & Spa – Proposed Garden Villas – Informational Presentation by the Applicant

It was noted that the Applicant was not yet in attendance at the Meeting.

1133.04 MOVED BY MAYOR HABKIRK
 NO SECONDER
 That the Committee table consideration of the informational presentation on the Brentwood Lodge & Spa's Proposed Garden Villas Project pending the arrival of the Applicants at the Meeting.
 CARRIED UNANIMOUSLY

3. Development Variance Permit Application – 6456 Rey Road

- a) Staff Memorandum dated September 16, 2004 from Hope V. Burns, Director of Planning & Building Services Re: Development Variance Permit Application – 6456 Rey Road.

The Director of Planning & Building Services gave a comprehensive overview of the Staff Memorandum pertaining to the Development Variance Permit Application for property located at 6456 Rey Road, and responded to several questions from members of the Committee.

During a brief discussion in regards to the requested variances, the Committee indicated that it was supportive of the requirement that the Applicant provide equivalent cash-in-lieu of the construction of sidewalks on Bella Vista Drive.

1134.04 MOVED BY MAYOR HABKIRK
 NO SECONDER
 That It Be Recommended To Council:

That the Staff Memorandum dated September 16, 2004 entitled "Development Variance Permit Application – 6456 Rey Road" be received, and in connection with the proposed subdivision of Lot 1, Sections 15 and 16, Range 4 East, South Saanich District, Plan VIP 48663 (as shown on the proposed plan of subdivision, Appendix B):

1. *Council propose to consider the issuance of a Development Variance Permit to vary the engineering subdivision standards required by Bylaw with respect to:*
 - *the road allowance width on Bella Vista Drive from 20 m to 18 m;*
 - *the road width on Bella Vista Drive from 13 m to 11 m; and*
2. *Staff be instructed to undertake the statutory notification procedures.*

CARRIED UNANIMOUSLY

4. Development Variance Permit Application – 1043 and 1051 Verdier Avenue (Duo Consultants Ltd.)

- a) Staff Memorandum dated September 21, 2004 from Hope V. Burns, Director of Planning & Building Services Re: Development Variance Permit Application – 1043 and 1051 Verdier Avenue (Duo Consultants Ltd.).

The Director of Planning & Building Services gave a comprehensive overview of the Staff Memorandum pertaining to the Development Variance Permit Application for properties located at 1043 and 1051 Verdier Avenue.

Ms. Gerry Smith, Applicant, was in attendance at the meeting and briefly addressed the proposal.

A lengthy question and answer session took place.

Mr. Peter Parsons, Chair of the Advisory Planning Commission, advised that several other properties along Verdier Avenue have similar variances that were previously approved.

1135.04 MOVED BY COUNCILLOR KOROL
NO SECONDER
That It Be Recommended To Council:

That the Staff Memorandum dated September 21, 2004 entitled "Development Variance Permit Application – 1043 and 1051 Verdier Avenue (Duo Consultants Ltd.)" be received, and in connection with the proposed subdivision of Lot B, Section 10, Range 1 West, South Saanich District, Plan 29297 (as shown on the proposed plan of subdivision, Appendix B):

1. *Council propose to consider the issuance of a Development Variance Permit to vary the:*
 - a) *lot frontage required by Bylaw for:*
 - *Lot 1, a proposed two family dwelling, from the required 26 m to 21.9 m (71.85 ft.);*
 - *Lot 2, a proposed single family dwelling, from the required 21 m to 15.7 m (51.57 ft.);*
 - *Lot 3, a proposed single family dwelling, from the required 21 m to 15.7 m (51.75 ft.); and*
 - b) *R-2 zoning regulations which state:*

"No two family dwelling shall be located within 50 m of another two family dwelling that is in existence or in respect of which a building permit application has been made";
2. *Staff be instructed to undertake the statutory notification procedures; and*
3. *Council propose to make it a requirement that as a condition of issuance of the Development Variance Permit, the Applicant be required to register on title, through an appropriate covenant or legal undertaking, completed design plans for the proposed three-lot development.*

CARRIED UNANIMOUSLY

2. Brentwood Lodge & Spa – Proposed Garden Villas – Informational Presentation by the Applicant

- a) Correspondence received pertaining to this matter:
 - Aline and Hugh Porter, 975 Verdier Avenue, September 7, 2004 (previously received at the September 20th, 2004 Regular Council Meeting);
 - Bill Bouchard, 7254 Kristin Place, September 10, 2004 (previously received at the September 20th, 2004 Regular Council Meeting);
 - Joyce Huska (and neighbours), 860 Verdier Avenue, September 21, 2004;
 - Peter King, 765 Harding Lane, September 22, 2004.

Mr. Ron Lea, Architect, was in attendance at the meeting to provide informational overviews of two In-Stream Rezoning Applications, namely:

- for the two lots on Verdier Avenue for the proposed Garden Villas Project; and
- for the extension of the Water Lot Lease to extend the water area with the intent to provide four additional berths for larger boats.

He displayed conceptual drawings and site layout plans for the proposed Garden Villa development, and proceeded to give a comprehensive overview of the first Rezoning Application, as follows:

- the density of the proposed development has been reduced from .96 to .83;
- the number of units has been reduced from 23 to 20;

- the proposal consists of 20 ¼ share units at the back of the site, a two-storey building at the front of the site, a fitness centre at the street with the potential for future retail possibilities, and a public plaza with water feature and seating;
- all of the currently existing 54 surface parking spaces will be moved underground for use by the pub patrons, and the proposed 21 surface parking spaces located at the rear of the site will be for the occupants of the ¼ share units only;
- the 20 ¼ share units will be managed from the front desk at the Brentwood Lodge & Spa (for one-week long stays);
- the exterior finishes of the buildings and the ambiance of the overall project will be very similar to the Brentwood Lodge & Spa;
- the landscaping (comprised of native planting materials) will have a natural, random appearance;
- a variance is required for the 2 foot over-height on a portion of the building;
- the proposed project endeavours to adhere to the District's Design Guidelines.

After the presentation and a series of questions, in a general discussion around the table the following comments were made by various members of the Committee:

- Councillor King noted the importance of the Applicant communicating closely with the local neighbourhood by undertaking a thorough consultation and community feedback process.
- Councillor Haddon expressed concerns in regards to the proposed Fitness Centre component, and questioned whether this was in fact a "public amenity". Councillor Haddon encouraged the opportunity for the public to use the courtyard, and that an appropriate alternative retail component may be an Art Gallery. She concluded her remarks by stating that she would have preferred for the application to be coming forward perhaps one year later so as to afford the opportunity for the neighbourhood to get back to normal and for things to settle as a result the recent completion of the Brentwood Lodge & Spa project. Notwithstanding these comments, however, Councillor Haddon indicated her preparedness to let the application proceed through the process.
- Councillor Graham stated that he was appreciative of the public consultation that has taken place to date with respect to this application, and indicated that he was supportive of the proposed native plantings and the Applicant's efforts to inject a public component into the development. Councillor Graham indicated, however, that he would prefer to see more small scale retail and all parking be placed underground as opposed to retaining a surface parking component. Councillor Graham concluded his remarks by stating that he would be prepared to support a higher density were all parking to be placed below grade.
- Mayor Habkirk indicated that she was supportive of the Applicant's efforts to reduce the massing and scale of the project, and that moving the building forward would have a positive impact on the neighbours to the north of the site. She indicated her support for the proposal to allocate surface parking for the proposed 20 ¼ share units, and stated that she had no concerns with respect to the proposed height of the buildings. Mayor Habkirk stated that the proposed density will still be a challenge, however, and further negotiations will have to take place in this regard. While being appreciative of the challenges in regards to the future viability of any retail component, Mayor Habkirk stated that her preference would be to see a lively retail commercial component at street level (for example, a café).
- Councillor Korol indicated that she is not concerned in regards to the proposed density, however, her biggest concern is with respect to the use of the space and the need to make it more enticing for public use. Councillor Korol stated that, in her opinion, the project needs to have a viable public and retail component that will be used by the local neighbourhood.

1136.04 MOVED BY COUNCILLOR HADDON
 NO SECONDER

That the various letter writers who have submitted correspondence in regards to the proposed Garden Villas Project and whose letters appear on this evening's Committee agenda be afforded an opportunity to make any additional comments in regards to their respective letters.

CARRIED UNANIMOUSLY

It was noted that Mr. Hugh Porter and Mrs. Aline Porter were not in attendance at the meeting to address their correspondence.

It was noted that Mr. Bill Bouchard was not in attendance at the meeting to address his correspondence.

Ms. Joyce Huska, 860 Verdier Avenue, asked that Council revisit the previous three-storey proposal that was denied a few years ago. She stated that she does not feel the neighbourhood issues and concerns are being adequately considered by Council with respect to pedestrian/vehicular traffic and parking congestion.

Mr. Peter King, 765 Harding Lane, was in attendance at the meeting and advised that he had no further comments to offer at this time.

The Applicant then made a very brief presentation on the second Rezoning Application to expand the Water Lot License area with the intent to provide space for large boats, in particular four additional large berths for larger size vessels.

Mayor Habkirk indicated some concern in regards to the size of the proposed increase in the Water Lot License area.

1137.04 MOVED BY MAYOR HABKIRK
 NO SECONDER

That It Be Recommended To Council:

That the informational rezoning application presentation from the Brentwood Lodge & Spa on the proposed Garden Villas Project as well as the proposed increase in the Water Lot License area be received for information and referred to Staff and the Advisory Planning Commission for further review and processing, and recommendation to Council at a future meeting of the Planning & Development Committee.

CARRIED UNANIMOUSLY

5. Development Variance Permit Application – 1123 Verdier Avenue (Viewland Development Corp.)

- a) Staff Memorandum dated September 21, 2004 from Hope V. Burns, Director of Planning & Building Services Re: Development Variance Permit Application – 1123 Verdier Avenue (Viewland Development Corp.).

The Director of Planning & Building Services gave a comprehensive overview of the Staff Memorandum pertaining to the Development Variance Permit Application for properties located at 1123 Verdier Avenue, and responded to questions from members of the Committee.

1138.04 MOVED BY MAYOR HABKIRK
 NO SECONDER

That It Be Recommended To Council:

That the Staff Memorandum dated September 21, 2004 entitled "Development Variance Permit Application - 1123 Verdier Avenue (Viewland Development Corp.)" be received, and in connection with the proposed subdivision of Lot A, Section 10, Range 1 West, South Saanich District, Plan 36987 (as shown on the proposed plan of subdivision, Appendix B):

- 1. Council propose to consider the issuance of a Development Variance Permit to vary:*

- a) *lot frontage required by Bylaw for:*
- *Lot A, a single family dwelling, from the required 21 m to 16.75 m;*
 - *Lot B, a duplex, from the required 26 m to 21.34 m; and*
2. *Council request that the Applicant provide more detailed design plans and an Arborist's Report on the proposed tree retention prior to the public notification for the proposed new dwelling units; and*
3. *Staff be instructed to undertake the statutory notification procedures.*

CARRIED UNANIMOUSLY

6. Brentwood Traffic Corridor Revitalization Project

- a) Draft Advertisement for Public Open House to be held on October 14, 2004;
- b) Correspondence dated September 27, 2004 from 1st Team Consulting Ltd. Re: West Saanich Road Revitalization – Additional Scope of Work.

The Director of Planning & Development Services provided an overview of the proposed Public Open House which has tentatively been scheduled for Thursday, October 14, 2004 from 4:00 pm to 7:00 pm in the Central Saanich Seniors Centre located at 1229 Clarke Road, as well as the correspondence from 1st Team Consulting Ltd. pertaining to the proposed additional scope of work and related fee proposal for various tasks to be undertaken in preparation for the proposed October 14th, 2004 Public Open House.

An extensive question and answer session took place.

1139.04 MOVED BY COUNCILLOR KOROL
NO SECONDER
That It Be Recommended To Council:

That the correspondence dated September 27, 2004 from 1st Team Consulting Ltd. setting out a fee proposal for additional professional consulting services required in connection with the proposed October 14th, 2004 Public Open House for the Brentwood Traffic Corridor Revitalization Project be received, and Council accept the proposal for the total fixed fee cost, including disbursements, of \$12,000 (excluding taxes), and the Consultants be authorized to proceed with the methodology and scope of work as outlined in the proposal.

CARRIED
OPPOSED: COUNCILLOR GRAHAM

1140.04 MOVED BY COUNCILLOR MASON
NO SECONDER
That It Be Recommended To Council:

That the Parks Foreman and other appropriate Parks Staff as deemed necessary be requested and authorized to attend the proposed Public Open House in a resource capacity.

CARRIED UNANIMOUSLY

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on September 27, 2004 adjourned at 9:05 pm.

Councillor Chris Graham, Acting Chair

Recorded By: Trish Flanders
Municipal Clerk