

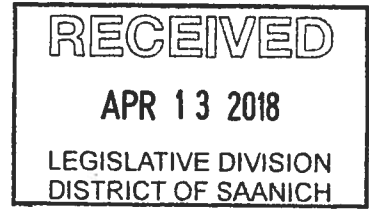
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The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: April 10, 2018
Subject: Rezoning and Development Permit Application
File: REZ00599; DPR00704 • 1770 Mortimer Street



RECOMMENDATION

1. That the application to rezone from the RS-6 (Single Family Dwelling) Zone to the RD-1 (Two Family Dwelling) Zone be approved.
2. That Development Permit DPR00704 be approved.
3. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant to secure:
 - The development be constructed to Energuide 82 or equivalent energy efficiency standard; and
 - That the building include the necessary conduits to be solar ready for future installation of photovoltaic or hot water heating systems.

PURPOSE

The purpose of this report is to seek direction from Council on the subject application. The application is to rezone from the RS-6 (Single Family Dwelling) Zone to the RD-1 (Two Family Dwelling) Zone, and for a Development Permit to construct a new duplex. Variances are requested for rear yard setback, exterior side yard setback, and combined side yard setback. The applicant is Laurie Poulsen.

DISCUSSION

Neighbourhood Context

The 760 m² lot is located at the northwest corner of Mortimer Street and Ansell Road. Surrounding land use is predominately one and one-half or two storey single family dwellings. The site is near the edge of the Shelbourne Valley. University Major "Centre" and Shelbourne Valley Neighbourhood "Centre" are both within 1 km travel distance. Campus View Elementary School is 50 m travel distance, Cedar Hill Middle School is 950 m travel distance, and Mount Douglas Secondary School and the University of Victoria are 1 km travel distance. Onyx Park and Horner Park are 300 m and 480 m travel distance respectively.

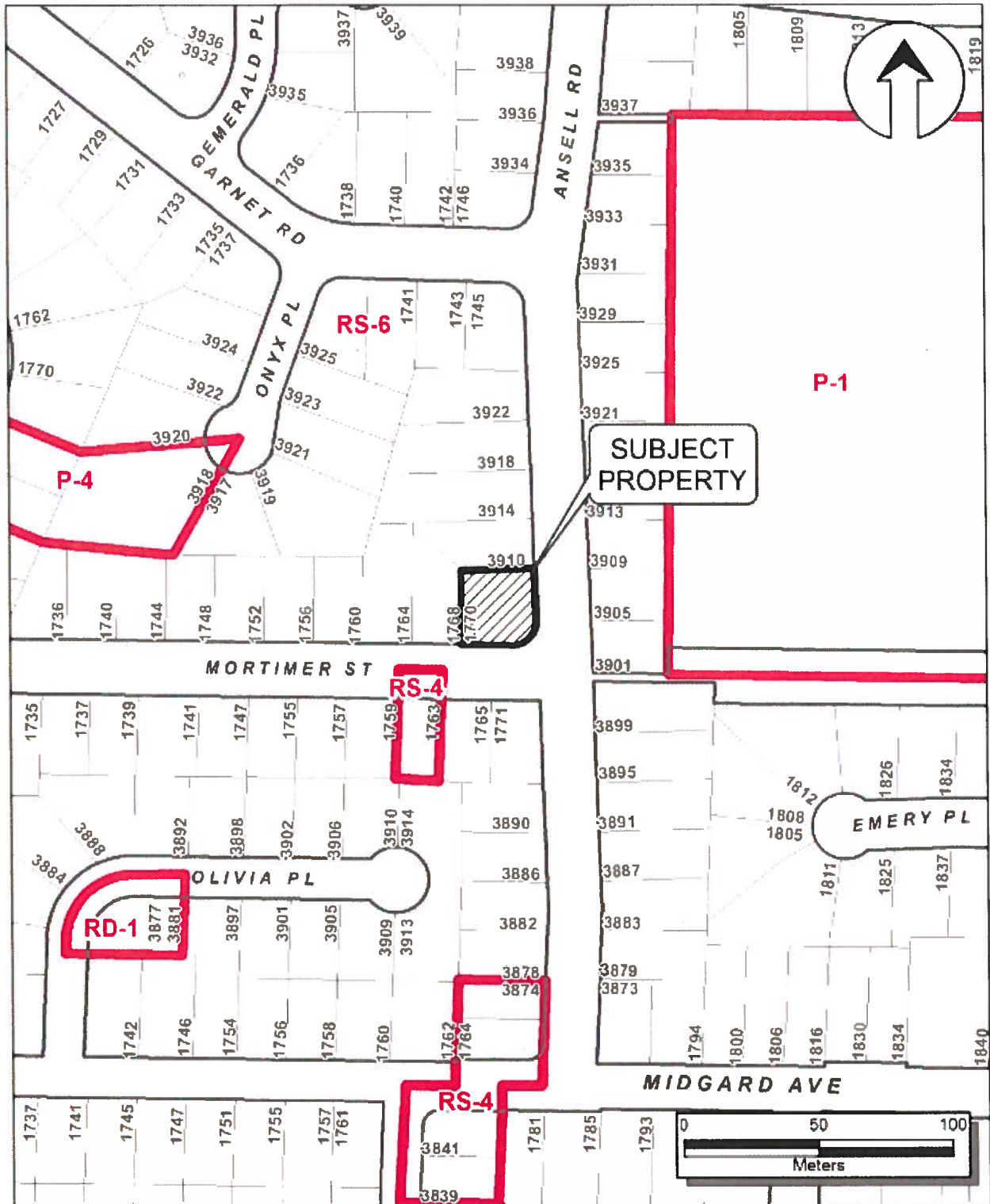


Figure 1: Neighbourhood Context

Proposed Land Use

The site currently contains a 1960s style single family dwelling that would be removed. The Official Community Plan (OCP) supports a range of housing types within neighbourhoods, including two-family dwellings. At 760 m² in area the parcel meets the OCP policy for a two-family dwelling zone, which requires that the lot have an area of at least 1.3 times the minimum lot area required for the largest adjacent single family dwelling zone (728 m²).

Site and Building Design

The proposed side-by-side duplex would have one unit oriented toward Mortimer Street and the other oriented toward Ansell Road. Each unit would have an attached double car garage. The garage door for Unit 2 would be on the north side rather than directly facing Ansell Road. Exterior materials would include HardieShingle and HardiePlank siding, with stone accents and asphalt shingle roof. Glazing would be included in the garage doors.

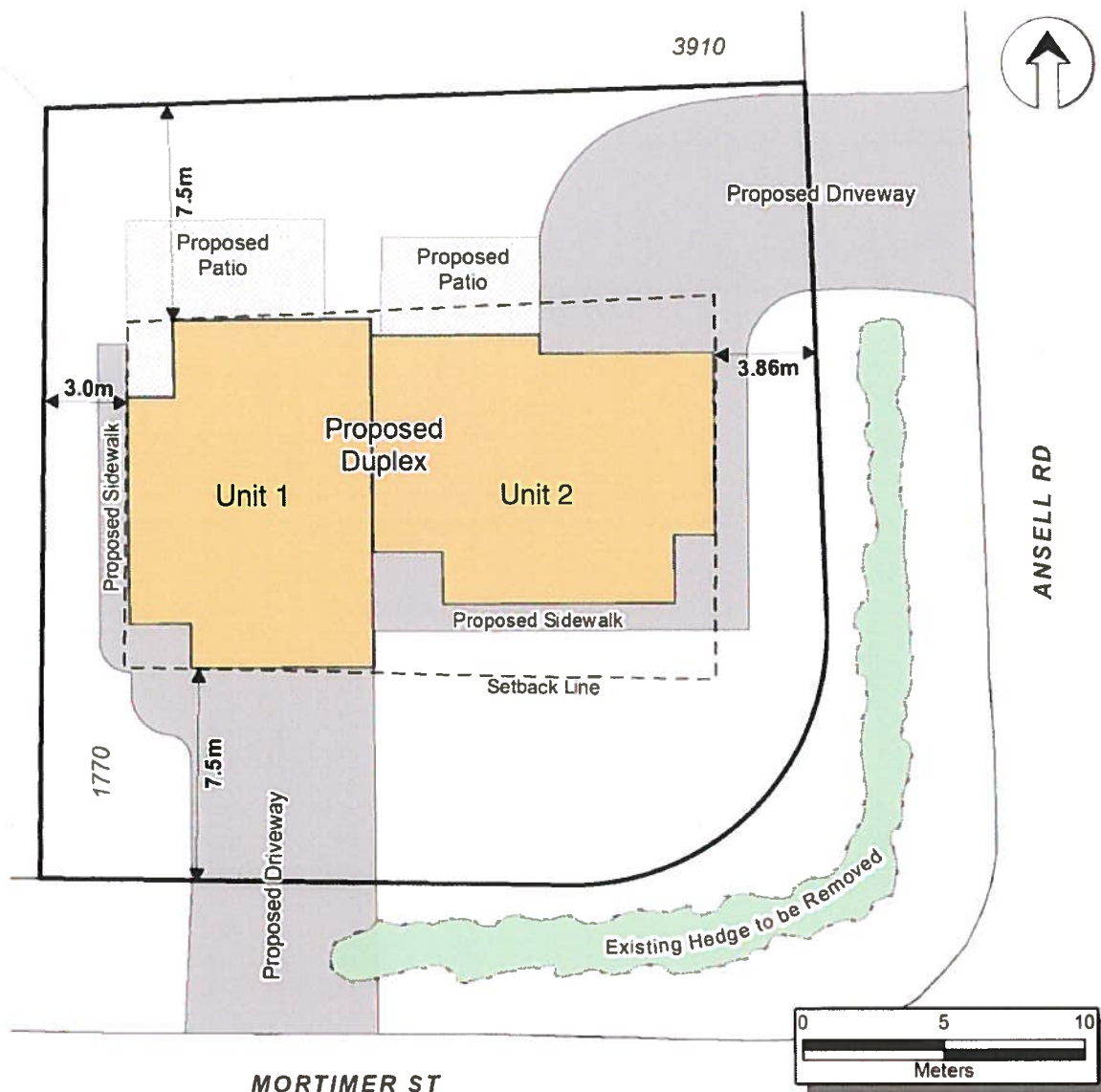


Figure 2: Proposed Site Plan

The duplex has been designed to the maximum permitted floor area, includes basement area, and would have patio space in the rear yard for each unit. A double-wide concrete driveway would be provided from each flanking street. Each unit could accommodate a total of four on-site parking spaces; two vehicles parked in the garage and two in the driveway.



Figure 3: Proposed Elevations (from plans by T-Square Designs)

Consultation

The applicant has stated that a meeting was held with the Mount Tolmie Community Association. A neighbourhood open house was attended by only one neighbour. Planning sent a formal referral to the Mount Tolmie Community Association. No response has been received to date.

ALTERNATIVES

1. That Council approve the recommendations as outlined in the staff report (Staff Recommend).

The implications of this alternative are discussed in detail in the later sections of this report.

2. That Council reject the recommendations as outlined in the staff report.

Should Council decide to reject the recommendations contained in this report, the implications are that the proposed rezoning would not proceed. The RS-6 zoning would remain in effect and the applicant could construct a single family dwelling with a secondary suite in accordance with the provisions of the RS-6 Zone.

3. That Council provide alternate direction to Staff.

Should Council provide alternate direction to staff, the implications are that staff would work with the applicant to address comments from Council. The applicant would undertake any necessary revisions to the plans, and would resubmit their proposal for review by staff, and ultimately consideration by Council.

FINANCIAL IMPLICATIONS

The proposal has no immediate financial implications related to the District of Saanich Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposal has no implications related to the District of Saanich 2015 - 2018 Strategic Plan

PLANNING IMPLICATIONS

Policy

The following Saanich Planning Policies are most applicable to the subject proposal:

Official Community Plan (2008)

- 4.2.1.1 “Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact; Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainably; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.”
- 4.2.1.2 “Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.”
- 4.2.1.18 “Encourage new development to achieve higher energy and environmental performance through programmes such as ‘Built Green’, LEED or similar accreditation systems.”
- 4.2.1.20 “Require building and site design that reduce the amount of impervious surfaces and incorporate features that will encourage ground water recharge such as green roofs, vegetated swales and pervious paving material.”
- 4.2.2.3 “Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian

environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties.”

- 4.2.4.3 “Support the following building types and land uses in Neighbourhoods:
- single family dwellings;
 - duplexes, tri-plexes, and four-plexes;
 - townhouses;
 - low-rise residential (up to 4 storeys); and
 - mixed-use (commercial/residential) (up to 4 storeys).”
- 5.1.2.3 “Evaluate zoning applications for two-family dwellings on the basis of neighbourhood context, lot size, building scale and design, access, and parking.”
- 5.1.2.4 “Two-family dwelling lots should be 1.3 times the minimum area of the largest adjacent single family dwelling zone. However, where a local area plan policy supports a zone with a minimum lot area that is smaller than the existing minimum lot area, then the local area plan policy shall apply for the purpose of calculating the minimum area for a two-family dwelling lot.”

Shelbourne Local Area Plan (1998)

- 6.1 “Protect and maintain the stability and character of Shelbourne by maintaining single family dwellings as the predominant land use.”
- 6.7 “The design and scale of two-family dwellings should be compatible with adjacent single family dwellings and have regard for the number of two-family and multi-family zoned properties in the area, as well as meet the requirements of the General Plan policies.”

Development Permit Area Guidelines

The development proposal falls within the Saanich General Development Permit Area. Relevant guidelines include: retaining existing trees and native vegetation where practical, reducing impervious site cover, buildings to reflect character of surrounding development, balancing all modes of transportation, and high quality architecture that incorporates varied elements and avoids large blank walls.

Policy Analysis

The proposed development is consistent with the Official Community Plan and Shelbourne Local Area Plan policies. The duplex is designed with a main entrance door off each street to give the appearance of a single family dwelling. As such, it would be compatible with adjacent properties and have little impact on the streetscape.

Infill developments are an appropriate means to encourage modest residential densification when they are compatible with neighbourhood character. The proposed duplex would have a negligible impact on traffic and street parking.

Site Servicing

Separate sewer, water and drain connections must be provided for each unit. A second sewer connection must be provided from the existing main on Ansell Road. A second water service and a drain connection must be provided from the existing mains on Mortimer Street. Stormwater management must be provided in accordance with the requirements of Schedule H

“Engineering Specifications” of the Subdivision Bylaw. The development is in a Type II watershed area which requires stormwater storage, oil/grit separator or grass swale and sediment basin.

An existing hedge located in the road allowance must be removed to improve sight distance and safety at the intersection.

Environment

Saanich Parks has stated that there are no bylaw protected trees on the site or adjacent boulevard. A Laurel hedge on the boulevard that wraps around two sides of the site would be removed. Five new trees would be planted on the site. One Schedule I boulevard tree would also be required.

Sustainable development practices would be followed and the applicant has committed that the duplex would be constructed to an Energuide 82 or equivalent standard and would be solar ready for future installation of photovoltaic or hot water heating systems. This commitment would be secured by covenant.

Variations

Variations are requested for rear yard setback, exterior side yard setback, and combined side yard setback.

The required rear yard setback is 10.5 m and the proposed duplex would have a rear yard setback of 7.5 m. The proposed rear setback of 7.5 m is consistent with existing RS-6 Zone, therefore a single family dwelling on the lot could be sited at 7.5 m without a variance. If the duplex had been sited such that Ansell Street was the front, the north setback would be an interior side and the required setback would be 3.0 m. Given that the proposed setback is consistent with the single family requirement and the rear yard would provide adequate patio and private yard space for each unit, the variance can be supported.

The RD-1 (Two Family Dwelling) Zone requires a 3 m setback to an interior lot line, a 4.5 m setback to an exterior side lot line, as well as a combined side yard setback of 30% of the lot width. The proposed duplex would have an interior side yard setback of 3 m. Variations are requested to reduce the exterior side yard setback to 3.86 m and the combined side yard setback to 24% of the lot width. Given the proposal meets the interior side yard setback of 3 m and that the reduced exterior side yard setback and combined side yard setback should not significantly impact sun exposure or privacy for the adjacent single dwellings or limit the ability to accommodate parking in the driveway, the requested variations can be supported.

Climate Change and Sustainability

The Official Community Plan (OCP) adopted in 2008 highlights the importance of climate change and sustainability. The OCP is broadly broken down into the pillars of sustainability including environmental integrity, social well-being, and economic vibrancy. Climate change is addressed under the environmental integrity section of the OCP and through Saanich’s Climate Action Plan.

The following is a summary of the Climate Change and Sustainability features and issues related to the proposed development. This section is not and cannot be an exhaustive list or examination of the issue. However, this section is meant to highlight key issues for council and keep this subject matter at the forefront of council’s discussion.

Climate Change

This section includes the specific features of a proposal related to mitigation and adaptation strategies. Considerations include: 1) Project location and site resilience, 2) Energy and the built environment, 3) Sustainable transportation, 4) Food security, and 5) Waste diversion.

The proposed development includes the following features related to mitigation and adaptation:

- The proposal is located in a predominantly single family dwelling neighbourhood within the Urban Containment Boundary and near the edge of a Major “Centre”.
- The proposal is redevelopment of a site that is able to use existing roads and infrastructure to service the development.
- The development is readily accessible via all modes of alternative transportation including walking, cycling, and public transit.
- The site is approximately 1 km travel distance to the University Major “Centre” and Shelbourne Valley Neighbourhood “Centre”.
- Campus View Elementary School is 50 m travel distance, Cedar Hill Middle School is 950 m travel distance, and Mount Douglas Secondary School and the University of Victoria are 1 km travel distance.
- Onyx Park and Horner Park are 300 m and 480 m travel distance respectively.
- The site is 370 m away from public transit stops on McKenzie Avenue, and 620 m away from public transit stops on Shelbourne Street.
- The #16 bus route on McKenzie Avenue is considered a regional route with service every 15 minutes or better. The #28 bus route on Shelbourne Street is considered a frequent route with service every 15 minutes from 7 a.m. to 7 p.m. Monday to Friday.
- Sustainable development practices would be followed. The applicant has committed that the duplex would be constructed to Energuide 82 or equivalent standard and would be solar ready for future installation of photovoltaic or hot water heating systems. This commitment would be secured by covenant.

Sustainability

Environmental Integrity

This section includes the specific features of a proposal and how it impacts the natural environment. Considerations include: 1) Land disturbance, 2) Nature conservation, and 3) Protecting water resources.

The proposed development includes the following features related to the natural environment:

- The proposal is a compact, infill development without putting pressures onto environmentally sensitive areas or undisturbed lands.
- The proposal would comply with Saanich’s stormwater management requirements.

Social Well-being

This section includes the specific features of a proposal and how it impacts the social well-being of our community. Considerations include: 1) Housing diversity, 2) Human-scale pedestrian oriented developments, and 3) Community features.

The proposed development includes the following features related to social well-being:

- The design incorporates outdoor areas that are suitable for active use and back yard

gardening.

Economic Vibrancy

This section includes the specific features of a proposal and how it impacts the economic vibrancy of our community. Considerations include: 1) Employment, 2) Building local economy, and 3) Long-term resiliency.

The proposed development includes the following features related to economic vibrancy:

- The development would create short-term jobs during the construction period with local suppliers/trades used for construction.
- Home-based businesses would be permitted.

CONCLUSION

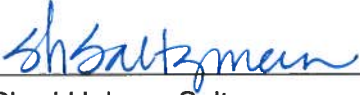
The proposal is to rezone the site from the RS-6 (Single Family Dwelling) Zone to the RD-1 (Two-Family Dwelling) Zone in order to construct a side-by-side duplex.


The proposed development is consistent with the Official Community Plan and Shelbourne Local Area Plan policies. Infill developments are an appropriate means to encourage modest residential densification when they are compatible with neighbourhood character.

The proposed design would be compatible with adjacent properties. Requested siting variances would have little impact on adjacent neighbours or the streetscape.

For the above-noted reasons, staff support the subject Rezoning and Development Permit Application.

Prepared by: 
Neil Findlow
Senior Planner

Reviewed by: 
Shari Holmes-Saltzman
Manager of Current Planning

Approved by: 
Sharon Hvozdzanski
Director of Planning

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ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.


Paul Thorkelsson, Administrator