

1410.04 Planning  
X: 2870-30 Del Monte

CW may 16/16



The Corporation of the District of Saanich

Mayor  
Council  
Adminis.  
Com. Assn.  
Applicant  
APV 29716 Dh

Council  
Administrator  
Media

# Report

**To:** Mayor and Council  
**From:** Sharon Hvozdzanski, Director of Planning  
**Date:** April 22, 2016  
**Subject:** Subdivision and Rezoning Application  
**File:** SUB00741; REZ00557 • 5117 Del Monte Avenue

**PURPOSE**

**Project Proposal:** The applicant proposes to rezone from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone in order to subdivide to create four additional lots resulting in a total of five lots for single family dwelling use. The applicant also proposes to dedicate 5696.7 m<sup>2</sup> of land to Saanich to add to Doumac Ravine Park.

**Address:** 5117 Del Monte Avenue

**Legal Description:** Lot B, Sections 45 & 46, Lake District, Plan 9363

**Owner:** David M. & Stephania Morris

**Applicant:** McElhanney Consulting Services Ltd; Dave Smith

**Parcel Size:** 11,115 m<sup>2</sup>

**Existing Use of Parcel:** Single Family Dwelling

**Existing Use of Adjacent Parcels:**  
North: Single Family Dwelling (RS-12) Zone  
South: Single Family Dwelling (RS-10 & RS-12) Zones  
East: Doumac Park (P-4N) Zone  
West: Single Family Dwelling (RS-12) Zone

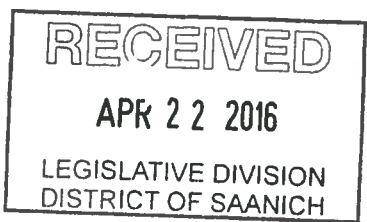
**Current Zoning:** Rural (A-1) Zone

**Minimum Lot Size:** 2 ha

**Proposed Zoning:** Single Family Dwelling (RS-10) Zone

**Proposed Minimum Lot Size:** 780 m<sup>2</sup>

**Local Area Plan:** Cordova Bay



**LAP Designation:** Residential II

**Community Assn Referral:** Cordova Bay Association for Community Affairs • Response received October 9, 2015 indicating no objections.

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## PROPOSAL

The applicant proposes to rezone from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone in order to subdivide to create four additional lots resulting in a total of five lots for single family dwelling use. The remaining 51% (5696.7 m<sup>2</sup>) of the site would be dedicated to Saanich to allow for the expansion of Doumac Ravine Park. The existing dwelling and accessory buildings and structures would be deconstructed.

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## PLANNING POLICY

### 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.”
- 4.2.4.3 “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).”
- 4.2.1.14 “Encourage the use of ‘green technologies’ in the design of all new buildings.”

### Cordova Bay Local Area Plan (1998)

The Cordova Bay Local Area Plan, Map 7.1 designates the site “Residential II”. The following policies are relevant:

- 5.1 “Encourage protection of indigenous vegetation, wildlife habitats, urban forest landscapes, and sensitive marine environments within Cordova Bay when considering applications for change in land use.”;

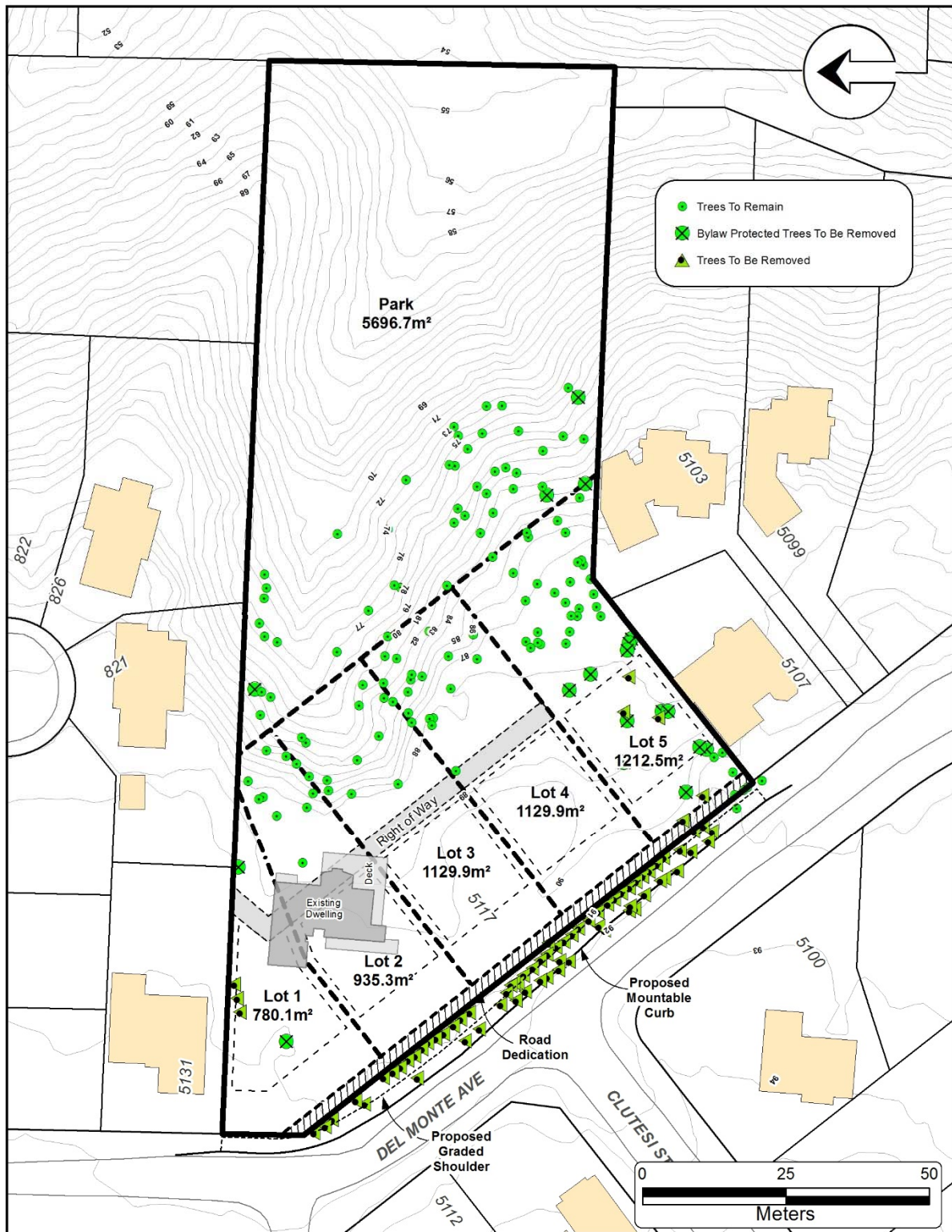


Figure 1: Proposed Subdivision

- 7.3 “Allow a minimum lot area of 665 m<sup>2</sup> for a conventional lot, and 930 m<sup>2</sup> \* for a panhandle lot within the area designated ‘Residential II’ on Map 7.1 provided that the average lot area within the land being subdivided is not less than 930 m<sup>2</sup> and that no lot is created which has an area in excess of 1500 m<sup>2</sup>. Where a parcel is greater than 1860 m<sup>2</sup> and where road dedication would reduce the net area to less than 1860 m<sup>2</sup>, the parcel area prior to dedication may be used for lot averaging purposes.”; (\*excludes panhandle area)
- 10.4 “Complete the trail to Doumac Park from Del Monte Avenue and Cambria Wood Court by acquiring parkland and/or public rights-of-way or voluntary park dedication at the time of subdivision.”
- 11.5 “Acquire rights-of-way for footpaths, sidewalks, bikeways and greenways, particularly at the time of subdivision, and require construction by the developer where applicable, to ensure convenient access to schools, bus stops, shopping, parks and to provide circular pedestrian recreational routes as indicated on Map 11.2.”

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## DISCUSSION

### Neighbourhood Context

The 11,115 m<sup>2</sup>, A-1 (Rural) zoned parcel is located in the Cordova Bay neighbourhood, within the Urban Containment Boundary on the east side of Del Monte Avenue. The site is one of the few remaining parcels in the neighbourhood with subdivision potential. The property is bounded on three sides by a mixture of RS-10 and RS-12 zoned single family dwelling lots. Doumac Ravine Park borders the site on the east side.

The site drops in elevation approximately 36 m from west (Del Monte Avenue) to east (Doumac Ravine Park). The west portion of the site is gently sloping while the easterly portion contains steep to moderate slopes associated with the north-south ravine. Revans Creek and an adjoining unimproved footpath follow the bottom of the ravine, crossing the southeast corner of the site.

### Land Use

The five proposed lots range in area from 796 m<sup>2</sup> to 1212 m<sup>2</sup>, while the average lot area is 1037 m<sup>2</sup>. Lots of this size would comply with the minimum, average and maximum lot sizes specified in Cordova Bay Local Area Plan policy 7.3, as this property is within the area designated “Residential II” on Map 7.1 of the Local Area Plan. Proposed lot configurations comply with the RS-10 zone requirements and the relevant Subdivision Bylaw regulations. No variances are requested. The proposal is consistent with the Official Community Plan which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary.

The proposed lots are generally consistent with other lots in the immediate neighbourhood. Ten lots adjacent to this subdivision range in area from 781 m<sup>2</sup> to 2122 m<sup>2</sup>, with an average lot area of 1298 m<sup>2</sup>. In the adjacent Piedmont Gardens subdivision to the north, lots range in area from 925 m<sup>2</sup> to 1497 m<sup>2</sup>, with an average lot area of 1141 m<sup>2</sup>.

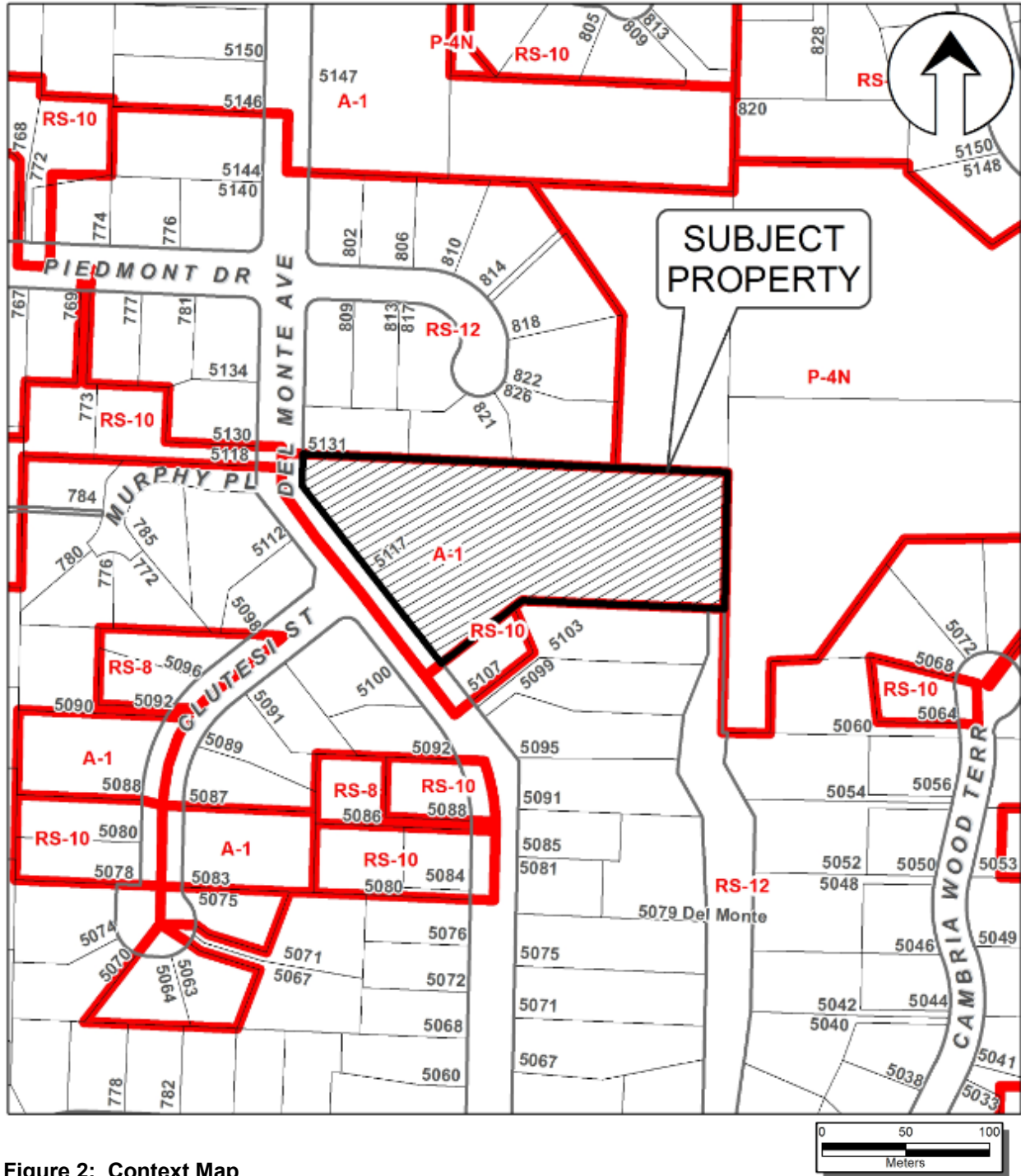


Figure 2: Context Map

**Site and Building Design**

The Official Community Plan notes the importance of neighbourhood character and the role building style, exterior finish, massing, and height have on the effective integration of new housing stock.

The applicant has provided a conceptual streetscape elevation view along Del Monte Avenue as well as front elevation sketches for each of the dwellings. The plans are provided for illustrative purposes to give an understanding of how the massing of new houses would fit into the existing neighbourhood.

The proposed RS-10 zone regulations would allow for new dwellings ranging in size from 318 m<sup>2</sup> to 348 m<sup>2</sup> non-basement gross floor area. The applicant has indicated a willingness to limit dwelling size to the Gross Floor Area (R) under RS-8 zoning regulations (291 m<sup>2</sup> non-basement gross floor area).

Homes of this size and design would be in keeping with other new homes in the neighbourhood. A covenant to restrict house size to the Gross Floor Area (R) allowable under the RS-8 zone and to require that house design and massing generally conforms to the plans presented (see Figure 3) should be registered prior to Final Reading of the Zoning Amendment Bylaw.



Figure 3: Conceptual Streetscape and House Elevations (from plans by Victoria Design Group)

## Environment

Tree resources on the property and municipal frontage consist of a mixture of native and non-native species including: Douglas-fir, Grand fir, Western Red Cedar, Western Hemlock, Big Leaf Maple, Red Alder, Arbutus, Dogwood, Yew, Lombardy poplar, black poplar, Leyland cypress, Austrian pine, Giant sequoia, and some ornamental species. A Tree Retention Report prepared for the site by Talbot Mackenzie & Associates indicates that a total of 15 bylaw-protected trees on the site would likely require removal: eight within the building footprints, five outside the building footprints that may be impacted by excavation, and two due to underground servicing. Six other trees on the site are recommended for removal due to structural defects that could pose a hazard for future residents. The tree bylaw requires one replacement tree to be planted for each protected tree removed. If all 15 replacement trees cannot be accommodated on the property, Parks suggests that the applicant consider a contribution to Saanich to fund the planting of the remainder of the required trees elsewhere in the Cordova Bay area.

Construction of driveways, provision of clear sight lines for vehicles exiting the driveways, service connections and road improvements required by Saanich to widen Del Monte Avenue to municipal residential road standards and to construct curb, gutter, and separated sidewalk would likely require removal of nearly all of the trees on the Del Monte Avenue boulevard (see Figure 1). Of the 67 boulevard trees likely to be removed, 4 trees are defective and warrant removal, and 40 trees are Leyland cypress which often cause infrastructure damage. Of the other 23 trees that are likely to be removed, most are Western Red cedars and Big Leaf Maples. Most of the trees are in fair to poor condition.

Saanich boulevard tree policy requires payment of an \$1186.75 replacement fee for every tree removed from the boulevard. On other development sites, only half of the fee was charged to remove Leyland cypress because they are known to cause infrastructure problems. On this basis, the total boulevard tree replacement fee would be \$51,030. Schedule I of the Subdivision Bylaw requires one tree to be planted on the boulevard for each lot except where there are existing trees on the boulevard or in the front yard that would be retained. In this case, proposed Lot 5 shows a retained tree in the front yard. Four Schedule I trees would be required and would be paid for with funds from the boulevard tree replacement fee.



Figure 4: Del Monte Avenue Streetscape (looking south - subject property is on the left)



Road and pedestrian safety on Del Monte Avenue has long been a concern for local residents. While the majority of boulevard tree removals would likely result from driveway construction and provision of adequate sight distance, sidewalk construction would be a contributing factor. Engineering staff have advised that it may be possible at the detailed design stage to meander the sidewalk to retain some healthy trees. Saanich Parks supports the boulevard tree removals but notes that removal of these trees would significantly change neighbourhood perception of the property. Removal of the Leyland cypress trees, in particular, and planting of suitable replacement trees on Del Monte Avenue and elsewhere in Cordova Bay would be an appropriate trade-off to improve road and pedestrian safety on Del Monte Avenue. To mitigate the visual impact of the boulevard tree loss and to provide screening for the new houses, Parks recommends consideration of a covenant that would require the planting of two replacement trees in each front yard.

Although the removal of the boulevard trees would result in a more complete street in terms of sidewalk and boulevard improvements, the tree loss would reduce the urban forest canopy and would significantly change the character of the streetscape. Should Council wish to preserve some of the existing trees, options include exploring combined driveways for some of the lots, although this may only provide minimal tree protection, not undertaking road improvements in terms of a new sidewalk and road widening, or the overall number of lots could be reduced to lessen the number of driveways.

In addition to onsite and boulevard trees to be removed, the Consulting Arborist has noted that new sewer and drain services to the site would be extended from existing services located on the adjacent properties at 5131 Del Monte Avenue and 821 Piedmont Gardens. Two new manholes would be required that would encroach into the critical root zone of a 124 cm dbh Douglas-fir on the property at 821 Piedmont Gardens. It is anticipated that the excavation for the manholes would impact the tree making retention unlikely.

Revan's Creek which crosses the south-east corner of the property is within the Streamside Development Permit Area. The Streamside Protection and Enhancement Area (SPEA) is within the area of the site proposed to be dedicated to Saanich for park. The proposed development would not encroach into the SPEA and no tree removals or disturbance of other vegetation is proposed within the SPEA.

Historical activity on the site included the operation of a shake mill from approximately 1949 to 1969. As a result, McElhanney Consulting Services Ltd. was retained to conduct a Phase I Environmental Site Assessment. No remnants of the shake mill were found on the site. The review indicated that the likelihood of environmental contamination as a result of historical and current activities on the site or adjacent properties is low and further investigation is not warranted. The applicant has stated that construction on the property would not require soil removal. Pursuant to the *Environmental Management Act*, referral of a Schedule 1 - Site Profile to the Ministry of Environment is not required.

The applicant has stated that the existing dwelling on the site would be deconstructed unless it becomes undoable because of the poor state of the structure. This is understood to be a process where all salvageable parts of the building would be sold, recycled, re-used or donated, and all remaining waste would be taken to a waste recycling site, thus diverting it from the landfill.

**Geotechnical Considerations**

A Geotechnical Assessment of the proposed subdivision was undertaken by Ryzuk Geotechnical. The assessment noted that suitable building sites within proposed Lots 1 to 5 are located on the gentle slope east of Del Monte Avenue. Proposed Lot 1 has no visible geotechnical hazard however care would be required in the control of erosion during construction. Lots 2 through 5 are geotechnically similar. It is envisioned that typical residential construction techniques would be used for the buildings within these lots and no buildings would extend within 5 m of the current slope crest (Structural Setback Line). The area to the east of the slope crest is relatively steep with slopes at roughly 2H:1V (Horizontal:Vertical) and locally steeper sections near the crest of the slope. The report makes recommendations regarding the type and depth of fill material that may be placed between the slope crest and the noted 5 m setback. Disposal of stormwater onsite is not recommended. Suitable covenants to require that the site must be developed in accordance with the recommendations of the Geotechnical Report can be addressed through the subdivision process.

**Servicing**

All of the proposed lots would be provided with water service from the existing main on Del Monte Avenue. Sewer and storm drain would be extended across the back of Lots 1 to 5 from the existing systems located in the southwest corner of 821 Piedmont Gardens.

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 stormwater storage, oil/grit separator or grass swale and sediment basin. The applicant has advised that stormwater detention and regulation of flows would be provided through individual onsite detention tanks that would capture the drainage from impervious surfaces and slowly release it into the municipal system.

Property dedication is required along the entire frontage of the subdivision on Del Monte Avenue towards a 20 m wide road allowance. Del Monte Avenue, fronting the subdivision, must be improved to municipal residential road standards complete with concrete curb, gutter, and 1.8 m separated sidewalk.

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**CLIMATE CHANGE AND SUSTAINABILITY****Policy Context**

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.

Climate change is generally addressed through mitigation strategies and adaptation strategies. Climate change mitigation strategies involve actions designed to reduce the emissions of greenhouse gasses, primarily carbon dioxide from combustion, while climate change adaptation involves making adjustments and preparing for observed or expected climate change, to moderate harm and to take advantage of new opportunities.

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, acknowledge longstanding policies of the Official Community Plan and Local Area Plan, and will 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 proposal is located in the Ridge area of Cordova Bay and within 750 m of the Cordova Bay “Village” where a broad 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. Although the site is within 750 m of Cordova Bay “Village”, its location on the ridge does have an impact on the walkability to the “Village” from this site. The location of the “Village” within the Cordova Bay neighbourhood, will however reduce the length of vehicle trips for basic services;
- The site is also within 750 m of Claremont Senior Secondary School, 280 m of Doumac Park, and 700 m of Beckton Park. 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;
- Proximity to public transit is limited - a transit stop for Bus #35 is approximately 350 m away on Del Monte Avenue, with an average frequency of 36 minutes during weekdays;
- Maintaining the existing tree cover as much as possible would protect the Urban Forest and preserve the carbon sink, as well as the buffering capacity of the natural environment. A total of 15 bylaw protected trees onsite would need to be removed. In addition, six non-bylaw protected trees are recommended for removal due to structural defects. Within the Del Monte Avenue boulevard a total of 67 trees would be removed. Most of these are Leyland cypress which can cause infrastructure damage. While replanting would occur within the community, the loss of a significant number of trees would greatly impact the character of this well-established neighbourhood, and impact the valuable tree canopy.
- The applicant has committed to sustainable building practices and the development would be constructed to a minimum BUILT GREEN® Gold, EnerGuide 82, or equivalent energy efficient standard, which will be secured by covenant;
- The applicant has indicated that the proposed development would include the necessary conduit and piping to be considered “solar-ready” for the future installation of solar

- photovoltaic or hot water heating systems, which would be secured by covenant;
- The proposed development would include zoned and high-efficiency heating systems;
- The proposed development includes sufficient area for backyard gardening, although the tree cover may shade portions of these areas. Long term plans call for a community garden in each Local Planning Area. An Agriculture and Food Security Task Force will be considering ways to improve food security in the community; and
- The applicant has stated that the existing structure would be deconstructed unless it becomes undoable because of the poor state of the structure. This is understood to be a process where all salvageable parts of the building would be sold, recycled, re-used or donated, and all remaining waste would be taken to a waste recycling site, thus diverting it from the landfill.

## **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;
- The proposal includes dedication of 51% of the property to Saanich for park;
- Interlocking pavers would be used for the driveway patio and walkway areas to minimize the amount of impervious area on the site; and
- The proposal involves stormwater management in the form of individual onsite detention tanks that would capture the drainage from impervious surfaces and slowly release it into the municipal system.

### ***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 applicant has indicated a willingness to limit dwelling size to the Gross Floor Area (R) under RS-8 zoning regulations (291 m<sup>2</sup> non-basement gross floor area);
- Secondary Suites are permitted in this development. This housing option provides for alternative forms of rental accommodation and supportive housing for immediate family members. Suites also work to make a home purchase by young couples/families, and home retention by aging seniors, relatively more affordable;
- A range of outdoor, community, and recreation opportunities are available within reasonable walking/cycling distance. Nearby parks include Beckton, Doumac, and Elk/Beaver Lake, and the Lochside Regional Trail is a short distance away; and
- Community contributions by the developer are encouraged to help mitigate the community impacts of new development. In this case, the applicant proposes to dedicate 5696.7 m<sup>2</sup> of land to Saanich to add to Doumac Park.

***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;
- Home based businesses would be permissible in this development; and
- The development would site additional residential units within the commercial catchment/employment area for the businesses and services located within the Cordova Bay "Village". The site is also within four kilometres of the Vancouver Island Tech Park and Camosun College Interurban Campus.

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**COMMUNITY CONSULTATION**

The applicant has advised that meetings to discuss the proposal were held with the Cordova Bay Association for Community Affairs (CBACA) and with immediate neighbours. In addition, a Public Open House was held and attended by 13 residents. Invitations to the open house were hand delivered to 56 dwellings within 100 m of the site. A subdivision referral requesting comment about the proposal was sent by the Planning Department to CBACA. A response indicating no objections to the proposal was received, October 9, 2015.

The application was also referred to the Ministry of Transportation and Infrastructure because the site is located within 800 m of an intersection with a Controlled Access Highway. The Ministry has indicated no objections to the proposed rezoning and requires no additional requirements for approval.

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**SUMMARY**

The proposal to rezone from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone in order to subdivide to create four additional lots for a total of five lots for single family dwelling use. The applicant is also proposing to dedicate 5696.7 m<sup>2</sup> of land to Saanich for park. The proposal would comply with the minimum, average and maximum lot sizes specified in Cordova Bay Local Area Plan policy 7.3, and the relevant Zoning Bylaw and Subdivision Bylaw regulations. No variances are requested. The proposal is consistent with the Official Community Plan which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary.

The proposed RS-10 zone regulations would allow for new dwellings ranging in size from 318 m<sup>2</sup> to 348 m<sup>2</sup> non-basement gross floor area. The applicant has indicated a willingness to limit dwelling size to the Gross Floor Area (R) under RS-8 zoning regulations (291 m<sup>2</sup> non-basement gross floor area). Homes of this size and design would be in keeping with other new homes in the neighbourhood.

Tree resources on the property and municipal frontage consist of a mixture of native and non-native species. Fifteen bylaw-protected trees on the site would likely require removal as well as one Douglas-fir tree on the adjacent property. Six other trees on the site are recommended for removal due to structural defects that could pose a hazard for future residents. In addition, driveway construction, provision of adequate sight lines for vehicles exiting the driveways, site servicing and road improvements required by Saanich would likely require removal of nearly all

of the trees on the Del Monte Avenue boulevard. Of the 67 boulevard trees likely to be removed, 40 trees are Leyland cypress which often cause infrastructure damage. The majority of the boulevard trees are in fair to poor condition.

A total of 15 replacement trees would be required for loss of trees on the site. In addition, tree replacement fees totalling \$51,030 would be required for the loss of boulevard trees. Four Schedule I trees would be required to be planted on the boulevard and would be paid for with funds from the boulevard tree replacement fees.

Road and pedestrian safety on Del Monte Avenue has long been a concern for local residents. While the majority of boulevard tree removals would likely result from driveway construction and provision of adequate site distance, sidewalk construction and other road improvements would be a contributing factor. Engineering staff have advised that it may be possible at the detailed design stage to meander the sidewalk to retain some healthy trees.

Although the removal of the boulevard trees would result in a more complete street in terms of sidewalk and boulevard improvements, the tree loss would reduce the urban forest canopy and would significantly change the character of the streetscape. Should Council wish to preserve some of the existing trees, options include exploring combined driveways for some of the lots although this may only provide minimal tree protection, not undertaking road improvements in terms of new sidewalks and road widening, or the overall number of lots could be reduced to lessen the number of driveways.

A Geotechnical Assessment of the proposed subdivision was undertaken by Ryzuk Geotechnical Engineering. The assessment noted that suitable building sites within proposed Lots 1 - 5 are located on the gentle slope east of Del Monte Avenue.

Registration of suitable covenants to secure the following is recommended prior to Final Reading of the Zoning Amendment Bylaw:

- To bind any future owner(s) to provide 51% park dedication as proposed and to prohibit tree or vegetation removal in the proposed park area;
- To limit dwelling size to the Gross Floor Area (R) under the RS-8 zoning regulations (291 m<sup>2</sup> non-basement gross floor area);
- To require that buildings must be designed generally in accordance with the illustrative house elevations prepared by Victoria Design Group;
- To require that the dwellings on proposed Lots 1 – 5 are constructed to a minimum BUILT GREEN® Gold, EnerGuide 82, or equivalent energy efficient standard and include the necessary conduit and piping to be considered “solar-ready” for the future installation of solar photovoltaic or hot water heating systems;
- To require the planting of two replacement trees in each front yard.

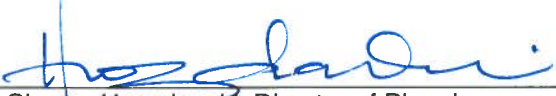
Suitable covenants to require that the site must be developed in accordance with the recommendations of the Geotechnical Report can be addressed by the Approving Officer through the subdivision process.

**RECOMMENDATION**

1. That the application to rezone from A-1 (Rural) Zone to RS-10 (Single Family dwelling) Zone be approved;
2. That prior to Final Reading of the Zoning Amendment Bylaw, the applicant register a restrictive covenant for the following:
  - To bind any future owner(s) to provide 51% park dedication as proposed and to prohibit tree or vegetation removal in the proposed park area;
  - To limit dwelling size to the Gross Floor Area (R) under the RS-8 zoning regulations (291 m<sup>2</sup> non-basement gross floor area);
  - To require that buildings must be designed generally in accordance with the illustrative house elevations prepared by Victoria Design Group;
  - To require that the dwellings on proposed Lots 1 – 5 are constructed to a minimum BUILT GREEN® Gold, EnerGuide 82, or equivalent energy efficient standard and include the necessary conduit and piping to be considered “solar-ready” for the future installation of solar photovoltaic or hot water heating systems;
  - To require the planting of two replacement trees in each front yard.

Report prepared by:   
 Neil Findlow, Senior Planner

Report prepared and reviewed by:   
 Jarret Matanowitsch, Manager of Current Planning

Report reviewed by:   
 Sharon Hozdanski, Director of Planning

NDF/ads  
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Attachment

cc: Paul Thorkelsson, CAO  
 Graham Barbour, Manager of Inspection Services

**ADMINISTRATOR’S COMMENTS:**

I recommend a Public Hearing be called.

  
 for Paul Thorkelsson, CAO