



# The Corporation of the District of Central Saanich

## REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, May 9, 2022

Re: 7925 East Saanich Road – Revised Plans 3360-20-10/21 & 3060-20-17/21

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### **RECOMMENDATION(S):**

1. *That Land Use Bylaw Amendment Bylaw No. 2104 (7925 East Saanich Road) be given Second Reading and forwarded to Public Hearing.*
2. *That Heritage Designation Bylaw No. 2106 (7925 East Saanich Road) be given Second Reading and forwarded to Public Hearing.*
3. *That with regard to Development Permit 3060-20-17/21 for 7925 East Saanich Road, which includes variances, staff schedule an Opportunity to be Heard.*
4. *That Council approve discharge of covenant CA2980823-24 following issuance of Development Permit 3060-20-17/21 for 7925 East Saanich Road.*
5. *That prior to final adoption of Bylaw No. 2104 (7925 East Saanich Road) a covenant be registered to secure the following be provided prior to issuance of an Occupancy Permit:*
  - a. *six e-bikes for use by Daycare staff and two e-bikes for the residential units to be owned and maintained by the property owner,*
  - b. *three car share membership purchases, one for each residential unit, and*
  - c. *road frontage improvements to include the addition of one on-street parking space as shown in the plans prepared by Westbrook Consulting Ltd.*
6. *That prior to final adoption of Bylaw No. 2104 (7925 East Saanich Road) a payment of \$3,000 (3 x \$1,000) as a Community Amenity Contribution to the Affordable/ Supportive Housing Fund be provided.*
7. *That Bylaws 2104 and 2106 be adopted concurrently following confirmation that outstanding requirements are completed.*

### **PURPOSE:**

The purpose of this report is to provide comments from the Advisory Planning Commission (APC) on the proposal and present revised plans to Council.

**BACKGROUND:**

Council initially considered the proposal at the March 14th Regular Council meeting and it was subsequently considered by the APC at their April 20<sup>th</sup> meeting.

As part of the referral to the APC Council also requested APC comment on:

- Retaining one accessible parking stall,
- The requested variances,
- The Community Amenity Contribution, and
- Parking in general for the proposal.

**DISCUSSION:**Revised Plans

The proposal was positively received by the APC, however following the meeting the applicant had made a couple minor adjustments and provided revised plans. The revisions included:

- showing a proposed window on the elevations that was missing, and
- changing the bike storage for the residential units from one shared room to three separate storage lockers.

The change to separate bike storage lockers would allow a lobby area to be eliminated and allow for each unit to manage their own bike storage. While this is generally supported, the proposed location of the bike storage room for Unit C is quite distant from the main entry and may reduce its functionality. The applicant has been requested to consider a location closer to the main entrance when preparing plans for a Building Permit application. As that would be an internal change, it should have no impact to the exterior form and character of the development. A revised Development Permit is attached to this report.

Advisory Planning Comments

In response to the APC referral, the APC passed the following motions:

*That the Advisory Planning Commission supports the application for 7925 East Saanich Road as it meets the needs of the community and maintains a heritage building.*

*That the Advisory Planning Commission recommends acceptance of the payment of \$3,000 (3 x \$1,000) as a Community Amenity Contribution to the Affordable/Supportive Housing Fund due to the amenities that the developer is contributing to the community.*

The minutes of the APC April 20<sup>th</sup> meeting are attached to this report.

Accessible Parking Space

With respect to the accessible parking space, it should be noted there is no requirement to provide an accessible parking space for the residential use as the requirement does not apply when 9 or less spaces are required. The residential units are not designed to be accessible due to the stairs and multi-level configuration.

The variance is required because a day care use of any size requires at minimum one Type A accessible parking space. There is no parking provided for the daycare use on this site.

**CONCLUSION:**

The proposed retention and conversion of a retail store into three rental housing units and expanding the existing child care facility would contribute to recognized needs in the community. The proposed Heritage Designation would provide long-term protection of a heritage building that has played a role in serving the public as a lodge/ meeting hall followed by retail services for over 100 years.

By retaining and expanding the day care for both total capacity and the age range served, day care service for the community would improve, particularly the estimated 16% of children aged 0-12 in the District that live in Saanichton where the facility is located.

The addition of on-site parking and implementing Transportation Demand Management measures should reduce impacts from the requested parking variance, while also ensuring the number of adjacent existing on-street parking is retained through road improvements. Overall, the proposal advances the District objectives of creating a walkable, compact village with less reliance on the personal automobile.

Report written by:	Andrea Pickard
Respectfully submitted by:	Jarret Matanowitsch
Concurrence by:	Christine Culham, Chief Administrative Officer

**ATTACHMENTS:**

Appendix A: Revised Development Permit

Appendix B: Revised Development Permit Plans

Appendix C: APC Minutes



## The Corporation of the District of Central Saanich

### DEVELOPMENT PERMIT

NO. 3060-20-17/21

7925 EAST SAANICH RD

TO: BREIA HOLDINGS LTD  
[REDACTED]  
[REDACTED]  
SAANICHTON, BC V8M 1T6

(HEREIN CALLED "**THE OWNER**")

This Development Permit is issued subject to compliance with all of the applicable Bylaws of the municipality.

This Development Permit applies to the lands known and described as:

PARCEL IDENTIFIER: 006-286-356  
LOT 6 SECTION 5 RANGE 3E SOUTH SAANICH DISTRICT PLAN VIP3123  
EXEMPT UNDER 220(1)(H) CC.

(HEREIN CALLED "**THE LANDS**")

1. The development of the above noted lands shall be in accordance with the specifications and plans attached, which form Appendix "A" of the Development Permit.
2. This Development Permit is issued subject to compliance with the provisions of the Land Use Bylaw and all other applicable Bylaws of the Municipality, except as specifically varied by this Permit:
  - a. Subsection 4.9.2 is varied to permit residential use on the main floor at ground level within 15 m of the front lot line
  - b. Paragraph 5.12.2(2) is varied to reduce the minimum setback for an accessory bike storage shed from 7.5 m to 1.12 m.
  - c. Subsection 6.4.2 is varied to reduce the minimum width of a driveway used for two-

- way traffic from 6.0 m to 3.5 m
- d. Subsection 6.4.12 is varied to reduce the setback for parking spaces in a C zone from 2.5 m to 0.6 m.
  - e. Section 6.5 is varied:
    - i. to reduce the residential parking requirement, including visitors, from 5 spaces to 3, and
    - ii. to reduce the day care parking requirement from 7 to 0, including requirements for 1 Type A accessible parking space and 2 EV Charging spaces.
3. Minor variations to the development (*and not to required or varied Bylaw requirements*) may be permitted by the Director of Planning and Building Services.
4. The owner shall substantially commence construction within 24 months from the date of issuance of this Permit, in default of which the Permit shall be null and void and of no further force or effect.
5. Construction of driveways and parking areas, and delineation of parking spaces shall be completed *prior to the issuance of an Occupancy Permit*.
6. As a condition of the issuance of this Permit, and *prior to building permit issuance*, the following shall be **provided to the Director of Planning** for review and approval:
- a. a landscape estimate and deposit in the amount of 125% of the estimated landscaping costs by way of either an irrevocable letter of credit, or a certified cheque.
7. The Municipality is holding the security as specified to ensure that development is carried out in accordance with the terms and conditions of this Permit. The condition of the posting of the security is that should the owner fail to carry out specified landscaping provisions or create any unsafe condition, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be returned to the owner.
8. As a condition of this Permit, the Owner shall ensure that the landscaping has been successfully established, maintained, and replaced if necessary for a period of one year

following the completion of installation of the landscaping.

9. Upon the completion of the installation of landscaping to the satisfaction of the municipality, the owner may provide a replacement letter of credit or certified cheque in the amount of 10% of the initial amount of the security. The municipality may retain the security in the initial amount or the reduced amount for a period of one year following the completion of installation of the landscaping as security for the maintenance and replacement of the landscaping in the event that it is not properly maintained and replaced as necessary by the Owner in accordance with Section 8 of this Permit.
10. The terms and conditions contained in this Permit shall inure to the benefit of and be binding upon the owner, their executors, heirs or administrators, successors and assigns as the case may be or their successors in title to the land.
11. This Permit is **not** a Building Permit.

**AUTHORIZING RESOLUTION PASSED AND ISSUED BY MUNICIPAL COUNCIL ON .**

Permit Issue date:

Signed in the presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
BREIA HOLDINGS LTD

\_\_\_\_\_  
Address of Witness

\_\_\_\_\_  
Date

\_\_\_\_\_  
Occupation

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address of Witness

\_\_\_\_\_  
Occupation

**THE CORPORATION OF THE  
DISTRICT OF CENTRAL SAANICH**

\_\_\_\_\_  
Ryan Windsor, Mayor

\_\_\_\_\_  
Emilie Gorman, Corporate Officer



## The Corporation of the District of Central Saanich

### **APPENDIX "A"**

**DP # 3060-20-17/21**

006-286-356

LOT 6 SECTION 5 RANGE 3E SOUTH SAANICH DISTRICT PLAN

VIP3123 EXEMPT UNDER 220(1)(H) CC.

**7925 EAST SAANICH RD**

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#### **Attachments:**

- Site and Building Plans prepared by Finlayson Bonet Architecture Ltd. date stamped April 26, 2022
- Landscaping Plans prepared by LADR Landscape Architects date stamped December 7, 2021
- Site plan prepared by Westbrook Consulting Ltd date stamped December 7, 2021
- Outdoor lighting plan (Sheets A1.0, A1.1, A1.2) prepared by Spot Design Co. date stamped December 7, 2021

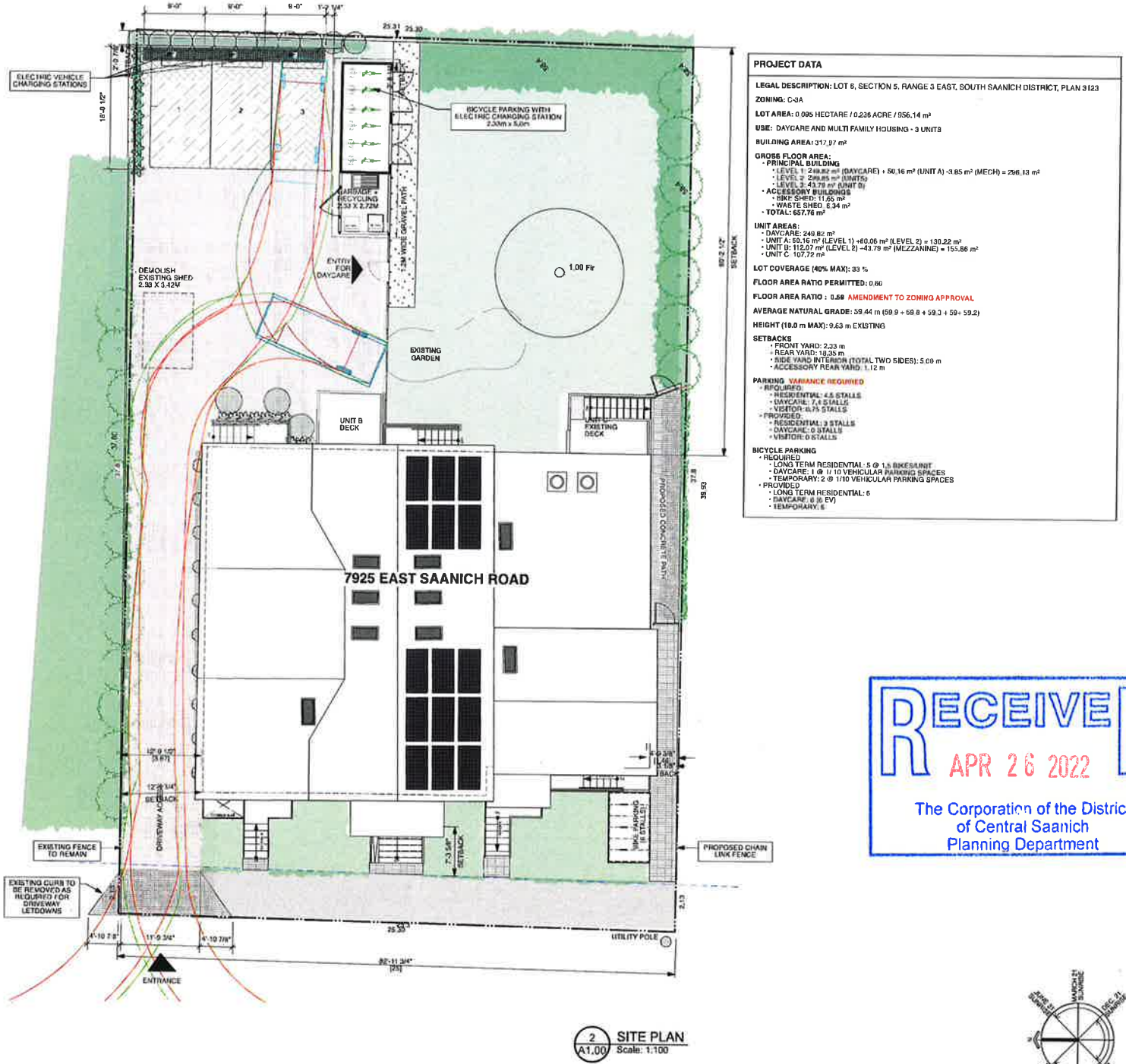




1 AERIAL VIEW  
Scale: Not to scale



3 IMAGE - FRONT VIEW  
Scale: Not to scale

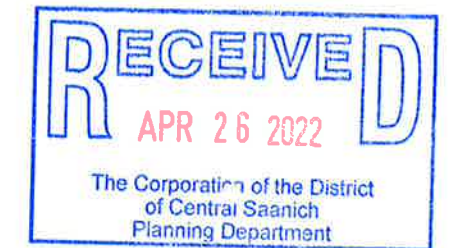
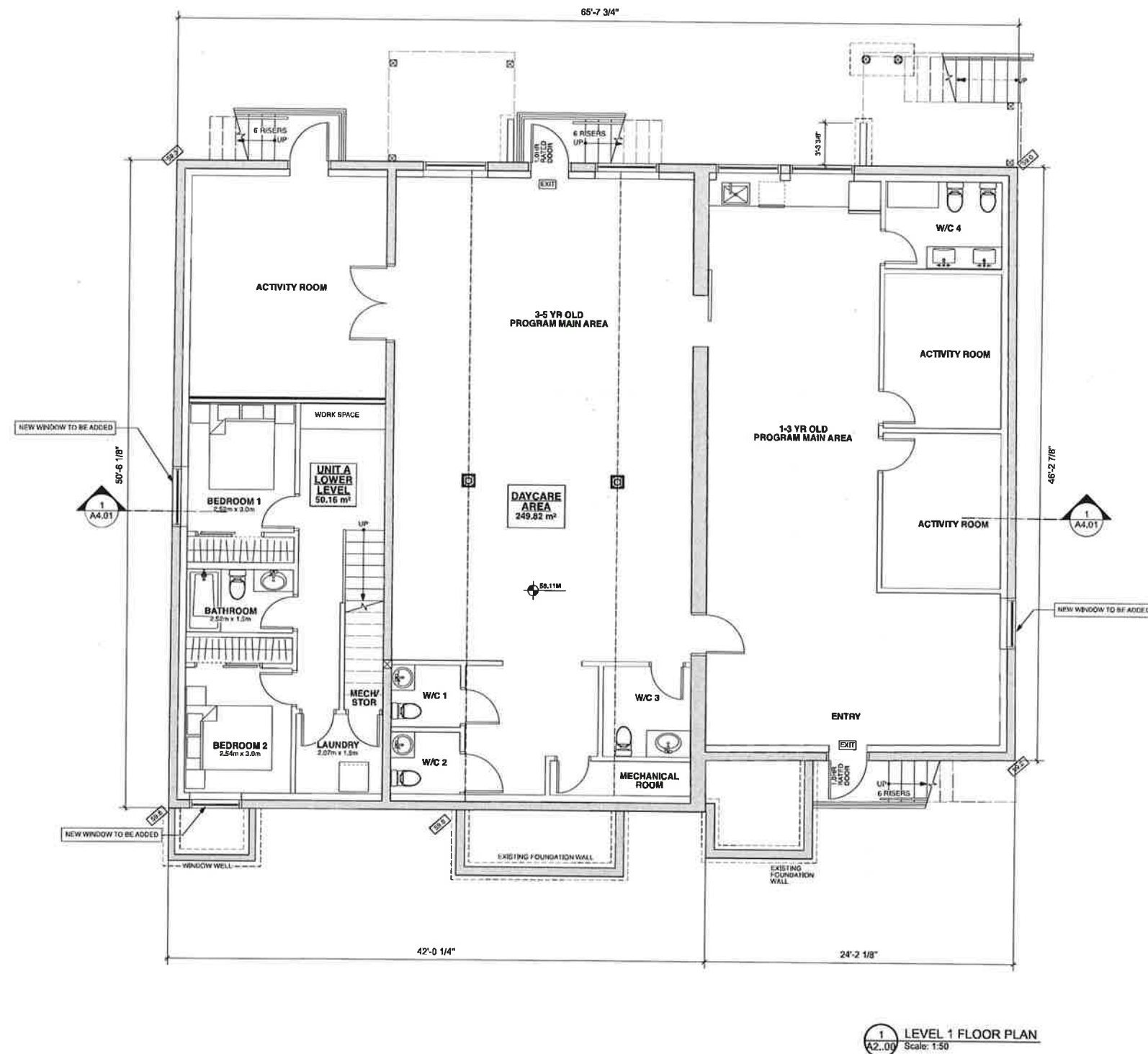


**RECEIVED**  
APR 26 2022  
The Corporation of the District  
of Central Saanich  
Planning Department



**7925 East Saanich Rd. Development**  
**A1.00 SITE PLAN**  
7925 East Saanich Rd., VICTORIA B.C.  
PROJECT No. 21452  
SCALE: AS NOTED  
APRIL 21, 2022





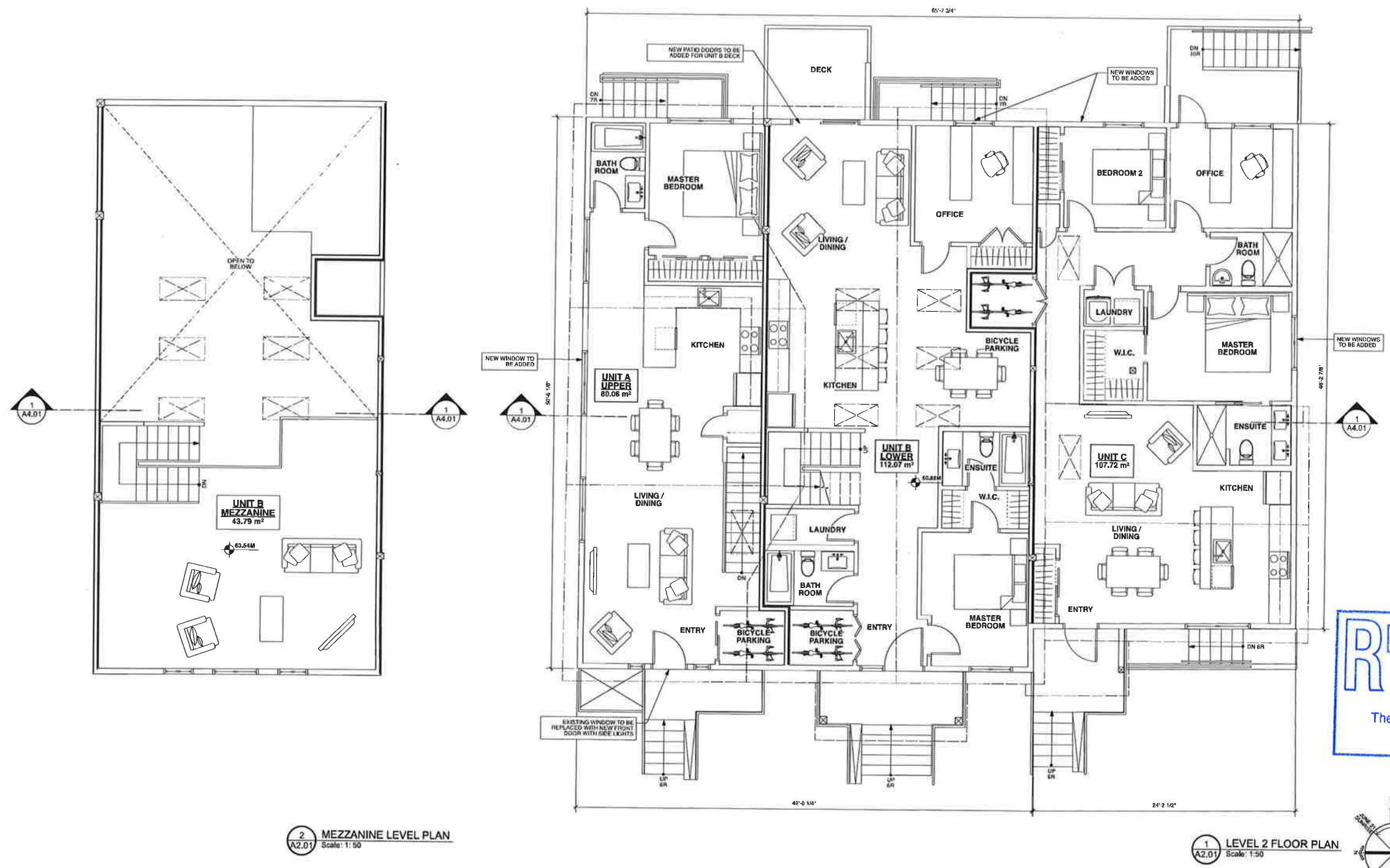
7925 East Saanich Rd. Development  
A2.00 Floor Plan - Level 1

7925 East Saanich Rd., VICTORIA B.C.  
PROJECT No. 21452  
SCALE: AS NOTED  
APRIL 21, 2022

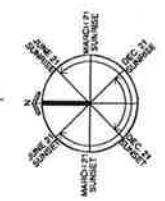
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**RECEIVED**  
APR 26 2022  
The Corporation of the District  
of Central Saanich  
Planning Department



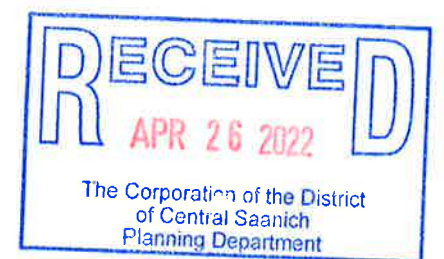
**7925 East Saanich Rd. Development**  
**A2.01 Floor Plans - Level 2 and Mezzanine**  
7925 East Saanich Rd., VICTORIA B.C.  
PROJECT No. 21482  
SCALE: AS NOTED  
APRIL 21, 2022



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LEGEND - NEW ADDITIONS AND EXISTING MATERIALS	
1	EXISTING FASCIA, COLUMNS, GUTTERS AND DOWN SPOUTS TO REMAIN
2	EXISTING ROOF TO REMAIN
3	EXISTING PICTURE WINDOW TO BE REPLACED WITH ENTRY DOOR WITH SIDE LIGHTS
4	EXISTING ELECTRICAL WIRING TO REMAIN
5	EXISTING VINYL SIDING TO REMAIN
6	TWO NEW WINDOWS ADDED AT THE MEZZANINE LEVEL
7	EXPOSED CONCRETE PAINTED IN CHARCOAL GREY TO REMAIN
8	EXISTING WINDOW TO REMAIN
9	EXISTING STONE WALL TO REMAIN
10	NEW POURED CONCRETE TREADS AND RISERS TO BE ADDED, NEW ALUMINUM HANDRAIL TO BE ADDED TO MATCH EXISTING
11	NEW RAMP ADDED TO CARRY BICYCLES TO THE BICYCLE ROOM
12	NEW ALUMINUM RAILING & PICKETS TO BE ADDED TO WINDOW WELL TO MATCH EXISTING RAILINGS
13	NEW WINDOW TO BE ADDED
14	EXISTING SKYLIGHT TO REMAIN
15	NEW 2'x4' SKYLIGHTS TO BE ADDED TO ROOF
16	NEW DECK TO BE ADDED AT LEVEL 2 TO UNIT B, 40" HIGH WOOD GUARD RAIL WITH WOOD PICKETS
17	NEW BICYCLE STORAGE AND GARBAGE ENCLOSURE TO BE ADDED
18	6' HIGH CHAIN LINK FENCE WITH A WALK IN GATE TO BE ADDED
19	EXISTING SHED RELOCATED TO NEW LOCATION IN THE BACKYARD
20	NEW SLIDING DOORS TO BE ADDED FOR UNIT B DECK
21	EXISTING DOOR OPENING TO EXISTING DECK TO REMAIN
22	EXISTING CHAINLINK FENCE WITH GATE TO REMAIN
23	NEW SOLAR PANELS
24	NEW HEAT PUMP UNITS

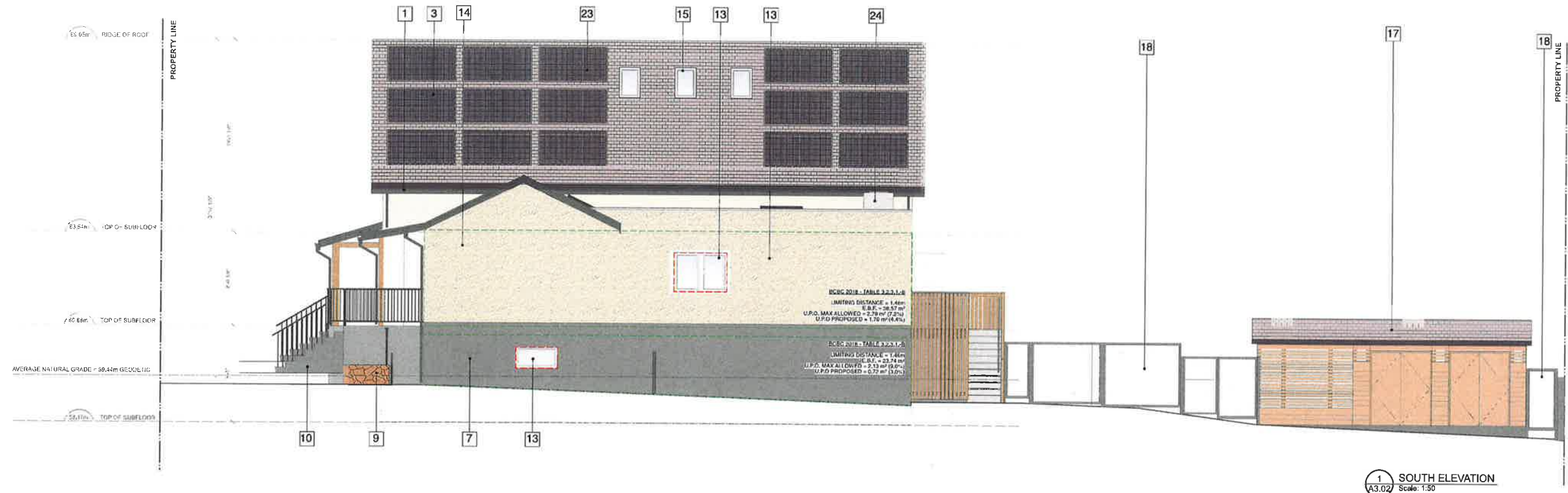


7925 East Saanich Rd. Development  
A3.01 Elevations

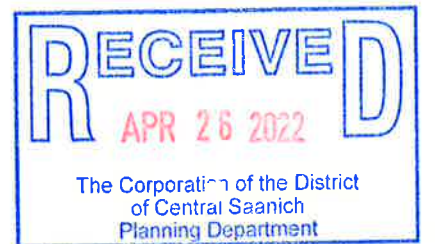
7925 East Saanich Rd., VICTORIA B.C.  
PROJECT No. 21452  
SCALE: AS NOTED  
APRIL 21, 2022

FINLAYSON BONEY ARCHITECTURE LTD.





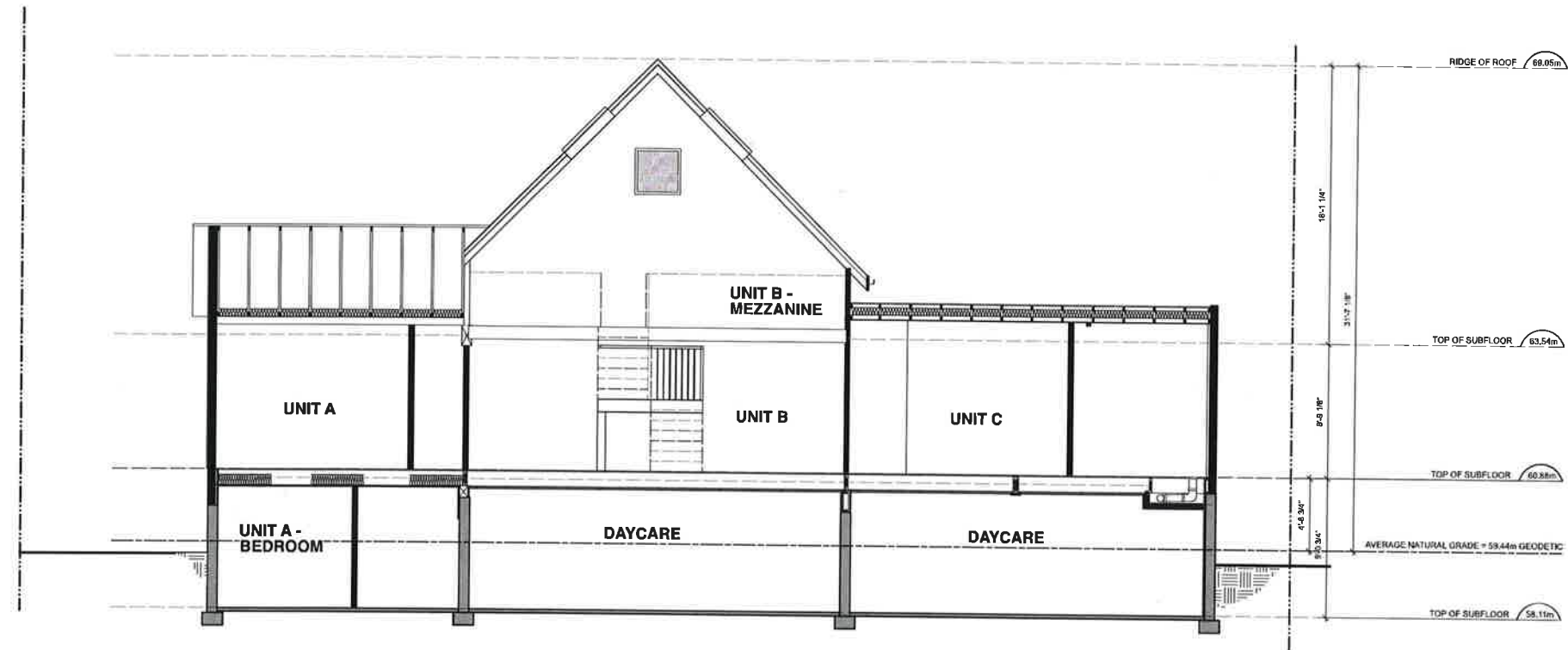
LEGEND - NEW ADDITIONS AND EXISTING MATERIALS	
1	EXISTING FASCIA, COLUMNS, GUTTERS AND DOWN SPOUTS TO REMAIN
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13	NEW WINDOW TO BE ADDED
14	EXISTING STUCCO TO REMAIN
15	NEW 2'x4' SKYLIGHTS TO BE ADDED TO ROOF
16	NEW DECK TO BE ADDED AT LEVEL 2 TO UNIT B, 42" HIGH WOOD GUARD RAIL WITH WOOD PICKETS
17	NEW BICYCLE STORAGE AND GARBAGE ENCLOSURE TO BE ADDED
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21	EXISTING DOOR OPENING TO EXISTING DECK TO REMAIN
22	EXISTING CHAINLINK FENCE WITH GATE TO REMAIN
23	NEW SOLAR PANELS
24	NEW HEAT PUMP UNITS



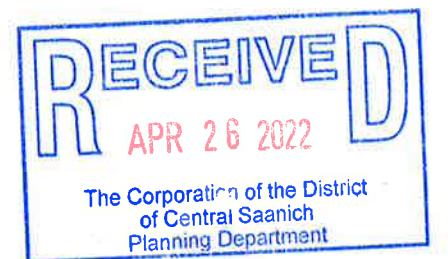
7925 East Saanich Rd. Development  
A3.02 Elevations

7925 East Saanich Rd., VICTORIA B.C.  
PROJECT No. 21452  
SCALE: AS NOTED  
APRIL 21, 2022

FINLAYSON BONEY ARCHITECTURE LTD.



1 SCHEMATIC SECTION  
A4.01 Scale: 1/32"



7925 East Saanich Rd. Development  
A4.01 Section

7925 East Saanich Rd., VICTORIA B.C.  
PROJECT No. 21452  
SCALE: AS NOTED

APRIL 21, 2022

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Recommended Nursery Stock

<b>Trees</b>			
Total: 2	Botanical Name	Common Name	Size
	Acer palmatum	Green Leaf Japanese Maple	6 cm cal.
	Cercidiphyllum japonicum	Katsura Tree	6 cm cal.
<b>Large Shrubs</b>			
Total: 10	Botanical Name	Common Name	Size
	Pyracantha x 'Teton'	Teton Firethorn	# 5 pot
<b>Medium Shrubs</b>			
Total: 16	Botanical Name	Common Name	Size
	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	# 5 pot
	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	# 5 pot
<b>Small Shrubs</b>			
Total: 64	Botanical Name	Common Name	Size
	Gaultheria shallon	Salei	# 1 pot
	Lavandula stoechas 'Otto Quast'	Spanish Lavender	# 1 pot
	Mahonia nervosa	Low Oregon Grape	# 1 pot
	Rosmarinus officinalis	Rosemary	# 1 pot
<b>Perennials, Annuals and Ferns</b>			
Total: 21	Botanical Name	Common Name	Size
	Nassella tenuissima	Mexican Feather Grass	# 1 pot
<b>Groundcovers</b>			
Total: 474	Botanical Name	Common Name	Size
	Ajuga Reptans	Carpet Bugle	# 1 pot

- Notes:
- 1. All work to be completed to current BCSLA Landscape Standards
  - 2. All soft landscape to be irrigated with an automatic irrigation system



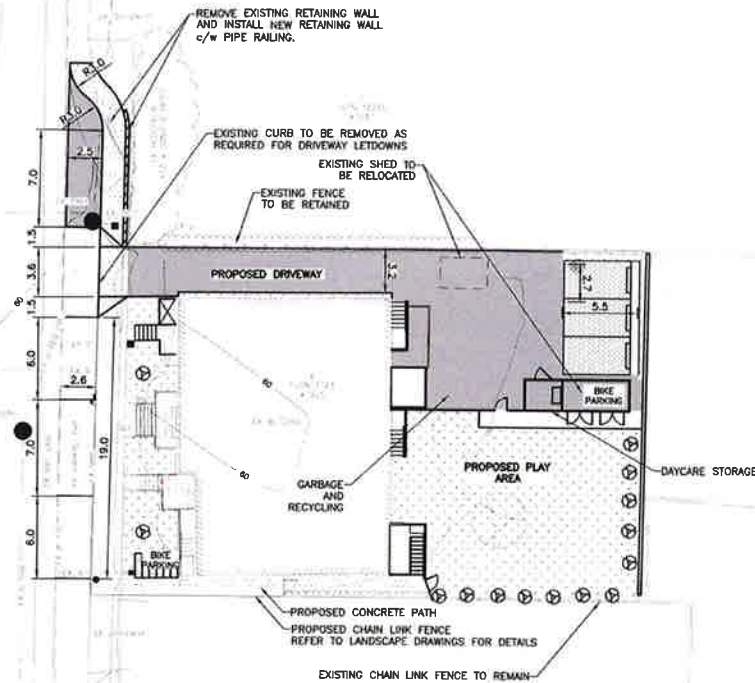
Landscape Concept Plan - 7925 East Saanich Rd

**LADR LANDSCAPE ARCHITECTS**

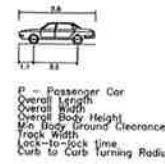
28-495 Dupplin Rd. Victoria B.C. V8Z 1B8  
Phone: (250) 589-0106 Fax: (250) 412-0696



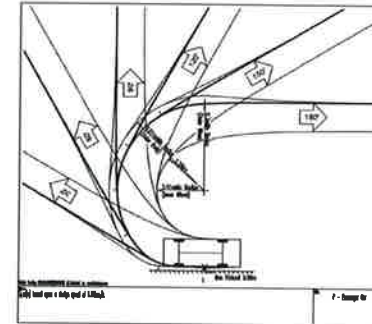
EAST SAANICH ROAD



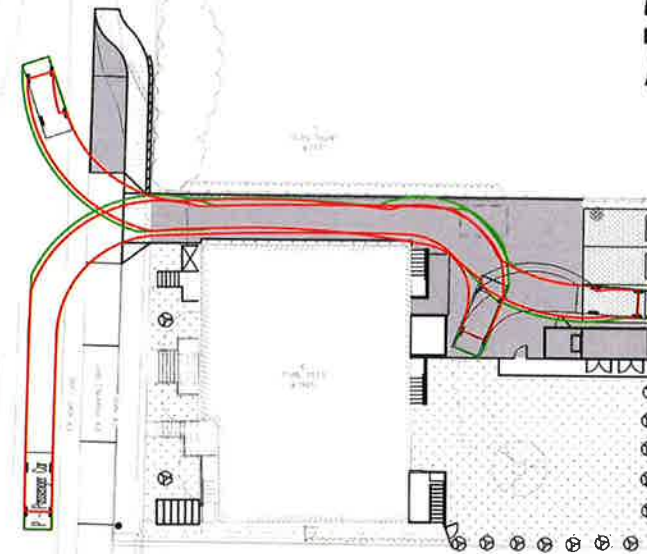
VEHICLE TURNING DIMENSIONS  
1:250



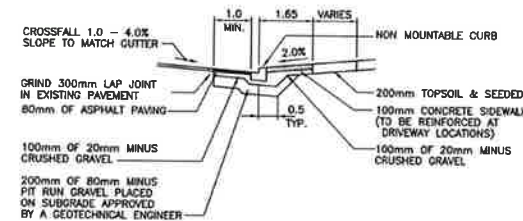
VEHICLE TURNING RADIUS  
1:250



EAST SAANICH ROAD



PARKING TURN AROUND  
1:250



EAST SAANICH RD ROAD  
N.T.S.

0 5 15m

#### GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD, PLATINUM EDITION, AND THE DISTRICT OF CENTRAL SAANICH STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
- WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE DISTRICT OF CENTRAL SAANICH ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTISBC GAS TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
- EXPOSE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
- BED ALL PIPE USING CLASS 'B' BEDDING.
- WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
- DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG EAST SAANICH ROAD DURING CONSTRUCTION.
- COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
- ENSURE THAT ALL SERVICES TO THE EXISTING HOUSE REMAIN USABLE DURING CONSTRUCTION AND ARE CONNECTED TO ALL NEW SERVICES. ENSURE THESE SERVICES ARE INSPECTED BY THE DISTRICT OF CENTRAL SAANICH WORKS INSPECTOR.
- CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE DISTRICT OF CENTRAL SAANICH INSPECTORS.

#### SEWER AND DRAIN

- SEWER AND DRAIN SERVICE CONNECTIONS TO BE 100mm PVC DR26 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 150mm PVC DR26 UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
- SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER TO BE PVC DR26 AND DR35 FOR 200mm DIAMETER AND OVER. PIPE TO BE C.S.A. APPROVED PVC.
- THE DISTRICT OF CENTRAL SAANICH SHALL INSTALL THE SEWER AND DRAIN CONNECTIONS TO THE PROPERTY LINE OF LOT 6 AT THE DEVELOPER'S EXPENSE.
- ESTABLISH THE LOW POINT OF THE EXISTING PERIMETER TILE AROUND THE EXISTING HOUSE AND CONNECT TO THE NEW DRAIN CONNECTION.
- CONTRACTOR TO DYE TEST THE EXISTING HOUSE TO DETERMINE THE DRAIN OUTLET LOCATION AT THE BOULEVARD.
- CONNECT ALL ENCOUNTERED DRAINS TO THE PROPOSED SERVICE CONNECTION. CONTRACTOR TO RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE FOR THE AS CONSTRUCTED DRAWINGS.
- VIDEO INSPECT ALL INSTALLED SANITARY SEWER AND STORM DRAIN MAINS ON PUBLIC AND PRIVATE PROPERTY.

#### ROAD

- CONSTRUCT ALL ROADWAYS IN ACCORDANCE WITH THE DISTRICT OF CENTRAL SAANICH STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
- CONTRACTOR TO ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED BY AND, IF DISTURBED, BE REPLACED BY A B.C.L.S. AT THE CONTRACTOR'S EXPENSE.

#### PARKS

- OBTAIN A PARKS PERMIT FROM THE DISTRICT OF CENTRAL SAANICH PARKS DEPARTMENT PRIOR TO THE START OF ANY CONSTRUCTION.
- PROTECT ALL TREES EXCEPT THOSE TO BE REMOVED FROM DAMAGE DURING CONSTRUCTION.
- HAND DIG WHERE ROOTS OVER 50mm ARE ENCOUNTERED.
- OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE DISTRICT OF CENTRAL SAANICH PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY. A COPY OF THE TREE PERMIT SHALL BE PRESENTED TO THE DISTRICT OF CENTRAL SAANICH WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
- THE PROJECT ARBORIST TO BE RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING AT APPROPRIATE LOCATIONS.
- THE ARBORIST TO DIRECT THE REMOVAL OF TREES WITHIN THE SEWER AND DRAIN EASEMENTS AND RIGHT OF WAYS AND TO PRUNE ROOTS ENCOUNTERED DURING TRENCHING TO ENSURE THE PRESERVATION OF THE OAK TREES.
- THE ARBORIST TO DETERMINE THE SENSITIVE ROOT ZONES AREAS AND BE ON SITE TO SUPERVISE TRENCHING AND ROAD CONSTRUCTION.

#### HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS

- CONTACT "B.C. ONE CALL" AT 1-800-474-6886 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- BC HYDRO, TELUS, SHAW CABLE AND FORTISBC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
- CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS.
- IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTISBC AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALL. FORTISBC SHALL INSTALL GAS SERVICE TO THE PROPERTY LINE.

#### LEGEND

- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED TREE
- EXISTING TREE
- EXISTING TREE TO BE REMOVED



LOCATION PLAN  
N.T.S.

PROPOSED SUBDIVISION OF LOT 6, RANGE 3 EAST SOUTH  
SAANICH DISTRICT, PLAN 3123

**WESTBROOK Consulting Ltd.**  
#115 - 860 Goldstream Ave., Victoria, BC V9B 0J3  
Telephone: 250-391-8592 Facsimile: 250-391-8593

7925 EAST SAANICH ROAD  
BREIA HOLDINGS LTD.

WESTBROOK PROJECT No.  
3685  
SHEET 1 OF 1 REV.

DISTRICT OF CENTRAL SAANICH  
7925 EAST SAANICH ROAD  
WATER, SEWER, DRAIN, ROAD, HYDRO, TEL, CABLE, GAS  
B.M.  
DESIGN M/W/JK DRAWN JS ELEV.  
CHECKED  
SCALES Hor. 1:250 Vertical  
DATE AUG 2021

WESTBROOK DWS No.  
3685-01  
SAANICH DWS No.  
SAANICH FILE No.

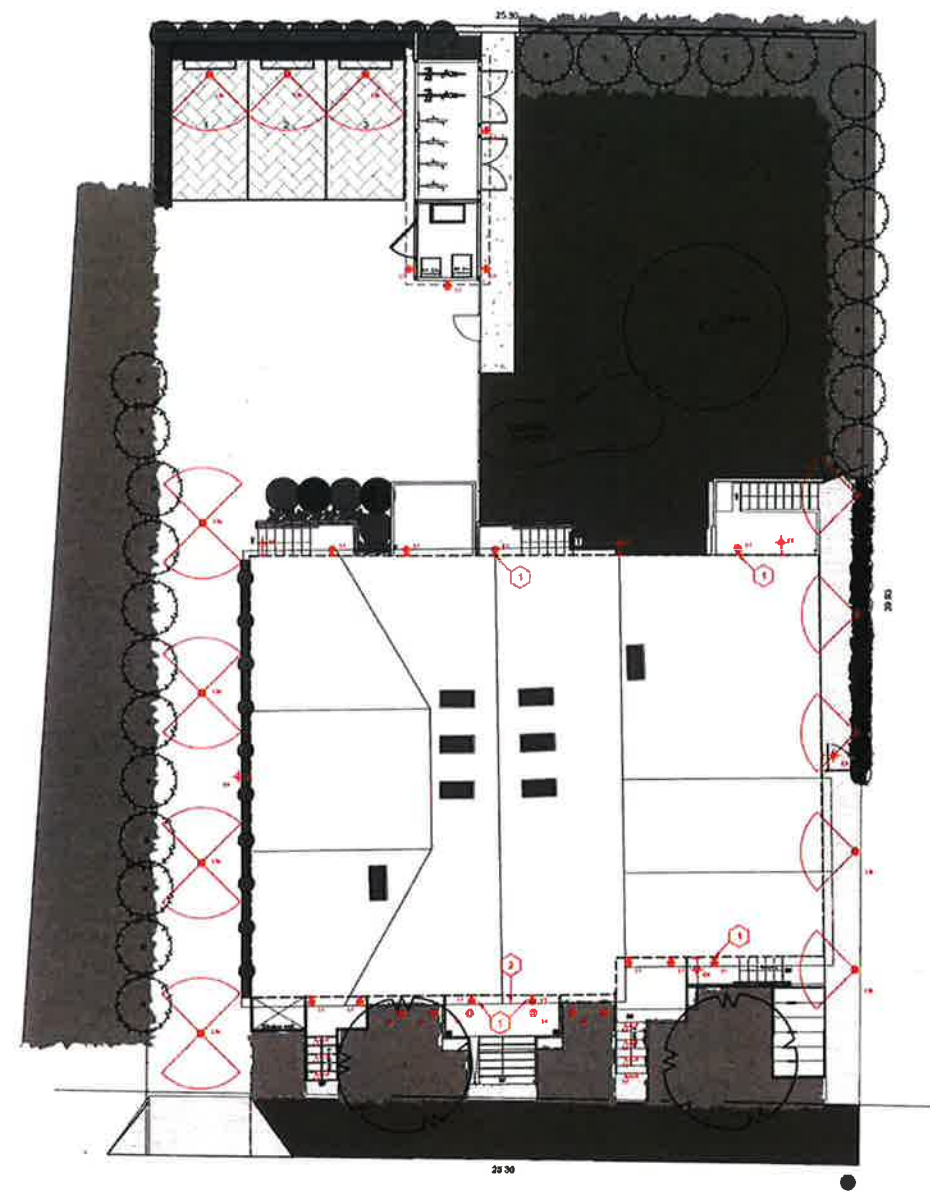
#### LEGEND - Existing services shown solid

WATER	W	CURB	C	EXISTING U/G UTIL.	MANHOLE	O	HYDRANT	O	REDUCER	—	SEPTIC TANK	□
DRAIN	D	SIDEWALK	S/W	PROPOSED U/G UTIL.	CLEANOUT	□	VALVE	□	CAP	—	TEST PIT	□
DITCH	—	EDGE PAVE.	—	LIGHT STANDARD	CATCHBASIN	□	FLUSH VALVE	—	PLUG	—	PERC. HOLE	□
SEWER	S	BUSHLINE	—	POWER POLE	SILT TRAP	□	AIR VALVE	□	CULVERT	—	MONUMENT	□
GAS	G	TREE	—	ANCHOR	CONC. BOX	□	METER	□	ROAD SIGN	—	LOT PIN	—

#### REVISIONS

REVISION # 1			REVISION # 2			REVISION # 3			DESIGN APPROVED		
APP.	DATE	SIGN.	APP.	DATE	SIGN.	APP.	DATE	SIGN.	APPROVED BY	DATE	SIGN.
									DESIGN ENG.		
									MSR OF DEV.		
									DEV. COORD.		





1 PROPOSED EXTERIOR LIGHTING PLAN  
A1.0 SCALE 1:100

**PROPOSED EXTERIOR LIGHTING LEGEND**

- Ex EXISTING MOTION SENSOR LIGHT TO REMAIN
- L1 NEW EXTERIOR WALL SCONCE
- L2 NEW STEP LIGHT
- L3a NEW IN GROUND DIRECTIONAL SURFACE MOUNT - 2 WINDOWS 90 DEGREES
- L3b NEW IN GROUND DIRECTIONAL SURFACE MOUNT - 1 WINDOW 90 DEGREES
- L4 SOFFIT RECESSED SPOT LIGHTS

**PROPOSED EXTERIOR LIGHTING KEYNOTES**

- 1 REPLACE EXISTING FIXTURE WITH NEW
- 2 REMOVE EXISTING FIXTURE AT SECOND STORY WINDOW



1404 BEGGIE STREET  
VICTORIA, BC  
BRITT N.J.S  
T: 250.688.4660  
E: britt@spotdesignco.com

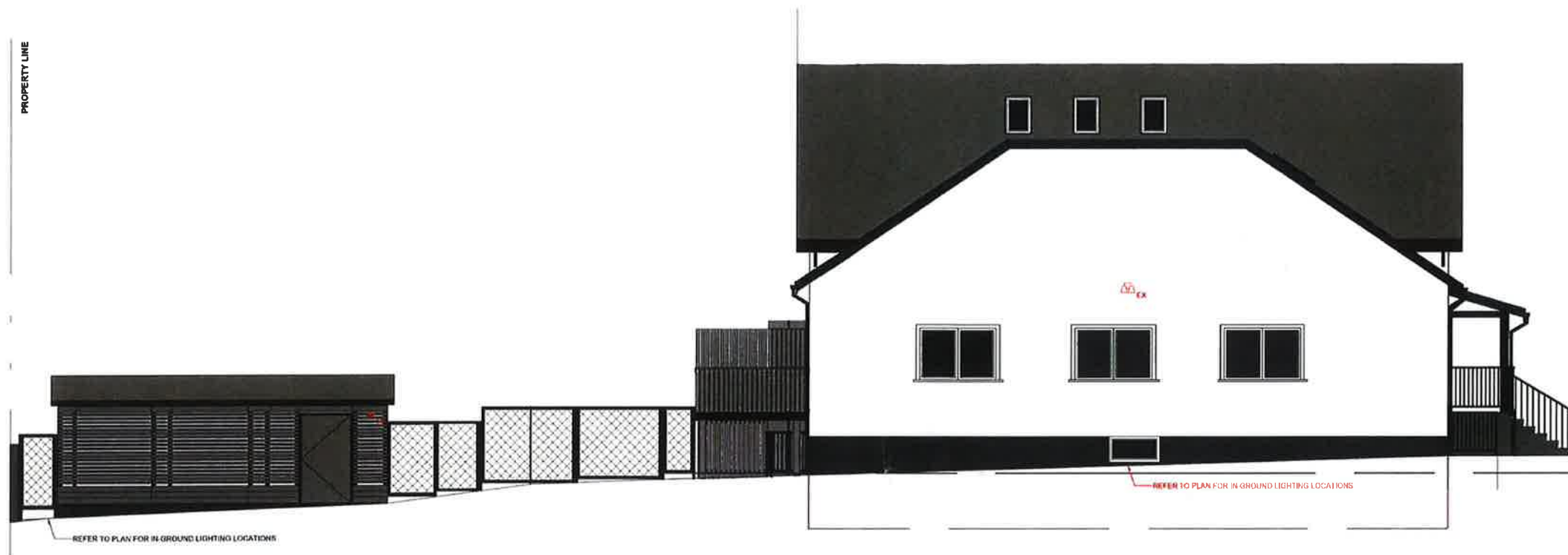
REVISION
STAMP
PROJECT NORTH
PROJECT NAME EXTERIOR LIGHTING PLAN
PROJECT ADDRESS 7925 EAST SAANICH RD.
DATE 12.06.2021
DRAWING TITLE EXTERIOR LIGHTING PLAN
A1.0



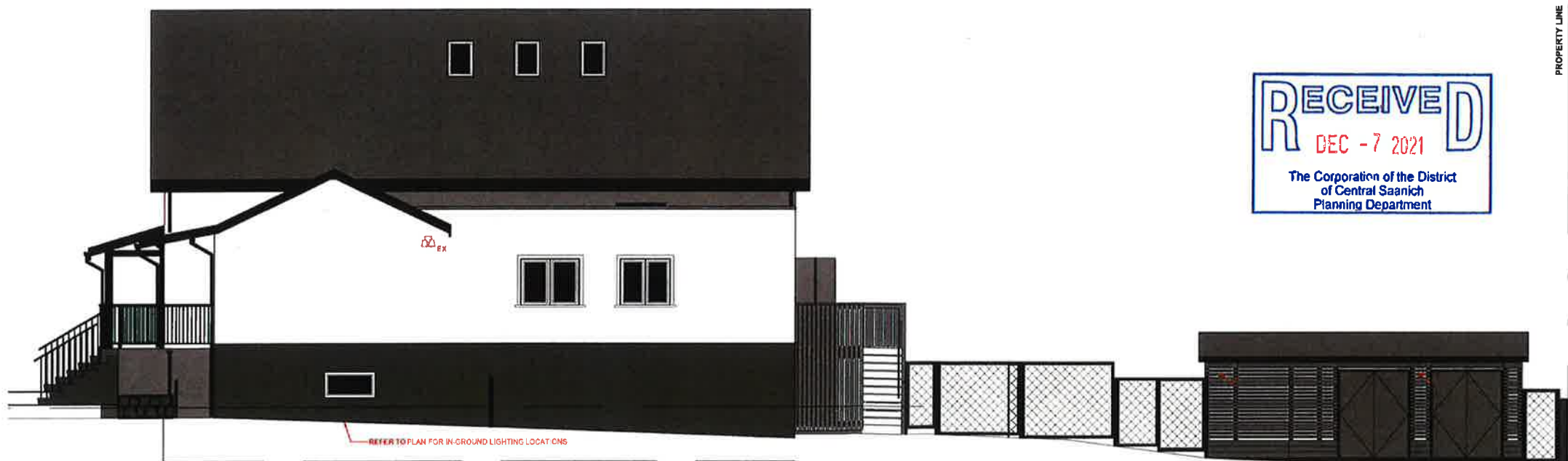
1464 BEGGIE STREET  
VICTORIA, BC  
BRITT NUS  
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E: britt@spotdesignco.com

<p>NOTES</p> <p>1. All exterior lighting fixtures shall be approved by the local authority having jurisdiction.</p> <p>2. All exterior lighting fixtures shall be installed in accordance with the manufacturer's instructions.</p> <p>3. All exterior lighting fixtures shall be installed in accordance with the local authority having jurisdiction.</p> <p>4. All exterior lighting fixtures shall be installed in accordance with the local authority having jurisdiction.</p> <p>5. All exterior lighting fixtures shall be installed in accordance with the local authority having jurisdiction.</p>
REVISION
STAMP
PROJECT NORTH
PROJECT NAME EXTERIOR LIGHTING PLAN
PROJECT ADDRESS 7925 EAST SAANICH RD.
DATE 12.08.2021
DRAWING TITLE EXTERIOR ELEVATION
A1.1

PROPERTY LINE



1 NORTH EXTERIOR ELEVATION  
A1.2 SCALE 1:50



2 SOUTH EXTERIOR ELEVATION  
A1.2 SCALE 1:50



**SPOT**  
design co.

1484 BEGGIE STREET  
VICTORIA, BC  
BRITT NIJS  
T: 250.686.4660  
E: britt@spotdesignco.com

NOTES:  
1. All work shall be in accordance with the BC Building Code and all applicable regulations.  
2. All work shall be completed within the specified time frame.  
3. All work shall be completed to the satisfaction of the client.  
4. All work shall be completed to the satisfaction of the relevant authorities.  
5. All work shall be completed to the satisfaction of the relevant authorities.

REVISION

STAMP

PROJECT  
NORTH



PROJECT NAME  
EXTERIOR LIGHTING PLAN

PROJECT ADDRESS  
7825 EAST SAANICH RD.

DATE  
12.06.2021

DRAWING TITLE  
EXTERIOR ELEVATIONS

A1.2



**THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH**  
**Minutes of the Advisory Planning Commission Meeting**

**April 20, 2022, 4:00 p.m.**  
**Council Chambers**

**Present:** Jim Rondeau (Chair), Reg Nordman, Richard Primrose, Shauna Sundher, Susan Zedel

**Absent:** Allison Habkirk, Kathryn Parfitt, Megan Parrish, Megan van Campen

**Councillor Liaisons**

**Absent:** Councillor Thompson, Councillor Newton (Alternate)

**Staff Present:** Jarret Matanowitsch, Director of Planning and Building Services, Pamela Martin, Deputy Corporate Officer

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5.4 7925 East Saanich Road - Zoning Amendment and Development Permit with Variances

The Director of Planning and Building Services provided an introduction of the application.

The applicant, Bart Johnson, provided a presentation on his application and responded to questions from the Commission.

The Commission discussed the following:

- Concerns with increased traffic in the area and pedestrian safety for children crossing the street.
- That the extension of the sidewalk will be done at the cost of the developer.
- That there has not been any feedback received from neighbours.

- That the application meets a lot of the needs of the community.

MOVED

*That the Advisory Planning Commission supports the application for 7925 East Saanich Road as it meets the needs of the community and maintains a heritage building.*

**CARRIED UNANIMOUSLY**

MOVED

*That the Advisory Planning Commission recommends acceptance of the payment of \$3,000 (3 x \$1,000) as a Community Amenity Contribution to the Affordable/Supportive Housing Fund due to the amenities that the developer is contributing to the community.*

**CARRIED UNANIMOUSLY**