



AGENDA

For the Special Council Meeting to be Held
In the Council Chambers
Saanich Municipal Hall, 770 Vernon Avenue,
TUESDAY, MAY 31, 2016, 7:00 P.M.

A. PUBLIC HEARING

1. (i) **“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2016, NO. 9387”
PROPOSED NEW INDUSTRIAL PARK BREWERY/DISTILLERY USE PERMITTING
RETAIL SALES ZONE**

P. 3 To create a new M-3B/D (Industrial Park/Brewery Distillery Retail Sales) Zone to permit assembly (tasting room and tours) and retail sales incidental to a brewery/distillery use and to add a new definition for Brewery/Distillery to Section 2.

- (ii) **“ZONING BYLAW, 2003, AMENDMENT BYLAW, 2016, NO. 9388”
PROPOSED REZONING FOR BREWERY/DISTILLERY USE PERMITTING RETAIL SALES
AND ASSEMBLY**

To rezone Lot 1, Section 8B, Lake District, Plan 34703 (**761 Enterprise Crescent**) from Zone M-3 (Industrial Park) to Zone M-3B/D (Industrial Park Brewery/Distillery Retail Sales) in order to permit assembly (tasting room and tours) and retail sales incidental to a brewery/distillery use. An amendment to the Development Permit will be also be considered for changes to the parking layout and signs for an existing industrial building. Variances are requested for off-street parking and the number of free-standing signs.

B. ADOPTION OF MINUTES

1. Council Meeting held May 16, 2016
2. Committee of the Whole Meeting held May 16, 2016

C. PUBLIC INPUT (on Business Items D)

D. RESOLUTIONS FOR ADOPTION

1. **REQUEST FOR PROPOSAL 19/16 – CONSULTING ENGINEERING SERVICES – STORM
AND SANITARY SEWER MAIN DESIGN**

P. 45 Report of the Director of Engineering dated May 19, 2016 recommending that Council award RFP 19/16 – Consulting Engineering Services – Storm and Sanitary Sewer Main Design to AECOM in the amount of \$87,451 (excluding taxes).

2. **TENDER 17/16 – WATER METERS AND ACCESSORIES**

P. 47 Report of the Director of Engineering dated May 19, 2016 recommending that Council award Tender 17/16 Water Meters and Accessories to Fred Surridge Ltd. in the amount of \$161,971 (based on estimated annual quantity and excluding taxes).

*** Adjournment ***

AGENDA

For the Special Committee of the Whole Meeting

**** IMMEDIATELY FOLLOWING ****

The Special Council Meeting in the Council Chambers

1. **751 VANALMAN AVENUE – DEVELOPMENT PERMIT AMENDMENT**
- P. 49** Report of the Director of Planning dated May 10, 2016 recommending that Council approve Development Permit Amendment DPA00838 for the proposed addition of an outdoor seating area and additional parking for an existing retail store. Changes to the existing landscape are also proposed. Variances for required landscape and depth and percentage of small cars are requested.

* * * Adjournment * * *

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS



THE DISTRICT OF SAANICH

PUBLIC HEARING
TUESDAY, MAY 31, 2016

Notice of Public Hearing on May 31, 2016

- A. (i) "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2016, NO. 9387"
PROPOSED NEW INDUSTRIAL PARK BREWERY/DISTILLERY RETAIL SALES ZONE M-3B/D
- (ii) "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2016, NO. 9388"
PROPOSED REZONING FOR BREWERY/DISTILLERY USE PERMITTING RETAIL SALES AND ASSEMBLY (761 ENTERPRISE CRESCENT)
1. Report
 - Report from the Director of Planning dated April 18, 2016
 2. Associated Bylaws
 - Bylaw No. 9387
 - Bylaw No. 9388
 3. Minutes
 - Excerpt from the Committee of the Whole meeting held May 2, 2016
 4. Correspondence
 - E-mail from the Ministry of Transportation and Infrastructure dated February 9, 2016
 - Letter from the Royal Oak Community Association dated February 24, 2016
 - Letter from Liquor Plus dated May 2, 2016
 - Letter from the Fireside Grill dated May 2, 2016
 - Letter from the applicant dated May 24, 2016 confirming the daily closing time of the operation will be 10:00 p.m.

PH
A & B



THE CORPORATION OF THE DISTRICT OF SAANICH
NOTICE OF PUBLIC HEARING ON ZONING BYLAWS

NOTICE IS HEREBY GIVEN that a SPECIAL COUNCIL MEETING for the purpose of a PUBLIC HEARING will be held in the SAANICH MUNICIPAL HALL COUNCIL CHAMBERS, 770 Vernon Avenue, Victoria, BC, V8X 2W7, on **TUESDAY, MAY 31, 2016 at 7:00 pm**, to allow the public to make verbal or written representation to Council with respect to the following proposed bylaws.

A. (i) "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2016, NO. 9387"

PROPOSED NEW INDUSTRIAL PARK BREWERY/DISTILLERY RETAIL SALES ZONE

The intent of this proposed Zoning Bylaw amendment is to create a new M-3B/D (Industrial Park Brewery/Distillery Retail Sales) Zone to permit assembly (tasting room and tours) and retail sales incidental to a brewery/distillery use.

Regulations with respect to display or storage of goods or products outside the building and maximum retail sales area are unique to this proposed zone and interested persons are encouraged to obtain a copy of the bylaw.

(ii) The following new definition for Brewery/Distillery be added in Section 2:

"Brewery/Distillery - means an establishment engaged in the brewing and/or distilling of alcohol for human consumption and may include within the principal building, tasting room, meeting/presentation room, and retail sales incidental to the brewery/distillery use including the retail sale of alcoholic beverages made on the site for consumption elsewhere than on the premises."

B. (i) "ZONING BYLAW, 2003, AMENDMENT BYLAW, 2016, NO. 9388"

PROPOSED REZONING FOR BREWERY/DISTILLERY USE PERMITTING RETAIL SALES AND ASSEMBLY

To rezone Lot 1, Section 8B, Lake District, Plan 33271, Except Part in Plan 34703 (**761 ENTERPRISE CRESCENT**) from Zone M-3 (Industrial Park) to a new Zone M-3B/D (Industrial Park Brewery/Distillery Retail Sales) in order to permit assembly (tasting room and tours) and retail sales incidental to a brewery/distillery use. An amendment to the **DEVELOPMENT PERMIT** will also be considered for changes to the parking layout and signs for an existing industrial building to accommodate a brewery/distillery use. Variances are requested for off-street parking and the number of freestanding signs.



The proposed bylaws and relevant report(s) may be inspected or obtained from the Legislative Division between 8:30 am and 4:30 pm, from May 19, 2016 to May 31, 2016 inclusive, except for weekends and statutory holidays. The report from the Director of Planning regarding the above application are available on the Saanich website at: <http://www.saanich.ca/business/development/carey.html>

Enquiries and comments may be submitted by mail or by email and must be received no later than 4:00 pm on the day of the meeting. All correspondence submitted will form part of the public record and may be published in a meeting agenda. Legislative Division by email: clerksec@saanich.ca By Phone: 250-475-1775, Web: saanich.ca



The Corporation of the District of Saanich

Mayor
Councillors
Administrator
Com. Assoc.
Applicant
Apr 20 11 16
Council
Administration
Media

Report

To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: April 18, 2016
Subject: Development Permit Amendment and Rezoning Application
File: DPA00860; REZ00567 • 761 Enterprise Crescent

PROJECT DETAILS

Project Proposal: To rezone from the M-3 (Industrial Park) Zone to a new site-specific Industrial Park Brewery/Distillery Zone to permit assembly (tasting room and tours) and retail sales incidental to a brewery/distillery use. An amendment to Development Permit P/65/89 for changes to the parking layout and signs for an existing industrial building to accommodate a brewery/distillery use is also required. Variances are requested for off-street parking and the number of freestanding signs.

Address: 761 Enterprise Crescent

Legal Description: Lot 1, Section 8B, Lake District, Plan 33271, Except Part in Plan 34703

Owner: 761 Enterprise Holdings Inc.

Applicant: Eric Barker Architect Inc.

Parcel Size: 4173.9 m²

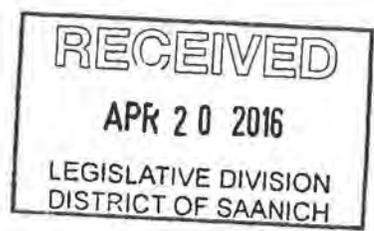
Existing Use of Parcel: Industrial

Existing Use of Adjacent Parcels:
North: Industrial Park (M-3) Zone
South: Industrial Park (M-3) Zone
East: Highway 17
West: Industrial Park (M-3) Zone

Current Zoning: Industrial Park (M-3) Zone

Minimum Lot Size: n/a

Proposed Zoning: New Site-Specific M-3B/D (Industrial Park Brewery/Distillery) Zone



Proposed Minimum Lot Size: n/a

Local Area Plan: Carey

LAP Designation: Industrial Park

Community Assn Referral: Royal Oak Community Association sent January 15, 2016 – letter of support received February 24, 2016.

PROPOSAL

The applicant is requesting rezoning from the M-3 (Industrial Park) Zone to a new site-specific Industrial Park Brewery/Distillery Zone to permit assembly (tasting room and tours) and retail sales incidental to a brewery/distillery use. An amendment to Development Permit P/65/89 for changes to the parking layout and signs for an existing industrial building to accommodate a brewery/distillery use, is also required. Variances are requested for off-street parking and signs.

PLANNING POLICY

Official Community Plan, 2008

- 4.2.7.1. "Preserve the integrity of our industrial land base by:
- making better, more efficient use of existing industrial properties;
 - limiting retail activity in industrial parks to service commercial which meets the basic needs of employees, for example a café or corner store; and
 - permitting office only as an ancillary use to the main industrial activity."
- 4.2.7.3. "Use the following criteria when assessing development applications for industrial uses: access, traffic generation, transit routes, lot size, scale, neighbourhood context, accessibility, environmental impacts, economic impact and employment generation."
- 4.2.7.4. "Ensure that the zoning and regulatory controls respecting industrial areas continue to encourage and support their economic viability."
- 4.2.8.17 "Protect the scenic values of the principal transportation corridors into the Capital City."
- 4.2.9.37. "Consider parking variances where one or more of the following apply:
- transportation demand strategies (TDM) are implemented;
 - a variety of alternative transit options exist within the immediate vicinity of the proposed development;
 - there is a minimal reduction in required parking;
 - the development is located in a 'Centre';
 - availability of on-street parking."

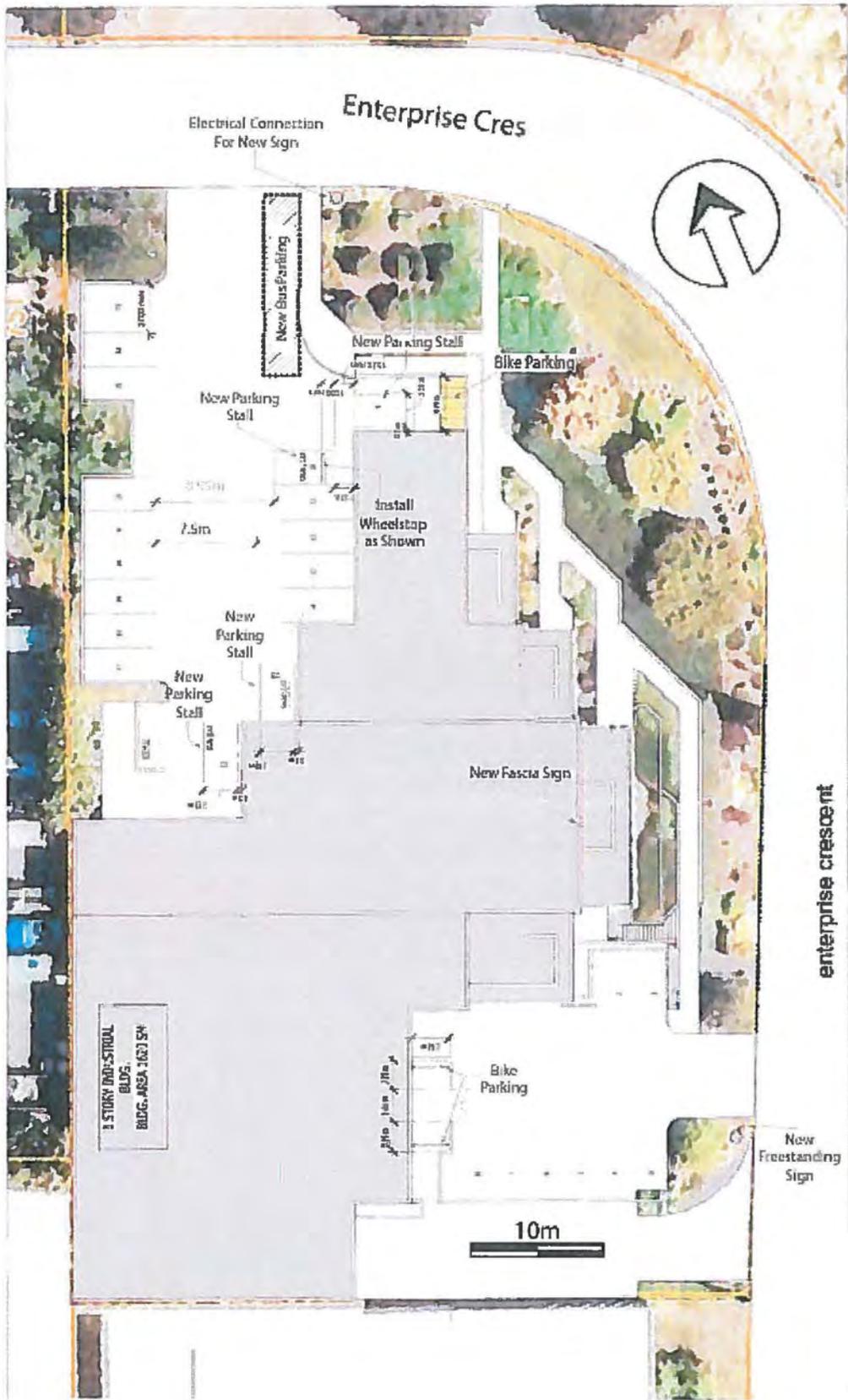


Figure 1: Site Plan

6.2.10 "Support tourist-related facilities, including all types of accommodation and visitor attractions compatible with the environment and residential areas."

Carey Local Area Plan, 1999

13.1 "Restrict new industrial uses to the Royal Oak Industrial Park."

13.5 "Review the parking standards for the industrial park and if necessary consider ways to address the operational needs of the occupants."

Development Permit Area

The site is located within the Royal Oak Industrial Park Development Permit Area. Relevant guidelines pertain to parking, access, and loading design to accommodate commercial vehicles and ensure safe vehicle movement; industrial buildings that respect the highway approaches to Greater Victoria; and the design of freestanding signs to be in scale with the building and site.

DISCUSSION

Neighbourhood Context

The 4173.9 m² site is located on the west side of Enterprise Crescent in the Royal Oak Industrial Park. It contains a 1620 m², one-storey industrial building. Surrounding land use is industrial on three sides. There are single family dwellings to the east across Highway 17.

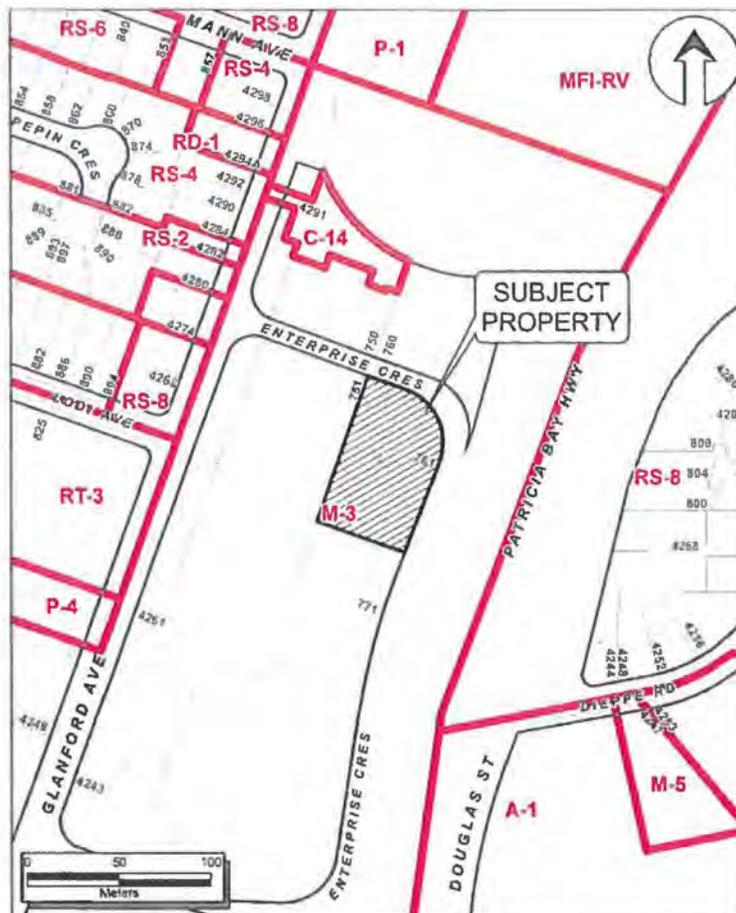


Figure 2: Context Plan

Land Use and Zoning

Lands in the Royal Oak Industrial Park are mostly zoned M-3 (Industrial Park) which permits brewery/distillery use as an industrial operation. The business concept of the Victoria Caledonia Brewery and Distillery is that of a local boutique whiskey and beer producer with a strong tourism component. The owner of the business intends to offer guided tours of the production facilities that would include on-site product tasting and retail sale of beer and whisky produced on the premises as well as other associated tourism related products. The applicant has stated that tourism operators including Butchart Gardens Tour Bus, Victoria Cruise Ship terminal, Black Ball ferries, Victoria Clipper and local hotels have expressed interest in the tours using their tour and shuttle buses.

Currently, the M-3 zone only permits retail sales accessory to a wholesale or warehouse use. "Assembly" (tasting room and tours) and retail sales accessory to a brewery/distillery use would not be permitted. In addition, the M-3 zone specifically prohibits hammer mills and flour mills, and brick kilns. The applicant has stated that the production facility would be milling "grist" rather than "flour" using roller and hammer mills. The malting of barley will require a kiln to dry the barley using cool-burning peat and warm air. According to the applicant, it is not anticipated that the proposal would result in vibration, noise, or fumes that would be detectable from outside the building.

The proposed new site-specific zone would include all of the uses permitted in the M-3 zone and, in addition, brewery/distillery use which will permit retail sales and assembly associated with a brewery/distillery. Hammer mills, rolling mills, brick kilns, and flour mills would be removed from the list of prohibited uses in the new zone to enable the use of a roller mill, a hammer mill, and a drying kiln in the production facility. A new M-3B/D (Industrial Park Brewery/Distillery) Zone schedule is attached. A new definition is proposed to be added in Section 2 of the Zoning Bylaw as follows:

"Brewery/Distillery - means an establishment engaged in the brewing and/or distilling of alcohol for human consumption and may include within the principle building, a tasting room, meeting/presentation room, and retail sales incidental to the brewery/distillery use including retail sale of alcoholic beverages made on the site for consumption elsewhere than on the premises."

The proposed brewery/distillery use would be consistent with other manufacturing-type uses in the Royal Oak Industrial Park and would make efficient use of an existing industrial building with no significant changes to the building exterior and landscape design. It would be consistent with the Official Community Plan policies to encourage and support the economic viability of existing industrial areas and to support tourist-related facilities including all types of visitor attractions.

Building and Site Design

The industrial building was constructed in 1990 and is subject to Development Permit P65/89 which regulates the form and character of the development. The site is extensively landscaped and the building and site appear to be well-maintained. No changes are proposed to the building exterior or landscape design. Minor changes are proposed to the parking layout to maximize available parking and to provide an on-site bus parking stall and Class I and II bicycle parking. New freestanding and fascia signs are also proposed.

Mobility and Parking

A Parking Needs Assessment was completed for the proposed development by Adept Transportation Solutions to support a parking variance request. A total of 25 vehicle parking

spaces and one bus parking space are proposed on-site. The Zoning Bylaw requires a total of 39 vehicle parking spaces. Bicycle parking is proposed in excess of the Zoning Bylaw requirement. End-of-trip facilities including showers and storage lockers for staff are also proposed.

The Consultant has stated that the production facility would operate weekdays only from 6 am to 10 pm. The retail and tourism components would be open seven days per week from 9 am to 10 pm with the anticipated peak visitor times being weekends during the summer months.

The distillery operation would have up to 18 staff on shift during its peak operating hours. It is anticipated that many patrons drawn to the business would be from tourism and local clubs. The majority of these patrons (estimated 80-90%) would arrive by tour and shuttle buses throughout the day, mainly on weekends and in the evenings. A company tour coordinator would arrange an optimum tour schedule and tours would be limited to approximately 60 people at one time. Tours would be run approximately hourly during peak times.

The maximum estimated parking demand for passenger vehicles during the peak tourism season, excluding staff parking, is projected to be 19 vehicles. Staff would be encouraged to walk, carpool, cycle, or use public transit. Bus routes 31 and 32 operate along Glanford Avenue, in close proximity to the site. They provide service between Downtown Victoria and Royal Oak Exchange. On-site secure bicycle storage and end-of-trip facilities for staff are also proposed.

It is anticipated that staff parking would be accommodated using the eight spaces in the south parking lot leaving the 17 spaces in the north parking lot for visitor parking. On-street parking for approximately 45 vehicles is available along the length of Enterprise Crescent. These parking spaces are fully utilized by employees in the Industrial Park during weekdays but are generally available during evenings and weekends when peak demand at the brewery/distillery would occur. The applicant has requested that consideration be given to placing time limits on the on-street parking to discourage employees from leaving their vehicles all day and to encourage turnover. Also requested is designated on-street parking on Enterprise Crescent fronting the site to accommodate layover parking for two shuttle buses. The Engineering Department does not support on-street parking restrictions or designated parking in favour of one particular business on the basis that it would be difficult to justify and enforce.

Based on the operational characteristics of the business, the arrival of most visitors by coach or shuttle bus, the peak demand on weekends when on-street parking is available, the location close to public transit service on Glanford Avenue and the proposed TDM initiatives, the requested variance from 39 parking stalls to 25 parking stalls can be supported.

Signs

The site is located in Sign District B which permits one Freestanding Sign adjacent to each street abutting a lot except for those properties which are bounded by two intersecting streets where only one Freestanding Sign per lot is permitted. In the case of the subject property which is a corner lot, only one Freestanding Sign is permitted. In addition, Sign District B permits one Fascia Sign, Canopy Sign, or Wall Sign per lot per building face. While sign details have not yet been finalized, the applicant has stated that a proposed Fascia Sign on the east building face would be designed to comply with the Sign Bylaw requirements. The applicant requests a Sign Bylaw variance to permit two Freestanding Signs; one on each street frontage (see Figure 1). The signs would comply with the maximum permitted sign area and copy area for a Freestanding Sign in Sign District B. The requested Sign Bylaw variance can be supported on

the basis that the proposed Freestanding Signs would be modest in size and would be located on separate frontages near the north and south parking lot entrances.

CONSULTATION

Community Association

The application was referred to the Royal Oak Community Association (ROCA) on January 15, 2016. In a letter dated February 24, 2016, ROCA indicated no objections to the proposal.

Ministry of Transportation and Infrastructure

The application was referred to the Ministry of Transportation and Infrastructure because the site is located within 800 m of an intersection with a Controlled Access Highway. The Ministry has indicated no objections to the rezoning proposal and no additional requirements for approval. It requests that consideration be given to the illumination of signage so it is not to be a distraction for motorists using the Pat Bay Highway.

SUMMARY

Lands in the Royal Oak Industrial Park are mostly zoned M-3 (Industrial Park) which permits brewery/distillery use. The proposed brewery/distillery use would be consistent with other manufacturing-type uses in the Royal Oak Industrial Park and would make efficient use of an existing industrial building with no significant changes to the building exterior and landscape design. It would be consistent with the Official Community Plan policies to encourage and support the economic viability of existing industrial areas and to support tourist-related facilities including all types of visitor attractions.

The proposed new site-specific zone would include all of the uses permitted in the M-3 zone. In addition, it would permit brewery/distillery use which may include within the principle building, a tasting room, meeting/presentation room, and retail sales incidental to the brewery/distillery use including retail sale of alcoholic beverages made on the site for consumption elsewhere than on the premises.

Variations are requested for the number of off-street parking spaces and the number of Freestanding Signs. As most visitors are expected to arrive by shuttle bus or coach, and on-street parking would generally be available during anticipated peak periods on evenings and weekends, the requested parking variance can be supported. The applicant's request for limited time parking restrictions and designated shuttle bus parking on Enterprise Crescent is not supported by the Engineering Department. The requested Sign Bylaw variance can be supported on the basis that the proposed Freestanding Signs would be modest in size and would be located on separate frontages near the north and south parking lot entrances.

RECOMMENDATION

- a) That Zoning Bylaw 8200 be amended as follows:
 - By adding a new M-3B/D (Industrial Park Brewery/Distillery) Zone schedule, and
 - By adding the following definition in Section 2:

"Brewery/Distillery - means an establishment engaged in the brewing and/or distilling of alcohol for human consumption and may include within the principle building, a tasting room, meeting/presentation room, and retail sales incidental to the brewery/distillery use including retail sale of alcoholic beverages made on the site for consumption elsewhere than on the premises."
- b) That the application to rezone from the M-3 (Industrial Park) Zone to the M-3B/D (Industrial Park Brewery/Distillery) Zone be approved.
- c) That Development Permit Amendment DPA00860 be approved.

Report prepared by: 
 Neil Findlow, Senior Planner

Report prepared & reviewed by: 
 Jarret Matanowitsch, Manager of Current Planning

Report reviewed by: 
 Sharon Hvozdzanski, Director of Planning

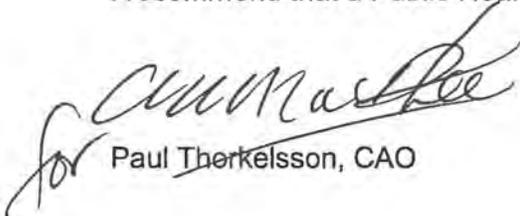
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Attachment

cc: Paul Thorkelsson, CAO
 Graham Barbour, Manager of Inspection Services

ADMINISTRATOR'S COMMENTS:

I recommend that a Public Hearing be called.


 Paul Thorkelsson, CAO

DISTRICT OF SAANICH

DPA00860
AMENDS P/65/89

AMENDMENT TO DEVELOPMENT PERMIT

COPY

To: **761 Enterprise Holdings Inc.**
3490 Beach Drive
Victoria BC V8R 6M5

(herein called "the Owner")

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.

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

Lot 1, Section 8B, Lake District, Plan 33271, Except Part in Plan 34703
761 Enterprise Crescent

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:

(a) By varying the provisions of the Zoning Bylaw 2003, Section 7.3(a) and Table 7.1 to permit the lands to be developed with a total of 25 parking stalls (39 stalls required).

(b) By varying the provisions of the Sign Bylaw, 2006, Section 10(a)(i) to permit the lands to be developed with two freestanding signs (one freestanding sign permitted).

(c) By requiring the buildings and lands to be constructed and developed in accordance with the plans prepared by Eric Barker Architect Inc. received on January 15, 2016 copies of which are attached to and form part of this permit.

4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.

5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.

6. In the event that any tree identified for retention is destroyed, removed or fatally injured, a replacement tree shall be planted in the same location by the Owner in accordance with the replacement guidelines as specified within the Saanich Tree and Vegetation Retention, Relocation and Replacement Guidelines. The replacement tree shall be planted within 30 days of notice from the Municipality in default of which the Municipality may enter upon the lands and carry out the works and may apply the security provided herein in payment of the cost of the works. For the purpose of this section, existing trees identified for retention and new trees planted in accordance with the landscape plan attached to and forming part of this permit shall be deemed to be "trees to be retained".

APPENDIX X

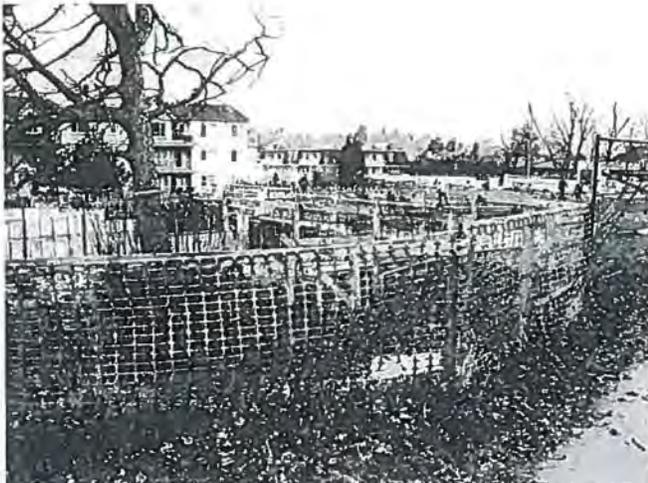
PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

Protective fencing around trees and covenant areas is an important requirement in eliminating or minimizing damage to habitat in a development site.

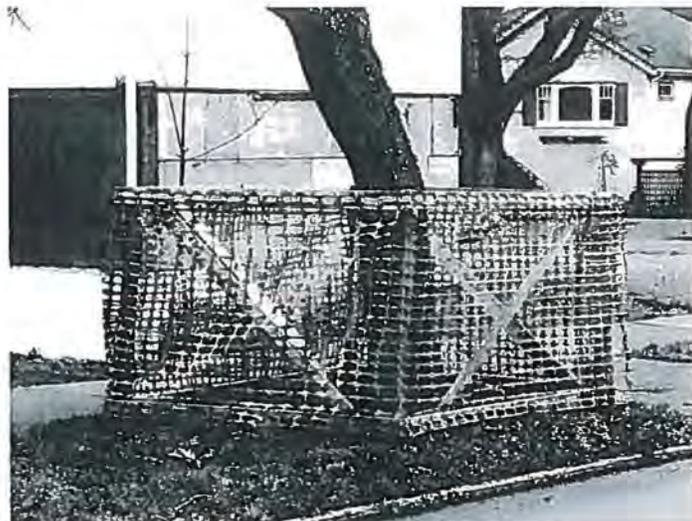
Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

Specifications:

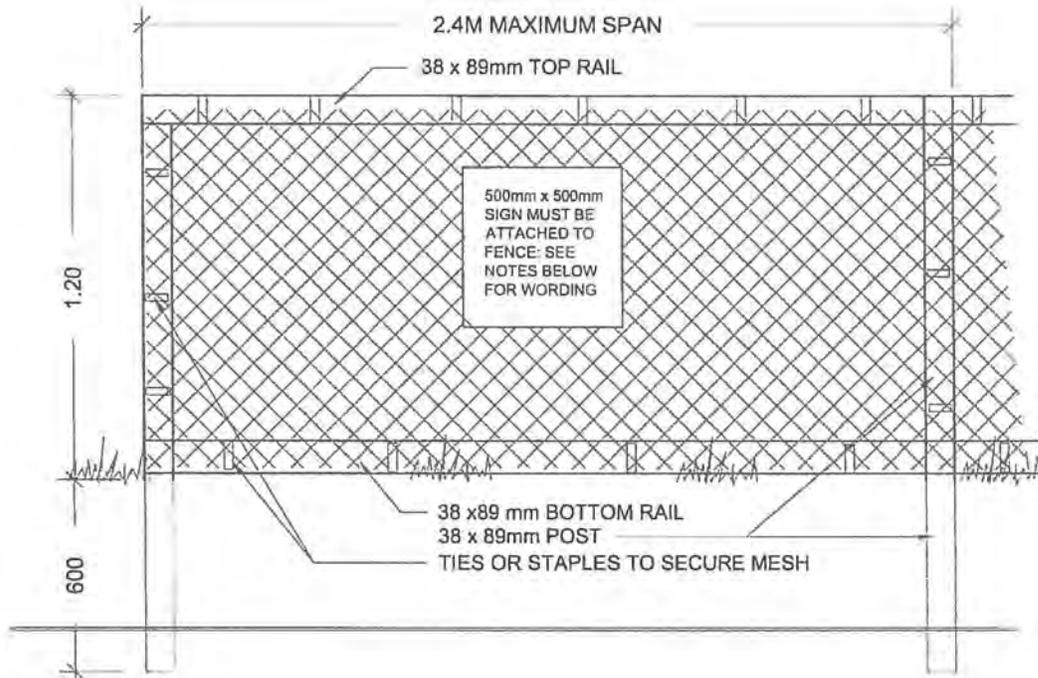
- Must be constructed using 2" by 4" wood framing and supports, or modular metal fencing
- Robust and solidly staked in the ground
- Snow fencing to be affixed to the frame using zip-ties or galvanized staples
- Must have a "WARNING – HABITAT PROTECTION AREA" sign affixed on every fence face or at least every 10 linear metres



Note: Damage to, or moving of, protective fencing will result in a stop work order and a \$1,000 penalty.



COPY



TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



DETAIL NAME: **TREE PROTECTION FENCING**

DATE:	March/08
DRAWN:	DM
APP'D:	RR
SCALE:	N.T.S.

H:\shared\parks\Tree Protection Fencing.pdf

May 26, 2016

Penny Masse ,
Senior Committee Clerk,
District of Saanich ,
770 Vernon,
Victoria, BC V8X 2W7

761 Enterprise Crescent

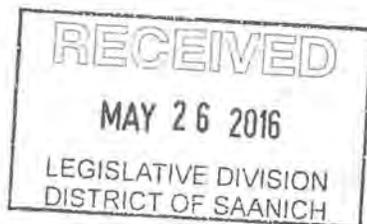
Penny

This letter confirms our commitment to the Engineering Services Requirements as laid out in the February 12 , 2016 memo from Jagtar Bains , Development Co-ordinator .

Regards

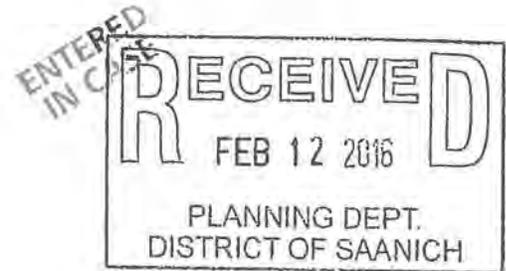


Eric Barker Architect AIBC / LEED AP



Memo

To: Planning Department
From: Jagtar Bains – Development Coordinator
Date: February 12, 2016
Subject: Servicing Requirements for the Proposed Development



PROJECT: TO REZONE FROM M-3 (INDUSTRIAL PARK ZONE) TO A NEW SITE-SPECIFIC INDUSTRIAL PARK BREWERY/DISTILLERY ZONE TO

**SITE ADDRESS: 761 ENTERPRISE CRES
PID: 000-232-271
LEGAL: LOT 1 SECTION 8B LAKE LAND DISTRICT PLAN 33271
DEV. SERVICING FILE: SVS01988
PROJECT NO: PRJ2016-00017**

The above noted application for rezoning & Development Permit Amendment has been circulated to the Engineering Department for comment. A list of servicing requirements has been attached on the following page(s). To allow Council to deal effectively with this application, we would appreciate confirmation, prior to the Public Hearing that the applicant agrees to complete the servicing requirements. Should there be any disagreement with any of these requirements, it should be discussed with the undersigned prior to the Public Hearing.

Jagtar Bains
DEVELOPMENT COORDINATOR

cc: Harley Machielse, DIRECTOR OF ENGINEERING

General Information on Development Servicing

Servicing requirements are stated at this time for the applicant's information. The requirements must be met prior to building permit issuance, including consolidation or subdivision, payments and/or deposits.

Services which must be installed by a developer must be designed by a Professional Engineer hired by the developer and installed under the Engineer's supervision. The design must be approved prior to building permit issuance. The approval process may take up to 30 working days of staff time to complete circulations and request revisions of the Engineer. Certain circumstances can lengthen the approval process.

A Financial sheet is issued with the design drawing which will state:

- 1) The estimated cost of developer installed servicing plus 20% which must be deposited.
- 2) The estimated cost of Municipal installed servicing which must be paid.
- 3) The Development Cost Charges payable.
- 4) Any special conditions which must be met.

This information is not intended to be a complete guide to development procedures. A more complete listing may be found in Section 2 of the Engineering Specifications, Schedule H to Bylaw 7452 (Subdivision Bylaw).

Development Servicing Requirements

Development File: SVS01988
Civic Address: 761 ENTERPRISE CRES
Page: 1

Date: Feb 12, 2016

Drain

1. THE EXISTING STORM DRAIN SERVICE CONNECTION WILL BE USED.

Gen

1. THE BUILDING IS REQUIRED TO COMPLY WITH THE 2012 BC BUILDING CODE AND MUNICIPAL BYLAWS. BUILDING AND PLUMBING PERMITS WILL BE REQUIRED FOR ALL WORKS.

Road

1. PROPOSED BUS ONLY PARKING ON ENTERPRISE CRESCENT WILL BE DIFFICULT TO PROVIDE AND ENFORCE DUE TO EXISTING LACK OF ON-STREET PARKING IN THIS AREA.

Sewer

1. THE EXISTING SERVICE CONNECTION WILL BE USED.

Water

1. A PUMPER CONNECTION FOR THE FIRE SPRINKLER SYSTEM MUST BE PROVIDED AT A LOCATION ACCEPTABLE TO THE FIRE DEPARTMENT AND WITHIN 45 M OF A FIRE HYDRANT. THIS PUMPER CONNECTION IS TO BE FREE-STANDING AND OUTSIDE OF COLLAPSE ZONE OF THE BUILDING.
2. THE EXISTING WATER SERVICE AND FIRE LINE MUST BE UPGRADED TO SUIT THIS DEVELOPMENT.



February 15, 2016
Project: EBA - 1005

Mr. Eric Barker, MAIBC
Eric Barker Architect
727 Pandora Avenue
Victoria, BC V8W 1N9

**Re: 761 Enterprise Crescent, District of Saanich, BC
Transportation Consulting Services**

Dear Mr. Barker,

As requested, Adept Transportation Solutions has undertaken a detailed review of the potential parking demand, in relation to the existing parking supply, for the proposed distillery operation located at 761 Enterprise Crescent in the District of Saanich, BC. This includes a review of the anticipated operational characteristics of the distillery, existing parking supply and potential strategies to reduce the parking demand for patrons and employees. In order to assure that the subject site has sufficient off-street parking to support a variance to the Municipality's Zoning Regulation Bylaw off-street parking requirements for this project, some TDM measure recommendations are provided to minimize the employee parking demand along with suggested mitigation measures to address impacts associated with potential occasional overflow parking.

Please let me know if you have any questions or would like to further discuss the project.

Sincerely,

Adept Transportation Solutions

A handwritten signature in black ink, appearing to read "W. Gibson", written over a light blue horizontal line.

Wayne Gibson, CTech, Principal
Senior Transportation Technician

BACKGROUND

The Victoria Caledonian Distillery plans to open a distillery / brewery business at 761 Enterprise Crescent, within the District of Saanich, BC. The project requires tenant improvements within the shell of the existing 1620 m² (17,438 ft²) industrial warehouse building. Although the site is zoned for Industrial use, a rezoning is required in order to accommodate the proposed commercial sales and future assembly components of the business.

Adept Transportation Solutions has been retained by the applicant, in conjunction with Eric Barker Architects Inc., in order to ensure that the parking situation for the business is adequate and will operate with minimum negative impact to the industrial neighborhood.

The subject site is currently vacant; an Area Plan is shown in Figure 1 below.

Figure 1: Area Plan



MUNICIPAL OFF-STREET PARKING BYLAW REQUIREMENT

For the proposed land use, the off-street parking requirement calculation, according to the individual uses identified in Section 7 of the District of Saanich Zoning Bylaw 8200 is calculated as shown in Table 1:

Table – Off-Street Parking Bylaw Requirement vs Proposed Supply

Proposed Use	Area (m2)	Bylaw Requirement Rate	Required # of Spaces
Production/Office Area	893.07	1 per 95m2	8.88
Storage Area	379.89	1 per 75m2	2.15
Retail Sales Area (including washrooms)	127.75	1 per 14m2	9.13
Assembly Area (excludes washrooms)	143.41	1per 8m2	17.9
Total spaces required			38.06
Rounded to Highest Whole Nuber			39
Total provided			25
Variance requested			14

A Parking Variance of 14 spaces is requested

SITE COMPOSITION

Along with the manufacturing operation intended for the site, it is planned to offer site tours to the general public with a focus on tourists. The proposed distillery business would be comprised of the following four (4) components:

- Production (i.e. whiskey and beer distilling, bottling, and packaging), operating from 6am – 10pm, Monday – Friday. There will be two shifts during each weekday (6am – 2pm & 2pm – 10pm);
- Administration staff, working 9am – 5pm, Monday – Friday;
- Retail (whiskey / beer liquor product and souvenir / memorabilia sales); and,
- Tourism (site operation tours and on-site product / memorabilia sales); both open 9am – 10pm, 7 days a week, with the anticipated peak visitor times being on weekends in the summer months.

The retail liquor sales will be restricted to products produced on-site.

The Site Plan is shown in **Attachment 1**.

SITE OPERATIONAL CHARACTERISTICS

The subject proposal envisions Macaloney Distillers becoming an internationally marketed whisky manufacturing business. Their products will include a range of premium branded whiskies and beer for international sale and distribution.

Through market research activities, the applicant has determined the Craigdarroch Castle near downtown Victoria as likely having comparable visitor attraction / parking demand characteristics to the subject application. The Castle is also marketed internationally and has good records regarding staffing and visitor activity.

The following information highlights the pertinent operating characteristics of the Craigdarroch Castle which have been taken into consideration in this study analysis:

- **Total number of staff:**
"14 in low season and 20 in high season. There are also 80 volunteers with an average of 6 – 8 per day, working 4 hour shifts"
- **Total available off-street parking spaces:**
"29"
- **Total number of staff on-site at any time:**
"Minimum 4 and maximum 14 + 4 volunteers".
- **Total staff parking spaces available:**
"None committed; they have about 5 people who regularly park on-site and they ask staff / volunteers to use public transportation as much as possible to keep stalls available for visitors"
- **Number of bus parking spaces and/or drop zones:**
"There are 3 City designated spots on Fort Street at Joan Crescent with no time limits to park highway coaches. Hop-On-Hop-Off busses use those locations too, but don't stop long"
- **Highest number of visitors seen annually:**
"140,000 in the last 10 years – highest ever 152,000 in the 1990's"
- **% Visitors by Bus vs Car:**
"No hard numbers as we can't assess the city bus/taxis but for bus tours vs total FIT - bus tours = 15% – 20% of visitors (high season) we have less bus tour business between October and May so it drops to about 8%"
- **How do you handle influx of people for weddings / special events? :**
"We encourage people to use public transportation but on one or two occasions have run out of parking and people have to park up to a block away. We try to cap events to maximum of 150 people over 3 hours, and generally don't have parking issues for those occurrences. For conference events we have also partnered with a transportation provider to run shuttles between one central inner harbor location and the Castle"

SUBJECT SITE'S EXISTING PARKING SUPPLY

There are 25 existing surface parking spaces on-site (17 in the back lot and 8 in the front lot), with space for approximately 45 vehicles to park along the length of Enterprise Crescent. Although the on-street parking is currently fully utilized by the other businesses along Enterprise Crescent during weekdays, no vehicles were observed parked on-street during evenings or weekends; the times when the subject project's maximum tour component parking demand would occur.

DISTILLERY STAFF PARKING DEMAND

The distillery operation will have up to 18 staff on shift during its' peak operating hours. It is anticipated that there will initially be 7 staff working in the product manufacturing component during each shift. Ultimately this number may increase to a maximum of 10 staff. There will also be 5 staff / volunteers in the retail / tour section of the operation and 3 full-time Admin staff.

All staff parking needs can be accommodated in the existing off-street parking areas of the subject site.

DISTILLERY VISITOR PARKING DEMAND ANALYSIS

In addition to staff parking, it is anticipated that patrons drawn to this business will be from tourism, local clubs and perhaps eventually events such as weddings. The majority of these patrons will arrive by tour and shuttle buses throughout the day, mainly on weekends and in the evenings; the busiest times being in the summer season.

A company tour coordinator / guide would arrange an optimum tour schedule and tours will be limited to approximately 60 people at one time. The applicant has already received expressed interest from the Butchart Garden Tour Bus (the site is along their Pat Bay Highway route), the Victoria Cruise Ship terminal, the Black Ball ferries, the Victoria Clipper, and local hotels to promote tourist tours using their tour and shuttle buses. It is therefore estimated that the majority (approximately 80% – 90%) of the customer traffic will arrive by bus; the remaining customers arriving by car would likely be smaller groups and probably have vehicle occupancies of 2 – 5 people per vehicle.

The project's anticipated visitor demand analysis shown below has been modelled after the Craigdarroch Castle, located in Victoria, BC. Giving consideration to the subject site's location, we have used a conservative estimate of 80% of visitors arriving by tour / shuttle buses.

Peak Visitor Demand Periods

In regard to the seasonality of visitors, the site operator has modelled the following percentages:

Seasonal Tourist Trip Attraction Estimates (%)											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
3	3	5	8	11	12	13	15	12	10	5	3

The site operator optimistically envisions that the operation may reach full capacity by horizon year 2018. The estimated total annual number of visitors is forecast as follows:

Total Annual Visitor Estimates				
2016	2017	2018	2019	2020
11,500	49,000	80,000	80,000	80,000

Using these projection estimates, the following table shows the calculated estimated number of visitors anticipated each month.

	Seasonal Tourist Trip Attraction Estimates (# of visitors)											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2016	345	345	575	920	1265	1495	1495	1725	1380	1150	575	345
2017	1470	1470	2450	3920	5390	6370	6370	7350	5880	4900	2450	1470
2018+	2400	2400	4000	6400	8800	10400	10400	12000	9600	8000	4000	2400

As mentioned previously, it is anticipated that these visitor trips would conservatively be split 80:20 in favour of buses. Tour buses would be scheduled to arrive in staggered intervals for efficiency of tours with a maximum of 60 visitors for each tour. A Coach Bus parking space has been incorporated into the site plan to minimize on-street parking impacts.

Given the nature of the business, for passenger vehicles arriving at the site it is also assumed that the average passenger occupancy would be high (up to 5 occupants / vehicle); however, we have assumed average passenger car vehicle occupancy of 3 for this analysis. Assuming 20% of these visitors will arrive by personal passenger vehicle and an average occupancy of 3 people, the following table shows the assumed number of passenger vehicles anticipated by month for each horizon year.

Seasonal Tourist Trip Attraction Estimates (Passenger Car Trips / Month)												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2016	23	23	38	61	84	100	100	123	92	77	38	23
2017	98	98	163	261	359	425	425	523	392	327	163	98
2018+	160	160	267	427	587	693	693	853	640	533	267	160

Assuming an average of 4 weekends per month, the estimated weekend daily number of passenger cars arriving and requiring parking on site is estimated as follows:

Seasonal Tourist Trip Attraction Estimates (Passenger Car Trips / Weekend Daily)												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2016	3	3	5	8	11	12	12	15	12	10	5	3
2017	12	12	20	33	45	53	53	65	49	41	20	12
2018+	20	20	33	53	73	87	87	107	80	67	33	20

Although the tours will be run approximately hourly over a 10 hour day, we have assumed that the peak parking demand will occur during the weekend day and evening periods (4pm – 8pm). We conservatively estimate that 70% of the daily passenger car trips will during this period. With 4 scheduled tours anticipated during these periods, the estimated number of vehicles requiring parking is further broken down in the next table.

Seasonal Tourist Trip Attraction Estimates (Passenger Car Trips / Peak Period)												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2016	1	1	1	1	2	2	2	3	2	2	1	1
2017	2	2	4	6	8	9	9	11	9	7	4	2
2018+	4	4	6	9	13	15	15	19	14	12	6	4

As can be seen above, using the conservative approach to establish the maximum number of visitor passenger cars that are anticipated to park on site, the existing 17 off-street parking spaces is sufficient to handle the parking demand. In the unlikely event that there is any spill-over parking during this busiest period, there is ample on street parking available to accommodate these visitors. Consideration to implementing short-term time restricted parking on Enterprise Crescent along the site frontage should be given to ensure these spaces are available to the distillery to handle any unforeseen overflow parking can be accommodated. This would also be practical for shuttle buses to lay by while tours are conducted.

TRANSPORTATION DEMAND MANAGEMENT

While it is already expected that the vast majority of the distillery visitors will arrive by bus, in order to further meet the sustainability goals of the District of Saanich’s Official Community Plan (OCP), it is recommended that Transportation Demand Management (TDM) strategies be implemented for employees of the distillery and additional TDM measures be considered for visitors. The following describe some potential strategies to further reduce vehicle trips to the site.

- **Transit Service**
BC Transit operates routes 31 and 32 with stops along Glanford Avenue, in close proximity to the site. The route 31 bus operate 7 days / week and link Downtown Victoria with the Royal Oak Exchange. Staff should be encouraged to use transit for commuting to /from work and the applicant has indicated a committed to promote this.
- **Ride Sharing**
Employees should be encouraged to carpool to work.
- **End of Trip Bicycle Facilities**
Provision of secure staff bicycle storage lock-up spaces can remove barriers for staff wishing to commute to work by bicycle. Bicycle storage can be provided within the building in a dedicated space. Additionally, shower facilities

and clothing lockers are important in encouraging this mode and enhance the ability of staff to ride to work in inclement weather.

As mentioned earlier, it is anticipated that local clubs may be potential visitors to the tours. As such, short-term bicycle racks should be provided in a convenient location near the building entrance.

SUMMARY AND CONCLUSION

The Victoria Caledonian Distillery plans to open a distillery / brewery business at 761 Enterprise Crescent, within the District Municipality of Saanich during 2016. The project requires tenant improvements within the shell of the existing 1620.12 m² (17,439 ft²) industrial warehouse building. Although the site is zoned for Industrial use, a rezoning is required in order to accommodate the proposed commercial sales and assembly components of the business. The existing building is currently vacant.

The subject Application requires a rezoning because of the proposed change in use for the site. The project will include an assembly area for tasting and a retail section in conjunction with its' light industrial land use. The Municipality's Zoning Regulation Bylaw's Off-Street Parking component requires that the Application provide 39 off-street parking stalls. The subject site provides 25 existing off-street parking spaces; thus a variance to the Municipality's off-street parking requirement for the Application will be required.

The proposal envisions Macaloney Distillers becoming an internationally marketed whisky manufacturing business. Their products will include a range of premium branded whiskies and beer for international sale and distribution.

Through market research activities, the applicant has selected the Craigdarroch Castle in downtown Victoria as likely having comparable visitor data and staff parking demand characteristics. The Castle is also marketed internationally and has good records regarding visitor activity. While the seasonal visitor activity trends may be similar to the Craigdarroch Castle, the subject distillery project will likely generate less visitor demand due to the focused age group and proximity to the downtown Victoria tourism centre of the Castle.

The Distillery Tours will be scheduled by an on-site tour coordinator / guide and are anticipated to take approximately 1 hour. The tours will run 7 days per week and it is anticipated that approximately 80% of the visitors will arrive by tour / shuttle buses. The applicant has already received expressed interest from the Butchart Garden Tour Bus, the Victoria Cruise Ship terminal, the Black Ball ferries, the Victoria Clipper and local hotels to promote tourist tours using their tour and shuttle buses.

While it is estimated that the majority of the customer traffic will arrive by bus; the remaining customers arriving by car would likely be smaller groups and probably have 2 – 5 people per vehicle. However, for this study, we have assumed an average occupancy of 3 passengers per car for a conservative analysis.

With the implementation of the specified TDM measures, we believe the staff parking can be accommodated within the 8 parking spaces in the site's front parking lot, leaving the 17 passenger car spaces in the rear lot for visitors to park on site when required. The retail store will be restricted to selling liquor products that are manufactured on site; we therefore anticipate that the parking demand will be much lower than a typical retail liquor store.

The peak visitor period is anticipated to occur during weekends and evenings. During these periods, the existing on-street parking along Enterprise Crescent is highly underutilized and can accommodate any potential overflow parking in the unlikely event that the on-site parking is fully occupied.

RECOMMENDATIONS

We suggest that in the initial stage of the business, eight (8) off-street spaces be reserved for staff, with the remaining 17 stalls being for visitors. In order to support the requested parking variance, we suggest that Transportation Demand Management (TDM) measures, such as transit usage, ride – sharing and end-of-trip facilities be implemented to reduce staff parking demand. The allocation of the on-site parking spaces could be reviewed after the business has been operating for some time and additional measures to reduce staff parking be assessed if required.

The following recommendations are intended to ensure the anticipated parking needs of the proposed distillery operation can be met and impacts on other existing business parking along Enterprise Crescent are minimized:

- A dedicated coach bus parking space will be provided on-site. With respect to the anticipated smaller tour shuttle bus traffic, we recommend that 1 Hour Time Restricted 'on-street' parking space be provided by the District of Saanich for at least two (2) shuttle buses along the site's Enterprise Crescent frontage;
- In order to accommodate visitors and patrons that do not arrive by bus, it is recommended that the existing 17 parking spaces in the site's rear lot be assigned as Visitor Parking. With the provision of short-term time restricted parking along the site's Enterprise Crescent frontage, on-street parking spaces would be available for any unforeseen visitor overflow parking demand;
- Of the 17 visitor parking spaces, 2 of these spaces should be reserved for the retail component of the operation;
- It is recommended that at least 2, 6 space bike racks be provided in convenient locations near the building entrance, which exceeds the bylaw requirement for bicycle parking. Usage should be monitored over time and additional racks be provided if required;
- A minimum of five (5) secure bicycle storage lockers should be provided for employees, which meets bylaw requirements;
- Additional end-of-trip facilities, including shower facilities and clothing lockers should be provided;
- Once the operation is at full capacity, parking demand should be reviewed. In the unlikely event that additional measures are required to mitigate parking concerns, the purchase of a company shuttle bus could be considered.

Based on the nature of the project's parking demand, in conjunction with the 'on-site' and 'on-street' parking availability and implementation of our recommended TDM measures, we recommend that Saanich Council and Staff support approval of the subject rezoning application and requested parking variance.

ATTACHMENT 1



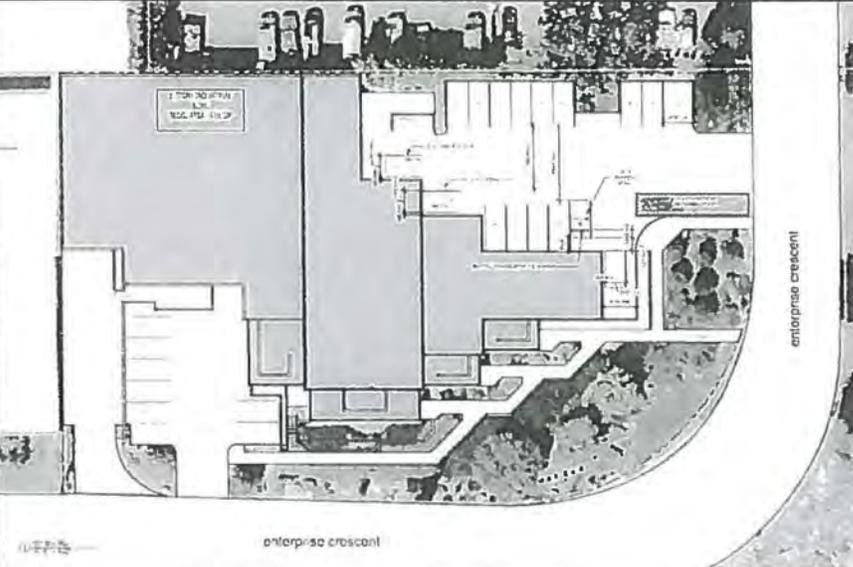
1. AERIAL PHOTOGRAPH



2. SITE PHOTOGRAPH (EXISTING)



3. SITE PHOTOGRAPH (EXISTING)



enterprise crescent

enterprise crescent

17/2018 2 15 07 PM
 17/2018 2 15 07 PM
 17/2018 2 15 07 PM

OWNER
 Site Name: [illegible]
 Site No: [illegible]

LEGAL DESCRIPTION
 [illegible]

PROJECT DESCRIPTION
 [illegible]

PROPOSAL
 [illegible]

PREPARED BY
 [illegible]

DATE
 [illegible]

SCALE
 [illegible]

PROJECT NO.
 [illegible]

PROJECT NAME
 [illegible]

PROJECT ADDRESS
 [illegible]

PROJECT CITY
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PROJECT STATE
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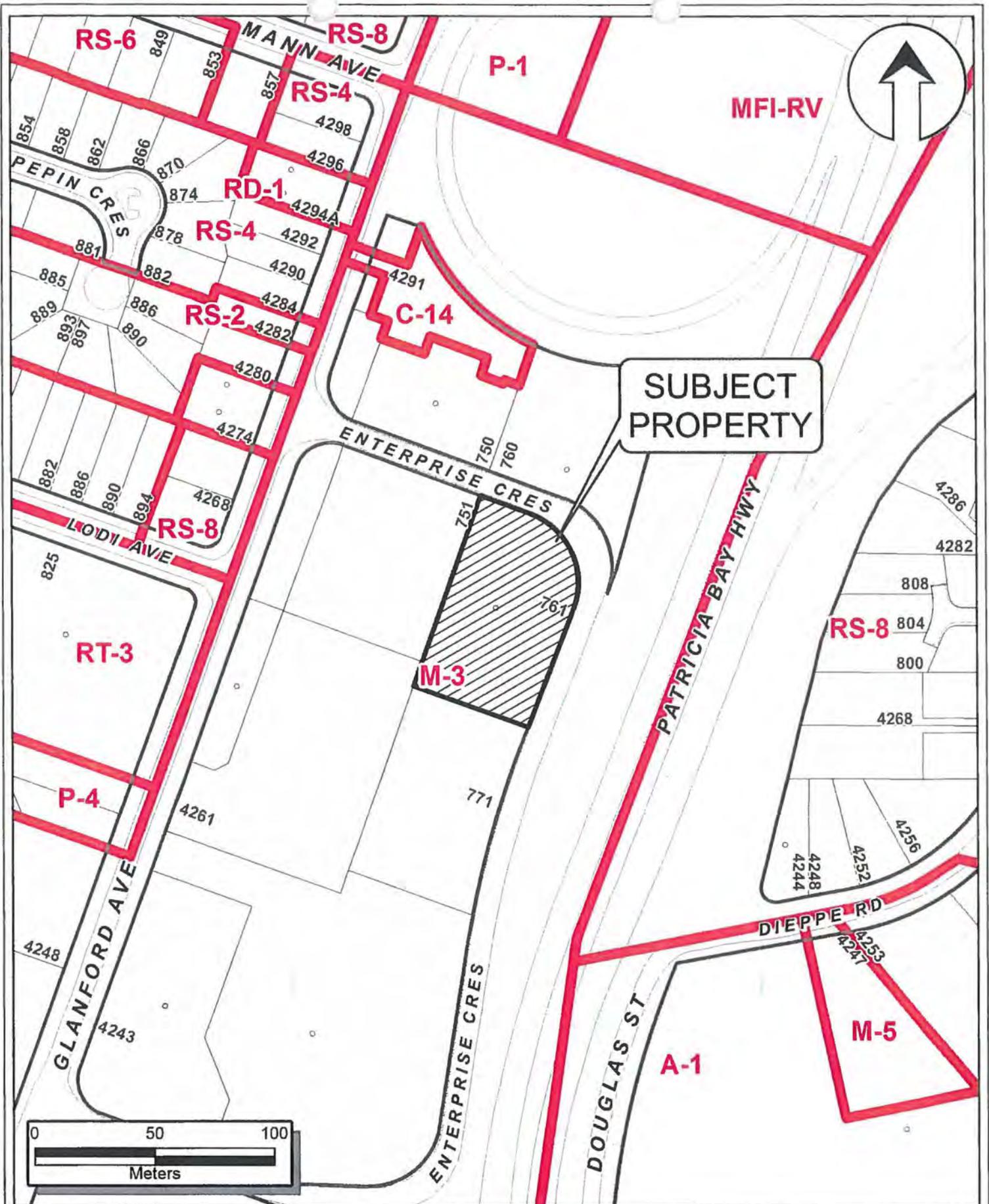
PROJECT ZIP
 [illegible]

DATE: 11/15/2018
 TIME: 10:00 AM
 PROJECT NO: 18-001-001
 PROJECT NAME: [illegible]
 PROJECT ADDRESS: [illegible]
 PROJECT CITY: [illegible]
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 PROJECT ZIP: [illegible]

EP RETAIL TI
 Graeme MacCormey
 Victoria Calderon a Dist Very

DP COVER SHEET

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THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9387

TO AMEND BYLAW NO. 8200,
BEING THE "ZONING BYLAW, 2003"

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - (a) By adding to Subsection 4.1 – Zones, the following new classification under Industrial:

"M-3B/D"
 - (b) By adding to Subsection 4.2 – Zone Schedules, a new Zone Schedule 1703 – Industrial Park Brewery/Distillery Retail Sales Zone M-3B/D, attached hereto as Schedule "A".
 - (c) In Section 2 – DEFINITIONS

By adding, in alphabetical order, the following new definition:

"Brewery/Distillery - means an establishment engaged in the brewing and/or distilling of alcohol for human consumption and may include within the principal building, tasting room, meeting/presentation room, and retail sales incidental to the brewery/distillery use including the retail sale of alcoholic beverages made on the site for consumption elsewhere than on the premises."
- 2) This Bylaw may be cited for all purposes as the **"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2016, NO. 9387"**.

Read a first time this 16th day of May, 2016.

Public Hearing held at the Municipal Hall on the ____ day of _____.

Read a second time this ____ day of _____.

Read a third time this ____ day of _____.

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the ____ day of _____.

Municipal Clerk

Mayor

SCHEDULE 1703 INDUSTRIAL PARK BREWERY/DISTILLERY RETAIL SALES ZONE**1703.1 Uses Permitted**

Uses Permitted:

- (a) Warehousing
- (b) Wholesaling and Wholesale Distribution
- (c) Retail Sales Incidental to a Warehousing or Wholesale Function
- (d) Office
- (e) Industry
- (f) Commercial Instruction and Education
- (g) Research
- (h) Food Processing
- (i) Accessory Residential
- (j) Veterinary Clinic and Veterinary Hospital
- (k) Cable Hub Site
- (l) Rental and Repair of Household Items, Tools, Appliances and Small Equipment
- (m) Beverage Container Depot

1703.2 Prohibited Uses

Prohibited Uses:

All uses not permitted by Section 1703.1 and, without limiting the generality of the foregoing:

- (a) The operation of sawmills, blast furnaces, foundries, and drop forges.
- (b) The incinerating, processing, rendering, or canning of fish, animal or vegetable products which will result in any vibration, noise, heat, glare, odours, smoke, or fumes detectable from outside any building or structure on the lot, and the manufacture of matches, paper, or rubber.
- (c) The manufacturing, processing, refining, mixing or bulk storing of petroleum, bitumen, coal, or tar products or derivatives and corrosive, noxious, highly flammable or explosive minerals, chemicals, gases and fission or fusion products.
- (d) The smelting, refining and reducing of minerals or metallic ores.
- (e) The operation of stock yards, the slaughtering of animals, or poultry, the manufacturing of fertilizer.

- (f) The wrecking, salvaging or storing of salvage, scrap or junk except as an accessory use.

- (g) Unenclosed storage.

- (h) The direct sale of motor fuels to customers on site.

1703.3 Buildings and Structures

Buildings and Structures:

- (a) Shall be sited not less than:

- (i) 15.0 m (49.2 ft) from a front lot line.
- (ii) 7.5 m (24.6 ft) from a rear lot line and 0 m from a landscape area as required by subsection 6.6 of this bylaw.
- (iii) 15.0 m (49.2 ft) from an exterior side lot line.
- (iv) 6.0 m (19.7 ft) from an interior side lot line or 0 m from a landscape area as required by subsection 6.6 of this bylaw; provided that the minimum setback may be reduced to 0 m on one side only in the case of lots of less than 4000 m² (43057 ft²) in size.

- (b) Shall not exceed a height of 10.0 m (32.8 ft).

1703.4 Retail Sales Incidental to Warehouse, Wholesaling, or Brewery/Distillery

Retail Sales Incidental to Warehouse, Wholesaling, or Brewery/Distillery:

- (a) No area outside a building shall be used for the display or storage of goods or products available for retail sale.
- (b) A retail sales area for any business shall not exceed 25% of the Gross Floor Area of any buildings or parts of buildings which are on the parcel and used by the business.

SCHEDULE 1703 INDUSTRIAL PARK BREWERY/DISTILLERY RETAIL SALES ZONE

1703.5 Minimum Lot Size

Minimum Lot Size:

No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot

- width 30 m (98.4 ft)
- area 2000 m² (21529 ft²)

(b) Panhandle Lot

- not permitted

1703.6 Beverage Container Depots

Beverage Container Depots:

Collection activities and storage to be conducted entirely within a building or fully enclosed structure.

1703.7 General

General:

- (a) The relevant provisions of Sections 5,6,7,8, and Schedule B of this bylaw shall apply.

Attached Housing - means three or more dwelling units on a lot at least two of which are contained within a common building and each dwelling unit has its own principal access at ground level.

Auto Wash - means a commercial use of any building or structure or portions thereof for the washing of motor vehicles.

Basement - means that portion of any floor area located more than 1.5 metres below all points where the foundations contact the *natural grade* or *finished grade*, whichever has the lowest geodetic elevation, but does not include a non-useable area.

Beverage - means any liquid that is a ready-to-serve drink but does not include milk, milk substitutes, rice milk, soya milk, flavoured milk, infant formulas, meal replacements or dietary replacements.

Beverage Container - means a container made of aluminum, glass, paper, plastic, steel or other similar material or any combination of them, that is or was sealed by its manufacturer and may hold, holds or has held a beverage.

Beverage Container Depot - means an operation, facility or retail premises, or an association of operations, facilities or retail premises, for the collection and redemption of beverage containers.

Bicycle Facility - Class I - means a secure weather protected bicycle parking facility used to accommodate long-term parking, such as for residents or employees, usually within a room or covered, fenced area.

Bicycle Facility - Class II - means a short-term visitor bicycle parking facility which may offer some security and be partially protected from the weather. This is often a rack at a building entrance.

Boarding - means a residential use wherein an individual other than a member of the family occupying the dwelling unit who, for consideration, is furnished a sleeping unit and is provided with prepared meals by the principal occupier of the dwelling unit.

Brewery/Distillery - means an establishment engaged in the brewing and/or distilling of alcohol for human consumption and may include within the principal building, tasting room, meeting/presentation room, and retail sales incidental to the brewery/distillery use including the retail sale of alcoholic beverages made on the site for consumption elsewhere than on the premises.

Building - means a structure having a roof supported by columns or walls intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

Cable Hub Site - means a use conducted within a building to store, operate and maintain telecommunications equipment and where the use is designed to be operated without the presence of staff except for periodic maintenance and monitoring.

Campground - means the use of a parcel of land established or maintained for occupancy by tents or recreation vehicles as temporary living quarters for tourists and licensed under regulations pursuant to the Campground Regulation Bylaw.

Church - means the use of land, buildings, or structures for religious worship, includes a mosque, synagogue, temple, chapel, and religious meeting room.

Commercial - means an activity carried out for financial gain.

Communication Facility - means a use of land, buildings or structures to provide radio communication services.

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9388

TO AMEND BYLAW NO. 8200,
BEING THE "ZONING BYLAW, 2003"

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended by deleting from Zone M-3 and adding to Zone M-3B/D the following lands:

Lot 1, Section 8B, Lake District, Plan 33271, Except Part in Plan 34703

(761 Enterprise Crescent)
- 2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2016, NO. 9388**".

Read a first time this 16th day of May, 2016.

Public Hearing held at the Municipal Hall on the ____ day of _____

Read a second time this ____ day of _____

Read a third time this ____ day of _____

Approved under Part 4 of the *Transportation Act* on the ____ day of _____, 2016.

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the ____ day of _____, 2016.

Municipal Clerk

Mayor

2870-30
Enterprise
Crescent

761 ENTERPRISE CRESCENT – REZONING AND DEVELOPMENT PERMIT AMENDMENT

Report of the Director of Planning dated April 18, 2016 recommending that Council amend the Zoning Bylaw to add a new M-3B/D (Industrial Park Brewery/Distillery) zone, rezone the property from M-3 (Industrial Park) zone to the new M-3B/D zone, and approve Development Permit Amendment DPA00860 to permit assembly and retail sales for a proposed brewery/distillery. Variances are requested for signage and parking.

In response to questions from Council, the Director of Planning stated:

- The Ministry of Transportation and Infrastructure has requested that consideration be given to the illumination of the sign so it would not be a distraction for motorists using the Patricia Bay Highway.
- Council could limit the hours of operation for the distillery.

In response to questions from Council, the Director of Engineering stated:

- The classification of roadway in this area would not have been identified for consideration of a sidewalk; as there is a shift to more pedestrian-oriented communities, there may be a need for re-consideration of the construction of sidewalks.
- There is a high demand for on-street parking for staff working in this area; complaints have been received in the past from residents in relation to overflow parking on residential streets.

APPLICANT:

G. Macaloney, President, Victoria Caledonia Distillery, presented and highlighted:

- Victoria Caledonia Distillery is a privately-owned boutique distillery producing single malt whiskeys and craft beers.
- \$2.4 million dollars was received from the Federal Government; the total investment in Saanich is between \$5-\$6 million dollars.
- Current zoning permits brewing and distilling and sales of products made on site; the word "liquor" is not included in the Zoning Bylaw.
- The distillery would attract tourists that are on their way to the peninsula.
- The Zoning Bylaw requires a total of 39 parking stalls; a variance is requested to reduce the number of parking stalls to 25.
- One bus parking space is proposed on-site as the majority of tourists attending will be coming by tour bus.
- There are two parking lots on-site; a variance is requested for an additional sign to announce the second parking lot.
- In order to attract tourists, it is the intention to offer guided tours of the production facility and on-site product tasting and retail sales.
- The signage would be back lit and meet the requirements of the Sign Bylaw.
- Consultation took place with the Royal Oak Community Association (ROCA) and adjacent businesses and neighbours; it would be valuable to bring tourists into the community and would have a positive impact on other businesses.
- The majority of tourists will arrive by bus and typically on weekends; Tourism Victoria has advised that tourism exit surveys have shown that there are limited tourist attractions available locally after 5 p.m.; allowing the distillery to stay open until 10:00 p.m. would capture the tourism business in the evening.
- Engagement of the local community in the distillery is also important.

- The products will be exported to over 30 countries; the business is eco-friendly and uses natural ingredients; the bi-products are recycled by local farmers to feed livestock.
- The distillery will revitalize the ROCA area and will be an anchor for future tourism opportunities.

In response to questions from Council, the applicant stated:

- There is no additional odour from a distillery beyond what typically comes from a brewery.
- Only their own products and items that are branded by the business will be sold.
- Craft beer enthusiasts have a different flavour profile; therefore the distillery should not be in competition with local liquor stores.
- Other businesses in the community could tap into the tourism market that the distillery would bring to the neighbourhood.
- The business would be open until 10:00 p.m. during the tourism season with the last tour starting at approximately 8:30 p.m.; hours of operations during the off season would be assessed.
- Approximately 12 businesses and over 60 residents were consulted with positive responses.
- Staff will park on-site; if there is a need, additional parking could be leased from a business in the neighbourhood.

PUBLIC INPUT:

S. MacPhee, McLellan Street, stated:

- A distillery tour is a fun option for tourists and visiting family and friends; approval of the application will allow the distillery to offer tours and tastings.

R. Glen, Margot Place, stated:

- Craft beers have come a long way over the years; visitors have advised that a distillery would be a good addition for tourism.
- The products will be exported bringing recognition to Saanich.
- He looks forward to visiting the distillery and tasting the products.

R. Evans, Estalline Road, stated:

- There is a market for whiskey tasting; he supports the endeavour.

C. Martin, Austin Avenue, stated:

- It will be enjoyable to be able to taste local whiskeys and craft beer; the added volume of people coming to the neighbourhood will benefit local businesses.

M. Boyle, Totem Lane, stated:

- This is the kind of product that will get consumers excited.
- This is an opportunity for Saanich to be recognized for whiskey tasting; there is an untapped market of tourists that will visit the distillery.
- Other businesses in Saanich will also benefit from the addition of the distillery.

P. Whitworth, on behalf of the Royal Oak Community Association (ROCA), stated:

- ROCA supports the application in principle; the distillery could be an anchor for the tourist market in Saanich.

D. Adams, Carolwood Drive, stated:

- A distillery will make Saanich a tourist destination; it will not serve food, therefore other restaurant businesses in the area would benefit.

J. Jansen, General Manager, Wilson's Transportation Limited, stated:

- Wineries and the Sidney Night Market have been attractions for visitors to Victoria; the element of tasting and then buying the product is integral to the success of the distillery.
- The label with "Made in Saanich" would promote the area internationally.
- Whiskey tasting is growing in appeal to tourists and local residents.

K. Whitworth, Viewmont Road, stated:

- She wishes the applicant success but questions if the hours of operation would change for the potential of hosting weddings in the distillery; she also questions if the Police Department has any comments in relation to the application.

P. Brewer, Lindsay Street, stated:

- The opportunity to purchase locally-made craft beer and whiskey is appreciated; Victoria and Saanich are globally known as having many whiskey enthusiasts.

COUNCIL DELIBERATIONS:

In response to questions, the applicant stated:

- The number of allowable guests for a wedding would be limited to 60 people because of the number of washrooms available
- He does not expect to get many requests to hold weddings at the distillery given the limitations on the number of guests; on those occasions, the music could cease at 10:30 p.m.
- Community and corporate events would be encouraged.

In response to a question from Council, the Director of Planning stated:

- Council could consider weddings as a permitted use; under the current proposal, the business could remain open until 10:00 p.m.
- If Council decided that the hours of operation be extended, it could be captured in the Zoning Bylaw amendment.

In response to questions, the applicant stated:

- The more people who attend, the more exposure the business gets; the latitude to conduct occasional events extending past 10:00 p.m. would be appreciated.
- Any music or serving of alcohol would be concluded by 10:30 p.m.; it would be expected that guests would be off premises by 11:30 p.m.
- Although no formal discussions have taken place with the Police Department, staff would adhere to Serving it Right legislation; police would be engaged if necessary.
- The business includes production that operates on a 24 hour, 7 days a week basis; the physical presence of staff may alleviate recent concerns with security in the area.
- An alarm system will be installed; he will meet with the Police Department before the Public Hearing to address any concerns.
- Craft beer is a fresh product therefore there is a need for refrigeration; the proposed lounge area could accommodate up to 60 people with an additional twelve seats available in the retail/bar area.

- As business increases, there may be the need to re-assess the design of the seating area.

Motion:

MOVED by Councillor Brice and Seconded by Councillor Haynes: "That a Public Hearing be called to further consider the rezoning application on Lot 1, Section 8B, Lake District, Plan 33271, Except Part in Plan 34703 (761 Enterprise Crescent); and that the proposed bylaw be amended to include provisions for occasional functions such as weddings, provided the use does not extend beyond midnight."

Councillor Wergeland stated:

- He is concerned that the distillery may be in direct competition with other local businesses.
- This is a new establishment; the provision for holding weddings in the distillery could be reviewed in a year once the benefits and impacts on the community are reviewed.

Councillor Plant stated:

- Further discussions should take place after the business has been in operation for a period of time in relation to allowing occasional events such as weddings.

Councillor Brice stated:

- The facility is in an industrial park; there are other uses that could take place on the property that would have more impact on neighbours.

Councillor Haynes stated:

- The applicant has requested occasional use for events such as weddings.
- The business brings a world-class product to Saanich.
- The owners' reputation rests on the performance of their business; they would not risk their reputation by allowing disorderly types of events.

Councillor Murdock stated:

- Neighbours will have the opportunity to provide feedback on the hours of operation at the Public Hearing; there are key tourist destinations in Saanich and the distillery would be an impressive addition.

Councillor Brownoff stated:

- There are a number of tourist destinations in Saanich.
- If residents express concern at the Public Hearing in relation to the hours of operation, it can be addressed by Council.
- Noise while people are leaving an event is a concern; she is pleased that the owner has a contingency plan if additional parking is needed.

Councillor Sanders stated:

- If residents are concerned with the hours of operation, they can provide input at the Public Hearing.

Councillor Wergeland stated:

- Bringing business to Saanich is appreciated; he is concerned that the types of community events that may be held in the distillery were not specified.

Councillor Derman stated:

- This is an excellent opportunity for the applicant and for Saanich, but the extension of the hours of operation to 10:30 p.m. is not supportable.
- Public consultation has taken place but he is not satisfied that residents would be aware of the potential changes to the hours of operation.

**The Motion was then Put and CARRIED
with Councillors Derman, Plant and Wergeland OPPOSED**

761 Enterprise.

Planning - Fwd: Saanich File DPA00860; REZ00567, Ministry File 2016-00561

From: Neil Findlow
To: Planning
Date: 2/9/2016 2:32 PM
Subject: Fwd: Saanich File DPA00860; REZ00567, Ministry File 2016-00561
Attachments: Neil Findlow.vcf

Please save to folder and copy for file.

Thanks
Neil

Neil Findlow, MCIP RPP

Senior Planner
Planning Department
District of Saanich

770 Vernon Avenue
Victoria BC V8X 2W7
t 250-475-5494 ext. 3405
f 250-475-5430
neil.findlow@saanich.ca
www.saanich.ca

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Please consider the environment before printing this e-mail

>>> "Harrison, Mark TRAN:EX" <Mark.Harrison@gov.bc.ca> 2/9/2016 2:12 PM >>>
Neil,

Please consider this email to be an official Ministry response for the proposed rezoning (and development permit amendment) of 761 Enterprise Crescent, your file DPA00860; REZ00567, **Ministry File 2016-00561**.

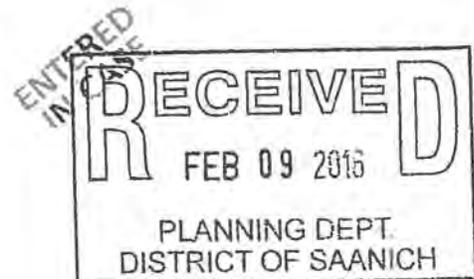
The Ministry has no objections to the rezoning proposal and has no additional requirements for approval. However, the Ministry would request consideration be given to the illumination of the signage so it is not to be a distraction to the motorists using the Pat Bay Highway.

Any necessary bylaw certification forms for the rezoning may be forwarded to this office at your convenience.

If you require any additional information please feel free to contact myself directly.

Best Regards,

Mark Harrison, M.LArch
District Development Technician
Ministry of Transportation and Infrastructure
240 - 4460 Chatterton Way
Victoria, BC V8X 5J2
Ph: (250) 952-5562



761
761-500-6000



Royal Oak Community Association

Box 50, #106 - 4480 West Saanich Road

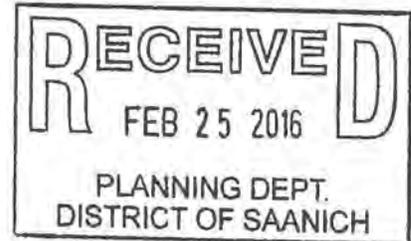
Victoria, BC V8Z 3E9

www.RoyalOakCommunityAssociation.ca

February 24, 2016

Mr. Neil Findlow
Senior Planner
District of Saanich
770 Vernon Avenue
Victoria BC V8X 2W7

ENTIRELY
IN CASE



Dear Mr. Findlow:

Re: DPA00860, REZ00567

Thank you for the opportunity to comment on this application.

At a General Meeting of the Royal Oak Community Association membership on January 27, 2016, this motion was passed:

"To support in principle the rezoning of 761 Enterprise Crescent from M-3 (Industrial) to a new site specific industrial park brewery/distillery zone to permit assembly (tasting room and tours) and retail sales incidental to a manufacturing use, and an amendment to development permit P65/89 for changes to the parking layout and signs for an existing industrial building to accommodate a brewery distillery use. To support in principle the variances for off street parking and signs."

Yours truly,

Marsha Henderson
President
Royal Oak Community Association

Making a Difference



Discover the Plus +

4 - 1609 Blanshard Street,
Victoria, BC V8W 2J5

May 2, 2016

To whom it may concern,

RE: Rezoning bylaw text amendment for on-site liquor sales with public assembly and parking amendment

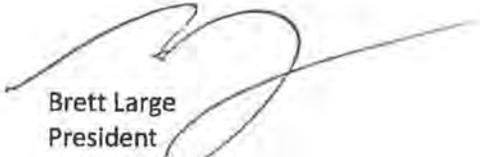
I welcome the opportunity to write this letter as it is not very often we get the opportunity to support a 1) Local, 2) Artisan, 3) Passionate distiller that is focussed on the needs of his community, customers and supply chain.

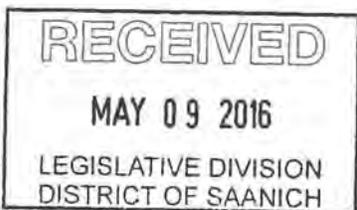
As the founder and principal for the Liquor Plus chain of locally owned and operated stores on Vancouver Island, including our store in the Royal Oak Shopping Centre, I welcome the opportunity to carry and promote local premium whisky's and craft ales. Premium whisky is a market that has been woefully underserved in the face of continual demand. I can't speak to ancient history, but I can say that this market has existed without abating, since our inception in 2003. Craft beer is also a fast growing premium market and as such we see no detriment to our local shops beer sales from Macaloney Distillers on-site sales, especially since craft beer enthusiasts enjoy the wide variety of craft beers on offer in our stores.

This rezoning bylaw text amendment would go a very long way to encouraging the attraction of tourists, and the money that they spend, in to our Royal Oak community and region in general. The parking proposed to support this in terms of the on-site tourist bus parking also seems entirely reasonable.

If there is any other assistance and encouragement that we can provide, please feel free to contact me.

Yours truly,


Brett Large
President
Cell: 250-243-2509





2nd May, 2016

Dear Mayor of Council,

RE: Victoria Caledonian Brewer & Distillery rezoning bylaw text amendment for on-site liquor sales with public assembly and parking amendment

I welcome the opportunity to write this letter as I have been aware of Graeme and his plans for this destination-tourism-based distillery and brewery for a couple of years now.

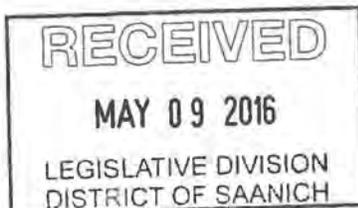
As the Managing Partner for the Fireside Grill, a locally owned and operated restaurant and events facility in Royal Oak immediately North of the Victoria Caledonian Distillery, I welcome this important new development.

Destination tourism is hugely important to Greater Victoria but something that we here in Saanich could benefit from more of. A boutique whisky distillery offering 'experiential tours' would be a tremendous asset to the Greater Victoria tourism portfolio and also act as an anchor for much more tourism-related activities here in Saanich. However, without the ability to have public assembly of tourists and locals for tours and their associated whisky and beer sampling, together with on premise sales of these products, *the tourism value to their business and our community would be severely damaged to the point of being non-viable.*

This is common practice in wineries, breweries and distilleries across Canada and is supported by our Provincial Liquor Law's in so far as manufacturers like the Victoria Caledonian automatically receive an on-premise liquor license because they are a manufacturer and are encouraged to sell to locals and tourist alike.

Therefore I fully support and endorse the rezoning bylaw text amendment for on-site liquor sales with public assembly, as well as the parking proposal for the on-site tourist bus parking.

If there is any other assistance and encouragement that we can provide, please feel free to contact me.
Cheers,



Tim Petropoulos
Managing Partner

Fireside Grill – 4509 West Saanich Road

28-10-30 Enterprise SC



SHARE OUR PASSION FOR GREAT WHISKIES AND CRAFT ALES
Come experience the history, artisanal craft, and flavours
of our boutique distillery and micro-brewery

Penny Masse
Senior Committee Clerk, Legislative Division
District of Saanich, 770 Vernon Ave., Victoria BC V8X 2W7

cc. Mr. Eric Barker, Eric Barker Architect
Councillor Fred Haynes

24th May, 2016

Dear Ms. Masse,

Thank you to you and the other District of Saanich staff for expediting and managing the 3rd May council meeting. As Councillor Fred Haynes may have explained we were aiming for a June 1st opening for tours in order to catch the critically important summer tourist season, which means we need to clear all of the necessary Saanich District steps as close to that time as possible. In this context I shall appreciate it if you will provide me the contact person's name and contact details at the Ministry of Transportation and Infrastructure (MoTI) whom I understand will need to review and approve the by-law.

Further to our previous Council presentation, I am pleased to confirm that of our 7 current full-time staff, only 1 car is regularly used for work, the remainder of staff using a combination of readily available public transport and bicycle. Per our report we have assigned up to 8 on-site parking stalls for an anticipated daily maximum of 18 staff. Thus, we do not anticipate our staff requiring to park on Enterprise Crescent.

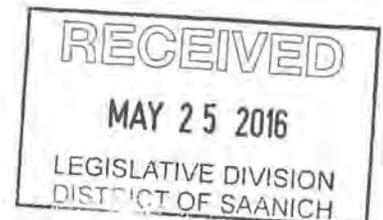
As regards our hours of operation, we have decided not to complicate matters by asking for later hours of operation than the 10pm in the current application. Therefore, we will remain with the 10pm public assembly close time. As for the public assembly within reasonable commercial constraints we will treat our facility as a programmable events with a view to increasing public and community access to our facility. This may take the form of pre-or-post conference events in partnership with the Victoria Conference Centre or Sidney's Mary Windspear conferencing centre, corporate events, community events such as local society or club meetings wishing to hold a meeting in our space, and small scale weddings or other family events, all of which are limited to a total occupancy of 90 staff and patrons, and must be prepared to end their event by 10pm. These represent secondary activities to our tourism which is the major emphasis of our occupancy needs. We will not allow our facility to be used as a night club or to have patrons on-premise after 10pm.

Out of an abundance of caution and to promote good corporate citizenry, we invited a visit from the Saanich Police Department. Inspector Trent Edwards visited our premises on 24th June and was given a thorough tour, a description of our Prices Alarms-based security system and other anti-burglary measures including 3M window security film and hi-pixel video cameras, and our experience and measures targeted at avoiding drink-driving including SIR training, emphasis on bus tours and designated drivers, provision of a designated driver and taxi services, and provision of sample bottles and growlers to encourage patrons to drink at home. We also discussed a ROCA members concerns about historical vagrancy in the area and explained that our presence would help mitigate future occurrences of this because in addition to our public activities being open until 10pm, our production staff would make site visits out-of-hours to check on fermentation progress. Inspector Edwards provided positive feedback on the suitability of our various measures and assured us that with a knowledge of our activities the Police Department will now be better placed to provide appropriate vigilance.

Yours sincerely,

Dr. Graeme Macaloney PEng., MSc., BSc., FICHEM E.
President & CEO

MacMhaol-onfhaidh ('Macaloney') Brewers & Distillers Ltd.
761 Enterprise Crescent, Saanich, British Columbia, V8Z 6P7 Canada





The Corporation of the District of Saanich

Report

Mayor
Councillors
Administrator
Council
Administrator
Media
*Vendors
May 2016 DM*

To: Mayor and Council
From: Harley Machielse, Director of Engineering
Date: May 19, 2016
Subject: Award of Request for Proposal #19/16 - Consulting Engineering Services – Storm and Sanitary Sewer Main Design

PURPOSE

The purpose of this report is to request approval to award Consulting Engineering Services – Storm and Sanitary Sewer Main Design.

BACKGROUND

The Request for Proposal (RFP) was issued to select a qualified engineering consultant to provide detailed design (and optional Contract Administrative services) for the replacement or rehabilitation of storm and sanitary sewers for the 2016 capital budget year with an option to extend for two (2) additional one (1) year terms. It is expected that some designs will be completed for construction by internal public works crews and some will be tendered construction. Replacement options using both conventional open excavation and trenchless methods of construction are to be explored.

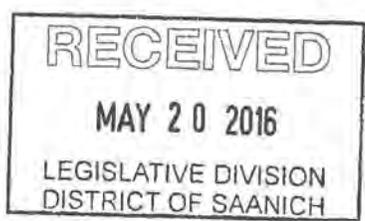
For the initial 2016 assignment, there are approximately:

- 440 m of large diameter (450 - 600mm Ø) wood stave drain mains in three different locations.
- 305 m of small diameter (150 – 375mm Ø) drain mains consisting of a variety of materials including concrete, PVC, and AC, in two different locations.
- 170 m of large diameter (greater than 600mm) ditch enclosure in one location.
- 1125 m of small diameter (150 – 375mm Ø) asbestos cement (AC), sanitary sewers in five different locations.

SUMMARY

Compliant proposals were received from the following:

- Active Earth Engineering Ltd
- AECOM
- Kerr Wood Leidal Associates Ltd.



CM
D.1

- McElhanney Consulting Services Ltd.
- Stantec Consulting Ltd.
- WSP Canada Inc.

Proposals were evaluated on their Corporate Profile, Qualifications and Experience; Past Performance and Reference Projects; Project Understanding, Methodology, Task List, Deliverables and Commitment; Fees – total upset fee and future hourly rates; and Corporate Sustainability Practices. AECOM scored the highest on the combined criteria, with a thorough proposal.

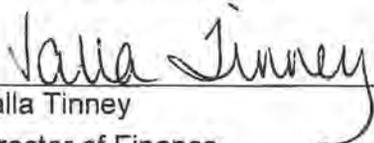
The value of detailed design for 2016 will be \$87,451. If all options are exercised, the value will be over the \$200,000 threshold, thus requiring Council approval.

Funding for this work is available within the Sanitary Sewer and Storm Drain Capital Replacement Budgets.

RECOMMENDATION

That Request for Proposal # 19/16 – Consulting Engineering Services – Storm Drain and Sanitary Sewer Main Design be awarded to AECOM who submitted the best overall proposal. The preliminary contract will be for \$87,451 (excluding taxes).

Prepared by 
Harley Machielse
Director of Engineering

Reviewed by 
Valla Tinney
Director of Finance

HM/VT/cn

G:\Protect_Admin\RCRS\REPORTS TO MAYOR & COUNCIL 1410-04\2016\RFP 19 2016 Storm Drain and Sanitary Sewer Main Design - May 19 16.docx

CAO COMMENTS:

I endorse the recommendation of the Director of Engineering.


Paul Thorkelsson, CAO



The Corporation of the District of Saanich

Mayor
Councillors
Administrator

Council
Administrator
Media

Vendors
May 20/16 07

Report

To: Mayor and Council

From: Harley Machielse, Director of Engineering

Date: May 19, 2016

Subject: Award of Tender #17/16 Water Meters and Accessories

PURPOSE

The purpose of this report is to request approval to award **Tender #17/16 Water Meters and Accessories**.

BACKGROUND

A tender was issued for the supply and delivery of Water Touch Read Meters and Accessories (i.e. Registers) as and when requested by the District for the period ending May 31, 2017, with the option to extend for an additional one (1) year term.

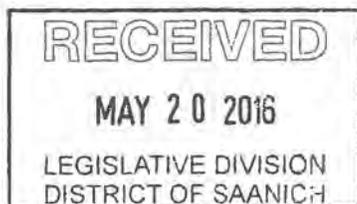
SUMMARY

Four responses were received from the three suppliers (based on the annual anticipated schedule of quantities and rounded to the nearest dollar and excluding taxes):

- **Fred SurrIDGE Ltd.** **\$ 161,971**
- Emco Corporation Ltd. "Waterworks Div." \$ 167,755
- Corix Water Products \$ 218,017
- Corix Water Products (alternate product) \$ 240,967

If the option is exercised, the value will be over the \$200,000 threshold, thus requiring Council approval.

The weighted average price increase is 23% over 2014 prices. Funding for this material is available within the Water Utility Budget.



CM
D.2

RECOMMENDATION

That **Tender #17/16 Water Meters and Accessories** be awarded to **Fred Surrige Ltd.** who submitted the low bid of \$161,971 (based on estimated annual quantity and excluding taxes).

Prepared by 
Harley Machielse
Director of Engineering

Reviewed by 
Valla Tinney
Director of Finance

HM/VT/cn

G:\Protect_Admin\RCSR\REPORTS TO MAYOR & COUNCIL 1410-04\T 17 2016 Water Meters and Accessories draft.docx

CAO COMMENTS:

I endorse the recommendation of the Director of Engineering.

Paul Thorke/sson, CAO



1410.04 Planning
x286020 Vanalman

The Corporation of the District of Saanich

Mayor
Councillors
Administrator

Council
Administrator
Media

Report

Report To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: May 10, 2016
Subject: Development Permit Amendment Application
 File: DPA00838 • 751 Vanalman Avenue

PROJECT DETAILS

Project Proposal: The applicant proposes to amend Development Permit DPR87-0002 to add an outdoor seating area and additional parking for an existing retail store. Changes to the existing landscape are also proposed. Variances for required landscape depth and percentage of small cars allowed are requested.

Address: 751 Vanalman Avenue

Legal Description: Lot A, Section 100, Lake District, Plan 41940

Owner: BIR Holdings Ltd., Inc. No. BC0811053

Applicant: Red Barn Market Ltd. (Peter Hansen)

Parcel Size: 3066 m²

Existing Use of Parcel: Industrial

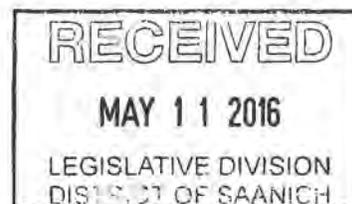
Existing Use of Adjacent Parcels:
 North: C-9 (Local Service Station) Zone
 South: M-3 (Industrial Park) Zone
 East: M-3 (Industrial Park) Zone
 West: M-3 (Industrial Park) Zone

Current Zoning: M-3 (Industrial Park) Zone

Minimum Lot Size: n/a

Proposed Zoning: No Change

Proposed Minimum Lot Size: n/a



CW
1

Local Area Plan: Carey

LAP Designation: Industrial

Community Assn Referral: Royal Oak Community Association • Response received on April 18, 2016, indicating no objection.

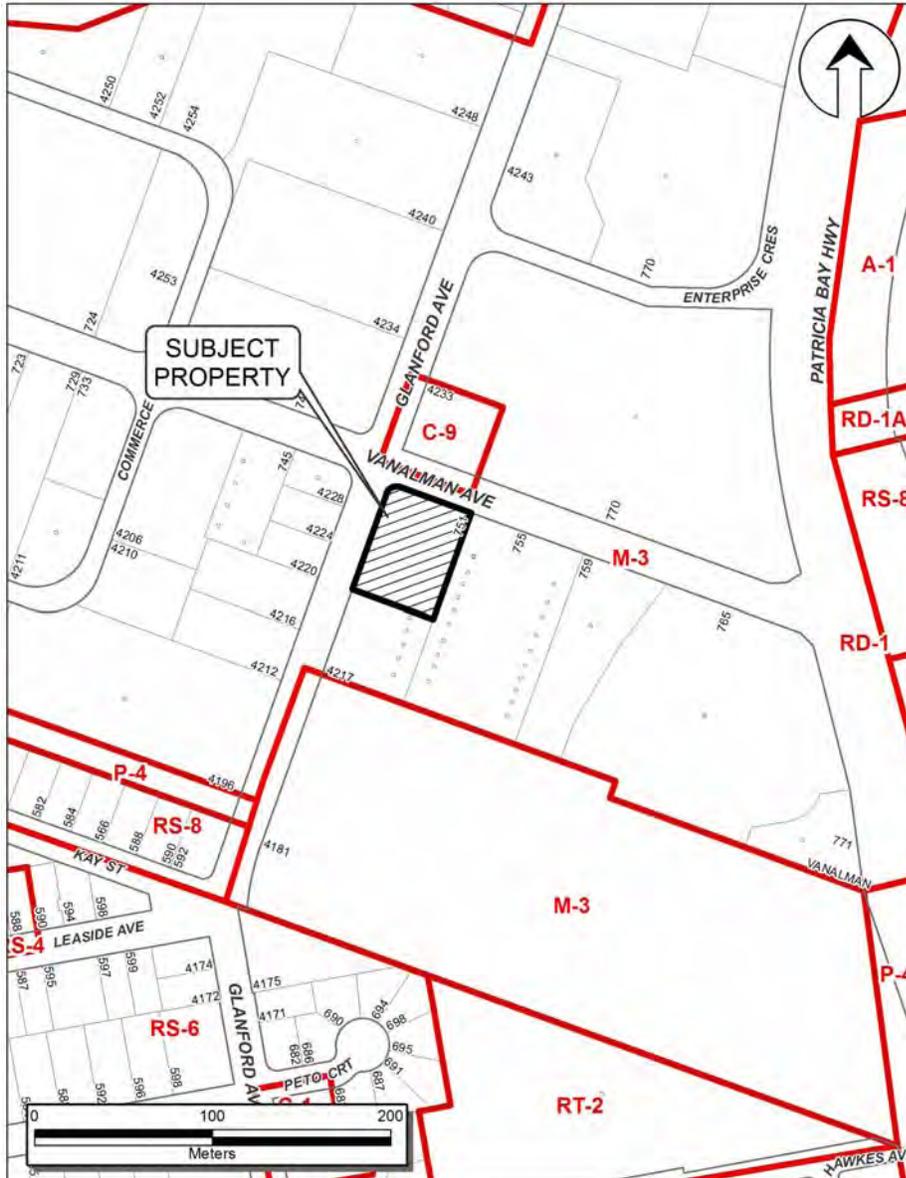


Figure 1: Neighbourhood Context

PROPOSAL

The applicant proposes to amend Development Permit DPR87-0002 to add an outdoor seating area and additional parking for an existing retail store. Changes to the existing landscape are also proposed. Variances for required landscape depth and percentage of small cars allowed are requested.

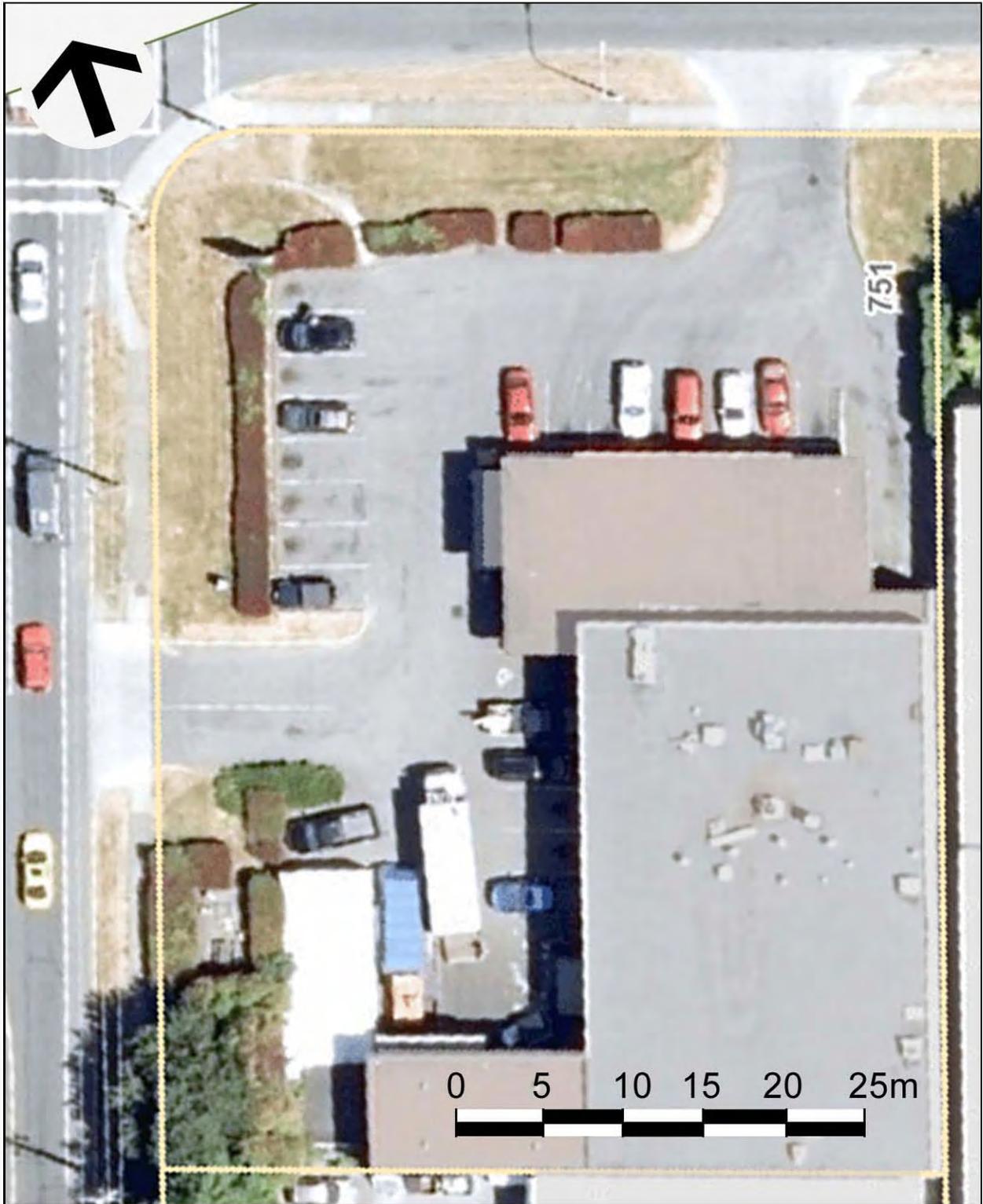


Figure 2: Existing Parking Layout

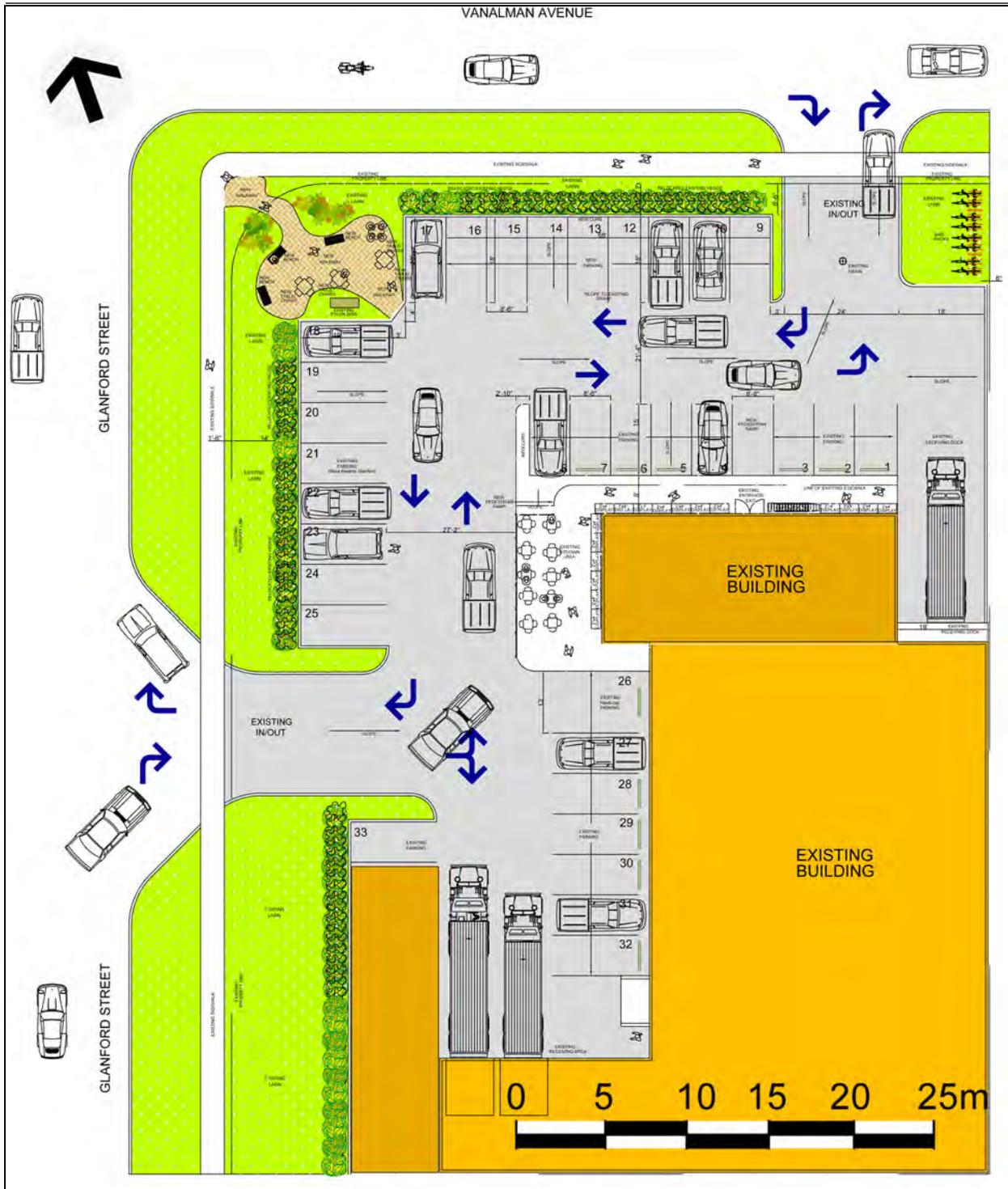


Figure 3: Proposed Parking Layout (from Plans by Fusion Design)

PLANNING POLICY

Official Community Plan (2008)

- 6.2.3. “Continue to support the work of the Greater Victoria Development Agency to retain and enhance existing businesses, and attract new environmentally friendly businesses to the region.”
- 6.2.4. “Support a balanced economy by encouraging a broad range of commercial, service, research, high tech and industrial uses.”
- 6.2.13 “Encourage local businesses to become more sustainable through means such as: recycling, reducing energy consumption, using greener forms of energy and looking at Transportation Demand Management (TDM) strategies.”
- 7.1.6. “Consider varying development control bylaws where the variance would contribute to a more appropriate site development having regard for the impact on adjoining lands.”

Carey Local Area Plan (1999)

- 12.4 “Encourage improvements or enhancements of the pedestrian environment of private and public lands in commercial areas identified on Map 12.1. Improvements could include soft landscaping, screening of garbage containers, provision of benches, and separation and protection of sidewalks from parking.”

Development Permit Area Guidelines

The subject property is located within the Royal Oak Industrial Park Development Permit Area. Relevant guidelines speak to complementing and maintaining the prevailing industrial character, and specifically that “Parking, loading, access, and egress areas should be designed to accommodate commercial vehicles and ensure safe vehicular movement.”

DISCUSSION

Neighbourhood Context

The subject property is located in the Royal Oak Industrial Park in the Carey Local Area, at the southeast corner of the intersection of Glanford Avenue and Vanalman Avenue. The property is zoned M-3 (Industrial Park) Zone, as are all neighbouring properties with the exception of Glanford Auto Service, located to the north across Vanalman Avenue at 4233 Glanford Avenue and which is zoned C-9 (Local Service Station) Zone.

Land Use, Building Siting and Design

The existing building was constructed in 1984 with an addition done in 1987. An original Development Permit (DPR84-0034) for Buns Master Bakery was replaced with the current one (DPR87-0002) when the addition was constructed. A lower one-storey section of the building faces Vanalman Avenue and houses the retail component, behind this is a higher warehouse-like structure with an internal mezzanine. The building is flat-roofed and clad in a mix of ribbed and plain (or “fair face”) concrete block, which lends itself well to the industrial character of the area. The existing free-standing pylon sign repeats the ribbed concrete motif.

The building was taken over by Red Barn Market in 2008, and has operated as such ever since. The retail market has proven very popular, and is a destination at lunch and other typical peak periods. A parking area is situated between the building and both street frontages, separated by a landscape area mandated by the Zoning Bylaw.

Due to the popularity of the business, and in an attempt to supplement the available parking, the applicant is proposing to decrease the depth of the landscape area on the Vanalman Avenue frontage and relocate the hedges closer to the sidewalk, in order to provide 9 additional parking spaces on the site (see Figure 3, stalls 9 - 17). Given the regional nature of industrial parks and the types of businesses they house, parking for workers and people accessing the businesses is at a premium.

According to the original Development Permit, 24 parking spaces were required, and 24 are currently provided, including 8 small car spaces. The additional parking spaces proposed would increase the total number of parking spaces to 33. An eight-space bicycle rack is also proposed.

A pedestrian ingress from the corner of the property is also proposed, which would incorporate pavers and a seating area with tables, chairs and benches. This would formalize an existing "desire line" worn into the grass and through the hedge by pedestrians making their way to the storefront.

Requested Variances

Variances for required landscape depth and percentage of small cars allowed are requested.

Landscape Depth

Section 6.6 of the Zoning Bylaw regulates Landscape and Screening Requirements for M-3 Zoned properties. Section 6.6 (c) (i) states that "Where provision for the parking or loading of vehicles is to be made in a yard abutting a street, there shall be a landscape area a minimum of 7.5 m (24.6 ft) in depth abutting the property line which is continuous except for driveways." Section 6.6 (c) (ii) requires "a landscape screen or fence a minimum of 1.5 m (4.9 ft) in height provided around the parking or loading area which is continuous except for driveways."

The applicant is seeking a variance to reduce the landscaping area depth to 1.98 m (6.5 ft), a variance of 5.52 m (18.1 ft). The reduced landscape area width would allow the applicant to add an additional nine parking spaces, to better accommodate the successful business on the site. Given the regional nature of industrial parks and the types of businesses they house, parking for workers and people accessing the businesses is at a premium. With these additional spaces the total number of parking spaces provided would number 33. The proposed relocation of the plantings would ensure that the frontage of the property would remain attractive, and the increased parking will help alleviate parking problems, especially during peak hours. For these reasons the proposed variance can be supported.

Small Car Stalls

To ensure the maneuvering aisle serving these proposed new stalls remains at the required width (under the Zoning Bylaw) of 7.6 m (24.9 ft), some of the new stalls (numbered 9 through 14) will need to be designated as small car stalls, with a depth of 4.5 m (14.7 ft), as opposed to the regular car stall depth of 5.5 m (18.0 ft).

Section 7.5 (b) (i) of the Zoning Bylaw allows up to 30% of the total required off-street parking spaces to be small car spaces. The addition of 9 small car spaces would increase the total number of small car spaces to 14, or 42% of the total number of spaces. However, the required number of regular car stalls would still be provided. Given this, and the fact that cars overall tend to be smaller today than when the standard parking dimensions of the Zoning Bylaw were first adopted, this variance can be supported.

COMMUNITY CONSULTATION

As part of the review process, the application was referred to the Royal Oak Community Association. A response was received on April 18, 2016, indicating no objection.

SUMMARY

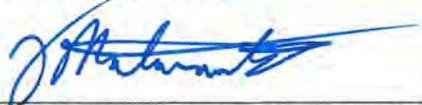
The applicant proposes to amend Development Permit DPR87-0002 to add an outdoor seating area and additional parking for an existing retail store. Variances to required landscape depth and percentage of small cars allowed are requested, and are supportable. Given the regional nature of Industrial parks and the types of businesses they house, parking for workers and people accessing the businesses is at a premium. The applicant has taken measures to balance increased need for parking with enhanced landscaping which maintains a positive streetscape and includes outdoor seating for their clients.

RECOMMENDATION

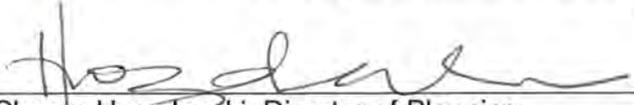
That Development Permit Amendment DPA00838 be approved.

Report prepared by: 

Chuck Bell, Planner

Report prepared and reviewed by: 

Jarret Matanowitsch, Manager of Current Planning

Report reviewed by: 

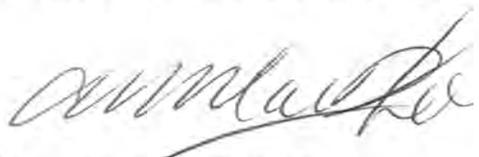
Sharon Hvozdzanski, Director of Planning

CWB/sl
H:\TEMPEST\PROSPERO\ATTACHMENTS\DPA\DPA00838\CWB_RPT_751 VANALMAN_MAY 2016 FINAL.DOCX

cc: Paul Thorkelsson, CAO
Graham Barbour, Manager of Inspection Services

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.


for Paul Thorkelsson, CAO

DISTRICT OF SAANICH

COPY

**NO. DPA00838
AMENDS DPR87-0002**

AMENDMENT TO DEVELOPMENT PERMIT

**TO: BIR Holdings Ltd., Inc. No. BC0811053
6131 Hunt Road
Victoria BC V8Y 3H7**

(herein called "the Owner")

1. This Amended Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Amended Development Permit applies to the lands known and described as:

LOT A, SECTION 100, LAKE DISTRICT, PLAN 41940

751 Vanalman Avenue

(herein called "the lands")

3. This Amended Development Permit further regulates the development of the lands as follows:
 - (a) By varying the provisions of the Zoning Bylaw 2003, Section 6.6 (c) (i) by permitting a landscape area abutting the property line of 1.98 m (7.5 m required) as shown on the plans prepared by Fusion Design dated June 3, 2015 and received June 25, 2015, copies of which are attached to and form part of this permit.
 - (b) By varying the provisions of the Zoning Bylaw 2003, Section 7.5 (b) (i) by allowing 42% of the total number of parking spaces to be designated small car spaces (max 30% permitted) as shown on the plans prepared by Fusion Design dated June 3, 2015 and received June 25, 2015, copies of which are attached to and form part of this permit.
4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
5. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Community Planning.

COPY

- 6. Notwithstanding the provisions of Section 5 of this Permit the following changes will be permitted and not require an amendment to this Permit:
 - (a) Changes to soft landscaping provided the changes meet or exceed the standards contained on the plans forming part of this Permit.
- 7. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.
- 8. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____

ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk

Memo

To: Planning Department
From: Jagtar Bains – Development Coordinator
Date: July 16, 2015
Subject: Servicing Requirements for the Proposed Development

PROJECT: TO AMEND DPR87-0002 TO EXPAND PARKING LOT AND CREATE AN OUTDOOR SEATING AREA.

**SITE ADDRESS: 751 VANALMAN AVE
PID: 000-986-151
LEGAL: LOT A SECTION 100 LAKE LAND DISTRICT PLAN 41940
DEV. SERVICING FILE: SVS01951
PROJECT NO: PRJ2015-00360**

The above noted application for Development Permit Amendment has been reviewed. A list of servicing requirements has been attached on the following page(s). To allow Council to deal effectively with this application, we would appreciate confirmation, prior to the Committee of the Whole Meeting that the applicant agrees to complete the servicing requirements. Should there be any disagreement with any of these requirements, it should be discussed with the undersigned prior to the Committee of the Whole Meeting.



Jagtar Bains
DEVELOPMENT COORDINATOR

cc: David Sparanese, MANAGER OF TRANSPORTATION & DEVELOPMENT

ENTERED
IN CASE



Development Servicing Requirements

Development File: SVS01951
Civic Address: 751 VANALMAN AVE
Page: 1

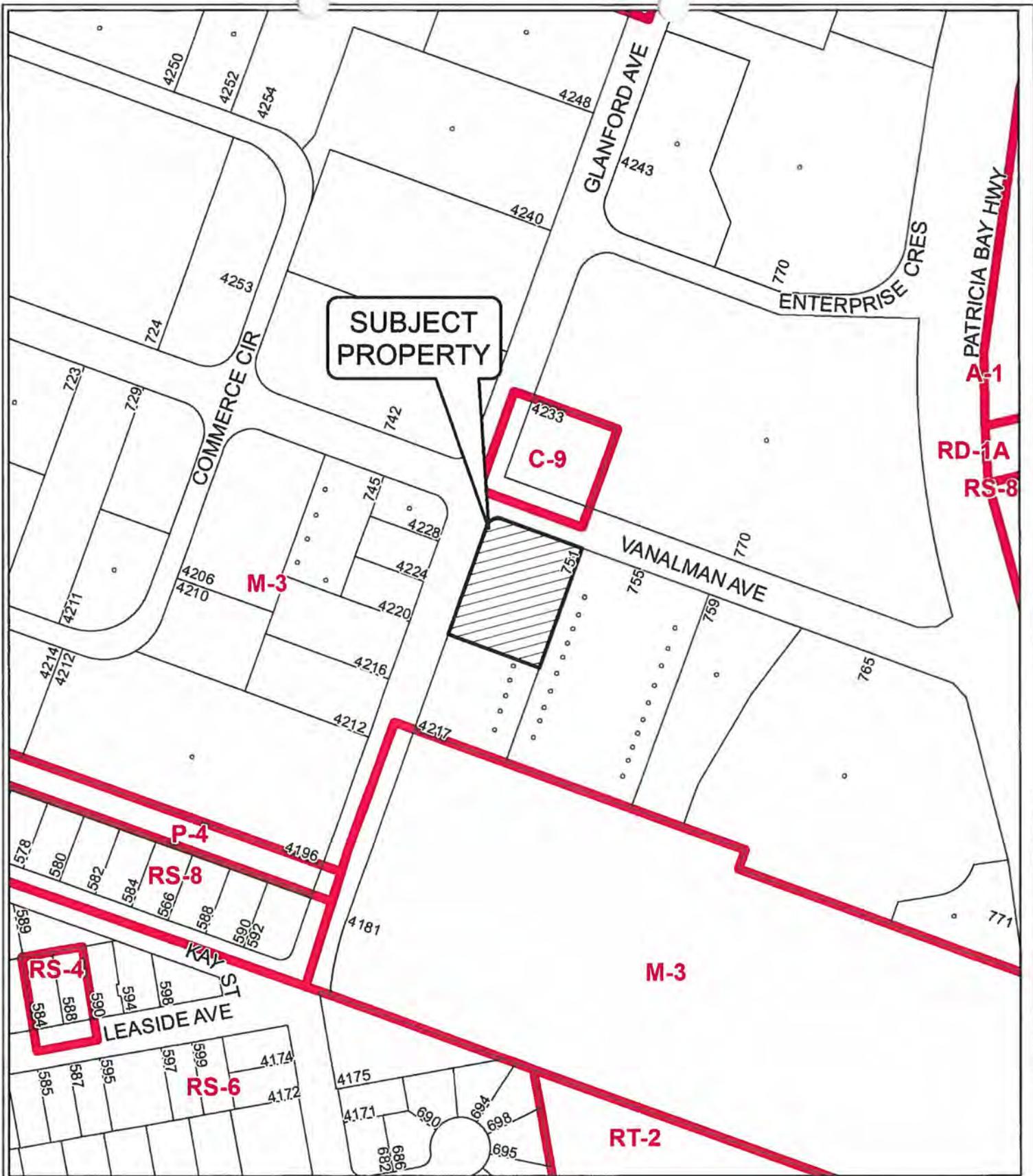
Date: Jul 16, 2015

Drain

1. STORM WATER RUNOFF FROM PROPOSED PARKING STALLS NUMBERED 9 TO 17 MUST BE TREATED AND DETAINED IN ACCORDANCE WITH THE REQUIREMENTS OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. THIS SUBDIVISION/DEVELOPMENT IS WITHIN TYPE 1 WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, CONSTRUCTION OF WETLAND OR TREATMENT TRAIL AND SEDIMENT BASIN. FOR FURTHER DETAILS, REFER TO SECTION 3.5.16, STORM WATER MANAGEMENT AND EROSION CONTROL OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW.

Gen

1. PROPOSED AISLE WIDTH, SERVING STALLS NUMBERED 4 TO 14, MUST BE INCREASED TO 7.6 M (24.9 FEET) TO MEET THE ZONING BYLAW REQUIREMENT.



**SUBJECT
PROPERTY**

4233
C-9

M-3

P-4

RS-8

RS-4

LEASIDE AVE

RS-6

M-3

RT-2

RD-1A

RS-8



District of Saanich
Planning Dept
Date: July 22, 2015



Royal Oak Community Association

Box 50, #106 - 4480 West Saanich Road

Victoria, BC V8Z 3E9

www.RoyalOakCommunityAssociation.ca

April 18, 2016

CHUCK BELL
Planning Department
District of Saanich
770 Vernon Avenue
Victoria, BC

Dear Mr Bell,

RE: 751 Vanalman Ave

The Royal Oak Community Association appreciates the opportunity to comment on this application.

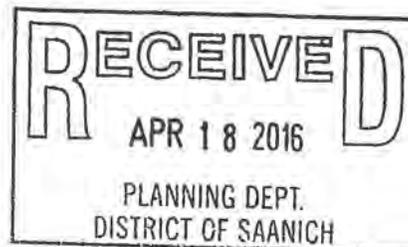
At the March 30, 2016 General Meeting, the Association membership in attendance approved the following with generally no objection:

Amendment to DPR87-0002 to expand parking lot and create an outdoor seating area.

One member opposed the motion because the Red Barn had not requested to approach the Community Association at a General Meeting.

Yours truly,

Marsha Henderson
President
Royal Oak Community Association



ENTERED
IN CASE

Making a Difference