



The Corporation of the District of Saanich

Report

To: Mayor and Council

From: Lindsay Chase, Director of Planning

Date: February 12, 2025 17, 2024

Subject: 5111 Del Monte Avenue - Development Variance Permit Application

File: DVP00533

RECOMMENDATIONS

1. That Development Variance Permit DVP00533 be approved.

PURPOSE

The purpose of this Report is to seek Council's decision on a Development Variance Permit to vary permissible heights for a single-detached dwelling. The applicant is Barefoot Planning Ltd. (Evan Peterson).

BACKGROUND

The site, 5111 Del Monte Avenue, is one of four lots that were created as part of a recent subdivision (SUB00741). Several covenants, for all of which the District of Saanich is the covenantee, regulate the development of the four lots. This permit does not supersede or relieve those covenants' requirements.

DISCUSSION

Land Use and Neighbourhood Context

The site is in the Cordova Bay Local Area, within the Official Community Plan (OCP) land-use designation of Neighbourhood (see Figure 1). The Cordova Bay Local Area Plan (LAP) designates the site Neighbourhood Residential. The zoning is RS-12 (Single Family Dwelling) Zone. Surrounding land use is low-density residential except that directly behind the site is Doumac Park, about 5 hectares of forested neighbourhood park. Cordova Bay Village can be accessed by a 15-minute walk along the rustic trails and long wooden staircases of Doumac Park, or a 30-minute walk around Doumac Park. It is a 10-minute walk to Claremont Secondary School, around which the OCP has designated a Neighbourhood Hub.

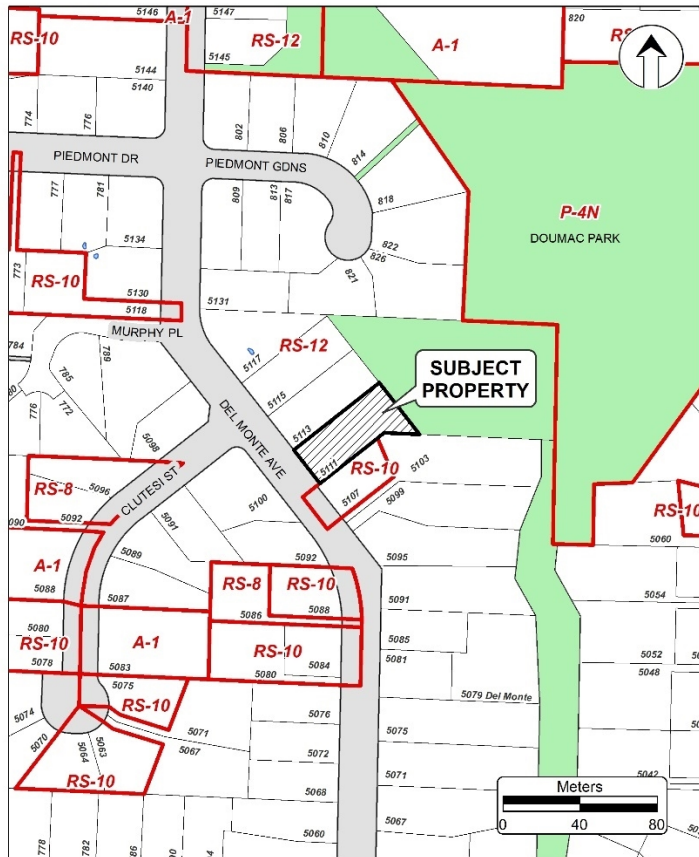


Figure 1: Neighbourhood Context

Proposed Development

The applicant intends to build a single-detached dwelling. Variances are required to the RS-12 (Single Family Dwelling) Zoning for building height and outermost wall height.

Policy Analysis

The following District of Saanich Planning policies are most applicable to the subject proposal:

Official Community Plan

- 7.4.3 Support the following building forms in Neighbourhoods:
- a. Single detached dwellings and secondary suites/garden suites;
 - b. Townhouses and houseplexes (up to 3 storeys); and,
 - c. Low-rise buildings and stacked townhouses (up to 4 storeys in limited locations), as per Policy 7.4.8 and in pre-existing locations.

Cordova Bay Local Area Plan

- 5.1.8 Apply building height guidelines identified in Figure 5.1 and Figure 10.2 [...]

The OCP supports single detached dwellings in Neighbourhoods; it does not provide height guidance specific to this form. Townhouses and houseplexes up to three storeys are supported. The proposed variance does not surpass this height.

The LAP's Figure 5.1 (as per policy 5.1.8) shows that the site is designated to be two storeys in height and have a Floor Space Ratio (FSR) up to 0.5. The proposed variance would make the building three storeys, making it inconsistent with the LAP designation. With the recent Provincial direction around Small-Scale Multi-Unit Housing, staff recognize that an update to this designation is required to support an increase in height and density to support more diverse housing forms consistent with the recent changes to the Zoning Bylaw, 2003.

Variances

Table 1 shows the requested variances.

Table 1. Requested Variances.

Regulation (RS-12)	Required	Proposed	Variance
Building Height	7.5 m	9.0 m	1.5 m
Outermost Wall Height	7.5 m	9.9 m	2.4 m

The clearest rationale for these variances is that the site's topography requires fill be placed to raise the dwelling's elevation (see Figure 2, Lot 4). The site is lower than the street and its neighbours. To service the dwelling, the site must have its grade altered. This also prevents a streetscape with one noticeably sunken house in a row of homes that otherwise appropriately address the grade of the existing street.

Zoning Bylaw, 2003, requires that height (building height and lower outermost wall) be measured from points at the natural grade (the grade before any fill is placed). This means that the house at 5111 Del Monte Avenue will always have one-to-two metres of fill that count towards its 7.5 m height limit.

Normally, the bylaw prevents the creation of an artificial hill upon which to perch a house. In these specific circumstances, the bylaw penalizes the required filling-in of a small valley. The requested Variances are responding to the site conditions and streetscape.

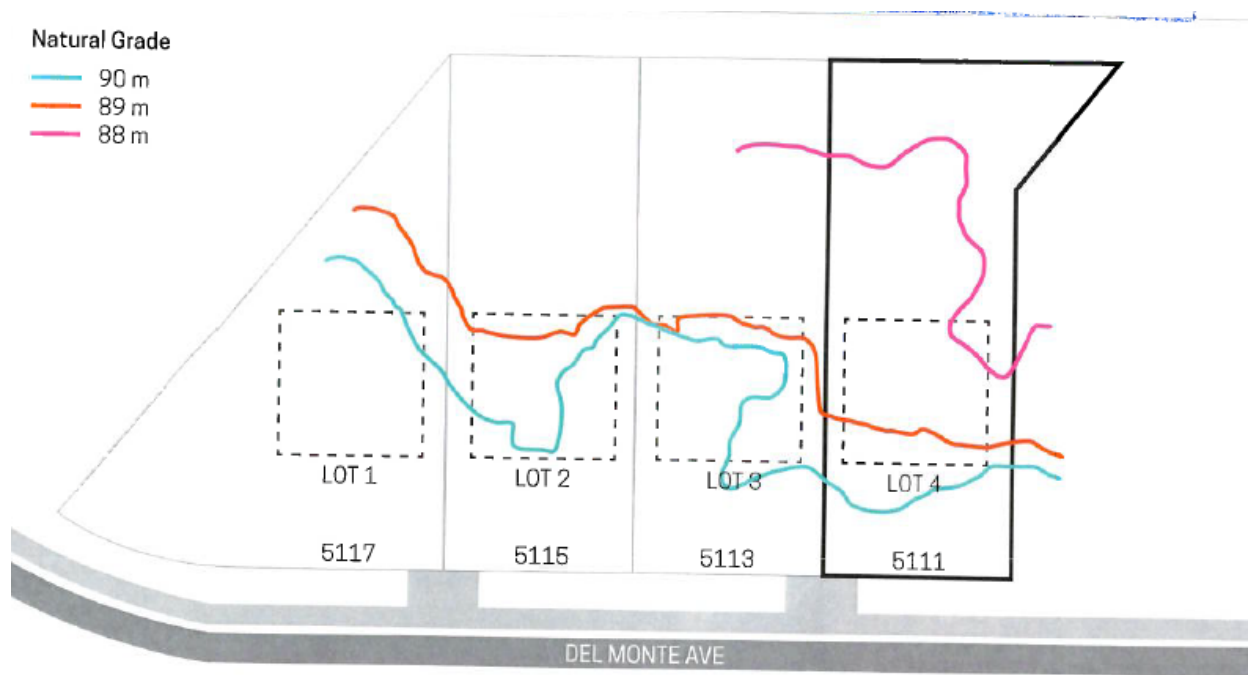


Figure 2: Contours. From barefoot planning + design.

While the proposed Variance is above the designated height for the area in the LAP as currently adopted by Council resolution, the building height is reasonable and is partially due to the design of the house and its roof, and the topography of the site. There are no anticipated negative impacts from this Variance.

Outermost wall height is a regulation that prevents a building from being too tall on sloping elevation. In this case, the outermost wall is at the rear of the property, and the building setbacks are large, so any issues of apparent height would be mitigated. This Variance is acceptable, and no negative impacts are expected.

Staff do not object to these Variances and recommend they are approved.

COUNCIL OPTIONS

1. That Council approve the recommendations in the staff Report.
2. That Council reject the application.
3. That Council provide alternate direction to staff.

CONCLUSION

The proposed variances for building height and outermost wall height are reasonable and are primarily responding to the site's conditions. No negative impacts are anticipated, and site design helps mitigate the potential for impacts. The OCP supports single-detached dwellings in Neighbourhoods. For these reasons, staff recommend these Variances be granted.

Prepared by: Eric Joyal, Planner

Reviewed by: Carl Purvis, Manager of Current Planning

Approved by: Lindsay Chase, Director of Planning

EJ/kb

Attachments:  Development Variance Permit DVP00533

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.

Brent Reems, Chief Administrative Officer