

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Report of the **PUBLIC HEARING**
Wednesday, June 13, 2007, at 7:00 p.m.
Central Saanich Fire Training Centre

PRESENT: Mayor Jack Mar
Councillors: Bryson, Garrison, Graham, and Thompson
Gary C. Nason, Administrator
Sara C. Ribeiro, Municipal Clerk
Hope V. Burns, Director of Planning & Building Services
Bruce Greig, Planner
Ron French, Fire Chief
Roland Rocheleau, Senior Engineering Technologist

ABSENT: Councillors King and Mason

1. APPROVAL OF THE AGENDA

601.07 MOVED BY COUNCILLOR THOMPSON
 SECONDED BY COUNCILLOR GRAHAM
 *That the Agenda for the Public Hearing held on June 13, 2007, be
 approved as circulated.*
 CARRIED UNANIMOUSLY

2. OPENING STATEMENT BY THE MAYOR

Mayor Mar noted that the purpose of the Public Hearing was to hear representations in regards to "Central Saanich Land Use Bylaw Amendment Bylaw No. 1585, 2007" [A Bylaw to Amend the Land Use Bylaw (Brentwood Bay Shopping Centre – Commercial / Residential Project)].

Mayor Mar then read a prepared statement outlining the procedures for the Public Hearing.

3. PUBLIC HEARING

The Administrator, Gary C. Nason, advised that additional copies of the Public Hearing Agenda were available for viewing at this Public Hearing. Mr. Nason noted that the Public Hearing Agenda included a copy of the Public Hearing Notice, a copy of Bylaw No. 1585, relevant background Staff Memoranda relating to the proposed Bylaw, and copies of the various Council motions to give the necessary readings to the Bylaw and refer it to a Public Hearing. Mr. Nason further noted that copies of the Land Use Bylaw, the Official Community Plan, and the two Local Area Plans were also available for viewing at this Public Hearing. Mr. Nason concluded his remarks by advising that numerous items of correspondence had been received by the District in regards to Bylaw No. 1585 since the publication of the Public Hearing agenda, which would be read into the record of this Public Hearing later this evening.

1. **"Central Saanich Land Use Bylaw Amendment Bylaw No. 1585, 2007"**
[A Bylaw to Amend the Land Use Bylaw (Brentwood Bay Shopping Centre – Commercial / Residential Project)]
2. Staff Memorandum dated May 29, 2007, from the Director of Planning & Building Services entitled "Rezoning, Development and Development Variance Permit Application; 1183-1211 Verdier Avenue – Brentwood Bay Shopping Centre, Further Information for Public Hearing, Addendum Report 2".
3. Staff Memorandum dated May 11, 2007, from the Director of Planning & Building Services entitled "Rezoning, Development and Development Variance Permit Application; 1183-1211 Verdier Avenue – Brentwood Bay Shopping Centre ("Royal Bank Site"); Revised Bylaw, Addendum Report

4. Staff Memorandum dated April 18, 2007, from the Director of Planning & Building Services and the Planner entitled "Rezoning, Development and Development Variance Permit Application; 1183-1211 Verdier Avenue – Brentwood Bay Shopping Centre ("Royal Bank Site")
5. Information Submitted by the Applicants:
 - i) **Amended** "Traffic Impact Assessment for Proposed Redevelopment at Verdier Avenue / West Saanich Road" dated May 28, 2007
 - ii) "Transportation Demand Management Plan for the Proposed Redevelopment of West Saanich Road and Verdier Road" dated May 8, 2007, from Boulevard Transportation Group
 - iii) "Traffic Impact Assessment for Proposed Redevelopment at Verdier Avenue / West Saanich Road" dated May 1, 2007, from Boulevard Transportation Group **[Revised version as Item 5(i)]**
 - iv) Architectural Plans for the Brentwood Bay Shopping Centre Redevelopment from Vic Davies Architect (VDA) and LADR as follows:
 - VDA Cover Sheet with Elevations (April 13, 2007)
 - VDA Site Plan Existing – Drawing No. A-01 (April 13, 2007)
 - VDA Site Plan – Drawing No. A-02 (April 13, 2007)
 - VDA Parking Level – Drawing No. A-03 (April 13, 2007)
 - VDA Block 1 Plans – Drawing No. A-04 (April 13, 2007)
 - VDA Block 1 Plans – Drawing No. A-05 (April 13, 2007)
 - VDA Blocks 2 & 3 – Drawing No. A-06 (April 13, 2007)
 - VDA Block 4 – Drawing No. A-07 (April 13, 2007)
 - VDA Block 4 – Drawing No. A-08 (April 13, 2007)
 - VDA Block 5 – Drawing No. A-09 (April 13, 2007)
 - VDA Block 1 Elevations – Drawing No. A-10 (May 9, 2007)
 - VDA Block 2 & 3 Elevations – Drawing No. A-11 (May 9, 2007)
 - VDA Block 4 Elevations – Drawing No. A-12 (April 13, 2007)
 - VDA Block 5 Elevations – Drawing No. A-13 (April 13, 2007)
 - VDA Site Section – Drawing No. A-14 (April 13, 2007)
 - VDA Sections Through Block 1 (May 9, 2007)
 - LADR – Landscape Concept (May 15, 2007)
 - LADR – Landscape Details 1 (May 15, 2007)
 - LADR – Landscape Details 2 (May 15, 2007)
 - LADR – Grading Concept (May 15, 2007)
 - VDA – Phasing Drawing PH1 (May 9, 2007)
 - VDA – Phase 2 Drawing PH2 (May 9, 2007)
 - VDA – Phase 3 Plan Drawing SK3 (May 9, 2007)
 - VDA – Phase 4 Plan Drawing PH4 (May 9, 2007)
6. Residential Development Applications Evaluation Guidelines
7. Council Motions to Authorize the Preparation of the Bylaw, to Give the Necessary Readings to Bylaw No. 1585, and to refer the Bylaw to a Public Hearing (dated May 7 and 14, 2007)
8. Correspondence Received Prior to the Introduction of Bylaw No. 1585:
 - Joshua Craig, Chair, Victoria Car Share Co-op, March 28, 2007
 - Wayne Watkins, 7055 Wallace Drive, April 24, 2007
 - Helen Lupowitz, 6776 Jedora Drive, April 24, 2007
 - Joshua Craig, Chair, Victoria Car Share Co-op, April 26, 2007
 - Memorandum from Councillor King Re: Requested Parking Variance
 - Greg Bodnarchuk, SolarCrest Innovations Inc., May 4, 2007
 - Memorandum from Mayor Mar Re: Rezoning, Development and Development Variance Permit Application; 1183-1211 Verdier Avenue; Brentwood Bay Shopping Centre (Royal Bank Site)
 - Elizabeth Chambers, 901 Verdier Avenue, May 9, 2007
 - Sandra Masai, 7212 Kimpata Way, May 13, 2007
 - Ian Cameron, 7190 Babington Lane, May 13, 2007
 - Todd Litman, 1250 Rudlin Street, May 14, 2007
 - John Masai, 7212 Kimpata Way, May 14, 2007
 - Wendy May, 108-1959 Polo Park Court, May 15, 2007
 - Ministry of Transportation, May 15, 2007 (with facsimile cover sheet from the Planner to Mr. Michael Hadfield)

9. Correspondence Received Since the Introduction of Bylaw No. 1585 and Publication of the Notice of Public Hearing:
- Gwendolyn Page, 7954 Larkvale Road, June 6, 2007

The Director of Planning & Building Services, Hope V. Burns, advised in general terms, the purpose of Bylaw No. 1585 is to amend Land Use Bylaw No. 1309 by adopting regulations for a new Comprehensive Development Zone 3: CD-3 (Brentwood Bay Shopping Centre) to allow for a mixed commercial residential project. The Bylaw proposes regulations with respect to permitted uses, siting, height and number of buildings and structures, density, and lot size requirements. Additionally, the Bylaw will make consequential amendments to Part 5 (Zoning Regulations, Part 6 (Parking and Loading), Section 49 (Requirements for Screening), Section 55 (Works and Services Standards), and Section 60 (Sign Regulations) for the Comprehensive Development Zone 3 (CD-3), as per the requirements of the Core Commercial (C-1) Zone. In addition to the Land Use Bylaw amendment, a Development Variance Permit has been requested to vary the following requirements of the Land Use Bylaw:

- Reduce the length of two small-car parking spaces for compact cars and motorcycles;
- Reduce the required number of loading bays from two to one; and,
- Reduce the total number of required on-site parking spaces from 184 stalls to 154 stalls.

Mayor Mar opened the floor for comments from the public in attendance at the Public Hearing.

Mr. Eric Charman, applicant and owner of the Brentwood Bay Shopping Centre site, advised he is not a developer and he has never conducted a commercial subdivision. He has owned this property for 34 years and he was approached three years ago to discuss the revitalization of Brentwood Bay. He provided two advertised public information sessions and three additional public sessions outlining his intention to retain the commercial property and residential component of the site. The public raised many concerns and criticisms, which has assisted with the overall planning of the village. He has been asked what the benefit to Central Saanich is. This development will help revitalize this area. He is aware concern has been expressed about recovery expenses but this project will provide an increase to the net taxes of approximately \$225,000.00 per year. Mr. Charman advised recent development projects show a need for smaller dwelling units; the residential units in this project will provide for one level living. A Leadership in Energy and Environmental Design (LEED) Consultant has been retained and this project will be LEED Certified. A traffic consultant has also been retained, and is from the same firm the District of Central Saanich utilizes. He referred to correspondence received from Ms. Fern, and provided clarification to some information in her letter. Overall, this project hopefully meets the needs of the community and will be economically viable for the residents.

Mr. Des Bazett, of Vic Davies Architects, overviewed the details of the proposal. This site will offer approximately 11,600 ft² of commercial space; 75 residential units; 56 surface parking stalls; 99 underground parking stalls; and 132 bicycle parking stalls. The design of this project was influenced by the site conditions and the guidelines for the area. In terms of site conditions, there are a number of municipal right-of-ways for access and the public has raised concern about the Verdier access. These have been re-designed and the Ministry of Transportation has provided approval. The guidelines for Brentwood Bay allow for a mixture of commercial / residential units and he believes this proposal provides a pedestrian friendly atmosphere for the ground floor commercial units. There are a series of five smaller buildings proposed, with parking at the centre and rear of the site away from the streetscape. The five proposed buildings are: (1) single storey commercial; (2) one and two storey (bank); (3) ground floor commercial of approximately 3,200 ft², four residential units, community room, guest suite, and three floors of condominiums / apartments; (4 & 5) four storey residential buildings. The parking areas will be divided into a number of areas and surrounded by plantings to provide screening. The residential buildings are setback from the ground perimeter to provide large roof-top terraces and to reduce the visual mass of the building. They will offer 12 one bedroom suites at approximately 600 ft²; six one bedroom and den suites at approximately 675 ft²; and two bedroom, two bathroom suites ranging between 900 ft² and 1,150 ft². All residential units will have in-suite laundry.

Ms. Bev Windjack, LADR Landscape Architects, overviewed the major components of the landscape plan, and advised of the major components that affected the plans. The goal was to provide a transition from the commercial streetscape to the residential living areas emphasizing safety and usable outdoor space. An on-site storm water management system will be employed for this site. The pattern of the current sidewalk along West Saanich Road will be continued with this project, providing continuity for the design. The footpath will be concrete with grey branded along the edge, with the design changing as one enters the property. More vegetation will be introduced on West Saanich Road. The three London Plane trees at the front of the property will be retained and will also provide traffic calming measures. Seating will be provided along the footpath as well as low level shrubs near the entrance. In the plaza area, there will be an art feature, public seating, and bicycle parking. The residential units will feature picket fences with vine covered arbours to enhance the residential nature of the area. Between the residential property lines, there will be a six foot cedar fence for privacy and soft conifers to compliment the fencing. The landscape plan alludes to the agricultural and rural roots of Central Saanich. A habitat is created through heavy wood, stone, and fruit bearing trees. Ms. Windjack emphasized the commercial / pedestrian area will look different than the residential / pedestrian area. Vehicular circulation is created through an auto court in the centre with a permeable surface. All surface water will be collected and reused on site. The residential units are at grade and will have either a garden or patio. Drop tolerant and native plantings will be used and trees will provide a vegetative canopy to slow water run-off.

Mr. Des Bazett advised the construction materials for the buildings will consist of natural rock at the base with vertical and horizontal siding of heavy timber for the upper levels.

Mr. Rob Walters, A&B Consulting, LEED Consultant, advised he was retained by the proponents at the beginning of May. The five areas that are considered for LEED Certification include: (1) sustainable sites pertaining to transportation, landscaping, and storm water management; (2) water efficiency in terms of reducing and reusing water; (3) energy and atmosphere for the building envelope; (4) materials and resources used for the construction of the building; and (5) indoor air environment and the interior finishes. The classification system is rated out of 70 into the following categories: Certified (26-32); Silver (33-38); Gold (39-51); and Platinum (52-70). Currently, this project has a rating of 26/70. There are still areas of this project that could receive additional points, approximately 11, so this project could potentially receive a qualification of Silver.

Mr. Des Bazett advised one of the major concerns raised by the public pertains to traffic and parking. Boulevard Transportation Group was hired to assist in the planning of the parking areas and required number of spaces.

Ms. Nadine King, Boulevard Transportation Group, advised there will be two access points to this site: one off West Saanich Road and one off Verdier Avenue. She explored how much traffic will be added to this site with the proposed changes to the Land Use Bylaw. She projects an increase in approximately 22 trips in the morning peak time and 18 trips in the afternoon peak time.

Councillor Thompson excused himself from the Public Hearing at 7:54 p.m.

Ms. King advised the new roundabout provides a level service B and is not an issue for traffic flow. Overall, there is adequate access for this site. In terms of the requested parking variance, Ms. King advised the commercial parking component meets the requirement of the Land Use Bylaw. The residential component requirement is 1.5 stalls per dwelling with 0.25 stall required for visitor parking. The proposal is seeking a variance for this requirement.

Councillor Thompson returned to the Public Hearing at 7:56 p.m.

Ms. King overviewed the parking requirements for other Greater Victoria municipalities, and discussed the Institute of Transportation Engineer's (ITE) handbook. The Brentwood Design Guidelines encourage a walkable community. Individuals will park at this site and walk to other sites in the area and vice versa. Also, residents should be encouraged to use other methods of transportation and the developer will provide BC Transit information, Victoria Car Share Co-op information, and a possible shopping cart program to its potential tenants. Each potential buyer

will be advised only one parking stall is available per unit. Ms. King is confident the outlined parking proposal will accommodate both residential and commercial needs. Overall, 75 parking stalls will be assigned residential, 45 will be unassigned commercial stalls, and the remaining stalls will be flexible for visitor and/or commercial use, with the potential to rent to residents if need be.

Mr. Des Bazett overviewed the four phases in which this project would be constructed. The first phase would involve the demolition of the current two storey wing to build Blocks one and two for the bank and commercial tenants. During this phase, 110 parking stalls will be available on site and the shopping centre will remain open. Access will remain from Verdier Avenue. The second phase would involve the demolition of the bank and a small portion of the existing shopping centre to allow Block three to be constructed. The entrance would be the existing entrance from West Saanich Road and 102 parking stalls will be available. Upon completion, the current shopping centre tenants would relocate to their new locations. The third phase would involve the demolition of the remaining shopping centre to construct Block four and the underground parking area. Construction access will be available from Verdier Avenue, the new access point, 102 parking stalls will be available, and all commercial tenants will be in their new locations. The final phase will see the availability of the new access off Verdier Avenue for the general public. Construction will commence for the surface parking area, Block 5 and the underground parking area. Mr. Bazett would like to approach the Church to allow for construction access from their property. The purpose of the construction phases is to facilitate the transition for the existing tenants and to provide for continuing operation of their business. In closing, this proposal meets many of the Brentwood Design Guidelines, provides 75 residential units in the downtown area, maintains existing businesses, is pedestrian friendly, and, in conjunction with LEEDS, provides a low carbon footprint.

Councillor Thompson asked for further clarification of the parking variance requested.

The Director of Planning & Building Services, Hope V. Burns, advised the Applicants are requesting a reduction of 30 parking stalls.

Councillor Thompson inquired if parking allowance could accommodate a restaurant at this site.

Mr. Bazett advised of potential options available to the proposal to accommodate a restaurant.

Councillor Thompson asked for clarification on the difference between bicycle parking and long-term storage.

Ms. Burns advised the storage area will be utilized by residents and that bicycle parking will be available for both residential and commercial tenants.

Mr. Bazett advised in the underground parking area, there will be a bicycle storage room with lockers for each residential and commercial unit. They have also considered scooter parking.

Councillor Thompson inquired about the status of the required Restrictive Covenant with Carmel Estates.

Mr. John Alexander, 26 Bastion Square, Solicitor for the Applicants, advised he is working on the language of the Restrictive Covenant in conjunction with Ms. Burns and the District's Solicitor.

Mr. Peter King, 765 Harding Lane, advised in the Agenda package, a revised memorandum from Councillor King is not included. The memo was distributed at a previous meeting and includes Traffic Demand Management information. He is concerned that the demand management is not sufficient for this site. Bus passes are already available in this area from other merchants. The Developer has agreed to pass on information that is readily available and does not meet the requirements for demand management. He clarified with Council that after the close of tonight's public hearing, Council is not allowed to receive any additional input.

Mayor Mar advised the public could contact Staff but not Council.

Councillor Graham inquired of Staff if the memorandum from Councillor King should be considered as he has since declared a conflict of interest.

The Administrator, Gary C. Nason, advised any information submitted to Council prior to Councillor King's declaration of a conflict of interest is acceptable.

Mr. Terry Forsyth, 1511 Hovey Road, inquired how this development would affect the tax base.

Councillor Bryson indicated the proponent provided some figures and inquired of Staff if the District had conducted a financial analysis.

Mr. Nason advised Staff have not conducted a financial analysis considering the tax implications of this proposed development.

Ms. Audrey Glynn, 30 Holly Park Crescent, inquired about the pedestrian access from the Church property behind the site.

Mr. Bazett advised this could be possible through existing pathway.

Mr. Len King, 7865 Patterson Road, advised he is concerned with the environmental footprint this proposal would have with consideration to the present global situation. Anything that can be done to lower energy consumption would benefit all residents. He inquired how the buildings would be heated/cooled and how the water would be heated. This proposal improves the beautification of Brentwood Bay but he feels the developer should provide more amenities to Central Saanich.

Ms. Sandra Masai, 721 Kimpata Way, offered congratulations to the developer on this project. She agrees with the previous speaker as she has focused her attention to the environment with the release of the IPCC report. The developer is benefiting from the Brentwood Beautification process. She advised the developer is saving approximately \$750,000 by reducing the parking requirement. Ms. Masai referenced a brochure on ecodensity recently discussed by Mayor Sullivan of Vancouver. In that brochure, it states the developer provide one car for every three parking stalls. Therefore, for this proposal, ten cars should be offered to the tenants, not information. She appreciates the bicycle parking but feels revisions need to be made to this proposal.

Mr. Ed Gage, resident of Cedar Lane (North Saanich), emphasized the need for commercial tenants in the community. The Keating Industrial Park is the largest employer in this area. He urges Council to create residential opportunities for individuals who work in this community. To save the environment, they could bike to work.

Mr. Graeme Roberts, 6880 Wallace Drive, advised he is a long-term resident of this community. The previous Council and the current Council have made an effort to make a community of Brentwood Bay. He supports this proposal and supports the work in the Brentwood Bay core.

Mr. Rob McAdams, 8244 West Saanich Road, advised he has been driving by this area for approximately 15 years. The current site does not have any appeal or luster so he does not shop here. The beautification project for the roadway is great and this site needs to be upgraded. He likes the proposal of five smaller buildings, the courtyard, and landscaping. It would provide a wonderful entrance to the village and he is in favour of this application. He has been involved with development projects that utilize an overlapping parking system and it should be considered for this site.

Councillor Bryson advised those in attendance at the Public Hearing to refrain from applause or comments after an individual has spoken to this matter.

Councillor Thompson noted speakers need to address Mayor and Council, not the community in attendance tonight.

Ms. Alyssa Russell, 2394 Tanner Ridge Place, advised she supports the environmental ideas of this project and feels it will help revitalize this area. Everyone will benefit from this proposal. This proposal meets the requirements for Development Cost Charges. The developer has explored car share opportunities and those who participate in the program will benefit. If this site manages water onsite, it may encourage other community members to follow. The ground floor retail with stepped back residential buildings will help create a city streetscape for this area.

Ms. Sue Stroud, 105-7088 Wallace Drive, is pleased to see the changes to the proposals. She is delighted the tree canopy has been considered for water retention. However, she feels the developer is not addressing enough issues for the community nor the environment. The developer could consider providing annual bus passes for tenants. Presently, there are no opportunities for subsidized housing. New development that is expensive forces individuals and families out of the community. Ms. Stroud suggested 10% of the residential units should be available for subsidized housing. People can no longer afford to live in Central Saanich and this needs to be addressed.

Mr. Brent England, 3000 Mallard Avenue, advised he is a board member for an Environmental Committee and he feels the developer has addressed environmental issues. He supports the concentration of development in existing areas. This project will make Brentwood Bay a destination and retain the rural feel of Central Saanich.

Mr. Ian Hadfield, 7050 Brentwood Drive, advised he is a partner of the Brentwood Bay Spa & Lodge. This proposal will provide lower cost housing for seniors and young individuals commencing their career. It is important to increase the number of residential units near the village core. The tax base will be enhanced and may assist the municipality to perform other functions. The revitalization of this area is a wonderful benefit to the community. When the landscape matures, the area will be truly great. Mr. Hadfield is pleased with the tiered effect of the buildings to help provide a low-key profile, the environmental features and the LEED certification. In terms of heating and cooling the building, the developer may explore that further in the process. The developer has put a lot of time and effort into this proposal and should hope to see a return if approved and completed. The Advisory Planning Commission and Staff are in favour of this application.

Ms. Robyn Ross, 1191 Lucille, advised she is an employee of the Royal Bank. She has heard her clients encourage residential units in this area. She supports and welcomes this proposal as it would help Brentwood Bay thrive.

Mr. Ryan Butler, advised he supports this application, the quality of the development, and he offered compliments to Council for the revitalization to this area.

Mr. Ron Kubek, 1085 Clarke Road, commended Mr. Charman for this proposal. He emphasized Central Saanich has the heaviest requirement for parking stalls and is almost too onerous for this area. In order to protect the environment, Central Saanich needs to re-examine parking requirements. The developer is exposed to high costs and risk with construction but should make a profit. With this proposal, more homes will become available for families to purchase.

Mr. David Hall, 765 Sea Drive, spoke in favour of this application. He is a long-time resident of Central Saanich and he encourages the beautification of Brentwood Bay. This area could mirror small communities like Oak Bay and Sidney. It will provide a compact community with a beginning and an end. This proposal could be a successful development and it would add nicely to the beautification of this area.

Mr. Wayne Watkins, 7055 Wallace Drive, advised he has been a resident since the 1970s and he has witnessed many changes in this area. He is very pleased to offer his support for this project. His concern regarding the parking variance is based on his experience as a property manager. He knows residents who have an underground stall will utilize the above ground parking. After the presentation tonight from the developer, his concern has been lessened.

Mr. Art Wiebe, 2493 Meadowland Drive, stressed this proposal is a bonus for the community and it is only the beginning of Brentwood's future. He is a proud member of this community and to witness these changes. He supports this project.

Mr. John Tidman, 722 Sea Drive, commended Council for their work over the last four years for the revitalization of this area. He referred back to when the concept of the revitalization was considered and concerns about spending tax payers money and whether or not the area would flourish. Council agreed to take the first step. This project is well thought out, respects the areas needs and the current tenants. He supports this proposal and it will create critical mass. The core of Brentwood needs to be successful through its community and residents. Central Saanich faces a challenge in terms of growth, with 70% of the land being in the ALR. Brentwood Bay provides a vital core and prevents big sprawl. This will be a vibrant community in the years to come.

Ms. Elizabeth Chambers, 901 Verdier Avenue, advised she is pleased with the taxpayers contribution to Brentwood Bay and that private development proposals are fostering. She outlined two serious concerns she has with this proposal. First concerns business and retail opportunities. The proposal is reducing the commercial component, not increasing it, and with residential units available, the residential community will not be able to access resources close to home. She encourages creative solutions for the parking situation such as off-street parking. Additionally, the developer may wish to consider offering second floor retail as an alternative to higher priced ground floor retail. Secondly, the variances to height requested by the developer should have the financial benefits for community enhancing benefits, not for the developer. The developer should provide an appropriate contribution to the community.

Mr. Tim Hackett, 766 Sea Drive, advised the community should have comfort with the design team for this project.

Mr. David Leishman, 777 Harding Lane, advised he supports this proposal and all previous positive comments that have been addressed.

Ms. Rita Cooney, 1108 Clarke Drive, owner of Rosedale Bakery, advised her and her husband, Dale, have been involved in the project since the beginning. She has a concern regarding parking. If ample parking is not provided, her customers will go elsewhere. The developer has worked hard to find solutions and concessions to neighbourhood concerns. They hope to be a part of the new site and will work to make it a success. Ms. Cooney emphasized this is a rural community that will have to drive to the core areas. Overall, she supports this proposal.

Ms. Dorothy Shortreed, 816–6880 Wallace Drive, suggested Brentwood Bay has never had a modestly priced restaurant and the developer may want to consider this.

Mr. John Creviston, 866 Verdier Avenue, offered compliments for this proposal. He is encouraged that LEED Certification will be pursued, and possibly higher. He inquired if the roof will be constructed from wood or concrete.

Mr. Bazett advised wood will be utilized for the roof.

Ms. Beth Haugen Dekkers, 1158 Clarke Road, advised her family has resided in her current residence since 1948. She focused her discussion on the issues of fairness, viability, and precedent setting decisions. She suggested food sharing to preserve agricultural land. Traffic and safety are big concerns for her. Parking needs to be well located and will always be essential and she feels the design for parking and access is dangerous. The variance request should be denied. Ms. Dekkers discussed commercial revitalization and business vitality, emphasizing the need for appropriate parking spaces. She suggested allocating units for affordable housing or even strata title for low-cost rental units, as the current motel provides nine affordable housing units. She discussed access for emergency services to this site and is concerned about traffic flow in the area in case of an emergency. She urges Council to deny this application.

The Municipal Clerk, Sara C. Ribeiro, read into the record the following items of correspondence, copies of which are attached to the Minutes of this Public Hearing:

- William Willbond, 1883 Prosser Road, June 6, 2007
- Barrie & Debbie Adkins, Brentwood Bay, June 5, 2007
- Peter Baillie, 6393 Bella Vista Drive, June 11, 2007
- Norman G. Ryder, Saanichton, June 11, 2007
- L Ferns, 797 Sea Drive, June 11, 2007
- David Biart, 8236 Thomson Place, June 13, 2007

- Daisy Young, 1111 Stelly's Cross Road, June 7, 2007
- Wayne & Pam Jones, 1790 Hovey Road, June 11, 2007
- Janelle Yardley, Ministry of Transportation, June 12, 2007
- John & Audrey Johnston, 7936 Polo Park Crescent, June 13, 2007
- Linda Babb, 6270 Old East Road, June 13, 2007
- Kim Settler, 6790 Wendonna Place, June 12, 2007
- Gordon English, English Developments Ltd., June 12, 2007
- Jennifer Olson, 1106 Marchant Road, June 12, 2007
- Glynis & Dietrich Schultz and Maureen Garrity, 7154 West Saanich Road, June 13, 2007
- Roni Anderson, 7042 Hagen Road, June 13, 2007

Mr. Gordon Hemsworth, 1118 Newton Place, supported Mr. Tidman's comments pertaining to critical mass. He fully supports this proposal.

Mr. Michael Burr, 6981 East Saanich Road, spoke in favour of this proposal. He feels the developers are offering a vibrant plan with great streetscape features. He compared this area to Harris Green in Victoria.

Mr. Charman offered closing remarks and responses to some questions raised through the course of public input. The motel owners have not been kicked out of their business, and 9-12 units are not being lost with the motel demolition. He clarified his previous tax base information, as well as LEED Certification. He stressed it is in his team's interest to address environmental concerns. In terms of parking, he is working on a plan that is economically viable and the requirements in Central Saanich are onerous. As for the benefit to Central Saanich, he feels the redevelopment of this site is the benefit and he has worked hard to address various concerns and suggestions since the conception of the redevelopment process. He urged Council to support this proposal.

Councillor Bryson inquired if the developer would commit to a certain level of LEED Certification.

Mr. Michael Hadfield, Carmel Estates, advised they have not yet committed to a particular level. A consultant was hired to evaluate their development and they are striving to incorporate LEED initiatives into their design. They will commit to being LEED Certified, not necessarily Silver, Gold or Platinum.

Councillor Bryson inquired how the figure was reached for the net increase of taxes and whether the \$225,000.00 represents the net revenue to the District of Central Saanich, not the expense Central Saanich will incur to service this site.

Mr. Hadfield advised the calculation figures are based upon full completion of the project, and the figure represents net revenue only. The figure was obtained by using gross tax numbers, not the home owner grant schedule.

Councillor Bryson asked for clarification regarding the Ministry of Transportation's e-mail that was read into the record about volume capacity and the discrepancy between the two reports.

Ms. Nadine King responded advising the addition of the second access from Verdier Avenue has alleviated the volume capacity ratio.

Mr. Peter King, 765 Harding Lane, advised he is not an environmentalist or a developer. He is a consumer who is looking for more. The Dockside Green project has set the standards for building and Council needs to ask for more from this project.

Councillor Thompson inquired if Staff were to provide tax impact information, if it would be considered new information.

The Administrator advised Council is permitted to seek information from Staff upon the conclusion of a Public Hearing.

Councillor Bryson inquired what the status is for the Housing Agreement.

The Director of Planning & Building Services advised the Housing Agreement is normally part of the process when the Bylaw is at third and fourth reading.

Ms. Beth Haugen Dekkers, 1158 Clarke Road, emphasized her concern for emergency planning for this area and parking related to emergency services. If ever Highway 17 were to close, traffic would be funneled into Brentwood Bay.

Mayor Mar called three times for further representations from the public in regards to Bylaw No.1585. There were no further representations.

Mayor Mar declared the Public Hearing for Bylaw No. 1585 closed.

4. ADJOURNMENT

On motion, the Public Hearing held on Wednesday, June 13, 2007, adjourned at 10:08 p.m.

Jack Mar
Mayor

Sara C. Ribeiro
Municipal Clerk

Recorded by: Sara C. Ribeiro
Municipal Clerk