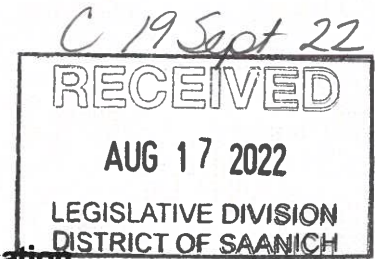




The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: August 16, 2022
Subject: Development Variance Permit and Subdivision Application
File: DVP00470; SUB00903 • 710 and 722 Violet Avenue



RECOMMENDATION

- 1. That Development Variance Permit DVP00470 be approved.
2. That ratification of the Development Variance Permit be withheld pending registration of a covenant to secure the following:
- Development of the property in accordance with the plan of subdivision prepared by Powell & Associates BC Land Surveyors date stamped July 13, 2021;
- The dwellings on proposed Lots 1, 2, 3 and 4 to be constructed generally in accordance with the proposed building scheme prepared by Kors Development Services Inc. date stamped received on July 13, 2021 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 and an EV charging station in each garage;
- Contribution of \$8,100 to the Urban Forest Reserve Fund for six replacement trees prior to issuance of a building permit; and
- All private Driveways to be constructed using only permeable materials.

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 710 and 722 Violet Avenue resulting in two additional lots (four lots total) for single-family use under the current RS-6 (Single Family Dwelling) Zone. The applicant is Kors Development Services Inc. (Denise Kors).

DISCUSSION

Neighbourhood Context

The subject properties are located on the north side of Violet Avenue in the Carey neighbourhood, east of Marigold Road. Tillicum Shopping Centre is within 1.5 km travel distance, with a broad range of commercial services and retail. Spectrum Community School is 330 m, Colquitz Middle School is 1.6 km, and Marigold Elementary School is 760 m travel distance. Colquitz River Park is within 90 m and Hyacinth Park is within 520 m travel distance. George Parkes Community Recreation Centre and Saanich Centennial Library are 2.3 km

travel distance. Public transit service is available on Interurban Road. The nearest transit stops are 290 m walking distance near the intersection with Marigold Road. 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).

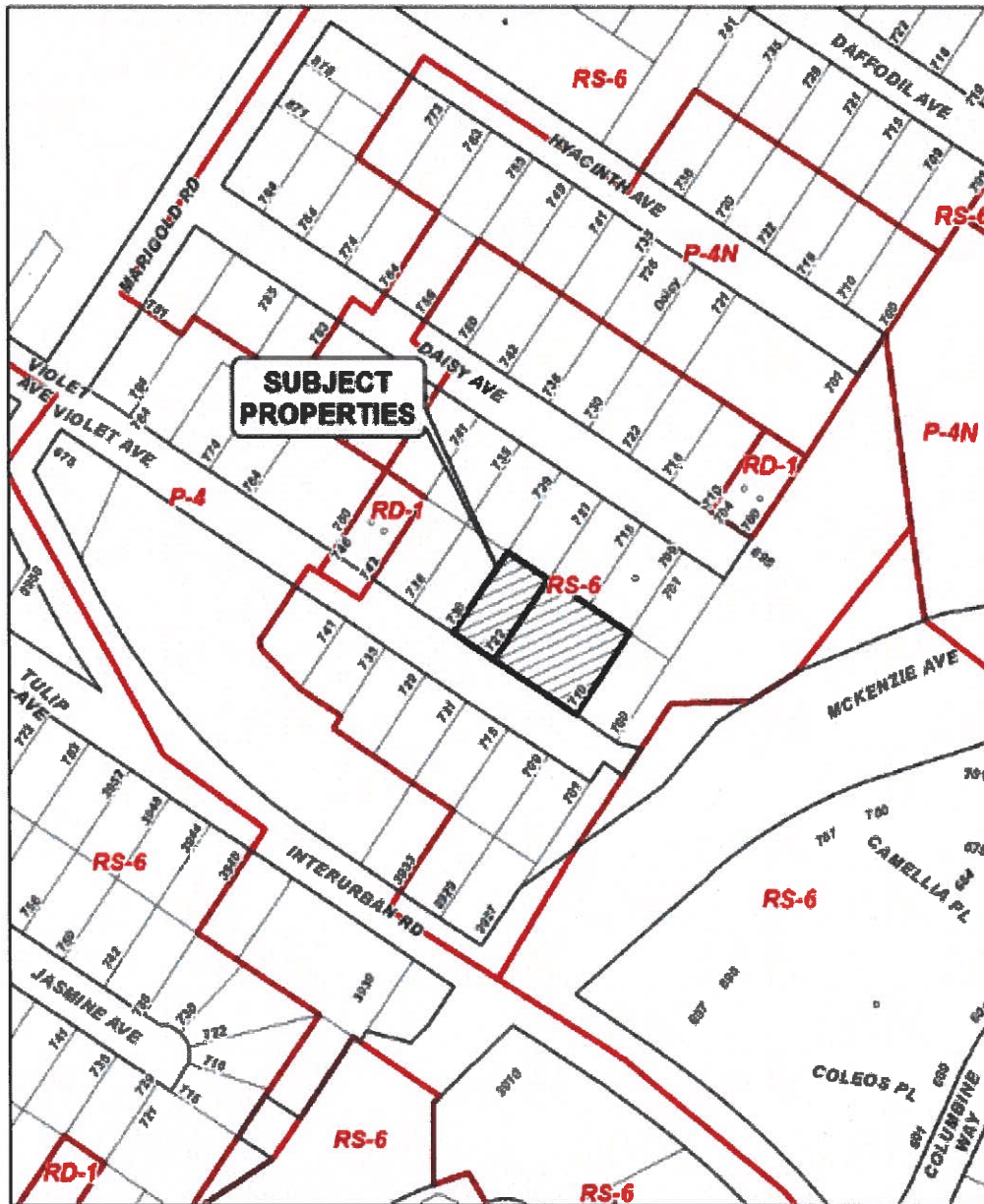


Figure 1: Neighbourhood Context

Proposed Land Use

The proposed land use would not change through this application. The 2420 m² site currently exists as two lots. 710 Violet Avenue is currently developed with a single-family dwelling and 722 Violet Avenue is a vacant lot. The existing dwelling and accessory structures would be removed, and a new dwelling would be constructed on each of the proposed lots.

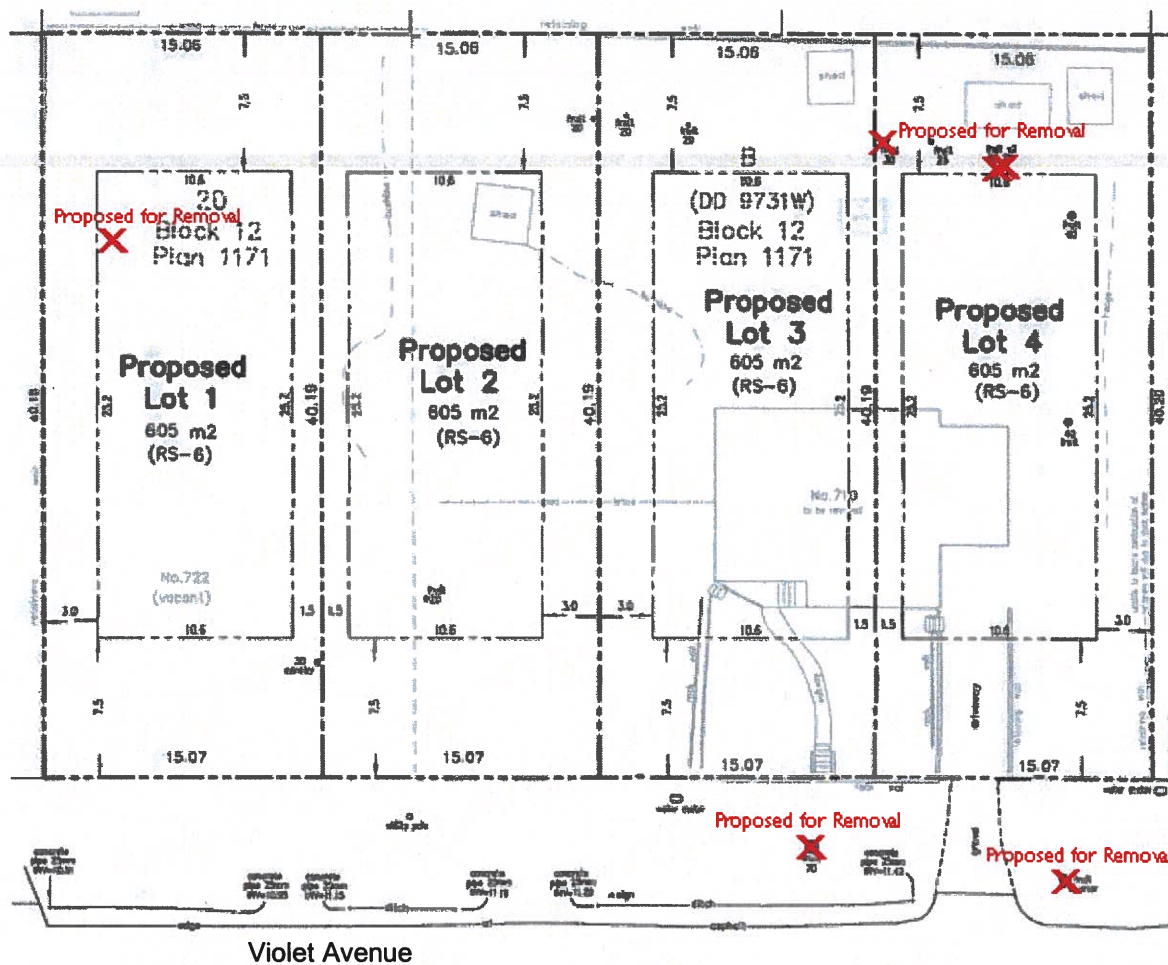


Figure 2: Proposed Subdivision

Site and Building Design

The subject property rises gently approximately 3 m from southwest to northeast. The proposed subdivision would split the site into four equally sized rectangular parcels. At 605 m² in area, the lots would exceed the minimum area requirement of 560 m² for the RS-6 (Single Family Dwelling) Zone. The proposed lots would have a width of 15.07 m and a depth of 40.19 m. The required lot width for the RS-6 (Single Family Dwelling) Zone is 16 m resulting in a lot width variance of 0.93 m required for each lot. The proposed building envelopes would be sited with the larger 3.5 m side yard setbacks adjacent to the neighbouring homes. The 7.5 m front yard setback and deep lots would provide substantial green space for each of the lots.

The applicant has submitted a proposed building scheme and is willing to secure it by covenant. The building scheme would ensure a complementary design theme generally reflective of a traditional (includes craftsman style) or west coast modern home. Buildings would comply with the requirements for setbacks, building height, and allowable floor area for the RS-6 (Single Family Dwelling) Zone. Exterior building materials and colours would be reflective of the architectural design. Each dwelling would have an attached garage. If a secondary or garden suite is proposed, one additional off-street parking stall would be provided on the lot. The stormwater statement notes that all private driveways would be constructed using only permeable materials and staff recommend this be secured by covenant. This item has been

included in the recommendation. New 1.9 m high privacy fencing would be constructed abutting the neighbouring properties along the west, east and north edges of the site.

The new dwellings would be constructed to achieve Step 3 of the BC Energy Step Code and would include the necessary ducting to be solar ready for future installation of photovoltaic and/or solar hot water heating systems. An EV charging station would be provided for each garage. These commitments would be secured by covenant and have been noted in the recommendation.

Consultation

The applicant has stated that information about the proposed subdivision and the requested variance was mailed to eight surrounding properties prior to the application being submitted. Planning sent notification about the application to neighbours within 90 m of the site. One response in opposition to the project has been received to date and is included in the agenda package.

Community Association

The applicant has stated that a meeting was held with the Residents Association of Strawberry Vale, Marigold and Glanford (RASVMG) to present information about the project and answer questions. Planning sent a referral to RASVMG. A response was received indicating that some neighbours were not aware of the proposal. Informally, the association stated that there is no appetite for sidewalks, multi-tenal development, or impermeable hardscaping that causes drainage into the environmentally sensitive areas such as Colquitz Creek. There is also concern about adequate parking. The full response from RASVMG 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 District of 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).”

Carey Local Area Plan (1999)

- 8.1 “Encourage the protection of indigenous vegetation, wildlife habitat and riparian environments when considering applications for change in land use.”
- 9.1 “Protect and maintain the stability and character of Carey by maintaining single-family housing as the predominant residential land use.”
- 9.3 “Consider subdivision and rezoning for single-family infill development in established neighbourhoods that is compatible with and contributes to the character and quality of the community and preserves privacy of dwellings.”

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 Carey Local Area Plan supports “single-family infill development in established neighbourhoods that is compatible with and contributes to the character and quality of the community and preserves privacy of dwellings”.

The proposed lots would each have areas of 605.0 m² and would exceed the minimum area requirement of 560 m² for the RS-6 (Single Family Dwelling) Zone. The new dwellings to be constructed on the lots would comply with the requirements for setbacks, building height, and allowable floor area for the RS-6 (Single Family Dwelling) Zone. As such, they would be in keeping with the character of other houses in the neighbourhood. An identical lot width variance of 0.93 m is requested for each of the lots. The lots exceed the minimum lot area requirement for the RS-6 (Single Family Dwelling) Zone and are very deep with adequate area to accommodate onsite greenspace. With four lots with identical widths, the variance would generally not be noticeable.

The site is located within a convenient travel distance of schools, commercial services, parks, recreation facilities, and public transit.

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

Variations

The applicant is proposing a lot width variance of 0.93 m for each parcel to reduce the Zoning Bylaw 2003, requirement from 16 m to 15.07 m. The proposed 605 m² lots would exceed the minimum area requirement of 560 m². The minimum lot depth requirement is 27.5 m whereas the subject would each have a depth of 40.19 m. With four lots of identical widths, the variance would generally not be noticeable. For the above noted reasons, staff 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 the Subdivision Bylaw. This subdivision development is within a Type 1 watershed area which requires stormwater storage, construction of wetland or treatment train and sediment basin. A suitably designed storm drain system must be installed to service the proposed development and tributary area from the existing system fronting 736 Violet Avenue.

Violet Avenue, fronting this proposal, must be widened to 6.0 m of 8.5 m municipal road standards complete with concrete curb and gutter. The curb offset is to be 4.25 m from the centre line of Violet Avenue road allowance. The existing pavement structure must be upgraded to meet current standards. An LED streetlight is required on the existing pole fronting the common property line of 715 and 721 Violet Avenue.

Subsequent sewer connections will be required for proposed Lots 3 and 4 from the existing main on Violet Avenue. The existing sewer connections are to be provided with inspection

chambers to serve proposed Lots 1 and 2. The existing 13 mm water service to proposed Lot 3 must be upgraded to 19 mm. Provisional water connections will be required for proposed Lots 1, 2 and 4 from the existing main on Violet Avenue.

Parks

A Construction Impact Assessment and Tree Preservation Plan was prepared for the site by Talbot, Mackenzie & Associates Consulting Arborists. The report inventoried 17 trees on the development site that are not protected by the Tree Protection Bylaw, two offsite trees not protected by the Bylaw and two protected Black Hawthorne trees located on the boulevard fronting the proposed development site. Since the report was prepared, 11 of the onsite trees have been removed. Both boulevard trees and the offsite trees still remain. Of the remaining six onsite trees, three are identified in the arborist report for removal at the building permit stage of the development.

Saanich Parks has reviewed the report and notes that site servicing requirements of curb and gutter require the removal of the two boulevard trees fronting the site. If the proposed variance is approved, the removal of the boulevard trees would be permitted under the Bylaw and would require replacement trees at a 3:1 ratio with a replacement tree fee of \$1,350 per replacement tree. This fee would be collected at the site servicing stage of the development. The applicant has proposed six boulevard trees fronting the development site. The six proposed boulevard trees would meet the replacement tree requirements of the Bylaw and Schedule I tree requirements of the Subdivision Bylaw for the proposed development. The boulevard replacement tree funds noted above would be used by Saanich Urban Forestry crews to plant the six boulevard trees.

The applicant's project arborist has identified the development site can accommodate eight potential tree planting sites. Although the trees are not a requirement of the Bylaw, the eight planting sites can go towards meeting the intent of the Urban Forest Strategy "No Net Loss" canopy policy. Historically ten non-Bylaw trees were removed from the site.

The following tree summary is provided by Saanich Parks:

Number of Bylaw protected onsite trees: 0

Number of Boulevard trees: 2

Number of non-Bylaw protected trees historically on the site: 17

Number of offsite boulevard trees: 6

Number of Bylaw protected trees onsite to be removed: 0

Number of Boulevard trees to be removed: 2

Number of non-Bylaw protected trees to be removed: 14

Number of offsite boulevard trees to be removed: 0

Total tree removals: 16

Number of Bylaw replacement trees required onsite: 0

Number of Boulevard trees required: 6

Number of trees shown to be planted on the subject property: 8

Number of Boulevard trees shown to be planted: 6

A total net loss of 2 trees is proposed with this development.

In 2010, Saanich Council adopted the Urban Forest Strategy. A key goal is “To Protect and Enhance the Urban Forest”. Further to this goal is the “No Net Loss” canopy policy. The policy will ensure that every public or protected tree removed is replaced with a minimum of one tree. The current proposal does not meet the intent of this important policy; however, the proposal does meet the Bylaw requirements for replacement trees.

CONCLUSION

The application is for a Development Variance Permit for lot width to accommodate a subdivision to create two additional lots (four lots total) under the existing RS-6 (Single Family Dwelling) Zone. The proposal is an infill development within the Carey 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 four 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 the District of Saanich that people would otherwise have to commute further distances for elsewhere in the region. Based on zoning, the dwellings could each include a secondary suite or a garden suite which would also contribute to the range and stock of housing in the area.

The applicant has submitted a proposed building scheme and is willing to secure it by covenant. The building scheme would ensure a complementary design theme generally reflective of a traditional (includes craftsman style) or west coast modern home that would comply with the requirements for setbacks, building height, and allowable floor area for the RS-6 (Single Family Dwelling) Zone. The new dwellings would be constructed to achieve Step 3 of the BC Energy Step Code and would include the necessary ducting to be solar ready for future installation of photovoltaic and/or solar hot water heating systems. An EV charging station would be provided for each garage. These commitments would be secured by covenant.

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For the above-noted reasons, Staff support the Development Variance Permit application, subject to the recommendations outlined on page 1 of this Report.

Prepared by: Neil Findlow
Neil Findlow
Planner

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

Approved by: Sharon Hvozdzanski
Sharon Hvozdzanski
Director of Planning

NDF/aw

Attachments

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.

Brent Reems

Brent Reems, Chief Administrative Officer