



District of North Saanich

STAFF REPORT

To: Mayor and Council

Date: January 4, 2017

From: Rob Buchan
CAO

File:

Re: Sandown Buildings

RECOMMENDATION:

That Council retain the jockey building at this time and direct that all the remaining buildings be demolished and request that the owners work with the community and First Nations to recover and repurpose appropriate materials where reasonably possible.

STRATEGIC PLAN IMPLICATIONS:

This matter relates to Council's strategic priorities:

No. 1 Protect Rural, Agricultural, Heritage, Marine and Environmental Habitats

SP 4 Support and facilitate community efforts to secure a permanent site for a farmers' market.

SP 24 Pursue the implementation of the Sandown agreement.

BACKGROUND AND DISCUSSION:

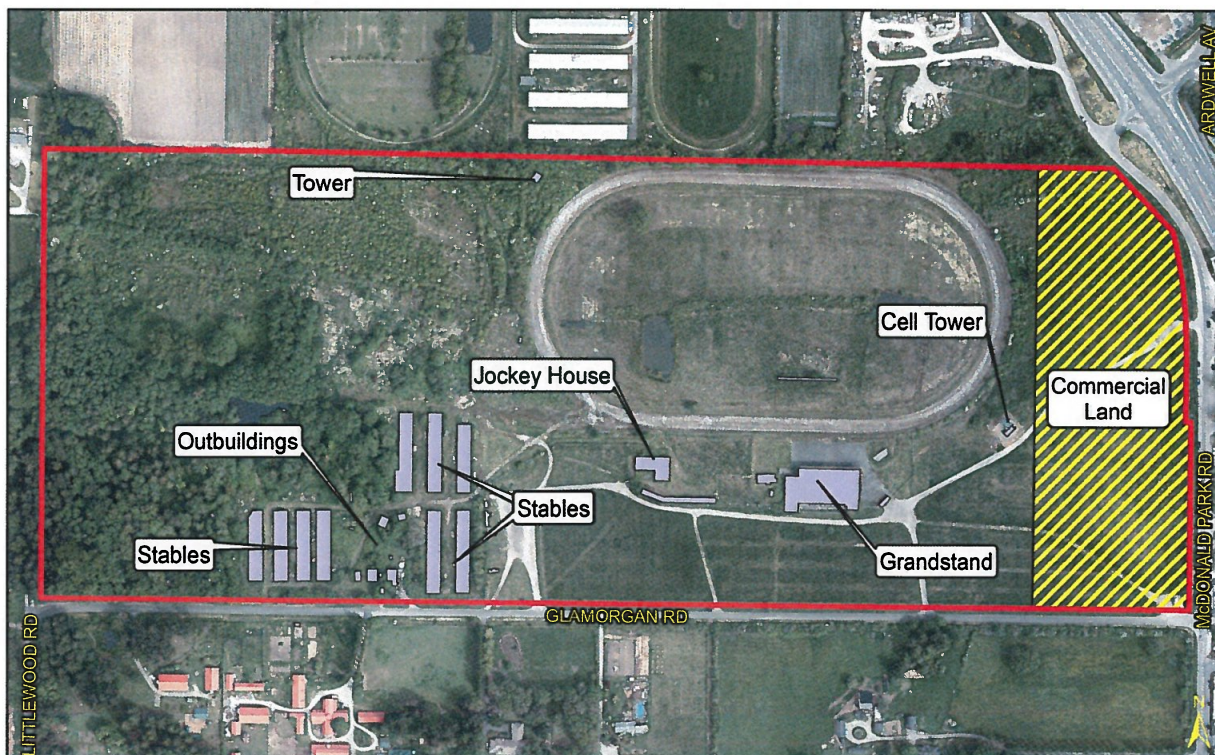
Platform Properties applied to the Agricultural Land Commission (ALC) for an extension to the conditional exclusion granted in 2011. The ALC granted a one year extension in November 2016, extending the conditions of exclusion to November 14, 2017. Also in August, the proponents submitted the proposed agricultural drainage and reclamation plan to the ALC for review. ALC approval of the plan is one of the ALC's conditions of exclusion. Staff continues to work with the applicants and the Agricultural Land Commission to ensure the conditions of the ALC and the Phased Development Agreement are met.

As Council is aware, one of the terms of the approval of the Sandown rezoning is to remove all the buildings from the property with the exception of any buildings that Council wishes to keep for future uses consistent with the approved zoning and ALR permitted uses. Staff would also note that there has been expressions of interest by local First Nations to receive some of the timbers and other building materials from buildings to be demolished. A decision on keeping specific buildings has not been made. At this time, it would be appropriate for Council to consider which, if any, buildings it wishes to retain on the site to be transferred to North Saanich.

The CRFAIR report on the future of Sandown provided the following information:

Community members expressed a strong interest in repurposing buildings and in salvaging materials from buildings that are removed. In particular there were suggestions for use of the jockey house as a new permanent market space, as an educational facility, or as cultural centre. People would like to repurpose materials from the old horse stalls, buildings, gates, and old signage thereby incorporating history into the development of the site. A market space and processing facilities (commercial kitchen) were the most repeated suggestions for major new infrastructure on the site.

There has been interest expressed in the past for keeping a building(s) for use in a farmers market. The two buildings considered have been the grand stand building and the jockey building (see attached plan). However, at this point, there have been no proposals from the community to keep and maintain either of these buildings. Further, a building condition report prepared for the grand stand concludes that the building would require significant investments to address deficiencies and remediate a mold condition. Therefore, only the jockey building would be a feasible building to retain for a permanent farmers market.



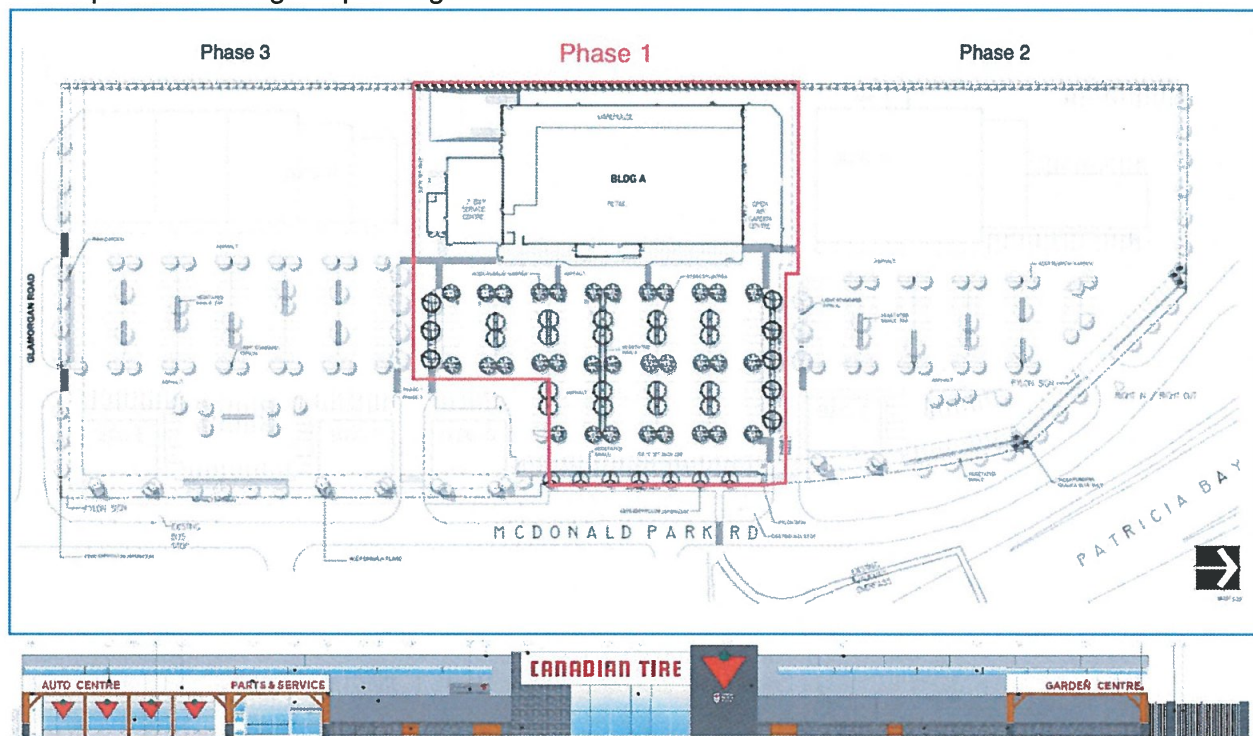
While there are no current proposals for using the jockey building, staff are aware that this is the preferred site for the North Saanich farmers market. If the building is not ultimately put to this purpose and has to be demolished at a later time by North Saanich, the relatively small size of the building would not result in a significant cost for the demolition. Council may, therefore, wish to retain the jockey building at this time, direct that all the remaining buildings be demolished and request that the owners work with the community and First Nations to recover and repurpose appropriate materials where reasonably possible.

Other Background Information:

The commercial portion of the site is proposed to be developed in three phases. In September 2016 the proponents applied for a Development Permit and Development Variance Permit for the first phase of the commercial portion of the site, for the propose Canadian Tire store. A Development Variance Permit was issued by Council on December 5th, 2016. The permit allows a reduction in the required number of parking stalls for the first phase of the commercial development, and also allows variances to the building signage, and the proposed pylon sign at the north east corner of the site.

Subsequently on December 20, 2016, staff, by authority granted under Council's delegation bylaw, issued the Development Permit for the phase one portion of the site. Building Permits will not be issued until the land is fully excluded from the ALR.

A site plan illustrating the phasing of the commercial lands is shown below:



(Application drawings prepared by Neoteric Architecture & PMG Landscaping)

Subdivision of the commercial lands from the agricultural lands is a condition of ALC exclusion approval. The proponents made application to begin the subdivision process in December 2016. A Preliminary Layout Approval (PLA) letter has not yet been issued. The Vision Sandown report has been referred to the District's advisory committees and staff will report back to Council with a review of the report and options for consideration. Staff has been directed to bring this report back when the land transfer process is being undertaken.

OPTIONS:

Council can:

- 1) Retain the jockey building at this time and direct that all the remaining buildings be demolished and request that the owners work with the community and First Nations to recover and repurpose appropriate materials where reasonably possible.
- 2) Direct staff to advise the property owner to demolish and remove all buildings and request that the owners work with the community and First Nations to recover and repurpose appropriate materials where reasonably possible.
- 3) Defer a decision on the demolition of the buildings.

FINANCIAL IMPLICATIONS:

There is no cost to the District for the removal of any buildings unless Council decides to retain buildings and remove them at a later date. If Council wishes to retain the jockey building for use as a permanent farmers market there will be costs for repurposing the building including ongoing maintenance costs. At this time it is not known if these costs would be borne by others or shared with the District.

LEGAL IMPLICATIONS:

If Council wishes to retain a building for future use by a community group, the District would need to maintain it to ensure there is no illegal occupancy in order to avoid liability.

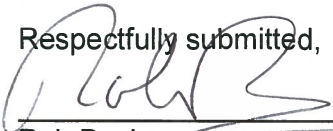
CONSULTATIONS:

Council may wish to invite formal proposals at this time for maintaining and operating a farmers market on the property.

SUMMARY/CONCLUSION:

It is recommended that Council retain the jockey building at this time and direct that all the remaining buildings be demolished and request that the owners work with the community and First Nations to recover and repurpose appropriate materials where reasonably possible.

Respectfully submitted,



Rob Buchan
Chief Administrative Officer

Concurrence:



Stephanie Munro, Acting Director Financial
Services



Eymond Toupin, Director Infrastructure
Services



Anne Berry, Director, Planning and Community
Services

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