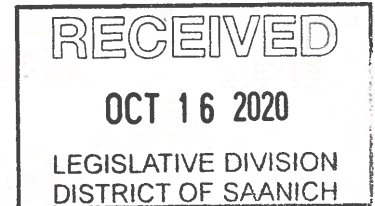




The Corporation of the District of Saanich

Supplemental Report #2

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: October 15, 2020
Subject: Subdivision, Rezoning and Development Variance Permit Application
 File: SUB00819; REZ00614; DVP00407 • 855 Falaise Crescent



BACKGROUND

March 4, 2019 Committee of the Whole meeting

At the March 4, 2019 Committee of the Whole meeting, Council considered the above-noted application and resolved to postpone consideration to a future date to allow the applicant to address the concerns raised. The concerns related to proposed zoning, house size, and loss of trees and biodiversity.

In response to Council's concerns, the applicant submitted revised drawings that proposed to reduce the gross floor area of the houses from 346.34 m² to 291.25 m² for proposed Lot A, and from 346.9 m² to 296.36 m² for proposed Lot B. The general appearance and proposed building materials did not change from the previous proposal. The reduction in house size for proposed Lot B resulted in an increase to the proposed rear setback by 1.57 m, from 13.72 m to 15.29 m.

A revised Tree Resource Inventory and Management Plan was prepared for the site to reflect the proposed house footprints. No changes to the original tree removal recommendations were proposed. Four Garry oak trees were proposed for removal including an 88 cm DBH Garry oak (Tree #1986). 2:1 tree replacement was proposed for trees being removed. Cash-in-lieu was offered for replacement trees that could not be accommodated on the site.

September 16, 2019 Committee of the Whole meeting

At the September 16, 2019 Committee of the Whole meeting, Council further considered the revised application and resolved as follows:

"That it be recommended that consideration of the request to rezone the property located at 855 Falaise Crescent from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone and Development Variance Permit DVP00407 be postponed to allow the developer to hold a community meeting and then come back to Council."

Additional Information

Community Meeting

Based on the direction provided by Council, the applicant held a community meeting on January 18, 2020, at Saanich Commonwealth Place. The meeting was attended by 36 people. At the

meeting, the applicant provided information about the history of the project and proposed changes to address community concerns.

Revised Plans

Based on discussions with the Falaise Community Association (FCA), the project arborist undertook a site review to see if changes could be made to the building and site design in order to preserve more trees and specifically the 88 cm DBH Garry oak tree #1986. In addition, the FCA engaged the services of an independent ISA Certified Arborist to review the supporting information and make recommendations with respect to tree preservation. Based on this additional information the arborists concluded that, with slight modification to the plans, it would be feasible to save tree #1986, the largest Garry oak on the property. Revised plans were received by the Planning Department on June 11, 2020, indicating the following:

- Garry oak tree #1986 to be retained. Garry oak tree #1999 is now shown for removal;
- House locations shifted slightly based on arborist recommendations;
- Increase in the main floor elevations for both proposed houses;
- Driveway entrances moved closer together to minimize impacts on street parking and retained trees;
- Detailed servicing information showing location of storm detention facilities, proposed driveways, and service trenches for each lot;
- Impact mitigation details for tree #1999A in Falaise Park;
- Proposed 2 m wide covenant area to protect an existing fence and proposed hedgerow planting in the southeast corner of the site; and
- Cash-in-lieu for all replacement trees.

Building and Site Design

In order to retain the 88 cm Garry oak tree #1986, minor changes are proposed to the house locations and/or designs, and to the driveway locations from the May, 2019 proposal, described in the August 14, 2019 Supplemental Report from Planning (see Figure 1). The house on proposed Lot A has been rotated slightly on the site and shifted to the rear of the property. The proposed rear yard setback has been reduced by 1.9 m from 9.65 m to 7.75 m. The gross floor area of the proposed house has been reduced slightly from 291.25 m² to 288.47 m². Due to the repositioning of the house, the main floor elevation has increased by 0.3 m from 67.23 m geodetic to 67.53 m geodetic and the building height has increased by 0.17 m from 6.87 m to 7.04 m (see Figure 3).

The rear yard setback for the house on proposed Lot B has been reduced by 1.72 m from 15.29 m to 13.57 m. While no changes are proposed to the overall house design or gross floor area, the main floor elevation has increased 0.31 m from 65.94 m geodetic to 66.25 m geodetic and the building height has increased by 0.28 m from 6.23 m to 6.51 m due to the repositioning of the house (see Figure 4).

Driveway locations for both lots have been shifted slightly to reflect the changes to house location and provide less encroachment into the protected root zone for tree #1986. The driveway entrances have been moved closer together to minimize impacts on street parking and retained boulevard trees.

Tree Management Plan

A revised Tree Management Plan was prepared for the site by Gye and Associates, Consulting Arborists. A total of 20 trees are located on the site of which 18 are bylaw protected. With the exception of two Douglas fir trees, all of the bylaw protected trees are Garry oaks. In addition, there are two Garry oak trees on the boulevard and three Garry oak trees in Falaise Park that have the potential to be impacted by the development. Three bylaw protected Garry oak trees and two non-bylaw protected Cherry trees on the site are proposed for removal. Cash-in-lieu is proposed for the three required replacement trees.



Figure 1: Previous Site Plan from August 14, 2019 Report (from plans by Outline Home Design)

Saanich Parks has reviewed the revised Tree Management Plan (TMP). Parks note that provision of services to the site will have to be carried out using low impact methods under arborist supervision. Staff recommend that verification be required from communication and service providers (BC Hydro, Shaw, Telus, Fortis, etc.) that the underground servicing routes are feasible, prior to a Public Hearing and that the servicing routes for all services be secured by covenant prior to Final Reading of the Zoning Amendment Bylaw.

The Development Servicing requirements for this proposal require that Falaise Drive fronting this subdivision must be improved to 8.5 m residential municipal standards complete with concrete curb and gutter. This requirement would result in approximately 2 m of road widening towards boulevard trees #1980 and #1987, and could have significant impacts to the trees if critical roots (greater than 5 cm diameter) are found during excavations. Saanich Engineering has stated that the developer will have to perform exploratory digging to determine if there are

significant roots in the area of the road widening. In the event that significant roots are encountered, the required road widening would be reduced to 7.0 m including concrete curb and gutter.

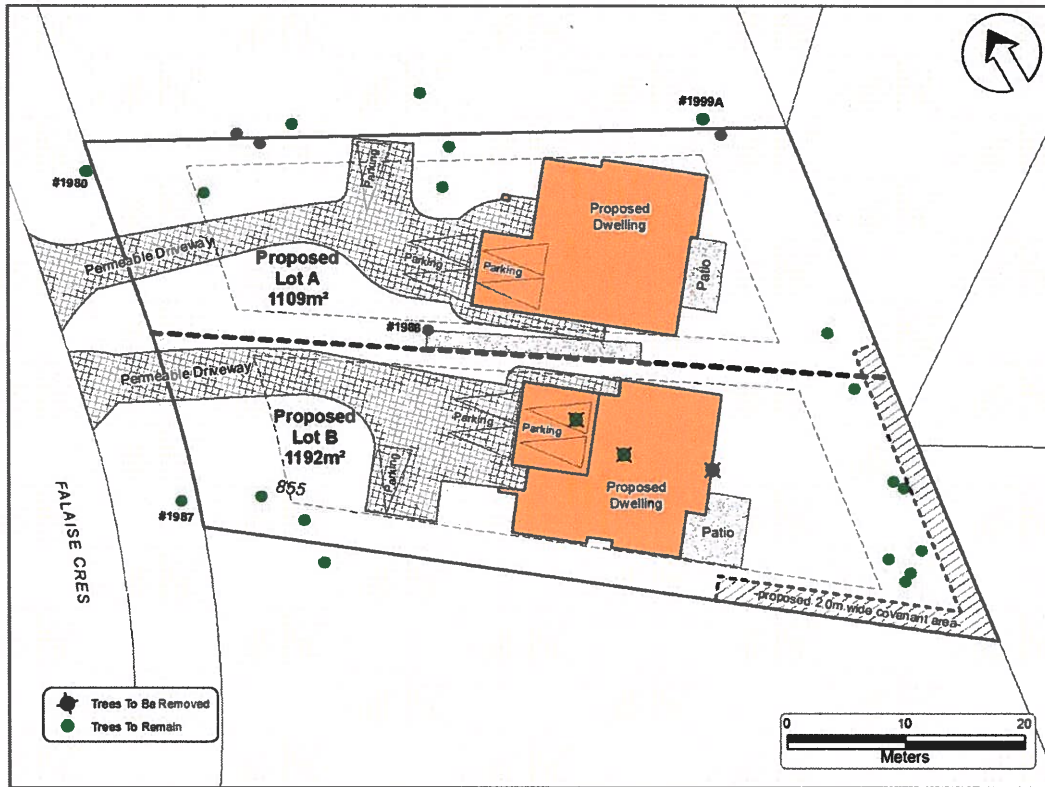


Figure 2: Revised Site Plan dated June 11, 2020 (from plans by Outline Home Design)

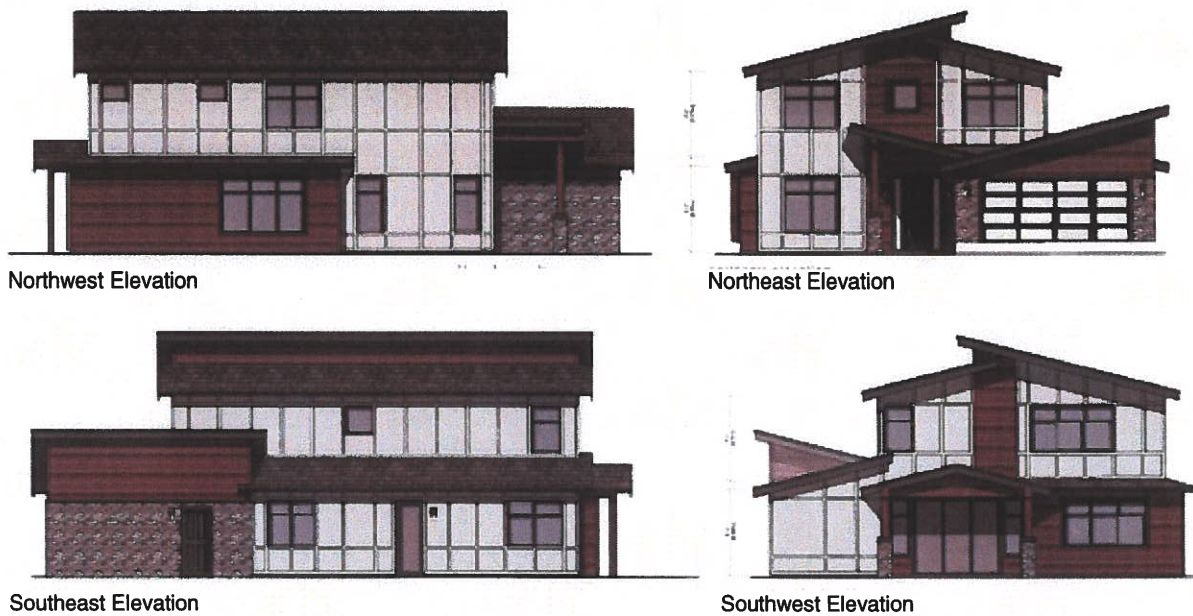


Figure 3: Proposed (Revised) Elevations – Proposed Lot 1 (from plans by Outline Home Design)

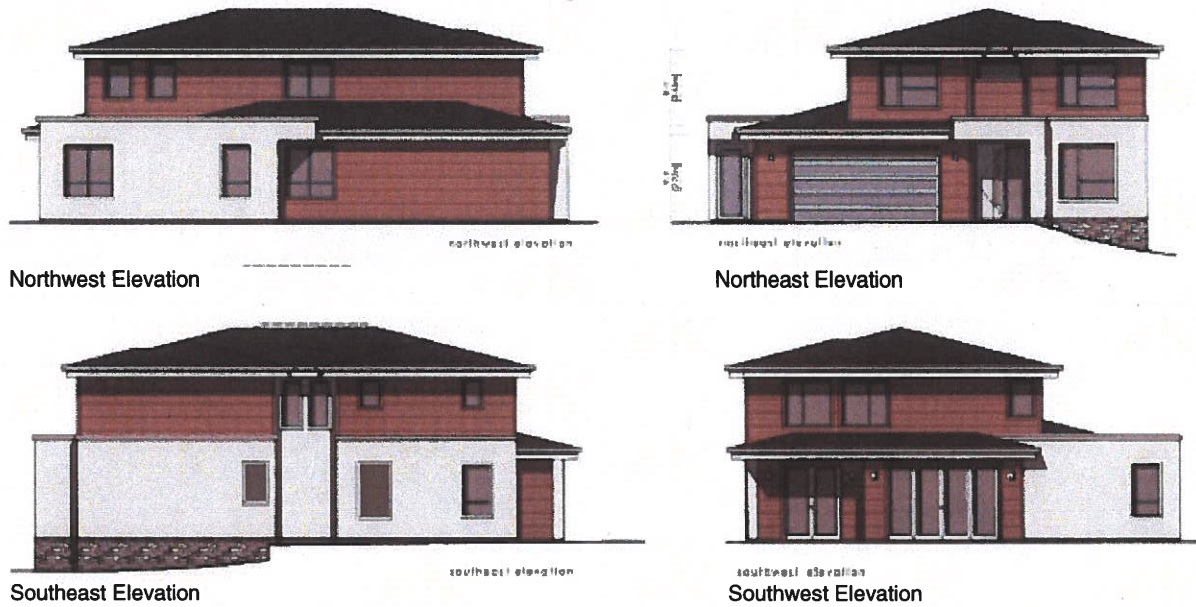


Figure 4: Proposed (Revised) Elevations – Proposed Lot 2 (from plans by Outline Home Design)

Tree #1986 is bounded by clumps of exposed bedrock to the north and a low retaining wall to the south. Any grade changes within the protected root zone have the potential for significant impacts to the tree. The proposed driveway and services for Lot A would require removal of the rock and “floating” of the driveway in areas within the protected root zone north of the tree. The driveway for Lot B will require removal of a portion of the existing rock retaining wall and “floating” over the root zone with the rest of the driveway. The edges of both proposed houses are within the protected root zone of this tree. This will necessitate excavations or constructing the foundations within the protected root zone above the existing grade using a modified foundation plan.

Parks acknowledges that exceptional efforts, some at considerable expense to the applicant, will be required to retain tree #1986. Even then, its long-term viability and vitality is questionable. Parks recommends that the construction techniques detailed in the TMP be secured by covenant or through the subdivision approval process.

The TMP states that “the proponent is prepared to contribute additional cash-in-lieu to support the immediate planting of three Garry oaks in the adjacent park in the event that the safe useful life expectancy of oak #1986 is adversely affected. The current fees for Parks to plant and maintain a tree is \$1350 per tree. Should the project receive approval this payment should be secured by covenant. This offer from the applicant is voluntary and would not replace or superseded any required replacement of Schedule I trees.

Tree #1999A is a 58 cm DBH Garry oak tree located in Falaise Park. The house on proposed lot A is within 4.5 m of the base of the tree. The TMP states that there would be no canopy conflicts with this tree due to the pre-existing asymmetrical growth patterns. The TMP proposes a modified foundation plan in the southeast corner of the house using a grade beam and pier

footings. Parks recommends that the construction techniques detailed in the TMP be secured by covenant.

The Community Association had previously asked for covenant protection for an existing fence and vegetation along sections of the east and south property lines. Parks has indicated that this vegetation is in large part, invasive and should not be retained. Based on further discussions with FCA, hedgerow planting is proposed to replace the existing invasive vegetation within the proposed 2 m wide covenant area in accordance with the Saanich Native Plant list. Parks recommends that this planting design be secured by covenant or through the subdivision approval process. Parks has noted that this proposed covenant area does not provide protection for the adjacent trees. A no build covenant is recommended to ensure that future construction of an accessory building or other structure does not necessitate removal of the trees. Staff recommend that this item be referred to the Approving Officer for consideration through the subdivision process.

The community consultation meeting notes indicate a desire to have Garry oak trees planted as replacement trees. The applicant has proposed cash-in-lieu. This would be allowed under the Tree Bylaw as the density of existing trees would preclude viable replacement tree planting.

If Council supports the application, staff recommend that the following items be secured by covenant prior to Final Reading of the Zoning Amendment Bylaw and ratification of the Development Variance Permit:

- Development of the property in accordance with the submitted plans;
- Construction of the new dwellings to be solar ready for future installation of photovoltaic or hot water heating systems;
- A voluntary payment of \$4050 (\$1350 per tree) to support the immediate planting of three Garry oaks in Falaise Park in the event that the safe useful life expectancy of oak #1986 is adversely affected;
- Covenant protection for an existing fence and vegetation along sections of the east and south property lines. Invasive plants within the proposed covenant area are to be removed and replaced with new plants in accordance with the Saanich Native Plant list.

If Council supports the application staff recommend that the following items be referred to the Approving Officer for consideration through the subdivision approval process:


- A no build covenant or other suitable protection to ensure that future construction of an accessory building or other structure does not necessitate removal of the trees.

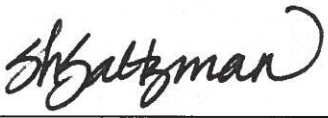
RECOMMENDATION


1. That the application to rezone from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone be approved.
2. That Development Variance Permit DVP00407 be approved.
3. That prior to the Public Hearing, the applicant provide to staff verification from communication and service providers that the servicing routes shown on the Tree Management Plan are feasible.

4. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Variance Permit, be withheld pending the 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 received on June 11, 2020; the conceptual site and house plans prepared by Outline Home Design date stamped received on June 11, 2020; and the Tree Management Plan prepared by Gye and Associates date stamped received on June 11, 2020;
 - Servicing routes for communication and service providers as identified on the Tree Management Plan;
 - Construction of the new dwellings to be solar ready for future installation of photovoltaic or hot water heating systems; and
 - A voluntary payment of \$4050 (\$1350 per tree) to support the immediate planting of three Garry oaks in Falaise Park in the event that the safe useful life expectancy of oak #1986 is adversely affected.

5. That a no build covenant or other suitable protection to ensure that future construction of an accessory building or other structure does not necessitate removal of the trees be referred to the Approving Officer for consideration through the subdivision process.

Prepared by: 
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Planner

Reviewed by: 
Shari Holmes-Saltzman
Manager of Current Planning

Approved by: 
Sharon Hvozdzanski
Director of Planning

NDF/rh

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.


for Paul Thorkelsson, Chief Administrative Officer