

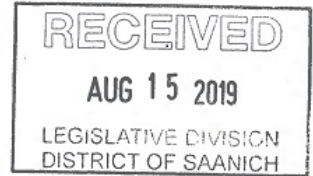


The Corporation of the District of Saanich

C/W 16 Sep 2019

Supplemental Report

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: August 14, 2019
Subject: Subdivision, Rezoning and Development Variance Permit Application
File: SUB00819; REZ00614; DVP00407 • 855 Falaise Crescent



BACKGROUND

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.

Additional Information

Proposed Zoning

The applicant has proposed rezoning from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone. The proposed zoning is consistent with the surrounding residential land use which includes predominantly single family dwellings on RS-10 zoned lots. It is also consistent with the Official Community Plan which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary and with Royal Oak Local Area Plan Policy 9.3 that establishes an average lot area of 780 m² in the Falaise neighbourhood provided no lot is less than 665 m². 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 (see Figure 1). Variance requests are addressed in the February 12, 2019 Planning report.



Figure 1: Proposed Site Plan

House Size

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. In response to Council's concerns, the applicant proposes to reduce the gross floor area of the proposed 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 have not changed from the previous proposal (see Figures 2 and 3). The house designs proposed would not include basements in order to minimize potential root zone impacts from excavation and blasting. Both houses would include the potential for a secondary suite as it is permitted for all RS-10 lots through zoning. House designs would be secured by covenant. The reduction in house size for proposed Lot B would result in an increase to the rear setback by 1.57 m, from 13.72 m to 15.29 m.

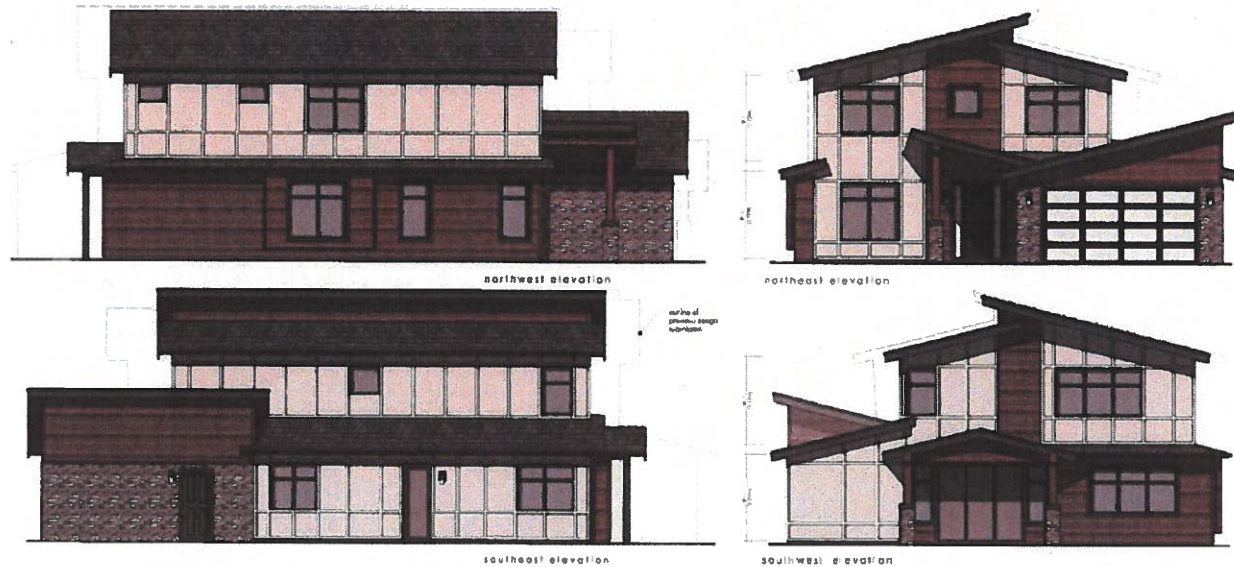


Figure 2: Proposed Building Elevations (Lot A)

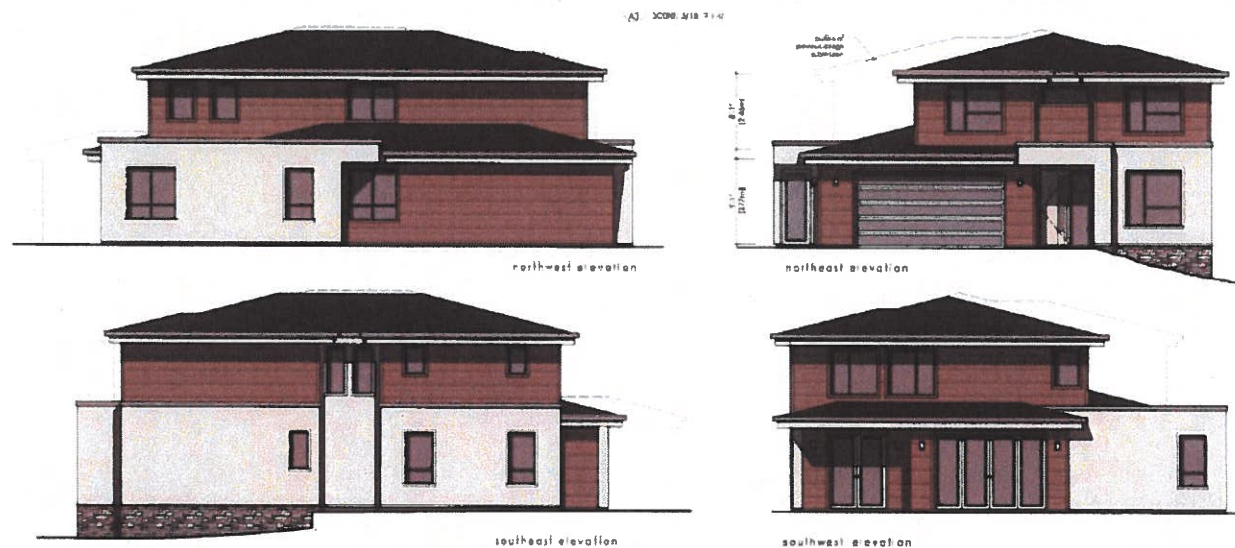


Figure 3: Proposed Building Elevations (Lot B)

Loss of Trees and Biodiversity

A revised Tree Resource Inventory and Management Plan was prepared for the site by Gye and Associates, Consulting Arborists to reflect the proposed house footprints. No changes to the original tree removal recommendations are proposed (see Figure 1). 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 including an 88 cm DBH Garry oak (Tree #1986). The owners have offered 2:1 tree replacement for trees being removed. If all of the replacement trees cannot be accommodated on the site, cash in lieu would be provided. Suitable protection for the trees and other vegetation would be addressed by the Approving Officer through the subdivision process.

Based on Council’s comments, the retention of one additional tree (Garry oak #1986) was investigated by the applicant in consultation with the project arborist. Building footprint changes

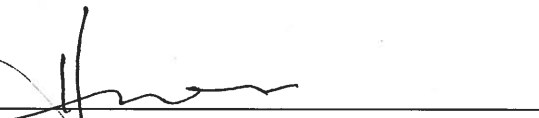
to retain the tree would reduce the useable main floor area to an unacceptable limit and would create difficulty with the garage approach grades, possibly requiring placement of fill that would impact on the trees proposed for retention. As outlined in the original Parks comments dated March 14, 2018, while the loss of tree #1986 is regrettable, it is the approach with the least impacts to other trees on the site.


It has been noted that the site contains many mature rhododendrons, some of which would need to be removed to facilitate the development. The applicant has stated that any rhododendrons that require removal would be offered to neighbours or a local gardening club for replanting elsewhere in the community.

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 23, 2019.
 - 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.

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

Approved by: 
Sharon Hvozdzanski
Director of Planning

NDF/jsp

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.



Paul Thorkelsson, Administrator

