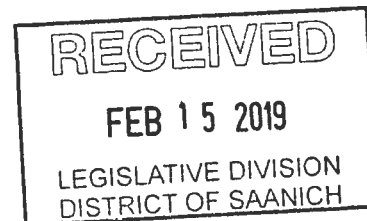




The Corporation of the District of Saanich

Report



To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: February 12, 2019
Subject: Subdivision, Rezoning and Development Variance Permit Application
File: SUB00819; REZ00614; DVP00407 • 855 Falaise Crescent

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 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 May 28, 2018; and the conceptual site and house plans prepared by Outline Home Design date stamped received on May 29, 2018.
 - Construction of the new dwellings to be solar ready for future installation of photovoltaic or hot water heating systems.
4. That suitable protection for the trees and other vegetation be referred to the Approving Officer for consideration through the subdivision process.

PURPOSE

The purpose of this report is to seek direction from Council on the subject application. The subject application is to rezone from the the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone to accommodate a subdivision at 855 Falaise Crescent resulting in one additional lot (two lots total) for single family dwelling use. Variances are requested for lot width for each of the proposed lots. The applicant is Kors Development Services Inc. (Denise Kors).

DISCUSSION

Neighbourhood Context

The 2301 m², A-1 (Rural) zoned parcel is located on the east side of Falaise Crescent immediately south of Falaise Park. The surrounding residential land use includes predominantly single family dwellings on RS-10 (Single Family Dwelling) zoned lots. A limited number of subdivisions have occurred

within the Falaise Drive neighbourhood to create parcels zoned RS-8 (Single Family Dwelling) which permit a minimum lot area of 665 m² (see Figure 1).

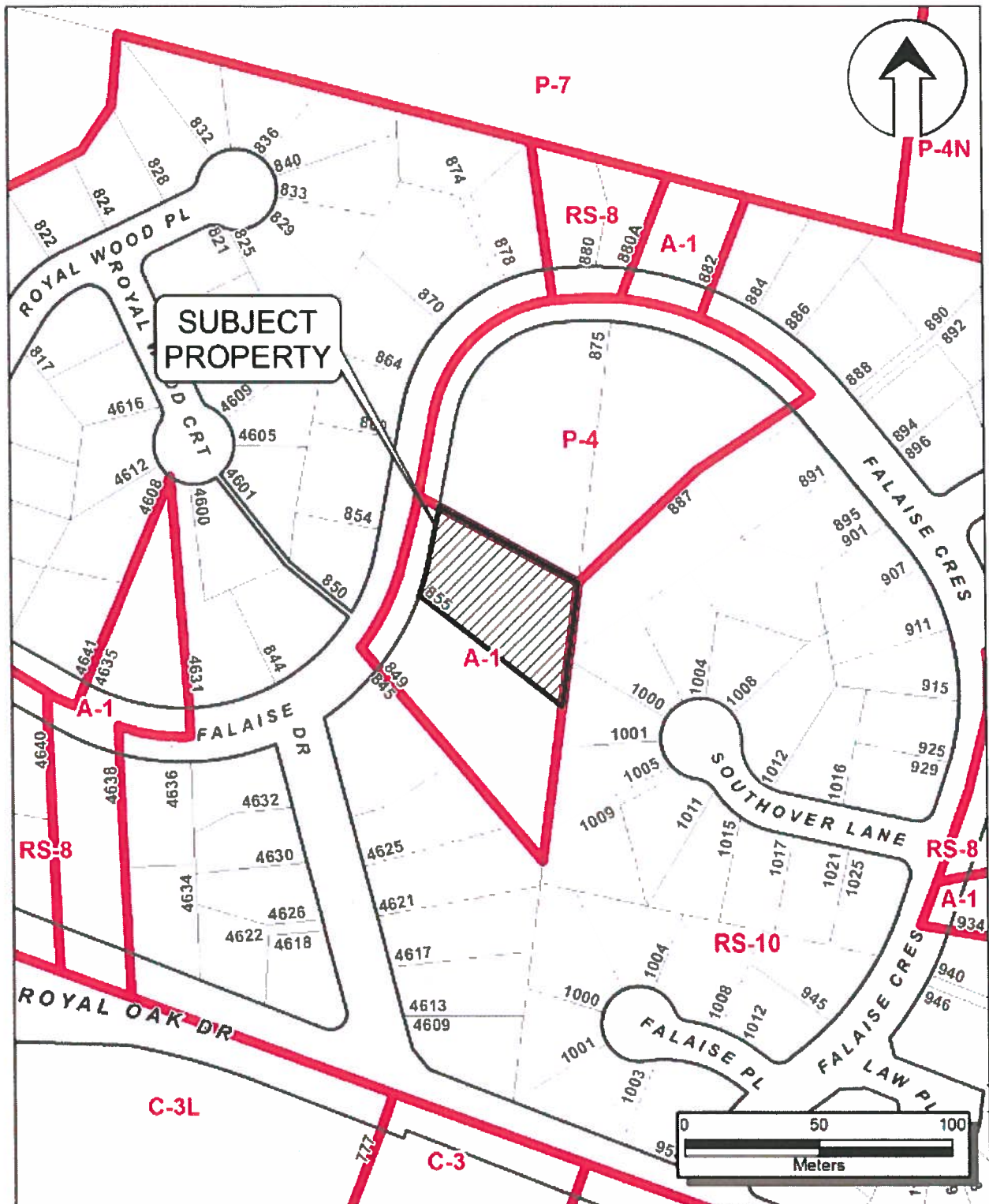


Figure 1: Neighbourhood Context

Proposed Land Use

The proposed rezoning would accommodate a subdivision to create one additional lot for a total of two lots (see Figure 2). Proposed Lots A and B would have areas of 1109 m² and 1192 m² respectively and would exceed the minimum lot area of 780 m² for the RS-10 (Single Family Dwelling) Zone. Variances for lot width from 20.0 m to 17.5 m are requested for both lots. An existing single family dwelling on the site would be deconstructed.



Figure 2: Proposed Site Plan

Site and Building Design

The site rises gently in elevation about 5 m from southwest to northeast (see Figure 3). The applicant has stated that the proposed layout was designed to minimize tree loss, maintain the open space character of the Falaise Crescent streetscape, and address potential privacy impacts to neighbours. House plans indicating the general character and scale and massing of the proposed new houses have been provided and would be secured through a covenant.



Figure 3: Existing Streetscape

The proposed subdivision would create two RS-10 (Single Family Dwelling) lots similar to the lots to the south and east. The lot areas of 1109 m² and 1192 m² are 42% and 52% above the zone minimum of 780 m². The lot depths are more than double the required lot depth of 27.5 m. The proposed lot widths of 17.5 m are 2.5 m less than the RS-10 (Single Family Dwelling) Zone minimum of 20 m. Variances are requested.

The RS-10 (Single Family Dwelling) Zone would permit a house with a maximum 435 m² gross floor area (348 m² non-basement gross floor area) on the proposed lots. The applicant has provided conceptual house designs for each lot (see Figures 4, 5 & 6). The proposed houses would have gross floor areas of 346.34 m² and 346.90 m² for proposed Lots A and B respectively and would include the potential for a secondary suite. The houses would be constructed without basements to minimize potential root zone impacts from excavation and blasting. House designs would be secured by covenant. It is worthy to note that under the current A-1 (Rural) Zoning, the existing dwelling could be replaced by a new dwelling with a maximum 1035 m² gross floor area or 3 times the size of the proposed dwellings.

In order to help maintain the neighbourhood character, the new houses would have front yard setbacks of 23.7 m and 23.8 m (7.5 m required) and the large Garry oak trees in the front yards would be retained (see Figure 2). The new houses would be two storeys with low-pitched roofs to reduce the appearance of height (see Figure 4). The designs are consistent with other houses in the neighbourhood which has a blend of one and two storey houses with similar height and massing.

Privacy for the adjacent lots would be preserved by minimizing the upper storey windows adjacent to the southerly neighbour, preserving the mature trees at the front and rear of the lots, setting the houses back from the street, and providing a new fence for the east property line. Each of the new houses would have a minimum of four off-street parking spaces (two spaces required) in the garages and long driveways. In addition, a tenant parking space has been identified if a secondary suite was ever constructed. New single family dwellings constructed after June 1, 2019 will be required to achieve Step 1 of the BC Energy Step Code. The applicant has stated that the new houses would be constructed to be solar ready for the future installation of photovoltaic or hot water heating systems. This commitment would be secured by covenant.

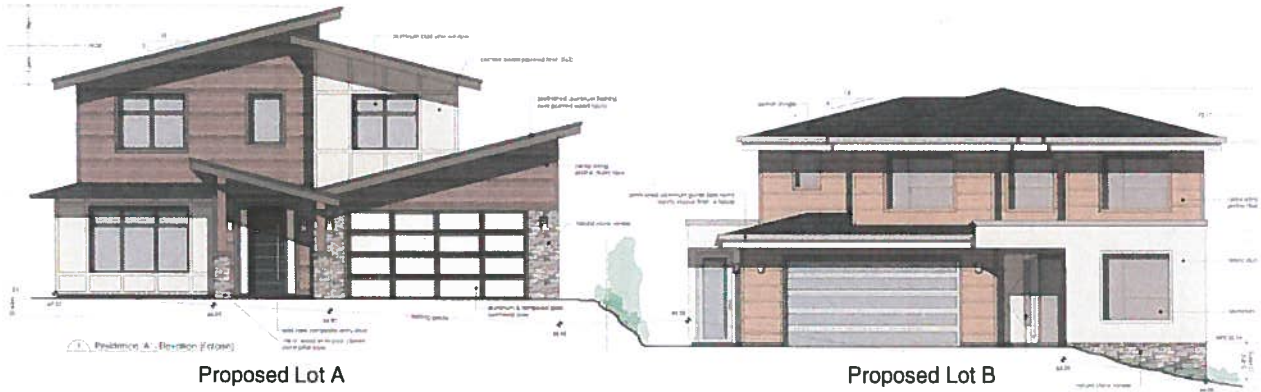


Figure 4: Proposed Street View

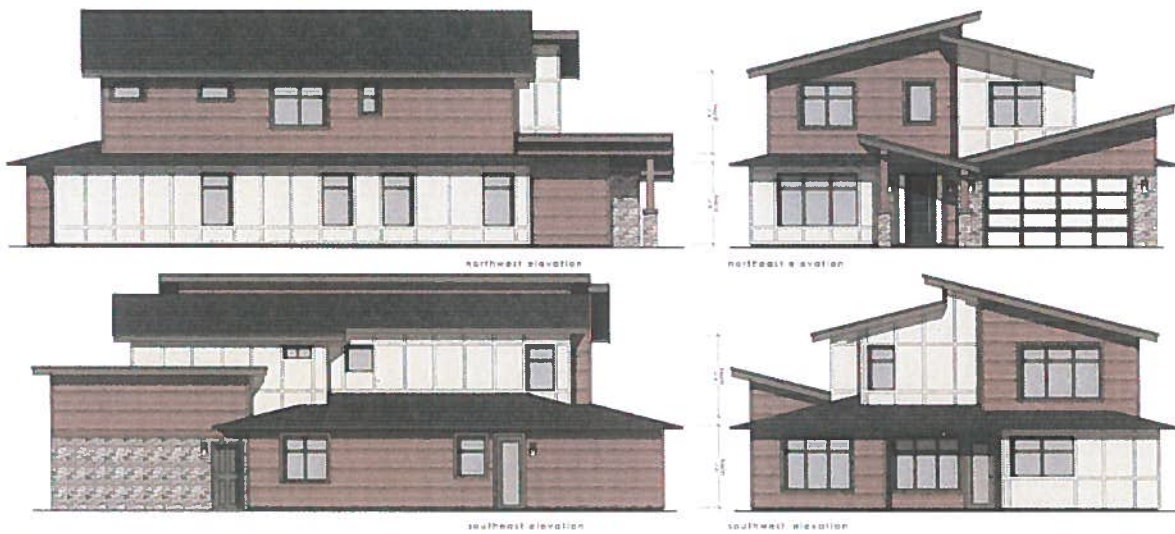


Figure 5: Proposed Building Elevations (Lot A)

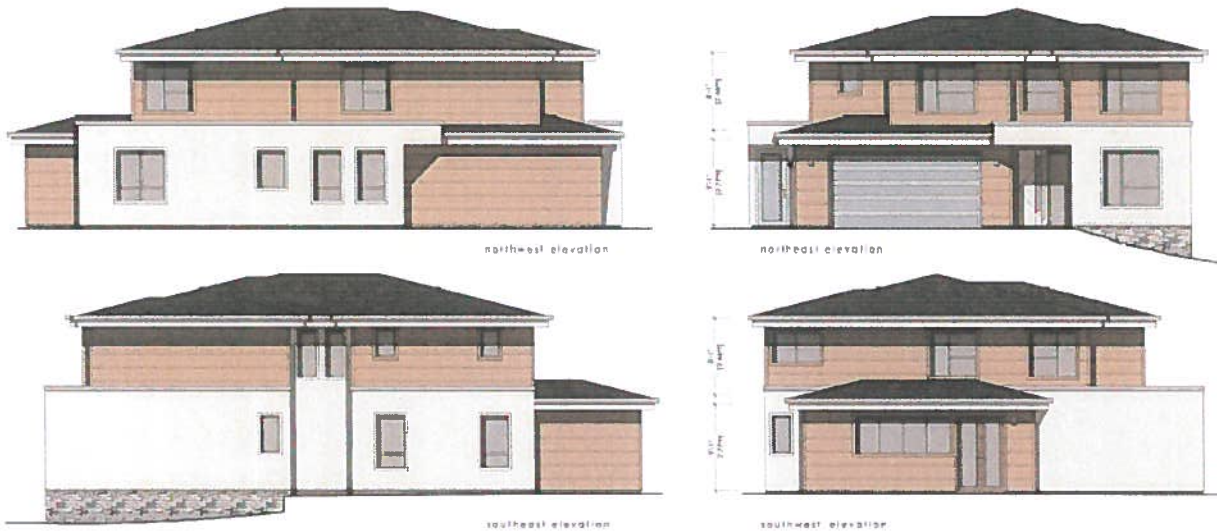


Figure 6: Proposed Building Elevations (Lot B)

VariANCES

The proposed subdivision requires variances for lot width from 20 m to 17.5 m for both lots. Requested variance are discussed later in this report.

CONSULTATION

The applicant has stated that the six immediate neighbours and the Falaise Community Association were contacted and provided information about the proposal. In addition, an on-site meeting was attended by neighbours and Community Association representatives. Planning sent notification about the application to neighbours within 90 m of the site. Several letters have been received from neighbours stating concerns about house size, on-street parking, loss of privacy, and potential tree and ecosystem impacts including the loss of four Garry oak trees.

The applicant has stated that as a result of the meetings with the neighbours, the patio doors at the southeast corner of the new house on proposed Lot B were changed from facing the neighbour's property to facing the rear property line and a minimum 2 m wide vegetation protection covenant area is proposed along the rear and east property lines at the rear of proposed Lot B. In addition, at the request of the neighbour to the south, the applicant has agreed that any new privacy fence on the south side of proposed Lot B would not extend beyond the new house in order to maintain the open space character and viewscape.

Community Association

A referral was sent to the Falaise Community Association. The Association responded indicating no support based on concerns about impacts to the Garry oak trees and meadow and about pedestrian safety due to increased traffic and on-street parking as a result of the subdivision. Saanich Parks has reviewed the proposal and acknowledges that the tree preservation approach taken would likely have the least impact to trees on the site.

Ministry of Transportation and Infrastructure (MOTI)

A referral was sent to MOTI because the site is located within 800 m of an intersection with a controlled access highway. The Ministry has stated that it has no objections to the proposal and there are no conditions to be met at this time.

ALTERNATIVES

1. That Council approve the recommendations as outlined in the staff report (Staff Recommend).

The implications of this alternative are discussed in detail in the later sections of this report.

2. That Council reject the recommendations as outlined in the staff report.

Should Council decide to reject the recommendations contained in the staff report, the implications are that the proposed rezoning and subdivision would not proceed. The subject property would retain its current A-1 (Rural) Zoning and the one existing dwelling would remain on the lot or be replaced by a new dwelling under the current zoning which would permit a dwelling with a maximum 1035 m² gross floor area or 3 times the size of the proposed dwellings.

3. That Council provide alternate direction to Staff.

Should Council provide alternate direction to staff, such as redesign of the subdivision for example, the implications are that staff would work with the applicant to address comments from Council. The applicant would undertake any necessary revisions to the plans, and would resubmit their proposal, for review by staff and ultimately consideration by Council. This alternative would result in a delay in Council's decision regarding the rezoning application.

FINANCIAL IMPLICATIONS

The proposal has no immediate implications related to the District of Saanich Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposal has no implications related to the District of Saanich 2015 - 2018 Strategic Plan.

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."
- 4.2.4.3 "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."

Royal Oak Local Area Plan (2001)

- 9.1 "Maintain single family housing as the predominant land use and promote appropriately located and designed small lot single family, multi-family and mixed residential housing."

- 9.2 “Consider rezoning and subdivision for single family infill development in established neighbourhoods that is compatible with and contributes to the character and quality of the community and preserves the privacy of dwellings.”
- 9.3 “Establish an average lot area of 780 m² in Falaise provided no lot is less than 655 m².”

Policy Analysis

The proposal is consistent with the Official Community Plan which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary. The proposed lots with areas of 1109 m² (Lot A) and 1192 m² (Lot B) and lot widths of 17.5 m would be considerably larger but slightly narrower than the minimum 780 m² lot area and 20 m lot width for the RS-10 (Single Family Dwelling) Zone. To minimize the visual impact of the narrower lots and to minimize tree impacts, the new dwellings would be set well back from the street on the wider part of the lots.

The site is located adjacent to Falaise Park and within 230 m travel distance of Broadmead Village Shopping Centre. Lochside Elementary School is 1.8 km travel distance and Royal Oak Middle School is 1.0 km travel distance. Frequent public transit service is available along Royal Oak Drive with bus stops located near the Falaise Drive/Royal Oak Drive intersection. Routes #32 and #39 provide service between Westhills exchange and UVic via the Royal Oak exchange which is 700 m travel distance.

The proposed subdivision would provide an infill housing opportunity in an established neighbourhood without significantly altering the character of the neighbourhood while retaining 16 of the 20 mature trees on the site and boulevard. Each of the houses would be constructed with the potential for a secondary suite, further enhancing housing options in the area.

Servicing

The development servicing requirements for the proposed subdivision are consistent with an infill subdivision application in an urban area. The existing storm drain connections are to be provided with inspection chambers for future use by the proposed lots. Stormwater management must be provided in accordance with the requirements of Schedule H “Engineering Specifications” of the Subdivision Bylaw. The development is within a Type I watershed area which requires stormwater storage, construction of wetland or treatment train and sediment basin. The existing sewer connection must be provided with an inspection chamber to serve proposed Lot B. A subsequent sewer connection will be required for proposed Lot A. The existing water connection must be upgraded for proposed Lot A. A provisional water connection will be required for proposed Lot B from the existing main on Falaise Crescent. Underground wiring must be provided to each lot and an existing private hydro/telephone pole must be removed.

Falaise Crescent, fronting this subdivision, must be improved to 8.5 m residential municipal standards complete with curb and gutter. “Residential Parking Only” would be permitted fronting this subdivision.

Environment

A Tree Resource Inventory and Management Plan was prepared for the site by Gye and Associates, Consulting Arborists. The inventory identifies 16 protected trees, mostly Garry oaks, to be retained on the subject property and boulevard. Four Garry oak trees would need to

be removed. Saanich Parks has noted that the loss of an 88 cm DBH Garry oak is particularly regrettable due to its quintessential Garry oak shape but acknowledges that the tree preservation approach taken would likely have the least impact to trees on the site. The applicant is prepared to consider covenant protection for the existing vegetation along the north and east sides of the site and in the south west corner of proposed Lot B. Suitable protection for the trees and other vegetation would be addressed by the Approving Officer through the subdivision process.

Four replacement trees would be planted on the site. The retention of trees on the boulevard would negate the requirement to plant a boulevard tree as required by Schedule I to the Subdivision Bylaw.

Requested Variances

The proposed subdivision requires variances for lot width from 20 m to 17.5 m for both lots. The lot areas after subdivision would be 42% and 52% larger than the lot area minimum for the RS-10 (Single Family Dwelling) Zone. The lots are wider at the back than at the front and the new houses would be located further back where the lot is wider in order to reduce the visual impact of the lot width variance in relation to the new houses. The proposal features large front yard setbacks which will preserve the existing open space character along this section of Falaise Crescent. Furthermore, the large trees at the front and back of the lots would be retained. For these reasons, the lot width variances can be supported.

CLIMATE CHANGE AND SUSTAINABILITY

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.

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 features 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; and

- Public transit is available along Royal Oak Drive, at an average weekday frequency of 20 minutes or better. Transit stops for Bus #32/39 are located within 230 m walking distance of the site.

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 the following features related to the natural environment:

- The proposal is an infill development in an already urbanized area without putting pressures onto rural areas;
- Four Garry oak trees of the 20 trees on the site and adjacent boulevard would need to be removed. The applicant has offered covenant protection for trees and other vegetation along the north and east edge and in the southwest corner of the site. Suitable protection would be addressed by the Approving Officer through the subdivision process. Four replacement trees would be planted on the site; and
- New single family dwellings constructed after June 1, 2019 will be required to achieve Step 1 of the BC Energy Step Code. The applicant has stated that the new houses would be constructed to be solar ready for future installation of photovoltaic or hot water heating systems. This commitment would be secured by covenant.

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 features related to social well-being:

- Secondary Suites are permitted in the RS-10 (Single Family Dwelling) Zone. 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; and
- A range of outdoor, community, and recreation opportunities are available to serve the neighbourhood. The site is adjacent to Falaise Park. Saanich Commonwealth Place Community Recreation Centre is 870 m travel distance.

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 the following features related to economic vibrancy:

- 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 Broadmead Village "Centre" and Royal Oak Major "Centre".


CONCLUSION

The subject application is for rezoning and a Development Variance Permit to accommodate a subdivision resulting in one additional lot (two lots total) for single family dwelling use. Variances are requested for lot width. The applicant has stated that the proposed layout was designed specifically to minimize tree loss, maintain the open space character of the Falaise Crescent streetscape, and address potential privacy impacts to neighbours.

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. For these reasons, the development can be supported.

The applicant has provided conceptual house plans which would be secured by a covenant. Four mature Garry oak trees would need to be removed to facilitate the development. The applicant proposes to plant four replacement trees on the site and is willing to covenant to protect trees and other vegetation along the north and east edges and in the southwest corner of the site. Suitable protection for the trees and other vegetation would be considered by the Approving Officer through the subdivision process.

New single family dwellings constructed after June 1, 2019 will be required to achieve Step 1 of the BC Energy Step Code. The applicant has stated that the new houses would be constructed to be solar ready for future installation of photovoltaic or hot water heating systems. This commitment would be secured by covenant.

Prepared by: 
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Approved by: 
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NDF/jsp

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.


Paul Thorkelsson, Administrator