



Planning, Building & Community Services

Quarterly Status Report (Applications/Building Permits/Activities)

Second Quarter 2005

April - June

DEPARTMENT HIGHLIGHTS

This quarter has been very active for public enquiries as well as work on the Brentwood Bay Revitalization project, Secondary Suite Survey and Open Houses, as well as other legislative reports and bylaw requirements relating to Provincially imposed riparian regulations and the Regional Growth Strategy.

NEW DEVELOPMENT APPLICATIONS

Dezign Zone, 7088 West Saanich Road

On April 4, 2005 Dezign Zone submitted applications for a Land Use Bylaw Amendment, a Development Permit and a Development Variance Permit to develop a 26-unit multi-family condominium development with commercial space at 7088 West Saanich Road. The proposal includes the removal of the existing building (Bolster's Repair Garage). A staff report was reviewed by the APC and those comments were included in a staff report to the Planning and Development Committee for consideration at the June 27th meeting. It is anticipated that a Public Hearing will be held on August 15th for the rezoning bylaw.

Huntly Properties Ltd., 6680 Mirah Road

Applications for Development Permit and Development Variance Permit were submitted by Huntly Properties on April 20th for the construction of a second warehouse building at 6680 Mirah Road. A staff report was considered by the Advisory Planning Commission on May 18th and by the Planning and Development Committee on June 20th. Staff were directed to notify adjacent property owners of Council's intention to issue the Permits at the July 25th Council Meeting.

Tru Value Foods, 7108 West Saanich Road

On May 11, 2005 Tru Value Foods applied for a Development Permit to upgrade the exterior design of the building, including new signage. Staff are currently waiting for the applicant to provide more detailed plans before preparing a report to Council.

Saanich Historical Artifacts Society, 7321 Lochside Drive

On May 11, 2005 a Development Variance Permit application was received from the Saanich Historical Society. The application was to request a variance to allow construction of railbed extension within 15 m of a watercourse. Council instructed staff to begin the statutory notification process at the meeting held on June 20, 2005.

The ALC application for non-farm use to allow the construction of a new railbed extension was forwarded to the Agricultural Land Commission where it is under review.

Derek and Deborah Scott, Oldfield Orchard, 6286 Oldfield Road

On May 24th Derek and Deborah Scott submitted an ALC application to place six additional dwellings for farm help purposes at 6286 Oldfield Road. At the June 20th meeting, Council directed Staff to forward the application to the Agricultural Land Commission for a decision, with the comment that Council relies on the Commission's expertise to determine the necessity of additional dwellings for farm help. In the meantime, at the Council Meeting held June 27th, temporary approval was granted to the applicants to place the proposed additional dwellings on site pending the ALC's final decision and subject to the appropriate legal mechanisms being put in place.

ON-GOING APPLICATIONS

Randall Olafson – Proposed Rezoning of four properties at Southeast corner of Keating X and West Saanich Roads

At the Regular Meeting of Council held May 16th, Council gave final reading to Bylaw No. 1513, rezoning the four properties at the southeast corner of Keating X Road and West Saanich Road to permit a two-storey, 88-unit hotel convention facility on this site. Staff prepared a detailed report on the project information and a Development Permit was also authorized by Council and has now been issued.

M.F.G. Properties, 7410 Veyaness Road

On April 15th, M.F.G. Properties applied for a Development Permit Variance. A Public Hearing was held May 11, 2005 for the proposed fourteen-unit residential project (7410 Veyaness Road) to rezone the site from Rural Estate (RE-2) Zone to an amended Residential Attached (RM-1) Zone. A Development Variance Permit application was also considered at this time. At the May 16, 2005 meeting Council resolved that the application be referred back to the applicant with the request that the applicant note the various issues and concerns raised at the Public Hearing and consider further consultations with the neighbourhood. Staff have met with the applicant and he will be considering options over the summer.

Butterfly Gardens, 1461 Benvenuto Avenue

Fieldstone Holdings Inc. revised the original Development Permit application to replace and relocate the free standing sign and the fascia signage on the Butterfly Gardens' building, to address only the fascia signage. A Development Permit was issued on May 10th on the condition that the proposed colours for the sign match the quality and character of the surrounding signs.

Church and State Wines (formerly Victoria Estate Winery), 1445 Benvenuto

The ownership of the Victoria Estate Winery has changed, as has the name, to Church and State Wines. Several meetings have taken place with the representatives from the Winery. Additional information is still required with respect to the Winery's licenced areas and seating capacities before further consideration can be given to the application for rezoning to accommodate restaurant use.

Butchart Gardens Waterlot, 800 Benvenuto Avenue

The application for a dock extension on the water lot lease adjacent to Butchart Gardens, to rezone the leasehold area to a new Water Zone (Bylaw 1516) was adopted by Council on April 4, 2005.

Brentwood Bay Lodge – 832 Verdier Avenue (Garden Villas)

There has been no further discussion on the proposal for 20 short-term stay hospitality suites and a neighbourhood grocery store/cafe.

Brentwood Bay Lodge – 849 Verdier Avenue – Dock Expansion

There has been no further discussion with regard to the proposed rezoning and development permit applications for a dock extension on the water lease connected to the Brentwood Bay Lodge property.

John Chew, 3290 Campion Road

On May 16th, Council authorized the issuance of a renewal of the Temporary Commercial Use Permit for Beachcomber R.V. Park. This seasonal recreational vehicle park operates from April 16 to October 15 yearly, and the current permit is in effect until October 15, 2006.

ON-GOING APPLICATIONS (Cont'd)**Duo Consultants, 1043 and 1051 Verdier**

On April 4th Council authorized the issuance of a Development Variance Permit regarding the proposed three-lot subdivision of 1043 and 1051 Verdier Avenue. As a condition of issuance of the Permit the appropriate architectural plans for the proposed development will be registered on title

Viewland Development Corp, 1123 Verdier

The application for Preliminary Layout Consideration with regard to a potential two-lot subdivision of property located at 1123 Verdier Ave. is currently under review by staff. A Development Variance Permit was authorized by Council with respect to lot frontages earlier in the year.

Homeport Housing Society, 1196 Sluggett Road (Lions Cove)

A request was received from the tenants in the Lions Cove seniors' leasehold housing project in Brentwood Bay, to modify the housing agreement registered against title to the project to permit owner-occupancy of the units. A Public Hearing on this matter was held April 6, 2005, and subsequently at a regular Council meeting on April 20, 2005, the bylaw amending this agreement was adopted.

Prairie Properties, 7806 East Saanich Rd.

Staff are still awaiting further information from the applicant on the Development Variance Permit application received from Prairie Properties, specifically with respect to the required parking layout. Once the required information has been provided, a staff report will be prepared for Council's consideration.

Focus Corporation, 2969 Martindale

The ALC approved the application to deposit fill on 1.43 ha to raise the ground around the house site and immediate yard area subject to compliance with applicable Acts, regulations, bylaws of the local government.

Angler's Anchorage Marina – Docks

On March 16th, the Development Permit application for a new floating dock at the Angler's Anchorage Marina site (905 Grilse Lane) was considered by Council. At Council's request a Development Variance Permit was submitted for parking and landscaping variances on March 29th. At the April 18, 2005 meeting, Council did not grant a variance to the number of required parking spaces. Revised parking and float plans were submitted June 16, 2005 and are under staff review.

Ken and Wendy Fox, 7235 Wallace Drive

On May 6th, a Development Variance Permit was issued pertaining to the boundary adjustment subdivision proposed for 7235 Wallace Drive/1840 Highfield Road.

Farmer Management, 2261 Keating X Road

On April 4, 2005 Council adopted Bylaw No. 1519 for an amendment to the site-specific CD-1 zone, to increase the size of the restaurant at Gateway Park.

Sunshine Hills Golf Course, 7081 Central Saanich Road

At the Council meeting held on April 4th, Council did not support the issuance of a DVP to vary the number of parking spaces on site from 83 spaces to 73 spaces.

Sam and Betty Pang, Meadowbank Road

The ALC refused the application for Lot 16, Block 4, Plan 1607 – Meadowbank Road, to upgrade and/or improve the road right-of-way. The ALC determined that the proposed road extension would have a detrimental impact on the agricultural potential of this prime Agricultural Land Reserve.

J. Wagenveld, 6922 Veyaness Road

The ALC approved the application for a third dwelling for farm help in the ALR subject to compliance with applicable Acts, regulations, and bylaws of the local government.

ON-GOING APPLICATIONS (Cont'd.)**Strathinnes Farms (J. and H. Mitchell),
2003 Hovey Road**

An application was received February 14 to subdivide this 7.3 ha property into two parcels, a 4.9 ha parcel north of Hovey Road and a 2.9 ha parcel south of Hovey Road. This application was contrary to the policies contained in the Official Community Plan and the Land Use Bylaws, therefore, after consideration of a staff memorandum at the April 12th meeting, Council declined to forward the application to the Agricultural Land Commission. Council recommended to the applicants that they may wish to submit an application to the ALC for a second dwelling for additional farm help, if required.

Agri-Tourism Task Force

Staff continue to work with the Municipal Solicitor regarding the implementation of the Agri-Tourism Task Force recommendations, as amended by Council.

Secondary Suite Survey and Open House

Over 6600 questionnaires were sent out to all residential business addresses in Central Saanich. Just over 500 completed surveys were returned. Staff attended Victoria's Open House on suites and then organized in-house two very well attended Open Houses. The Open Houses were held June 8th (Cultural Centre) and June 15th (Fire Training Centre).

Extensive work went into the preparation of display boards and panels for the Open Houses. An extensive staff report on the outcome of this public review and input, as well as options, was prepared for Council's consideration at the June 27, 2005 Planning and Development Committee Meeting.

**Brentwood Revitalization
Implementation Committee (BRIC)**

The Director of Planning continues work on SRW acquisitions and public enquiries. The Brentwood Bay Revitalization Project in the Brentwood Traffic Corridor (West Saanich Road from Wallace Drive to Verdier Avenue) is expected to commence in early Fall.

PLANNING ADMINISTRATION

- ✓ Interviews and hiring of new Community Services Clerk-Typist.
- ✓ The Approving Officer was involved in extensive public discussions related to Ireland lot realignment, Newton Place and Wallace Drive subdivisions.
- ✓ Preparation of bylaw and Public Hearing requirements regarding the Assessment of the Riparian Areas Regulation (RAR)
- ✓ Director attended ground breaking ceremony for Legion seniors' housing project and co-op car share programme announcement at Newton Pl.
- ✓ Preparation of staff report regarding covenant amendment – Strata Lot 1, Greig Court, to allow an increase in allowable lot coverage.
- ✓ Preparation of staff report regarding an Accessory Building converted to a Dwelling Unit (6500 Lochside Drive).
- ✓ Preparation of staff report regarding plans submitted for proposed church at 7577 Wallace Dr.
- ✓ Preliminary review of development proposal for "Holly Farm" property (West Saanich Road at Stelly's X Road).
- ✓ Preliminary review of development proposal for Brentwood Bay Shopping Centre (West Saanich Road at Verdier Avenue) and other sites in the Brentwood Village.
- ✓ Presentation by the Director to Brentwood Rotary Club on the revitalization project.
- ✓ Director assisted staff on the JEC report, evaluations and appeals.
- ✓ Assistance to Building & Bylaw Divisions on revising Secondary Suite/Secondary Dwellings' Enforcement policies.
- ✓ Director attended full PIBC conference and Assistant Planner attended one full day session.
- ✓ Director attended ½ day workshop with CAWS representatives on Provincial planning legislation.

PLANNING & DEVELOPMENT APPLICATIONS							
Type of Application	2005			Previous Years Comparisons			
	NEW (this Quarter)	YEAR TO DATE	ACTIVE *	2001	2002	2003	2004
OCP Amendment	-	-	-	1	-	3	1
Zoning Amendment or Rezoning	1	2	5	5	4	10	6
Development Permit	3	6	7	9	9	11	13
Development Variance Permit	4	6	6	2	4	12	17
Agricultural Land Reserve	1	3	3	4	9	4	7
Temporary Industrial/Commercial Use Permit	-	1	-	1	-	1	1
Quarterly Total	9						
ANNUAL TOTAL		18	*21	22	26	41	44

* Includes active applications received prior to 2005.

BUILDING INSPECTIONS

The second quarter construction values have decreased by approximately \$3,000,000, resulting in approximately 20% lower values than the 2004 second term; however it is anticipated that the second half of 2005 will be strong with building permits issued for newly approved subdivisions.

Secondary suites and second dwellings have gone through another policy review and Council has adopted two separate policies to deal with each situation. As the secondary suite issue is under review for the entire District the adopted policy is essentially placing a notice on the title of the property and ensuring imminent safety concerns are addressed immediately. Any further actions will be deferred until the secondary suite review has been completed. The construction of illegal second dwellings has a separate policy which directs staff to administer the Land Use Bylaw and Building Bylaw. The policy adopted by Council is to place a notice on title and if voluntary compliance cannot be obtained, then remedial action request to

Council be included to alter, decommission or remove the dwelling unit to comply with the Land Use Bylaw. Hopefully from these policies, a consistent approach can be taken and followed by all.

There have been three Board of Variance applications during this term with approval of two applications and denial of one application:

- 8129 West Saanich Road, variance for height and side setback denied.
- 2356 Styan Road, rear setback variance approved.
- 7236 Highcrest Terrace, variance for lot coverage and side setback approved.

The Building Section has been instrumental in getting Vancouver Island Health Authority to move forward with fire safety upgrades to the Saanich Peninsula Hospital. This million dollar upgrade is a major project involving upgrading the water supply for fire fighting purposes along with an overall building upgrade which includes sprinklering the entire complex.

BYLAW ENFORCEMENT ISSUES

Files Currently in litigation

- 7000 Block of Keally Place – Secondary Suites.

Referrals to Municipal Solicitor

The following matters were referred to the Municipal Solicitor for further consultation:

- 7000 Block of Central Saanich Road - Nuisance
- 8000 Block of Lochside Drive – Non permitted use.
- 7000 Block of Island View Place – Build without permit.

Referrals to Other Government Agencies

The following matters were referred as appropriate to the Ministry of Water, Land and Air Protection, Coast Guard, Agricultural Land Commission, BC Hydro, Vancouver Island Health Authority or the Department of Fisheries and Oceans for follow-up:

- 7000 Block of Central Saanich Road – Nuisance.
- 2400 Block of Barbara Place – Tree visibility issue.
- 6900 Block of Veyaness Road – Farm help dwelling / Septic approval.

Notice on Title (Section 57)

The following properties had a Notice on Title registered:

- 7000 Block of Wallace Drive – Build without permits.
- 6900 Block of East Saanich Road – Build without permits.
- 6500 Block of Lochside Drive – Illegal dwelling.
- 7200 Block of Meadowlark Lane – Suite without permits.
- 6900 Block of Central Saanich Road – Illegal suite.
- 1000 Block of Lucille Drive – Illegal suite.

Bylaw Inspections

- Undertook approximately 137 site inspections during April through June.

Referrals to Council

The following bylaw enforcement issues have been referred to Council:

- 7000 Block of Wallace Drive – Build without permits.
- 6900 Block of East Saanich Road – Build without permits.
- 6500 Block of Lochside Drive – Illegal dwelling.
- 7200 Block of Meadowlark Lane – Suite without permits.
- 6900 Block of Central Saanich Road – Illegal suite.
- 1000 Block of Lucille Drive – Illegal suite.
- 800 Block of Verdier Avenue

Municipal Tickets (MTI) Issued

- 2800 Block of Island View Road – Non-permitted use.

Issues that have been resolved

- Achieved voluntary compliance from several home owners that were required to trim back their trees and/or hedges from the municipal road.
- Over 34 issues resolved (i.e. building permits, soil deposit, noise, business licences, secondary suites, second dwellings, over-height fences, outdoor storage, unsightly properties, non-permitted uses, tree cutting, dumping on the municipal property, etc.).

Other Enforcement Issues

The following issues are being addressed by staff and are at various stages of investigation/enforcement:

- Several second dwelling and secondary suite complaints.
- Non-permitted uses on several properties.
- Several complaints regarding trees and/or hedges impeding vehicle and pedestrian traffic.
- Over 63 active files dealing with various bylaw infractions including: additional dwelling units, secondary suites, tree cutting, non-permitted uses, building without permits, parking, no business licence, fences, soil deposit and removal, outdoor storage, excessive noise, unsightly properties, etc.

COMMUNITY SERVICES

Park Reservations

- Processing of 111 park use requests (94 day use and 17 seasonal permits, up 44% from 2004.

Butterfield Gardens Restoration Project

- A regular mid-week work party was added, with volunteers focusing on removal of invasive species along the east edge of the Park;
- General clean-up of the barn and garage undertaken and a site was selected for construction of new compost bins.

Newman Farm Restoration Project

- Three new volunteers joined the "Newman Farm Working Group", to assist with preservation efforts;
- Professional paper conservator, Jean Topham, volunteered to lead bi-weekly work parties for conservation of paper artifacts from the Newman Farm;
- Volunteers continue to assist in a variety of project areas, including: genealogical research; paper conservation; haying of pastures; fundraising initiatives; removal of invasive plant species; and preparation of display materials for the Saanich Fall Fair;
- Two additional boxes of print photographs and slides from the John Newman photographic collection were donated to the District by Patricia Morrison.

Saanichton Green Improvement Project

- Construction of Phase II improvements initiated, beginning with pathway/security lighting and improvements to the children's play area;
- New swings were installed and the play area re-opened before the end of June for summer use.

West Saanich Road Beach Access Project

- Design and specification drawings were completed;
- The applicant is currently preparing an archeological assessment of the site prior to construction.

Alexander Field Improvement Project

- Correspondence dated June 24, 2005 from the Peninsula Soccer Association advised that proposed improvements to Alexander Field would be postponed for a period of time to allow construction of the PSA clubhouse on lands owned by the Memorial Park Society;

Facility Improvements

- Repainting and carpet replacement within Activity Room A of the Cultural Centre was completed.

Gifting Programme

- Display booth was set up and staffed during the Brentwood Bay Festival held June 4th to promote the Corporate Gifting Programme;
- Three new donations are currently being finalized.

Personnel

- Recruitment for the Clerk-Typist (FT-Permanent) position within Community Services.

Miscellaneous

- Ongoing support to the Heritage Commission and the Butterfield Garden Restoration group to achieve annual goals for special projects (e.g. garden restoration, Brentwood Bay Festival, production of the Mt. Newton Heritage Walk brochure, etc.);
- Staff have liaised with the Brentwood Bay Old School Hall Society with regard to restoration of the West Saanich School;
- Filming of the Bollywood production entitled "Neal and Nikki" took place on Thursday, June 30th within Centennial Park.

<i>SUBDIVISION APPLICATIONS (showing number of additional lots proposed)</i>			
<i>Date Rec'd</i>	<i>File</i>	<i>Location</i>	<i>Description</i>
Nov. 14, 2002	1078-02	Wallace Drive 617R & 642R	A-1, Boundary Adjustment (ALC Approval/ 2 nd Dev.Variance application) <i>PLA Issued</i>
Oct. 14, 2003	1089-03 see also #1076-02	7789 West Saanich Road Lot 1, Plan 42861	A-1, 2 lots, ALC approval granted <i>Plan Signed – March 10, 2005</i>
Feb. 10, 2004	1090-04	1915 Lisnoe Avenue Lot 2, Plan 488	R-1Z – 1 lot <i>PLA issued April 7, 2004; renewed to date</i>
March, 2004	1093-04	6456 Rey Road Lot 1, Plan 48663	R-1 – 14 lots <i>Plan signed – February, 2005</i>
June 4, 2004	1095-04	Newton Place – Lot B	R-2, R1A, R-1 – 8 lots <i>Plan signed – March 3, 2005</i>
June 16, 2004	1096-04	6900 Wallace Drive	R-1 – 6 lots, <i>PLA issued for 6 lots November, 2004 (renewed to date)</i>
July 12, 2004	1097-04	2531 Meadowland Drive	R-1 – 2 lots, <i>PLA issued Sept. 22, 2004, (renewed to date)</i>
Oct. 26, 2004	1098-04	7473 East Saanich Road	A-1 – 2 lots <i>Denied April, 2005</i>
Nov. 5, 2004	1099-04	1300 Benvenuto Avenue	A-2 and RE-4 - 2 lots <i>PLA issued January 10, 2005; renewed to date</i>
Nov. 8, 2004	1100-04	1265 Greig Avenue	A-2 and RE-4 – 2 lots <i>PLA issued January 10, 2005; renewed to date</i>
March 3, 2005	1101-05	Lots 13 and 14 Meadowland Drive	A-2 – 2 lots (boundary adjustment) <i>PLA issued June 30, 2005</i>
March 2, 2005	1102-05	Lots 7 and 8, Plan VIS 4946 7011 & 7013 Beach View Court	RE-5 – 2 lots (lot re-alignment) <i>Plan Signed July 8, 2005</i>
March 14, 2005	1103-05	Lot A, Plan 36987 1123 Verdier Avenue	R-2 – 2 lots <i>Under Review</i>
April 5, 2005	1104-05	Lot B, Plan 28789; Lot 1, Plan 29729 1043 & 1051 Verdier Avenue	R-2 – 3 lots <i>Under Review</i>

 Hope V. Burns, mcip
 Director of Planning and Building Services
 Approving Officer

 Date