

In response to questions from Council, the Senior Planner stated:

- The Zoning Bylaw does not differentiate between parking requirements for staff and for visitors to the site; the applicant has stated that, based on staffing levels, eight parking stalls would be adequate to accommodate staff parking.
- There is no legal authority to restrict on-street parking in this area.
- The applicant is asking for a variance for an additional freestanding sign and has stated that signs will comply with the Sign Bylaw.
- The hours of operation will be identified in the Business Licence.

APPLICANT:

G. Macaloney, President, Victoria Caledonia Distillery, stated:

- The site is currently zoned for brewing, distilling and retail sales; the word “liquor” is not included in the Zoning Bylaw.
- Variances are requested for off-street parking and the number of freestanding signs; there is a need for a freestanding sign to identify each of the two parking lots.
- A traffic report stated that there is sufficient onsite parking for staff; a bus passenger drop off zone will be added to accommodate coach-based tourism.
- The site is easily accessed from the Patricia Bay Highway; the area is light industrial and is mostly vacant on weekends; the peak times for tourists visiting the site will be evenings and weekends.
- If there is a need for additional parking, spots could be leased from other businesses in the neighbourhood.
- Saanich Police reviewed the site and provided feedback on the security measures undertaken by the applicant and ways to avoid incidents of impaired driving; the presence of staff after hours may assist with concerns of vagrancy in the area.
- The business would close at 10:00 p.m. and there would not be more than 90 staff and patrons on site at any one time.
- The distillery would offer a cultural tourism experience in the evening and weekend hours.
- The core business would be brewing, distilling and tourism; a secondary use is programmable event space which could include tasting events, community organization and corporation meetings, and pre and post conference events.
- It is important to attract local residents; 27% of tourists attend a destination as a result of a recommendation from residents.
- The Royal Oak Community Association (ROCA) supports the application in principle; other local businesses would benefit from destination tourism.
- Tourism clustering and partnerships with local businesses within Saanich would be explored; the distillery would revitalize the Vanalman neighbourhood.

In response to questions from Council, the applicant stated:

- The distillery supports local agriculture by using BC barley and the applicant would explore means to tap into other local products; the bi-products are recycled and used by local farmers to feed livestock.
- There may be an opportunity to partner with Uptown Mall as a tourist destination.

PUBLIC INPUT:

P. Wing, Kincaid Street, stated:

- There is concern in relation to the possibility of air pollution from illuminated signs; illuminated signs are inappropriate in a residential neighbourhood.

B. Tyrrell, Quailwood Place, stated:

- The potential benefits of a brewery/distillery in Saanich are huge; it is an opportunity for Saanich to be recognized as producing world-class whiskey.

M. Maffey, San Fernando Place stated:

- A brewery/distillery will complement other businesses in the community; he supports the application.

F. Verspoor, Buckingham Close, stated:

- This area is desolate; the business may help to invigorate the neighbourhood.
- Promotion of a distillery in Saanich is appreciated.

T. Reynolds, Union Road, stated:

- This is an exciting opportunity for Saanich and will be a great place for local residents to visit.

P. McGroarty, Greenlands Road, stated:

- The distillery will bring an economic benefit to Saanich; he is enthusiastically in favour of the proposal.

D. Adams, Carolwood Drive, stated:

- The distillery will be a good place to bring visitors; an integral part of the business is being able to taste and purchase product on the premises.

M. Henderson, President, Royal Oak Community Association, stated:

- ROCA supports the application in principle; a resident had provided ROCA with a long list of concerns; the applicant took the time to meet with the resident and addressed the concerns.
- The applicant should be commended for going above and beyond expectations in relation to addressing the concerns.

In response to questions, the Senior Planner stated:

- The Sign Bylaw permits backlit signs; currently, there are some signs in the area that are non-conforming and will be addressed through bylaw enforcement.
- Light pollution is a consideration because of the proximity to the Dominion Astrophysical Observatory; the Sign Bylaw includes standards to control light pollution.
- Signage on the property would have to comply with the Sign Bylaw.
- The new definition of brewery/distillery would allow weddings and events to be held on the premises.

COUNCIL DELIBERATIONS:

MOVED by Councillor Haynes and Seconded by Councillor Brownoff:
“That Zoning Bylaw 8200 be amended as follows:

- By adding a new M-3B/D (Industrial Park Brewery/Distillery Retail Sales) zone schedule; and
- By adding the following definition to 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.”

Councillor Haynes stated:

- A brewery/distillery will bring tourists to the community and will provide an economic benefit to Saanich and other local businesses.

Councillor Brownoff stated:

- A brewery/distillery will offer an interesting mix in the neighbourhood; the commitment of the applicant to finding additional parking for staff, if needed, is appreciated.
- The applicant should consider the effects of backlit signs and ensure that the signs adhere to the Sign Bylaw.

The Motion was then Put and CARRIED

MOVED by Councillor Wergeland and Seconded by Councillor Brownoff:
“That the application to rezone the property at 761 Enterprise Crescent from the M-3 (Industrial Park) zone to the M-3B/D (Industrial Park Brewery/Distillery Retail Sales) zone be approved.”

CARRIED

2870-30
Enterprise
Crescent

ZONING BYLAW, 2003, AMENDMENT BYLAW, 2016, NO. 9387
Second and Third Readings

MOVED by Councilor Haynes and Seconded by Councillor Brice: “That Bylaw No. 9387 be read a second time.”

CARRIED

MOVED by Councillor Haynes and Seconded by Councillor Brice: “That Bylaw No. 9387 be now passed.”

CARRIED

2870-30
Enterprise
Crescent

ZONING BYLAW, 2003, AMENDMENT BYLAW, 2016, NO. 9388
Second and Third Readings

MOVED by Councillor Plant and Seconded by Councillor Haynes: “That Bylaw No. 9388 be read a second time.”

CARRIED

MOVED by Councillor Murdock and Seconded by Councillor Brice: “That Bylaw No. 9388 be now passed.”

CARRIED

MOVED by Councillor Haynes and Seconded by Councillor Brice: “That it be recommended that Council approve and issue Development Permit Amendment DPA00860 on Lot 1, Section 8B, Lake District, Plan 33271, Except Part in Plan 34703 (761 Enterprise Crescent).”

CARRIED

The Public Hearing was adjourned.

Minutes

ADOPTION OF MINUTES

MOVED by Councillor Plant and Seconded by Councillor Brice: “That Council adopt the minutes of the May 16, 2016 Council and Committee of the Whole meetings.”

CARRIED

1410-04
Report - Council

NOTICE OF MOTION

Notice of Motion from Councillor Plant requesting Council support a resolution that Saanich participate in the Victoria Pride Parade. This motion will be presented at the June 13, 2016 Council meeting.

PUBLIC INPUT ON COUNCIL AGENDA ITEMS

Public Input on
Council Agenda
Items

Nil

RESOLUTIONS FOR ADOPTION

1410-04
Report –
Engineering

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

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).

xref: 5370-30
RFP 19/16

MOVED by Councillor Brownoff and Seconded by Councillor Brice: “That Request for Proposal 19/16 for Consulting Engineering Services – Storm and Sanitary Sewer Main Design be awarded to AECOM in the amount of \$87,451 (excluding taxes).”

CARRIED

1410-04
Report –
Engineering

TENDER 17/16 – WATER METERS AND ACCESSORIES

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).

xref: 5370-30
Tender 17/16

MOVED by Councillor Brice and Seconded by Councillor Haynes: “That Tender 17/16 for Water Meters and Accessories be awarded to Fred Surridge Ltd. in the amount of \$161,971 (based on estimated annual quantity and excluding taxes).”

CARRIED

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 8:15 p.m.

The meeting reconvened at 8:28 p.m.

RECOMMENDATIONS

From the Committee of the Whole Meeting held May 31, 2016

2860-20
Vanalman Avenue

751 VANALMAN AVENUE – DEVELOPMENT PERMIT AMENDMENT

MOVED by Councillor Brownoff and Seconded by Councillor Wergeland: “That Council approve and issue Development Permit Amendment DPA00838 on Lot A, Section 100, Lake District, Plan 41940 (751 Vanalman Avenue).”

CARRIED

Adjournment On a motion from Councillor Brice, the meeting adjourned at 8:29 p.m.

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ACTING MAYOR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK

DISTRICT OF SAANICH
MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
TUESDAY, MAY 31, 2016 AT 8:16 P.M.

Present: **Chair:** Acting Mayor Derman
 Council: Councillors Brice, Brownoff, Haynes, Murdock, Plant, Sanders and Wergeland
 Staff: Paul Thorkelsson, Chief Administrative Officer; Harley Machielse, Director of
 Engineering; Sharon Froud, Deputy Legislative Manager; Neil Findlow, Senior
 Planner; and Lynn Merry, Senior Committee Clerk

1410-04
Report -
Planning

751 VANALMAN AVENUE – DEVELOPMENT PERMIT AMENDMENT

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 depth and percentage of small cars are requested.

xref: 2860-20
Vanalman
Avenue

APPLICANT:

R. Benwell, Red Barn Market, presented to Council and highlighted:
- Variances are requested to decrease the depth of the landscaping to increase the number of parking stalls on the site by nine; an outdoor seating area is also proposed for the northwest corner of the property.

In response to questions from Council, the applicant stated:

- Some of the outside bins would be moved to accommodate the proposal; the barbecue would be removed as it is not suitable for the new frontage.
- An eight-space bike rack is also being proposed and the rack would be situated on either gravel or a cement pad.
- Garbage and recycling and organic bins would be available on the property.
- Picnic tables at the new seating area would not have umbrellas as they may affect driving sight lines; the hedges would be moved during planting season and they would be manicured to ensure the frontage is aesthetically-pleasing.
- The outdoor furniture would be permanent but could be removed if necessary;

PUBLIC INPUT:

Nil

COUNCIL DELIBERATIONS:

Motion:

MOVED by Councillor Brownoff and Seconded by Councillor Brice: "That it be recommended that Council approve and issue Development Permit Amendment DPA00838 on Lot A, Section 100, Lake District, Plan 41940 (751 Vanalman Avenue)."

Councillor Brownoff stated:

- Bike racks should to be situated so that bike parking would be maximized.

Councillor Brice stated:

- The products and services offered at this business are commendable; improvements to the exterior will result in a full customer experience.

Councillor Sanders stated:

- This is a positive improvement to a light industrial area.

Councillor Haynes stated:

- The new seating area offers a resting area for residents.

Councillor Plant stated:

- The improvements to the property are appreciated and supportable.

Councillor Derman stated:

- The improvements will add to the public amenity; this is a good local Saanich business.

The Motion was then Put and CARRIED

Adjournment

On a motion from Councillor Plant, the meeting adjourned at 8:27 p.m.

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CHAIR

I hereby certify these Minutes are accurate

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MUNICIPAL CLERK