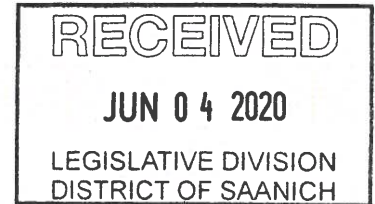




The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: June 3, 2020
Subject: Development Variance Permit and Subdivision Application
File: DVP00447; SUB00867 • 3941 LaSalle Street



RECOMMENDATION

1. That Development Variance Permit DVP00447 be approved.
2. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Variance Permit be withheld pending registration of covenant to secure the following:
 - Development of the property in accordance with the plan of subdivision prepared by Outline Home Design date stamped received on May 21, 2020; and
 - The dwellings on proposed Lot 1 and Lot 2 to be constructed generally in accordance with the character and scale and massing as shown on house plans prepared by Outline Home Design date stamped received on May 21, 2020 and be constructed to include the installation of the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems.

PURPOSE

The purpose of this report is to seek direction from Council on the subject application. The application is for a Development Variance Permit for lot width to accommodate a subdivision at 3941 La Salle Street resulting in one additional lot (two lots total) for single-family use. The applicant is Nickolaos Ghinis.

DISCUSSION

Neighbourhood Context

The subject property is located on LaSalle Street in the Quadra neighbourhood, accessed off Reynolds Road, Saanich Centre (shopping centre) is within 1 km travel distance, with a broad range of commercial services and retail. Reynolds Secondary School is within 600 m and Reynolds Park is located across the street from the subject property. The surrounding neighbourhood is predominantly developed with single family dwellings on RS-6 zoned lots with a few two-family dwellings nearby (see Figure 1).

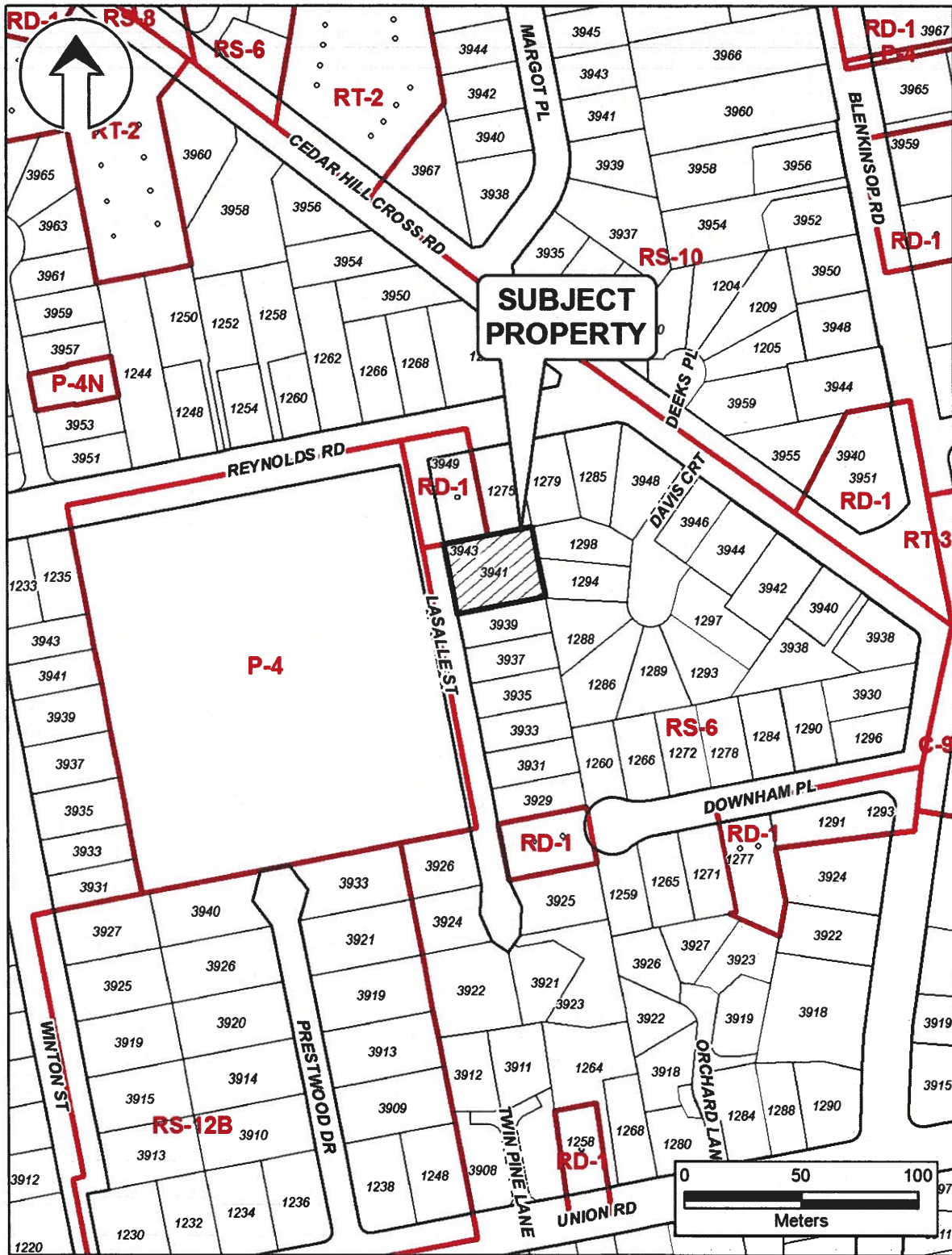


Figure 1: Neighbourhood Context

Proposed Land Use

The proposed land use would not change through this application. The 1176 m² lot is currently developed with one single family dwelling. The existing dwelling and accessory structure would be removed, and two new dwellings being constructed on their own individual lots.

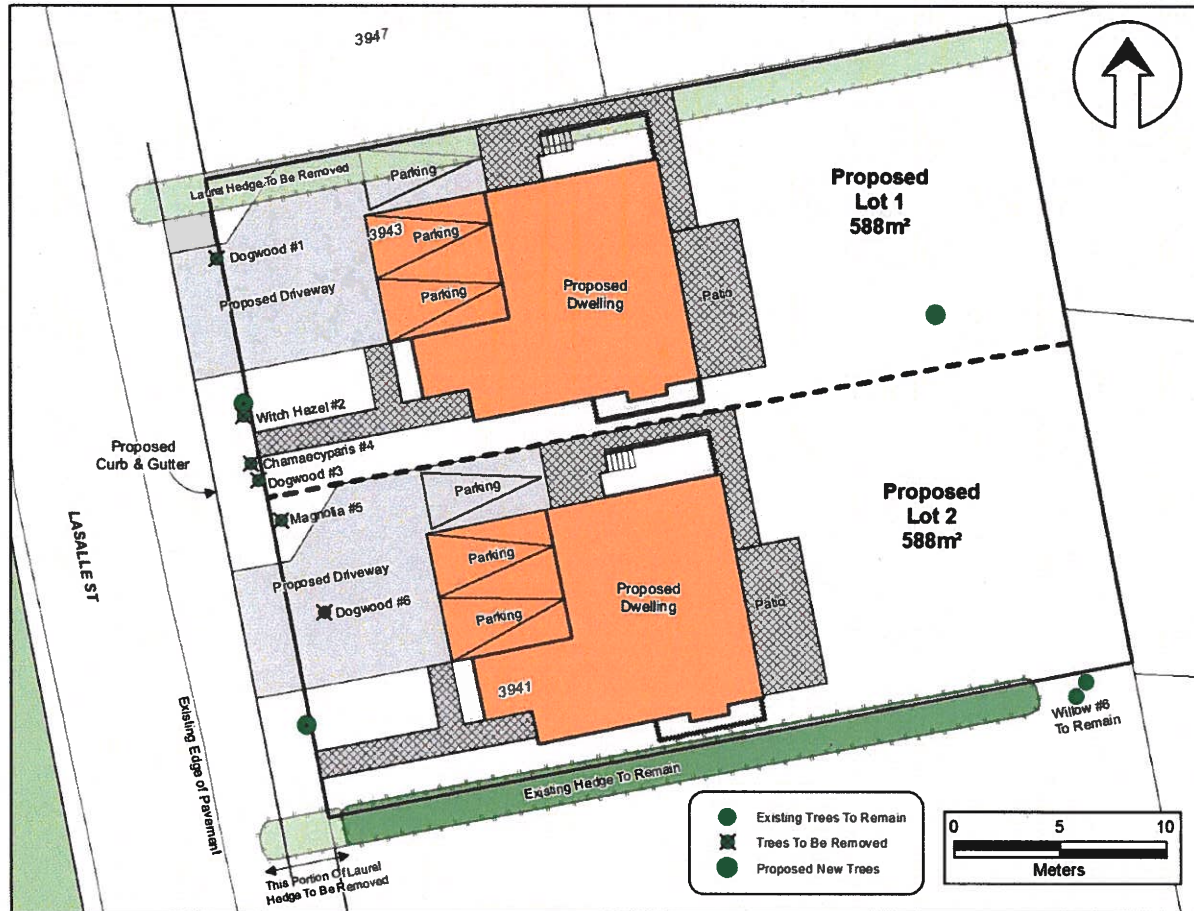


Figure 2: Proposed Subdivision

Site and Building Design

The subject property is a relatively flat. The proposed subdivision would split the lot in the center to create two equally sized rectangular parcels. At 588 m² in area respectively, both lots would be slightly over the minimum area requirement of 560 m². The proposed lot width is 15.23 m for both lots, whereas 16 m is required resulting in a variance of 0.77 m. The proposed dwellings would be sited 7.10 m from the front lot line. Given the depth of the lot, and the proposed houses designs, there would be substantial rear yard areas created with setback of 15.98 m.

The applicant has provided house plans for the new dwellings that they are willing to commit to by covenant. The two-storey dwellings with basements would conform to the RS-6 Zone regulations and have a gross floor area of 293.67 m² for Lot 1 and 293.39 m² for Lot 2. House plans include an attached single car garage and secondary suite for both dwellings.

The proposed dwellings would be very similar with respect to massing and form, while utilizing different exterior materials to create a compatible design without being identical in appearance. Both dwellings include a mix of exterior materials, covered entries, and glazing in the garage doors. Exterior materials for the dwelling on Lot 1 would have lap siding with board and batten, and hip roof, Lot 2 would have shingle siding and a hip roof (see Figure 3). Parking would be provided for both lots in accordance with the Zoning Bylaw requirement. Three cars would be accommodated on each site, with impermeable paving used for the driveway surfacing. No accessory buildings are proposed at this time.

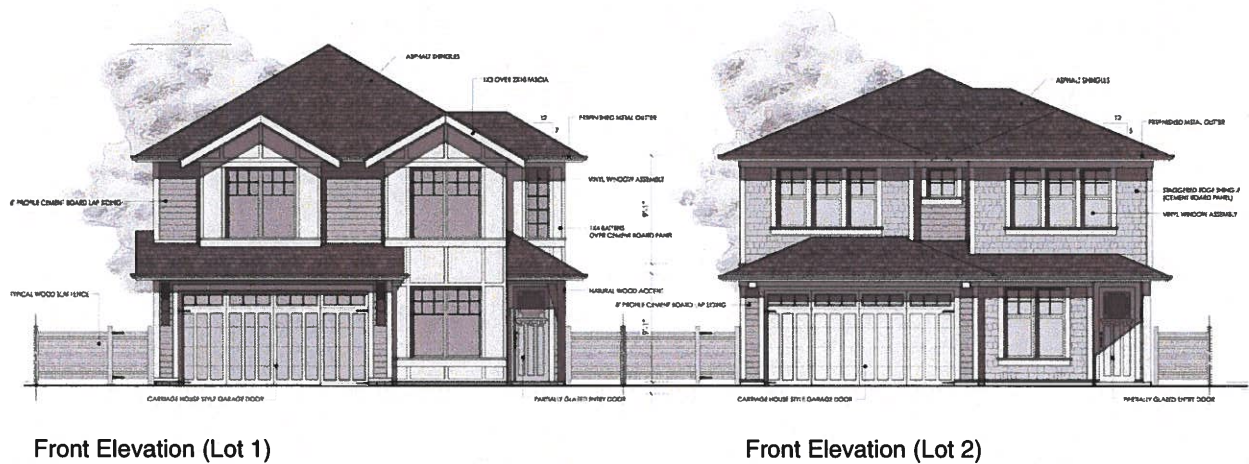


Figure 3: Proposed Building Elevations (Lot 1 and Lot 2) (from plans by Outline Home Design)

As of January 1, 2020, the Building Bylaw requires that all new Part 9 buildings to achieve Step 3 of the BC Energy Step Code. New construction on proposed Lots 1 and 2 would be required to achieve Step Code 3. The applicants have committed to a covenant requiring new construction to include the installation of the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems that is solar ready for future installation of photovoltaic and/or solar hot water systems.

Consultation

Planning sent notification about the application to neighbours within 90 m of the site. No responses have been received at this time.

Community Association

A referral was sent to the Quadra Cedar Hill Community Association (QCHCA). A response from the Community Association noted that they had not heard any concerns with the proposed variance to date. A copy of the detailed referral comments from the QCHCA is included in the agenda package.

ALTERNATIVES

1. That Council approve the recommendations 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 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.**"

The development also addresses other Strategic Plan goals, such as:

- Increasing housing supply and diversity to support more affordable, vibrant and inclusive communities;
- Ensuring land use decisions are consistent with our community-supported plans; and
- Supporting land use planning which recognizes and protects 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 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).”

Quadra Local Area Plan (2001)

- 4.1 “Protect and maintain the character of Quadra by maintaining single family dwellings as the principal housing form outside of the Quadra-McKenzie Development Permit Area.”
- 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.”
- 6.1 “Encourage protection and restoration of indigenous vegetation, wildlife habitat, and riparian environments within Quadra when considering applications for change in land use.”

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 proposed lots would have areas of 588.0 m² respectively and would be generally compatible with other lots in the neighbourhood. The scale, massing, design and height of the new dwellings would be in keeping with the character of other houses in the neighbourhood.

Public transit service is available on Cedar Hill Cross Road and on Quadra Street. Route #25 (Maplewood/Admirals) with the closest bus stop 200 m walking distance from the subject property provides frequent service weekdays along Cedar Hill Cross Road. Route #6 (Royal Oak Exchange/Downtown) provides frequent service weekdays along Quadra Street. Reynolds Park is located across the street. The site is within 1 km travel distance of a range of facilities and services at Saanich Centre.

While not affordable housing, infill housing as proposed would provide a much desired form of housing within Saanich that people would otherwise have to commute further distances for elsewhere in the region. The new dwellings would each include a secondary suite which would also contribute to the range and supply of housing stock in the area.

Variances

The applicant is proposing a lot width variance of 0.77 m variance for each parcel to reduce the Zoning Bylaw requirement from 16 m to 15.23 m for both lots. The proposed lots would meet the minimum area requirements, but due to the depth to width ratio of the subject property the lot width cannot be met. The proposed lot width would meet the RS-4 (Single Family Dwelling) Zone requirement of 14 m, which is a zone often applied to infill subdivisions. The minimum lot depth requirement is 27.5 m whereas the subject property has a depth of 38.62 m. For the above noted reasons, staff can recommend that the variance be supported.

Servicing

The development servicing requirements for the proposed subdivision are consistent with an infill subdivision in an urban area.

Stormwater management must be provided in accordance with the requirements of Schedule "H Engineering Specifications" of Subdivision By-law. This subdivision development is within Type 1 watershed area which requires stormwater storage, construction of wetland or treatment train and sediment basin. The existing substandard storm drain main on Lasalle Street, between the existing silt trap near the northern corner and the southerly property line, must be upgraded to serve the proposed subdivision and the tributary area.

Lasalle Street, fronting this subdivision, would be widened to 8.5 m Municipal residential standards complete with concrete curb and gutter.

Environment

A Construction Impact Assessment and Tree Preservation Plan was prepared for the site by Talbot, Mackenzie & Associates consulting Arborists.

There are two non-bylaw protected trees identified for removal on the property adjacent to LaSalle Street. The one bylaw protected Willow tree is on the adjacent property and is shown for retention. The Parks Department agrees with the finding of the arborist that the bylaw protected Willow tree can be readily preserved with simple protective measures.

Four trees either shared with or on the street right of way are requested for removal. The Parks Department considers that one of these four trees would be classified as a boulevard tree and would require a replacement tree. In addition, one Schedule I boulevard tree is required.

CONCLUSION

The application is for a Development Variance Permit for lot width to accommodate a subdivision to create one additional lot (two lots total) under the existing RS-6 (Single Family Dwelling) Zone.

The proposal is an infill development within the Quadra neighbourhood that is predominantly single-family dwellings. The site is within reasonable walking/cycling distance of schools, parks, commercial services and retail, and public transit.

The proposal is consistent with the Official Community Plan which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary. The proposed subdivision with a total of two lots would provide an infill housing opportunity in an established neighbourhood without significantly altering the character of the streetscape. While not affordable housing, infill housing as proposed would provide a much desired form of housing within Saanich that people would otherwise have to commute further distances for elsewhere in the region. The new dwellings would each include a rental suite which would also contribute to the range and stock of housing in the area.

The applicant has provided conceptual house plans that would be secured by covenant indicating the general character and scale and massing of the house to be constructed on proposed lots. One boulevard replacement tree is required. In addition, one Schedule I boulevard tree is required.

The new single family dwellings to be constructed would be required to meet Step 3 of the BC Energy Step Code. The applicant has stated that the new dwellings would be constructed to include the installation of the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems. This commitment would be secured by covenant.

For the above-noted reasons, staff support the Development Variance Permit and Subdivision application, subject to the recommendations outlined on page1 of this Report.

Prepared by: Duane Blewett
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Senior Planning Technician - Subdivision

Reviewed by: Shatzman
Shari Holmes-Saltzman
Manager of Current Planning

Approved by: Hvozdan
Sharon Hvozdan
Director of Planning

DB/jsp

Attachments

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.

 [Signature]
Paul Thor kelsson, Administrator