



The Corporation of the District of Saanich

Report

To: Mayor and Council

From: Lindsay Chase, Director of Planning

Date: February 24, 2025

Subject: Rezoning and Subdivision Application - 5190 Del Monte Avenue

File: SUB00894; REZ00693; DVP00465

RECOMMENDATIONS

1. That the application to rezone 5190 Del Monte Avenue from the A-1 (Rural) Zone to the RS-8 (Single Family Dwelling) Zone be approved.
2. That Development Variance Permit DVP00465 be approved.

PURPOSE

The purpose of this Report is to seek council's decision on a rezoning from the A-1 (Rural) Zone to the RS-8 (Single Family Dwelling) Zone, in association with an application to subdivide to create one additional lot for a total of two lots for single family dwelling use. Lot width variances are requested for both proposed lots. The applicant is David Adamson.

DISCUSSION

Land Use and Neighbourhood Context

The parcel is designated Neighbourhood within the Official Community Plan (OCP) and located near the Cordova Bay Village. The property is eligible for up to four dwelling units under Small-Scale Multi-Unit Housing regulations. A single-detached dwelling was constructed in 1964 on the eastern portion of the lot. The detached dwelling would need to be removed as a condition of subdivision approval as it straddles the property line between proposed Lot 1 and Lot 2.

The area is a single-detached neighbourhood composed of lots primarily under RS-8, RS-10, RS-12 and RS-13 (Single Family Dwelling) Zoning. There are also a selection of A-1 (Rural) zoned properties in proximity (see Figure 1). Nearby parks include Doumac Park (150 m away), and Beckton Park (175 m away). The closest school is Cordova Bay Elementary (530 m away). The property is located approximately 400 m to the west of the Lochside Regional Trail, and 600 m to the east of the BC Transit Frequent Transit Network on the Patricia Bay Highway.

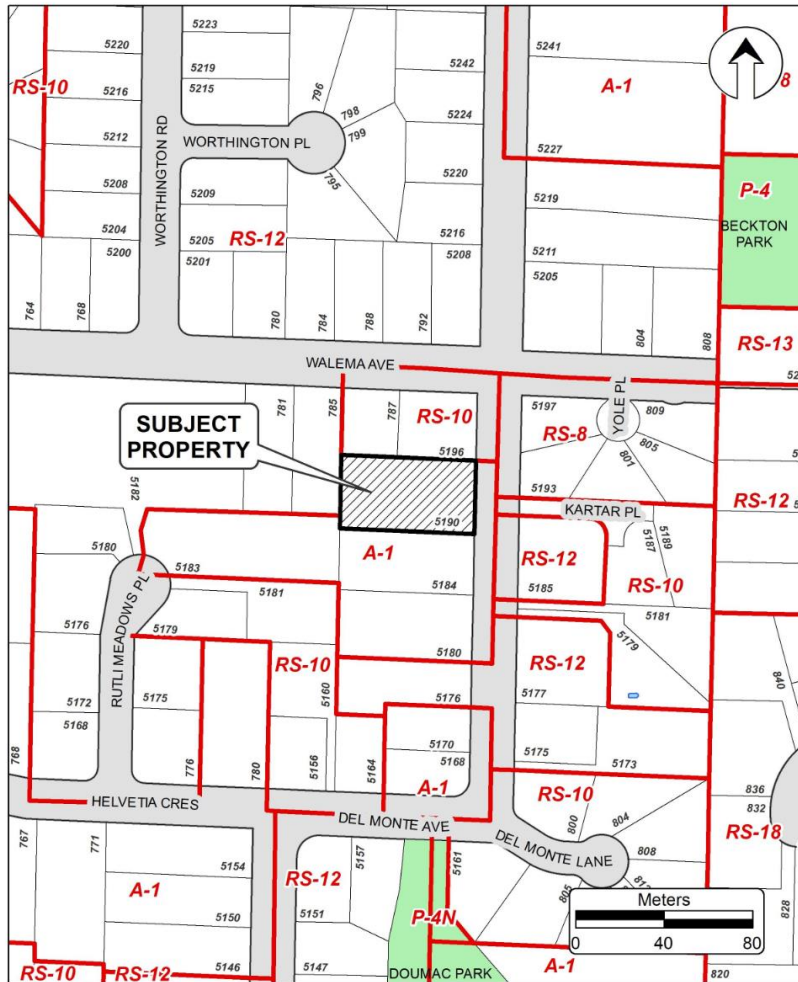
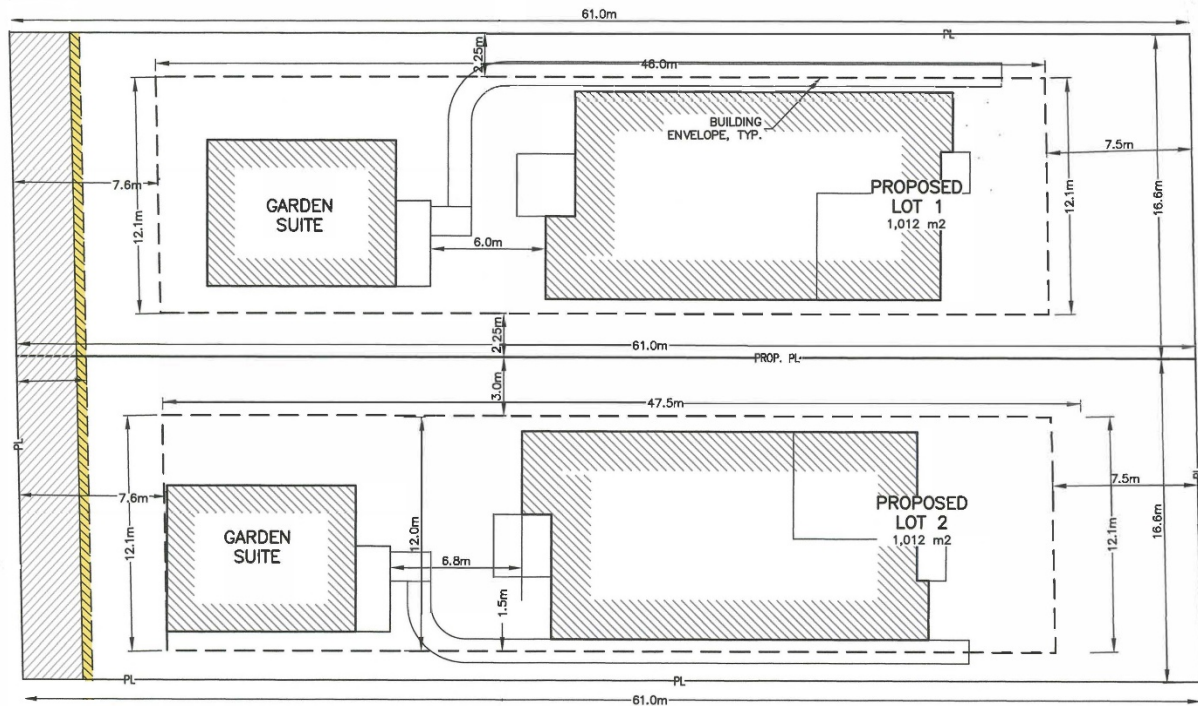


Figure 1: Neighbourhood Context

Proposed Development

The applicant proposes to rezone and subdivide the site to create one additional lot for a total of two lots for single family dwelling use (see Figure 2). Both proposed Lot 1, the northern lot, and proposed Lot 2, to the south, would have an area of 1,012 m² which exceeds the minimum 665 m² lot size requirement of the RS-8 (Single Family Dwelling) Zone. Lot width variances are requested for both proposed lots (discussed under Variances).



PLAN WITH OF BUILDING ENVELOPES

Figure 2: Proposed Development (from plans by Calid Services Ltd.)**Site and Building Design**

The 2,023 m² site has a gentle slope from east to west. Two separate driveway accesses to the proposed lots would be from Del Monte Avenue. To meet current municipal residential road standards, the portion of Del Monte Avenue fronting the development site will be widened to 8.5 m. Based on the RS-8 (Single Family Dwelling) Zone, the maximum gross floor area permitted for a dwelling on both Lot 1 and Lot 2 would be 364 m² (excluding garages). While no house plans have been submitted for either lot, building envelopes for single-detached dwellings and garden suites have been identified. The proposed plans demonstrate adequate parking to service the single-detached dwellings and garden suites on both lots.

The proposed new residences would be required to comply with Step 3 of the BC Energy Step Code and EV charging capabilities would be provided in each garage per Zoning Bylaw, 2003, requirements.

Environment

The proposed development will have significant tree impacts to accommodate the building envelopes and required servicing for the conceptual single-detached houses and garden suites. Within the site, 35 trees are required for removal (32 protected under the Tree Protection Bylaw, 2014). Two additional trees on adjacent properties (one Bylaw-protected) will also require removal. The applicant has obtained agent authorizations from the owners of the neighbouring properties consenting to the removal of these trees.

Seventy-five replacement trees would be required as per Tree Protection Bylaw, 2014. It is anticipated that the site will not accommodate all the required on-site replacement trees and cash-in-lieu of replacement will be required.

Policy Analysis

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

Official Community Plan (2024)

- 7.4.1 “Within Neighbourhoods, support a mix of housing types, unit sizes, and tenures including non-market, rental, ownership, and co-operative housing.”
- 7.4.2 “Support the following uses in Neighbourhoods:
 - a. Residential...”
- 7.4.3 “Support the following building forms in Neighbourhoods:
 - a. Single detached dwellings and secondary suites/garden suites...”
- 7.4.7 “Consider rezoning to support additional residential density and small-scale commercial uses in Neighbourhoods in locations with good proximity to amenities such as transit, parks, greenspace, active transportation infrastructure, and local commercial and where the project contributes to the goal of a 15-minute community and neighbourhood walkability.”

Cordova Bay local Area Plan (2024)

- 5.2.3 “Sensitively increase housing options consistent with neighbourhood character by maintaining larger lot sizes and supporting low-density infill that resembles a single detached housing form in areas designated Neighbourhood Residential.”
- 5.8.1 “Allow a minimum lot size of 665 m² for a conventional lot and 930 m² for a panhandle lot within the Ridge Sub-Area provided that the average lot area within the land being subdivided is not less than 930 m² and that no lot is created which has an area in excess of 1500 m².”

Variances

Based on the RS-8 (Single Family Dwelling) Zone, this application would require lot width variances for both proposed lots, as outlined in Table 1 and discussed below.

Table 1. Requested Variances

| LOT 1 | Proposed | Required | Variance Required |
|-------------------|----------|----------|-------------------|
| Minimum Lot Width | 16.6 m | 18.0 m | 1.4 m |
| LOT 2 | Proposed | Required | Variance Required |
| Minimum Lot Width | 16.6 m | 18.0 m | 1.4 m |

Minimum Lot Width

The applicant has proposed to rezone the subject property to the RS-8 (Single Family Dwelling) Zone to align with the minimum lot size (665 m²) of the Ridge sub-area as outlined in the Cordova Bay Local Area Plan (LAP). However, the RS-8 (Single Family Dwelling) Zone requires an 18 m minimum lot width, necessitating the applicant to request lot width variances for both proposed lots. Despite the reduced lot width arising from the variance request, the applicant has demonstrated on their subdivision plans that they can accommodate a viable building envelope, on-site parking, and adherence to all other RS-8 zoning regulations.

Consultation

Planning sent a referral to the Cordova Bay Association for Community Affairs (CBA), with a response of no objection. A referral was sent to the Ministry of Transportation and Infrastructure (now the Ministry of Transportation and Transit) with a response of no objection.

PROCEDURES

As this application is consistent with the Official Community Plan (OCP), notice of the bylaws will be provided pursuant to Section 464(3) of the *Local Government Act* in advance of the

Council meeting. This facilitates Council being able to consider the recommendations included in this Report.

Should Council decide to approve the recommendations, the following procedures will occur:

1. At the initial meeting, approval of the application, first three readings of the Zoning Bylaw Amendment and approval of the Development Variance Permit.
2. After all conditions have been met, the application will come before Council for Final Reading of the Zoning Bylaw Amendment and ratification of the Development Variance Permit.

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.

FINANCIAL IMPLICATIONS

There are no immediate implications to the District of Saanich 2024 - 2028 Financial Plan.

CONCLUSION

The proposed rezoning and subdivision application to create one additional lot is consistent with OCP and Cordova Bay LAP policy, which support residential infill in Neighbourhoods. The lot is within walking distance of two parks, Cordova Bay Elementary school, and commercial services. The development site is also in proximity to BC Transit's Regional Transit Network and the Lochside Regional Trail, providing options for active and public transportation. The variances for lot width are supportable as the applicant has demonstrated that they can accommodate a viable building envelope, on-site parking, and adherence to all other RS-8 (Single Family Dwelling) Zoning regulations while meeting LAP policy.

For the above noted reasons, staff support the Rezoning, Subdivision, and Development Variance Permit Applications

Prepared by: Daniel Lake, Planning Analyst

Reviewed by: Carl Purvis, Manager of Current Planning

Approved by: Cameron Scott for Lindsay Chase, Director of Planning

DL/kb

Attachments:

Development Variance Permit

Zoning Bylaw, 2003, Amendment Bylaw, 2025, No. 10144

Plans

Servicing Requirements

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.

Brent Reems, Chief Administrative Officer