

CLW Aug 17/09

DISTRICT OF SAANICH

Report To: MAYOR AND COUNCIL
Date: AUGUST 4, 2009
From: RUSS FUOCO, DIRECTOR OF PLANNING
Subject: DEVELOPMENT PERMIT APPLICATION
FILE: DPR00417

**Mayor
Council Office
Administrator
Com. Assoc.
Applicant
Front Counter**

Notices

Project Details

Project Proposal: Development Permit to construct a single storey, 275 m² commercial building for a veterinary office under the current C-1 zoning.

Address: 4808 West Saanich Road

Legal Description: Lot 15, Block 1, Section 106, Lake District, Plan 1763

Owner: Derek and Yuliya Braaten

Applicant: Derek and Yuliya Braaten

Application Received: May 22, 2009

Parcel Size: 1083 m²

Existing Use of Parcel: Commercial

Existing Use of Adjacent Parcels: North: Assembly - Dance Studio (P-1)
South: Commercial (C-1)
East: Rural Residential (A-1)
West: Rural Residential/Agriculture (A-1)

Current Zoning: C-1 (Local Commercial)

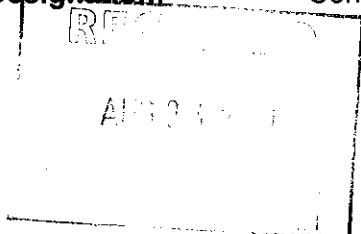
Minimum Lot Size: 550 m²

Proposed Zoning: No Change

Proposed Minimum Lot Size: No Change

Local Area Plan: Rural Saanich

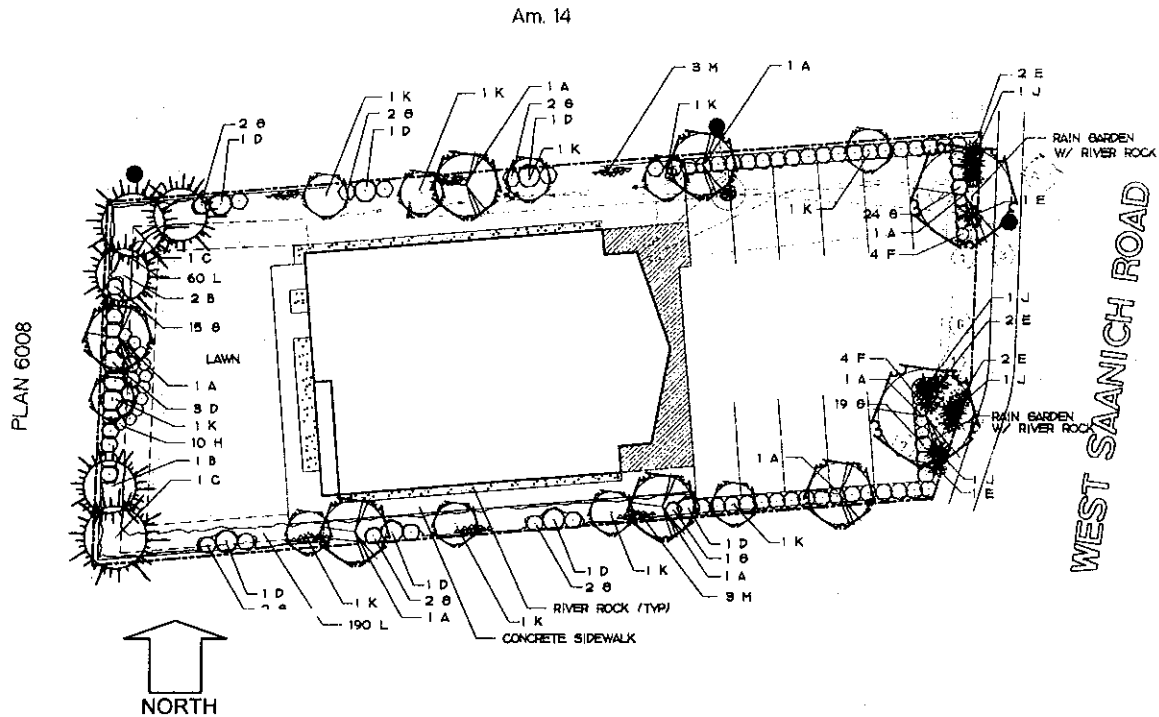
LAP Designation: Commercial



Community Assn Referral: Beaver Lake and Westwood Vale Community Association – May 28, 2009

Proposal

The applicant proposes to demolish an existing heritage registered commercial building in order to construct a single storey, 275 m² commercial building for a veterinary clinic and general office use.

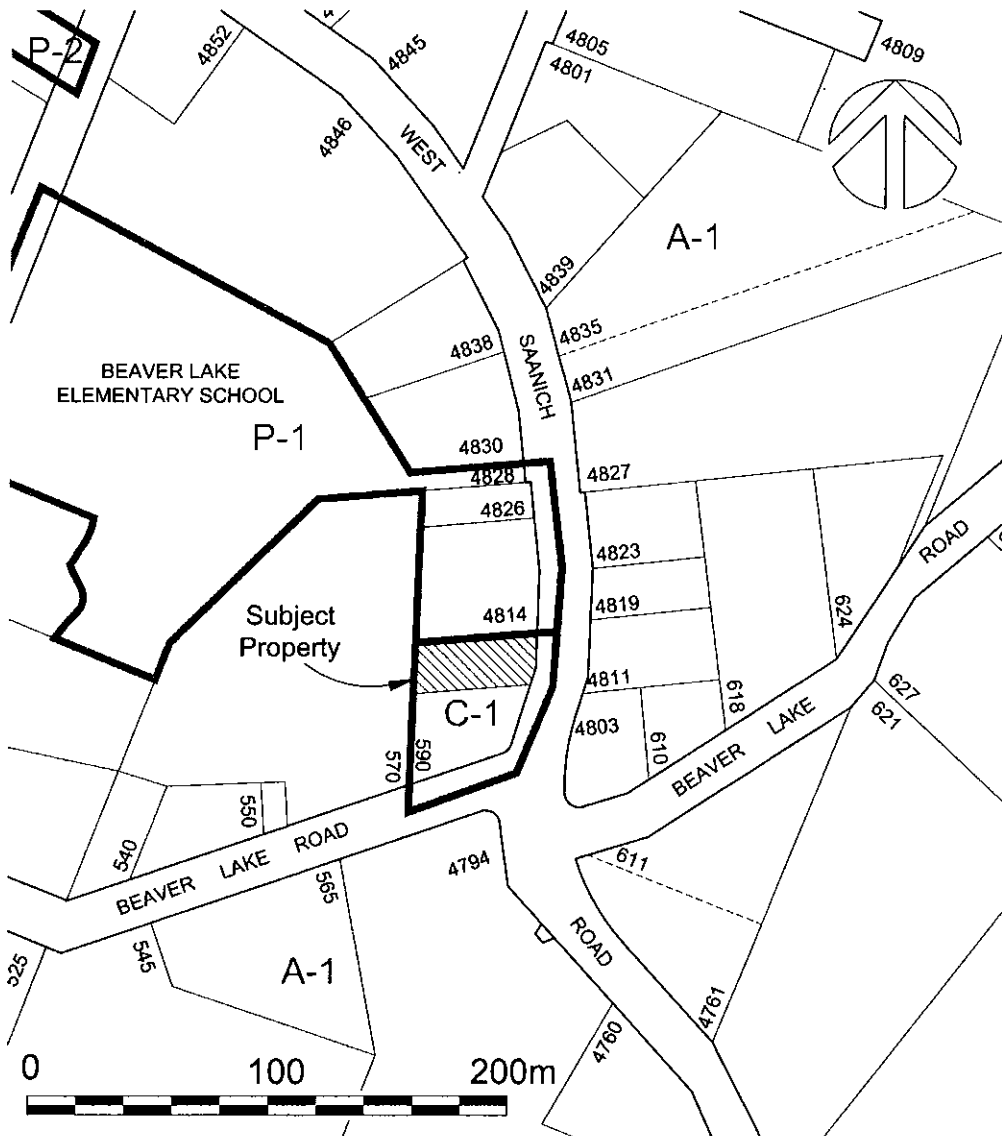


Comments & Analysis

Neighbourhood Context

The 1083 m² site is located on the west side of West Saanich Road near the intersection with Beaver Lake Road. It contains a heritage registered vacant commercial building, historically referred to as the Beaver Lake Store. The site is relatively flat and contains no significant vegetation.

Land use in the area is mostly rural residential and agriculture. The former store is part of a small activity node along the West Saanich Road that includes an adjacent commercial building and dance studio. The former Beaver Lake Elementary School is located nearby.



The Rural Saanich Local Area Plan does not support rezoning to expand the Beaver Lake Road/West Saanich Road commercial node. It does, however, acknowledge that some commercial sites may be underutilized based on the current zoning. Redevelopment of these

sites to the extent permitted by the current zoning can be expected overtime, subject to Council approval of a development permit.

Land Use and Density

The applicant proposes to construct a 275 m² commercial building to accommodate a 184 m² veterinary clinic and 91 m² for general office use. While a veterinary clinic is permitted in the C-1 zone, the clinic must be used for office visits only. The keeping of animals overnight is not permitted.

The proposal would comply with the density provisions of the C-1 zone which restricts the gross floor area for all buildings to not more than 275 m².

Building and Site Design

The single storey building would be set well back on the site with parking in front. Proposed building materials would include hardi plank siding, metal roofing, and river rock accents. There would be extensive glazing on the front façade facing West Saanich Road.

The perimeter of the site would be landscaped. Runoff from the parking area would be directed to two rain gardens adjacent to the boulevard on West Saanich Road. Two boulevard trees would be provided in accordance with the requirements of Schedule I. Existing cedar perimeter fencing would be retained. A Caenothus hedge along the north property line near West Saanich Road would be removed.

Parking for 11 vehicles would be provided in front of the building in accordance with the Zoning Bylaw requirement. A new sidewalk would be constructed across the property frontage.

The site is located outside the Sewer Service Area. A new septic treatment plant and field is proposed to serve the development. Approval is required from the Vancouver Island Health Authority for the proposed system.

Heritage Considerations

The heritage registered building on the site is significant as a surviving example of a small neighbourhood business that grew up to service the growing population of the area. The Beaver Lake Store serviced rural residents and tourists destined for Butchart Gardens and the Saanich Peninsula. It is also part of a cluster of heritage buildings along the West Saanich Road that include St. Michael and All Angels' Church and the dwelling at 4794 West Saanich Road.

The original building was constructed in 1905, moved to the site ca. 1933, and added to several times. The two-storey main store has a flat roof with an elevated parapet over the central portion of the main façade, like the smaller building. The main building is a vernacular frame structure sheathed in lapped wooden siding, outlined with corner boards.



Beaver Lake Store ca. 2003

The current owners purchased the property in October 2008 with the intent to renovate the existing building for a veterinary clinic. Detailed analysis in the course of planning the renovations revealed significant structural deficiencies in the roof, wall, floor, and deck systems and the foundation. A building review prepared by Hoel Engineering concludes that restoration or replacement of all the damaged and non-compliant components would be very costly and difficult. The applicant has indicated that the old building is so deteriorated due to years of structural settling, failure, and rot that it has become structurally unsafe and unsanitary. Also, the placement of the building at the front of the site would limit the ability to provide the required off-street parking. As a result, the applicant requests a Council resolution to remove the Beaver Lake Store from the Community Heritage Register in order that it can be deconstructed.

Members of the Saanich Heritage Foundation have visited the site and commented on the proposal for deconstruction. The site visit and engineering consultant's report revealed a lack of drainage components (eaves, drain tile system) on and around the building, a lack of maintenance over the years, and past renovations where structural elements were removed resulting in an unstable building. The Heritage Foundation regrets the loss of another Registered Heritage Building, especially a landmark building that represents the commercial activity of the Saanich rural community, as there are so few remaining examples. At the July 14, 2009 Special Heritage Foundation Meeting, the Foundation recommended as follows:

The Foundation does not support removal of the heritage building at 4808 West Saanich Road from the Heritage Register, but advises:

- *the applicant to incorporate the original façade in the new development, or*
- *the applicant to re-work the façade design of the new development to be more sympathetic to the heritage of the rural / commercial character of West Saanich Road and the surrounding rural community, and*
- *that the Foundation, after review of changes to the design of the subject development, may support certain variances to the Zoning Bylaw, as authorized through the BC Local Government Act, in support of either recommended action above.*

It is regrettable that the building is in such disrepair and that the siting precludes alternative uses. These cost and siting issues are not insignificant. As a result, the deconstruction request is supportable. Should Council support the request, a resolution of Council will be required to remove the building from the Community Heritage Register. The following *Saanich Heritage Management Plan 1999* policy is applicable:

"Where a building permit is issued to demolish a heritage building or structure, the owner should be encouraged to:

- a) *Provide the Municipal Archives with a photographic record of the building or structure, including interior details, prior to demolition;*
- b) *Salvage materials, windows and features of architectural or historical significance".*

Should Council not support the deconstruction request a temporary protection order under Local Government Act s. 962. (1) should be considered pending consideration of continuing protection through a heritage revitalization agreement or a heritage designation bylaw.

Development Permit Consideration

The impervious surface area is expected to increase by about 20% to about 600 m². The increase would be minimized through the provision of storm water management in accordance with the requirements of Schedule H "Engineering Specifications" of the Subdivision Bylaw. Runoff from the roof and parking area would be directed to rain gardens. Water will infiltrate down into an underlying rock blanket constructed under the north side of the parking area. Outflow from the retention area will be discharged into an existing storm drain along the north property line on the adjoining lot.

The building architecture would be modern west coast style. There is no consistent architectural style in the area. The scale and design of the building and the use of hardi plank siding and metal roofing is not inconsistent with the surrounding development.

A sidewalk to be constructed along the West Saanich Road frontage would contribute to a safer pedestrian environment.

Advisory Design Panel

The Advisory Design Panel considered this application as Case #2009/008 on July 22, 2009, and recommended the design be accepted subject to:

- use of a natural "West Coast" colour scheme
- use of natural stone as opposed to "cultured" stone
- ensuring that entry doors meet Accessibility regulations

Summary

The applicant proposes to demolish an existing heritage registered commercial building in order to construct a new commercial building for a veterinary clinic and general office use under the current C-1 zoning. The heritage registered building on the site is significant as a surviving example of a small neighbourhood business that grew up to service the growing population of the area. The structure is in disrepair and is poorly sited to accommodate an upgraded use as the zoning allows for. A resolution of Council would be required to remove the building from the Community Heritage Register. The Saanich Heritage Foundation does not support the proposal.

A veterinary clinic is permitted in the C-1 zone but must be used for office visits only. The keeping of animals overnight is not permitted.

The proposal would generally comply with the relevant guidelines for the Saanich General Development Permit Area. No Zoning Bylaw variances are requested.

RECOMMENDATION:

- a) That Council adopt a resolution to remove Beaver Lake Store from the Community Heritage Register.
- b) That the applicant be requested to provide the Municipal Archives with a photographic record of the building or structure, including interior details, prior to deconstruction and salvage materials, windows and features of architectural or historical significance.
- c) That Development Permit DPR00417 be approved.

Report prepared by:


Neil Findlow, Supervisor of Local Area Planning

Report reviewed by:


for Russ Fuoco, Director of Planning

NDF/sp

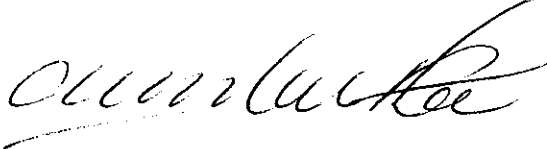
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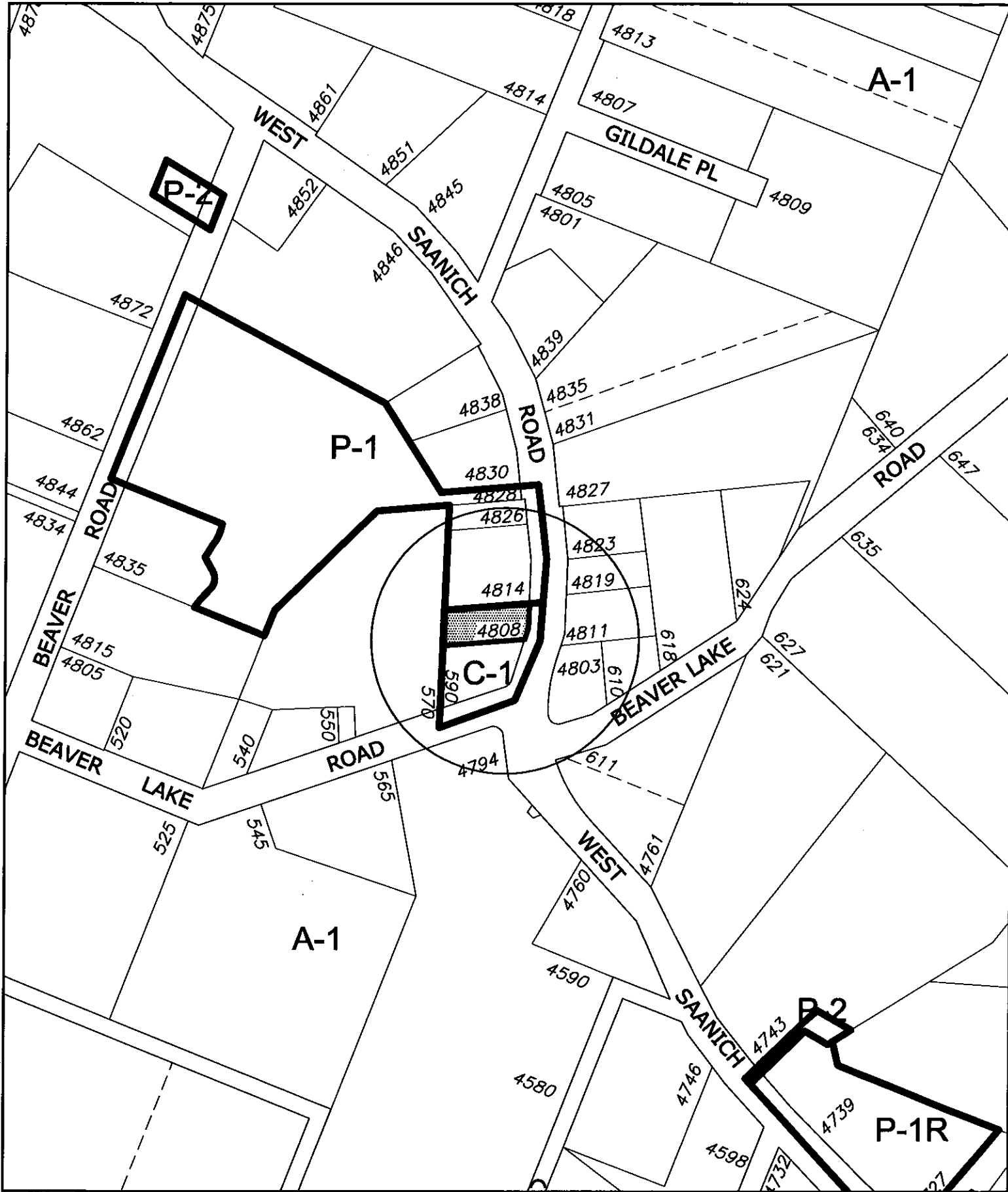
Attachment

cc: T. Wood, Municipal Administrator
N. Jablanczy, Manager, Inspection Services

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning

for
Tim Wood, Administrator



District of Saanich
 Planning Department
 Date: MAY 29 2009