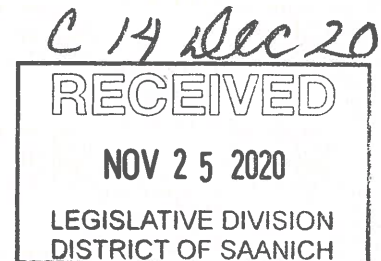




The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Sharon Hvozdzanski, Director of Planning
Date: November 27, 2020
Subject: Rezoning and Subdivision Application
File: REZ00622; SUB00831 • 3494 Cedar Hill Road



RECOMMENDATION

That the application to rezone from the RS-6 (Single Family Dwelling) Zone to a new site-specific zone be postponed to permit the applicant to consider an alternative development proposal more in keeping with the neighbourhood character.

Note: The applicant has stated that that there is no interest in pursuing an alternative proposal.

Should Council wish to support the rezoning application as presented, the following would be required:

1. That the Zoning Bylaw be amended to include a new RS-1CH (Single Family Dwelling Cedar Hill) Zone.
2. That the application to rezone from the RS-6 (Single Family Dwelling) Zone to the RS-1CH (Single Family Dwelling Cedar Hill Zone) be approved.
3. That prior to Public Hearing the applicant submit building plans or a Building Scheme for Council consideration.
4. That Final Reading of the Zoning Amendment Bylaw be withheld pending registration of a covenant to require:
 - That new dwellings on proposed Lots 1, 2 and 3 generally comply with building plans or a Building Scheme endorsed by Council;
 - That new dwellings include the installation of the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems and be constructed to include electric vehicle plug-ins in each garage;
 - That development of the site complies with the recommendations of the Tree Impact Review prepared by Talbot Mackenzie & Associates Consulting Arborists, dated received on October 2, 2018; and
 - That building envelopes maintain the setbacks as shown in the proposed subdivision plan.

Note: The applicant is unwilling to submit building plans or a Building Scheme as noted in number 3 above or commit to install the necessary conduits to be solar ready for the future installation of photovoltaic and/or solar hot water systems.

5. That suitable covenant protection on the site for the Garry oak trees growing on 1401 Nev Place be referred to the Approving Officer for consideration through the subdivision process.

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 a new site-specific zone to accommodate a bareland strata subdivision at 3494 Cedar Hill Road, resulting in two new lots (three lots total) for single family dwelling use. The applicant is Molto Bene Enterprises (Joseph Calenda).

DISCUSSION

Neighbourhood Context

The subject property is located within the Shelbourne Valley, in the Quadra Local Area, on the west side of Cedar Hill Road near the intersection with Rowan Street. Surrounding land use is mostly RS-6 zoned single family dwellings (see Figure 1). A footpath between Doncaster Drive and Cedar Hill Road borders the site on the south with a C-1 zoned local grocery store beyond. Doncaster Elementary School is located 30 m southeast across Cedar Hill Road and Cedar Hill Middle School is 950 m to the north. Nearby parks include Cedar Hill Park (450 m away) and Browning Park (900 m away).

The site is within 450 m travel distance of commercial and other services in the Shelbourne Valley Neighborhood "Centre" and elsewhere within the Shelbourne Valley. The site is served by BC Transit Route #24 (Cedar Hill/Admirals Walk), with week day service at one hour intervals or better. Transit stops are located within 50 m (northbound) and 30 m (southbound) walking distance of the site. In addition, Shelbourne Street is serviced by two Frequent Routes, the #27 (Downtown/Gordon Head) and the #28 (Majestic/Downtown) with service every 20 minutes.

Proposed Land Use

The development proposal is to rezone the 1338 m² site from the RS-6 (Single Family Dwelling) Zone to a new site-specific zone in order to accommodate a bareland strata subdivision resulting in two new lots (three lots total) for single family dwelling use (see Figure 2). The lots would range in area from 280.6 m² to 293.4 m² and would be relatively narrow with lot widths ranging from 8.8 m to 11.17 m, well below the minimum 16 m lot widths that are standard in the area.

As the proposed lot areas would be smaller than permitted in any existing single family dwelling zone, the applicant has requested a new site-specific zone with use, density, siting, building height and lot size regulations that reflect the specific proposal to avoid the need for a Development Variance Permit.

Currently, the smallest lots permitted by zoning are in the RS-1 (Single Family Dwelling) Zone, which requires a minimum lot area of 300 m² and lot width of 10.5 m. For comparison, the recently completed RS-1 zoned subdivision at the northeast corner of Tillicum Road and

Cadillac Avenue resulted in three additional fee-simple lots (total of four lots) ranging in area from 300 m² to 341 m². As identified above, the proposed lot widths would be smaller than what is considered in the RS-1 Zone, the smallest single-family dwelling zone in Saanich.

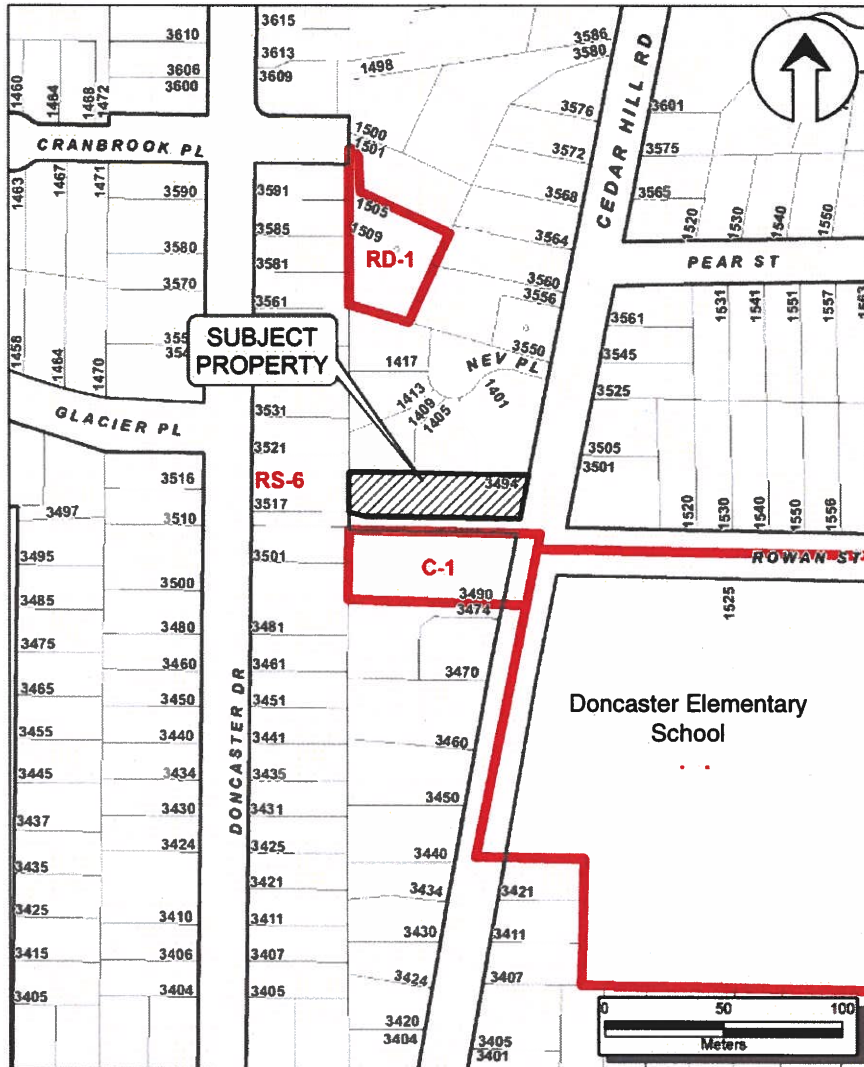


Figure 1: Neighbourhood Context

Site and Building Design

The site slopes gently down ± 3 m from west to east. A Tree Inventory and Tree Impact Review prepared by Talbot Mackenzie & Associates Consulting Arborists identified a total of 16 trees located on the site and neighbouring properties of which nine are located on the site, six are on neighbouring properties, and one (tree #455) is shared with a neighbour. A total of seven trees would require removal: six due to construction related impacts and one tree is standing dead and would also be removed. Tree resources are discussed in more detail in the Environment section later in this report. The proposed lots would be accessed from Cedar Hill Road via a strata driveway along the north boundary of the site (see Figure 2).

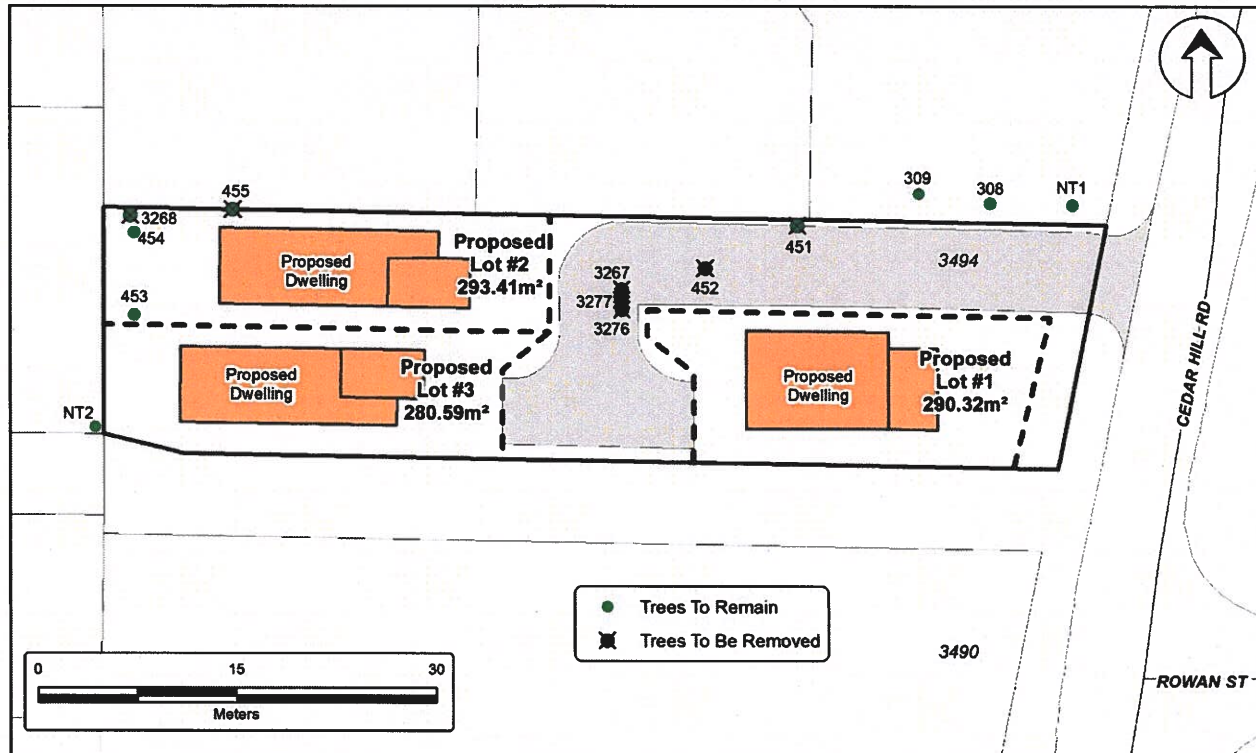


Figure 2: Proposed Subdivision (from plans by Envision Designs & Development)

As is standard for similar infill applications, staff have requested house designs or a registered Building Scheme to assist Council in ensuring that the infill housing is sympathetic to its neighbours and natural surroundings. The applicant has stated that his client does not wish to commit to house designs or a building scheme. Images have been provided to indicate what the proposed dwellings may look like, however, the applicant is unwilling to secure these concepts via covenant (see Figures 3 and 4).

The applicant has stated that the proposed houses would have a gross floor area ranging from 168 m² to 174 m² (excluding garage) and a maximum height of 6.5 m. Inclusion of secondary suites would be at the discretion of the future owners. Parking would be provided in accordance with the Zoning Bylaw requirements, however if secondary suites were added in the future, staff have noted concerns regarding the availability of parking and ability to meet the Zoning Bylaw requirements.

It should be noted that, without a covenant, there is no mechanism to secure details about the house design, siting and tree protection, if approved.

Consultation

The applicant has stated that a neighbourhood open house was attended by approximately 15 people, including two members of the Quadra Cedar Hill Community Association. In addition individual meetings were held with several immediate neighbours to address their specific concerns.

A referral was sent from the Planning Department to the Quadra Cedar Hill Community Association (QCHCA). The Community Association responded indicating a number of concerns from area residents respecting proposed density, loss of privacy, overshadowing, potential impacts to the Garry Oak trees on the adjacent property to the north, and safety for drivers and

pedestrians at the Cedar Hill Road and Rowan Avenue intersection and at the school crosswalk. In addition, letters opposing the development have been received from several nearby neighbours. A copy of the detailed referral comments from QCHCA is included in the agenda package, as well as the correspondence from the neighbours.

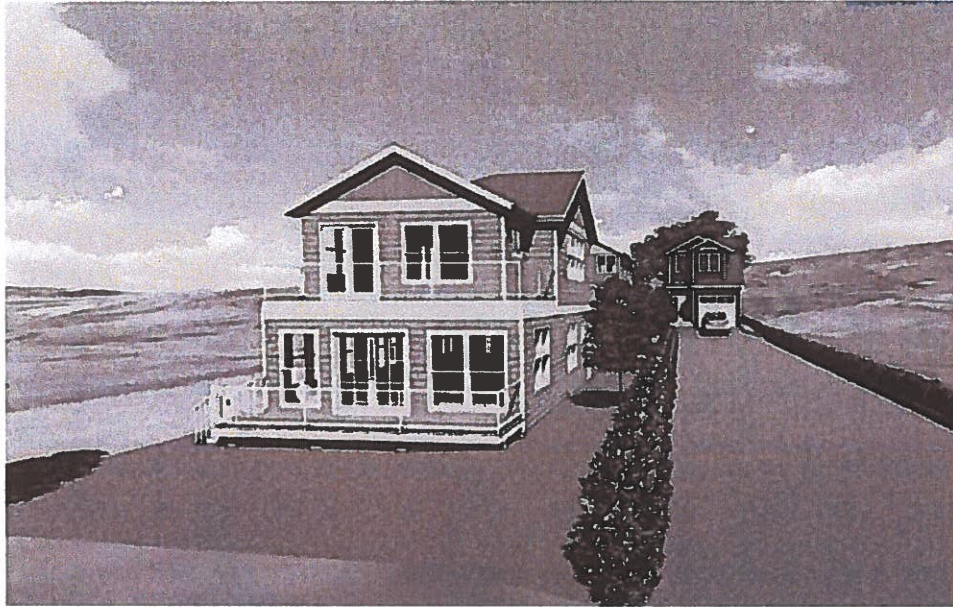


Figure 3: Proposed House Design (Lot 1) (from plans by *Envision Designs & Development*)

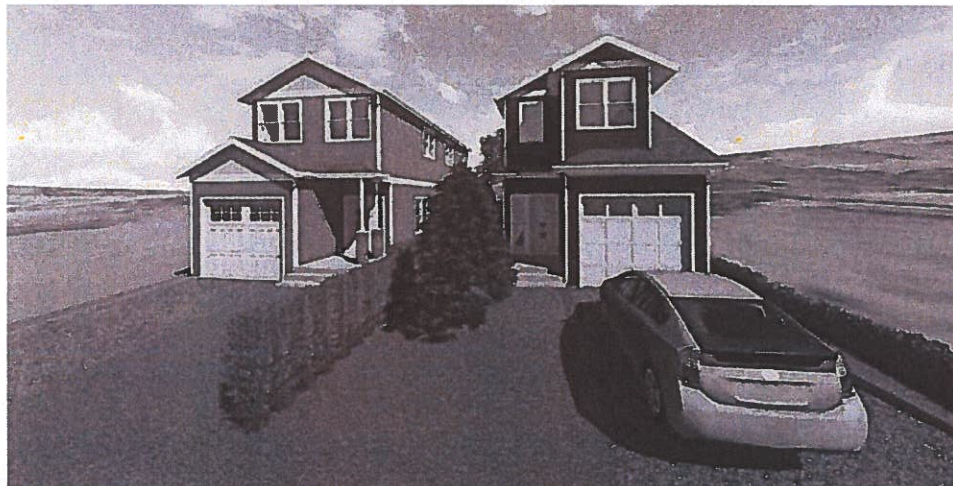


Figure 4: Proposed House Design (Lots 2 and 3) (from plans by *Envision Designs & Development*)

ALTERNATIVES

1. That Council approve the recommendation as outlined in the staff report.
2. That Council reject the recommendations as outlined in the staff report.
3. That Council provide alternate direction to Staff.

FINANCIAL IMPLICATIONS

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

STRATEGIC PLAN IMPLICATIONS

The subject proposal in part works towards achieving one of Council's key Strategic Plan goals, namely; the development of "Affordable and diverse housing that meets our residents' needs now and in the future". However, the small lot size relative to typical lots in the neighbourhood, and the lack of commitment by the applicant to specific house designs or a Building Scheme and an additional level of energy efficiency does not adequately address the goal to protect our urban character, while encouraging a suitable mix of housing in our neighbourhoods.

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."
- 4.2.1.14 "Encourage the use of 'green technologies' in the design of all new buildings."
- 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 uses in Neighbourhoods:
- single family dwellings;
 - duplexes, tri-plexes and four-plexes;
 - townhouses;
 - low-rise residential (up to four-storeys); and
 - mixed-use (commercial/residential) (up to four-storeys)"
- 5.1.2.10 "Review existing regulations to consider provision of a wide range of housing types, such as "flex housing" and "granny flats"

Quadra Local Area Plan (2001)

- 4.2 “Consider infill housing only where the scale and massing is appropriate and the environmental, social, and traffic impacts would be within acceptable neighbourhood limits.”
- 4.3 “Consider rezoning to permit narrow frontage lots only if the subdivider is willing to commit to an acceptable/compatible house design.”

Shelbourne Valley Action Plan

- 4.3.1 “Retain existing tree canopy cover where possible, promote additional tree planting, and acknowledge the importance of contiguous tree canopy cover.”
- 4.4.2 “Encourage “green” development practices by considering variances, increased density, modified/alternative development standards or other appropriate mechanisms when reviewing development applications.”
- 5.1.1 “Consider changes to use, density and height in the Shelbourne Valley based on designations identified on Map 5.1.”
- 5.4.1 “Promote a range of housing types, forms and tenures to support a diverse, inclusive and multigenerational community.”

Policy Analysis

The Official Community Plan does contemplate limited infill in neighbourhoods inside the Urban Containment Boundary, and notes that “maintenance of neighbourhood character is of paramount importance when considering new developments within established areas.” The Shelbourne Valley Action Plan promotes a range of housing types, forms and tenures to support a diverse, inclusive and multigenerational community. Quadra Local Area Plan Policy 4.2 provides for consideration of single family infill housing “where the scale and massing is appropriate”. Appropriate infill development would contribute to the Regional Growth Strategy’s objective to keep urban settlement compact by concentrating development and providing denser forms of housing within the Urban Containment Policy Area.

The site is within convenient travel distance of shopping and services, parks, schools, and Cedar Hill Recreation Centre and is well-served by public transit. While market housing, new dwellings on smaller lots would increase the stock of single family dwellings in a more attainable price range within Saanich. Secondary suites, if provided, would act as a mortgage helper and increase the stock of much needed rental accommodation in the neighbourhood and District. The availability of a broad range of services within walking distance, and easy access to public transit in the Capital region would allow home owners/renters to allocate less monthly expenditures to transportation.

In this case, the proposed 280.6 m² to 293.4 m² lots would be substantially smaller than the prevalent lot sizes in the neighbourhood. Such small lots would result in an excessive amount of hard surfaces for the strata road, driveways and parking areas, leaving little useable outdoor space for each parcel, and the amount of stormwater runoff would greatly increase. In addition, the possibility of secondary suites in each dwelling would require one additional on-site parking spot, which would further reduce green space and increase runoff.

Based on Quadra Local Area Plan Policy 4.2, the proposal as presented is not supportable. In discussions with the applicant, staff suggested that a subdivision with one less lot, or a

two-family dwelling, may be more compatible with the neighbourhood character. The applicant has stated that there is no interest in pursuing an alternative proposal.

Houses in the neighbourhood range from one to two-storeys in height and typical finishes include stucco and horizontal and clapboard siding. Roofs are generally hipped or gabled and clad in asphalt shingles. The Official Community Plan notes the importance of neighbourhood character and the role that building style, exterior finish, massing, and height have on the effective integration of new housing stock. Staff have recommended that a Building Scheme or house designs, similar to other applications, be provided. However, the applicant is unwilling to covenant general house designs or Building Scheme, noting that there appears to be no consistent design theme or architectural 'style' in the neighbourhood.

The applicant has not offered any additional level of energy efficiency for new dwellings constructed on the proposed lots. If approved, the houses would be required to meet Step 3 of the BC Energy Step Code. The BC Energy Step Code is not designed to replace green building program certifications, but rather to provide a consistent energy metric baseline for performance modelling across all municipalities. Furthermore, the applicant is unwilling to commit to ensuring any new dwellings on the proposed lots would be made solar ready for future installation of photovoltaic and/or solar hot water systems, as is standard in development proposals of this nature. The applicant has stated a willingness to commit to provide electric vehicle plug-ins in each garage and have recommended this be secured via covenant should Council approve the proposed rezoning.

The subject proposal could add additional single-family dwelling lots into a neighbourhood well served by a broad range of commercial businesses, public transit and parks. While market housing, appropriately designed new houses on smaller lots would increase the stock of single-family dwellings within Saanich. In this case, however, the proposed lots would be considerably smaller than the prevalent lot sizes in the neighbourhood.

While the Shelbourne Valley Action Plan suggests this property remain as a single family use, the proposed lot size would be substantially smaller than the prevalent lot sizes in the neighbourhood. Contrary to Quadra Local Area Plan policy 4.3, the applicant is not willing to commit to specific house designs or a building scheme for the new dwellings to be constructed on the proposed lots.

Proposed Site-Specific Zone

The applicant has requested a new site-specific zone that would allow lots that are approximately 48% smaller than the minimum lot area of 560 m² for the RS-6 Zone, which is prevalent throughout the neighbourhood. These lots would have houses with maximum gross floor areas ranging from 168 m² to 174 m² which would be 43.8% – 45.8% smaller than the maximum 310 m² gross floor area for the RS-6 Zone. Secondary suites would be permitted, however staff are unable to comment on the suitability of the units or confirm if the minimum parking requirements would be met, given the lack of information that was provided.

Table 1 provides data for each of the proposed lots and the requirements for the RS-6 Zone as a comparison:

Table 1: Proposed Lots – Data Comparison with the RS-6 Zone Requirements

	Standard RS-6 Zone	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3
Lot Area	560 m ²	290.3 m ²	293.4 m ²	280.6 m ²
Lot Width	16.0 m	11.14 m	8.8 m	9.35 m
Lot Depth (Subdivision Bylaw)	27.5 m	27.5 m	33.0 m	29.0 m
Lot Coverage	40%	33%	33%	34%
Floor Space Ratio	0.50	0.58	0.59	0.60
Gross Floor Area	310 m ²	168 m ²	174 m ²	169 m ²
Front Yard Setback	6.0 m	4.0 m	6.0 m	6.0 m
Rear Yard Setback	7.5 m	6.19 m	8.83 m	5.84 m
Combined Front/Rear Yard Setback	15.0 m	10.19 m	14.83 m	11.84 m
Interior Side Yard Setback	1.5 m	N/A	1.5 m (North) 1.8 m (South)	1.5 m (North)
Exterior Side Yard Setback	3.5 m	1.5 m (North) 2.63 m (South)	N/A	2.35 m (South)
Combined Side Yard Setback	4.5 m	4.13 m	3.3 m	3.75 m
Height	7.5 m	6.5 m	6.5 m	6.5 m

Servicing

Servicing requirements call for the proposed common road to be constructed to a minimum width of 6.0 m complete with concrete curb and gutter. “No Parking” signs would be required on one side and within the turning area. The existing fire hydrant on Cedar Hill Road must be relocated. A cash contribution is required in lieu of road improvements along the frontage of the subdivision on Cedar Hill Road, based on collector road standards. A 3.0 m asphalt pathway must be constructed in the existing lane fronting this property on the south side.

Stormwater management must be provided in accordance with the requirements of Schedule H “Engineering Specifications” of the Subdivision Bylaw. This subdivision is within a Type II watershed area which requires storm waterstorage, oil/grit separator or grass swale and sediment basin.

Suitably designed storm drain, sewer, and water services must be installed to serve the subdivision. The existing connections must be removed.

Underground wiring is required to serve all proposed lots.

Environment

A Tree Inventory and Impact Review was completed for the proposed subdivision by Talbot Mackenzie & Associates Consulting Arborists. Of the sixteen trees inventoried, nine trees are located on the site, six trees are located on neighbouring properties, and one (tree #455) is shared with a neighbour.

A total of seven trees would require removal: six due to construction related impacts and Garry Oak #3268 is standing dead and should also be removed. Five of these are located within the proposed driveway footprint and include Douglas-fir #451, Silver Maple #452, Western Red Cedars #3267 and #3277, and Sitka Spruce #3276. The other is Douglas-fir #455 which straddles the common boundary with 1409 Nev Place. If the building on proposed Lot 2 is to be constructed at the edge of the building envelope, excavation will occur up to the base of this tree. It is likely that critical roots would be severed during excavation, making retention of this tree unlikely.

Garry Oaks #308 and #309 are located on the adjacent property at 1401 Nev Place, approximately 1.0 m and 1.5 m from the common property boundary. They are part of a grove of Garry Oak trees that are protected by a covenant. These trees are growing at a lower grade and separated by a 45-60 cm retaining wall. Despite the grade difference and depending on the depth of the retaining wall, roots from these trees may extend onto the subject property. The Report recommends arborist supervision for any excavation within their critical root zones and if large, critical roots are encountered, it will be necessary to "float" the driveway over the roots.

Any large, structural roots damaged within the driveway footprint could result in significant health and structural impacts to these trees. The objective of a "floating driveway" is to avoid root loss and to instead raise the driveway and its base layer above the roots. This may result in the grade of the driveway being up to 30 cm above the existing grade (depending on how close roots are to the surface and the depth of the driveway base layers). If the application is approved, final grading plans at the Building Permit stage should take this potential change into account.

To allow water to drain into the root systems below the driveway, the Arborist's Report recommends that the driveway surface be made of a permeable material such as permeable asphalt, paving stones, or other porous paving materials or constructed as a "ribbon driveway" with an unpaved area between the two-tracks.

Saanich Parks has reviewed the Arborist's Report and has noted that the strata road as proposed would have a negative impact on covenant protected trees #308 and #309 located on the neighbouring property. Should Council approve the proposed rezoning, Parks recommends placing a covenant on this proposed development to protect the Garry Oak trees growing on 1401 Nev Place, and relocating the proposed strata road to the south side of the site. The applicant has stated that a southerly access is not the best option when considering traffic circulation/impact at Rowan Street and design/aesthetics relative to the adjacent walkway. If the application is approved, the Approving Officer could consider a tree protection covenant through the subdivision approval process.

Parks has also noted that branches from Garry Oak tree #454 extend over the proposed building envelope for Lot 2. Depending on the house location, two branches estimated at approximately 15 cm in diameter may require removal. Parks would review any request to alter this tree at the Building Permit stage and a Tree Permit would be required. Permission from the adjacent property owner would also be required.

Based on the anticipated tree loss, 10 replacement trees would be required on the site. No replacement trees are shown on the proposed site plan. If the application is successful, this requirement could be addressed at the Building Permit stage.

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. It is important to note that this summary is not, and cannot be, an exhaustive list of issues nor a detailed discussion on this complex subject matter. This section is simply meant to ensure this important issue is a key part of the deliberations on the subject application.

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 considerations related to mitigation and adaptation:

- The proposal is an infill project located within the Urban Containment Boundary and Sewer Service Area, that is able to use existing roads and infrastructure to service the development;
- Limited infill through the development of new single-family housing inside the Urban Containment Boundary provides a much desired housing form within Saanich that people would otherwise have to commute further distances for elsewhere in the region. The number of lots so created are limited in number, and might not result in significant long-term negative impacts, as long as the majority of future growth is focussed in "Centres", "Villages", and along key corridors;
- The site is within the Shelbourne Valley and 450 m travel distance from the Shelbourne Valley Neighborhood "Centre", where a range of commercial and personal services are provided, employment opportunities exist, and where the majority of future residential and commercial growth is to be focused as per the Official Community Plan;
- Doncaster Elementary School is located 30 m southeast across Cedar Hill Road and Cedar Hill Middle School is 950 m to the north. Nearby parks include Cedar Hill Park (450 m away) and Browning Park (900 m away). As a rough measure, in general, a walking distance between 400 - 800 m is considered optimal in encouraging the average person to walk to a service or access public transit, instead of driving to their destination. Obviously, health, weather, comfort/ease of use related to alternative transportation, and purpose of the trip all play a role in a person choosing a particular travel mode;
- Sidewalk and cycling infrastructure are typical for a low density neighbourhood in Saanich. Improvements still need to be made to further support and encourage walking and cycling locally and in the Region. An asphalt pathway would be constructed in the existing lane fronting this property on the south side if the application is approved; and

- The site is served by BC Transit Route #24 (Cedar Hill/Admirals Walk) with week day service at 1 hour intervals or better. Transit stops are located within 50 m (northbound) and 30 m (southbound) walking distance of the site; and
- Despite these items, the applicant is unwilling to submit building plans or a Building Scheme or commit to install the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems. The applicant has stated that the dwellings would include electric vehicle plug-ins in the garages.

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 considerations related to the natural environment, such as:

- The proposal is a compact, infill development in an already urbanized area without putting pressures onto rural areas; and
- A total of seven trees would require removal. In addition, Garry Oaks #308 and #309 are located on the adjacent property at 1401 Nev Place, approximately 1.0 m and 1.5 m from the common property boundary. Arborist supervision is recommended for any excavation within their critical root zones and if large, critical roots are encountered, it will be necessary to “float” the driveway over the roots. Covenant protection for the Garry oak trees growing on 1401 Nev Place is recommended.

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 considerations related to social well-being, such as:

- The Official Community Plan contemplates limited infill in neighbourhoods inside the Urban Containment Boundary, and notes that “maintenance of neighbourhood character is of paramount importance when considering new developments within established areas.” The proposed 280.6 m² to 293.4 m² lots would be considerably smaller than the prevalent lot sizes in the neighbourhood;
- Secondary Suites are permitted in this area. The applicant has stated that inclusion of secondary suites would be at the discretion of the future owners however staff have noted concerns with the lack of detail provided to date; and
- A range of outdoor, community, and recreation opportunities are available within reasonable walking/cycling distance. Nearby parks include Cedar Hill Park and Browning Park. Cedar Hill Community Recreation Centre is within 970 m travel distance.

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 features related to economic vibrancy, such as:

- The development would create local short-term jobs during the construction period; and home based businesses would be permissible in this proposed development.

CONCLUSION

The applicant has requested to rezone the subject parcel from the RS-6 (Single Family Dwelling) Zone to a new site-specific zone with use, density, siting, building height and lot size regulations that reflect the specific proposal to avoid the need for a Development Variance Permit. The Official Community Plan supports limited infill in neighbourhoods inside the Urban Containment Boundary, and notes that "maintenance of neighbourhood character is of paramount importance when considering new developments within established areas." The Shelbourne Valley Action Plan promotes a range of housing types, forms and tenures to support a diverse, inclusive and multigenerational community. Quadra Local Area Plan Policy 4.2 provides for consideration of single family infill housing "where the scale and massing is appropriate".

The subject proposal could add additional single-family dwelling lots into a neighbourhood well served by a broad range of commercial businesses, public transit and parks. While market housing, appropriately designed new houses on smaller lots would increase the stock of single-family dwellings within Saanich. In this case, however, the proposed lots would be considerably smaller than the prevalent lot sizes in the neighbourhood.

Contrary to Quadra Local Area Plan policy 4.3, the applicant is not willing to commit to specific house designs or a Building Scheme and has not offered any additional level of energy efficiency for new dwellings constructed on the proposed lots, nor to make them solar ready for future installations of photovoltaic and/or solar hot water systems, as is standard for development proposals such as this. On this basis, the proposal does not adequately address the Strategic Plan goal to protect our urban character while encouraging a suitable mix of housing in our neighbourhoods.

Seven trees would require removal due to construction related impacts and arborist supervision for any excavation within the critical root zones of two mature Garry Oaks on the adjacent property would be required. If large, critical roots are encountered, during driveway construction it will be necessary to "float" the driveway over the roots. Parks recommends placing a covenant on this proposed development to protect the Garry Oak trees growing on 1401 Nev Place. If the application is supported by Council, the Approving Officer could consider a tree protection covenant through the subdivision approval process. Based on the anticipated tree loss, 10 replacement trees would be required on the site.

The proposal is not supported by the Quadra Cedar Hill Community Association or the adjacent neighbours. For the above-noted reasons, and in particular, the size of the proposed lots relative to typical lots in the neighbourhood, the applicant's unwillingness to submit building plans or a Building Scheme, lack of commitment by the applicant to any additional level of energy efficiency for new dwellings nor to make them solar ready for future installations of photovoltaic and/or solar hot water systems, staff do not support the subject rezoning and subdivision application.

Prepared by:



Neil Findlow

Senior Planner

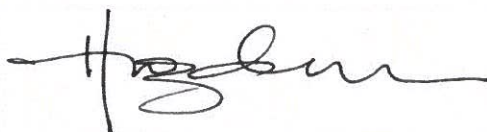
Reviewed by:



Shari Holmes-Saltzman

Manager of Current Planning

Approved by:



Sharon Hvozdzanski

Director of Planning

NDF/rh

Attachments

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.



Paul Thorkelsson, Chief Administrative Officer