

2870-30 Del Monte

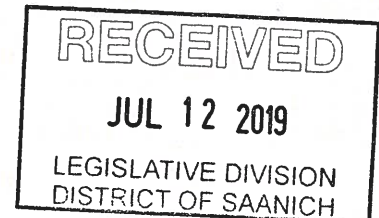


The Corporation of the District of Saanich

PH 13 Aug 2019

Supplemental Report 2

To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: July 11, 2019
Subject: Rezoning and Subdivision Application
File: REZ00610; SUB00814 • 5147 Del Monte Avenue



BACKGROUND

The applicant proposes to rezone the subject property from the A-1 (Rural) Zone to the RS-12 (Single Family Dwelling) Zone to accommodate a subdivision to create three additional lots (four lots in total) for single family dwelling use and a ± 1796 m² parcel to be dedicated for park.

At the June 10, 2019 Committee of the Whole meeting, Council considered the above-noted application and resolved to forward it to a Public Hearing. In response to comments from Council, the Director of Planning stated that a historical account of the previous application(s) for the site could be provided for the Public Hearing. The owner at that meeting also committed to the installation of an electric vehicle charging station in each of the new houses proposed.

The purpose of this Supplemental Report is to:

- Provide a historical account of the previous rezoning/subdivision application that was denied by Council;
- Clarify the applicant's commitment to construct the dwellings with provision for electric car charging and provide Council with an amended recommendation to ensure this contribution is secured through a covenant; and
- Secure conceptual house designs.

Application History

At its May 16, 2011 Committee of the Whole Meeting, Council considered an application to rezone the subject property from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone and the P-4N (Natural Park) Zone for the purpose of subdivision to create three additional lots (four lots in total) for single family dwelling use and 1665 m² parkland dedication. The existing dwelling, sited at the middle of proposed Lot 3, was proposed to be retained. No variances were requested as part of this application.

Council resolved to postpone consideration of the application to allow the proponent to consider amending the application to address comments by Council. Specific comments related to:

- Possible reduction in the number of lots;

- The need to further consider issues related to retention of the existing dwelling on proposed Lot 4;
- Retention of trees;
- Consideration for stop signs at Helvetia Crescent/Del Monte Avenue intersection; and
- Consideration for improving the Del Monte pedestrian environment while minimizing tree impacts.

Subsequently, the applicant amended the application to retain the existing four lot subdivision configuration with the following changes to address concerns surrounding neighbourhood context, privacy, tree preservation, lot sizes, green space, and pedestrian environment:

- The existing dwelling would be deconstructed;
- The property line between proposed Lots 3 and 4 was moved north, increasing the area and road frontage of proposed Lot 4 and decreasing the area and frontage of proposed Lot 3;
- The building footprint on proposed Lot 4 was moved north, thus increasing the separation between the proposed building site and the neighbours home to the south, at 802 Piedmont Gardens;
- The building footprint on proposed Lot 4 was moved away from the critical root zone of several protected trees;
- The most southerly strip of proposed park dedication leading to Del Monte Avenue was increased in width from 3.0 m to 4.5 m, thus providing more green space between properties;
- The area of proposed parkland dedication was increased from 30% to 32% of the subject parcel;
- Proposed tree covenant areas were enlarged; and
- A concept design for sidewalk and road frontage improvements was developed in conjunction with Saanich Engineering to facilitate retention of 24 trees located along the boulevard and proposed lot frontages.

At the October 1, 2012 Committee of the Whole Meeting, Council considered the August 22, 2012 Supplemental Report outlining the proposed changes and resolved to deny the application. Comments from Council related to the following:

- Safety issues with proposed driveways;
- Neighbourhood character;
- Car-oriented neighbourhood, not close to a Village Centre;
- Loss of trees; and
- Number of proposed lots (total of three lots recommended).

Electric Car Charging

At the June 10, 2019 Committee of the Whole meeting, in addition to the other covenant commitments noted in the May 23, 2019 and June 10, 2019 reports, the owner agreed to a covenant to secure the installation of an electric vehicle charging station in each of the new houses proposed. The following motion has been amended to reflect this change.


Conceptual Plans

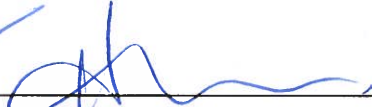

Note that the Recommendation has been revised to incorporate the conceptual plans within the covenant to be registered prior to Final Reading of the Zoning Amendment Bylaw, and not as an item to be forwarded to the Approving Officer as part of the subdivision review process. This is a

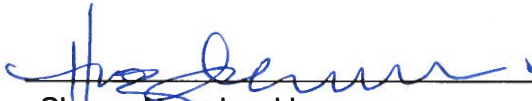
housekeeping measure and does not reflect any change in the original intent of the Staff Recommendation.

RECOMMENDATION

1. That the application to rezone from the A-1 (Rural) Zone to the RS-12 (Single Family Dwelling) Zone be approved.
2. That prior to Final Reading of the Zoning Amendment Bylaw the applicant provide a suitable cost estimate and performance surety for construction of black vinyl coated chain link fencing to be installed along the boundary of the proposed park dedication prior to Final Approval of the subdivision.
3. That Final Reading of the Zoning Amendment Bylaw be withheld pending registration of a suitable covenant to secure the following:
 - To require that any new dwellings on the proposed lots not exceed 435 m² gross floor area;
 - To prohibit subdivision of the parcel without dedication of the 1796 m² proposed park and to prohibit tree or vegetation removal in the proposed park area without the approval of Saanich Parks;
 - To require the installation of an electric vehicle charging station in each of the new houses; and
 - Suitable covenants to require that conceptual plans, siting of dwellings and driveway locations conform to plans dated December 20, 2017.
4. That the following items be referred to the Approving Officer for consideration as part of the subdivision review process:
 - Suitable covenants to require that buildings be built and the site be developed in accordance with the recommendations of the Geotechnical Engineer Report and Consulting Arborist; and
 - Suitable covenants for tree retention and protection including provision of replacement trees.

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

Approved by: 
Sharon Hvozdzanski
Director of Planning

NDF/jsp

Attachments

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.


Paul Thorkelsson, Administrator