



The Corporation of the District of Saanich

Report

To: Mayor and Council

From: Lindsay Chase, Director

Date: October 31, 2024

Subject: Rezoning and Subdivision Application

File: SUB00959; REZ00769; DVP00526 • 3745 Tillicum Road

RECOMMENDATIONS

1. That the application to rezone 3745 Tillicum Road from the RS-6 (Single Family Dwelling) Zone to the RS-2 (Single Family Dwelling) Zone be approved.
2. That Development Variance Permit DVP00526 be approved.

PURPOSE

The purpose of this Report is to seek Council's decision on a rezoning from the RS-6 (Single Family Dwelling) Zone to the RS-2 (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. A variance is requested for lot coverage for an existing accessory building. The applicant is McNeil Building Designs Limited (Ron McNeil).

DISCUSSION

Land Use and Neighbourhood Context

The parcel is in the Carey Local Area within the Neighbourhood Official Community Plan (OCP) designation, close to both the Tillicum-Burnside Centre and Uptown Core area. The site is within the Small Scale Multi Unit Housing (SSMUH) Transit Proximity Area. Under SSMUH regulations, due to its proximity to frequent transit, the lot is eligible for up to six dwelling units as of right. The subject property is within one block of the Trans-Canada Highway, the Galloping Goose Regional Trail, and the long-term All Ages and Abilities bicycle network. A single-family dwelling with secondary suite, along with an accessory building, was constructed in 2023 on the northern portion of the lot and these would remain.

The area is a single-family dwelling neighbourhood—the prevailing zoning is RS-6 (Single Family Dwelling), though there are a few RS-1, RS-2, and RS-4 (Single Family Dwelling) zoned parcels as well as some RD-1 (Two Family Dwelling) zoned parcels in the vicinity (Figure 1). Nearby parks include Mount View Park (387 m away), Colquitz Park (465 m away), and Swan Creek Park (440 m away). The closest school is Colquitz Middle School, located 266 m to the west. Both the parks and school are within easy walking distance.

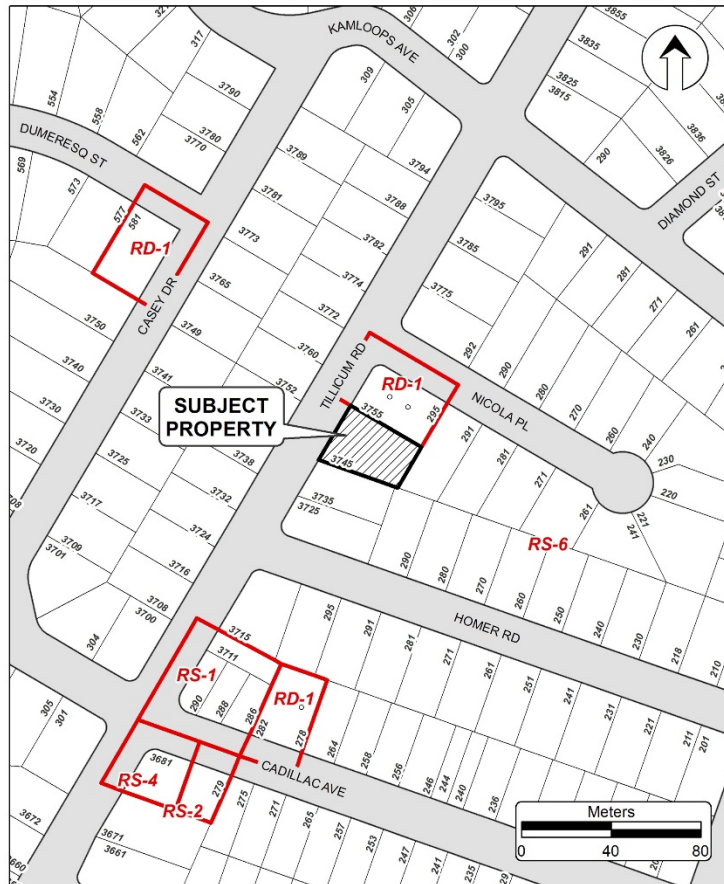


Figure 1: Neighbourhood Context

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). Proposed Lot A, the northerly lot, would have a lot area of 438.8 m², and Proposed Lot B to the south would have an area of 457.2 m². The area of these lots would meet the minimum 400 m² lot size of the RS-2 (Single Family Dwelling) Zone. A variance is requested for lot coverage to accommodate an existing accessory building (discussed under Variances).

Site and Building Design

The 896 m² site is in somewhat of a valley, with land sloping gently up to the north, south and east. Taking advantage of the slight downslope to the west, there is a storm drain main in a Statutory Right-of-Way along the northern edge of the property. Driveway access to the proposed lots would be from Tillicum Road.

Based on the RS-2 (Single Family Dwelling) Zone, the maximum gross floor area permitted for a dwelling on each of Lot A and Lot B would be 215 m² (not including garages). The recently constructed Single Family Dwelling with Secondary Suite on Proposed Lot A is compliant with the RS-2 (Single Family Dwelling) Zone (variance is related to the accessory building).

Although no house plans have been submitted for Proposed Lot B, a sample house footprint has been provided showing three parking spaces, including one in a garage. This would provide parking adequate for a dwelling plus either a secondary suite or garden suite. Plans for Lot B also show a “Future Accessory Building” that is compliant with the requirements of the Zoning

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

It is worth noting that while the lots are in a SSMUH Transit Proximity Area and qualify for a total of six dwelling units, the small lot size could make placement of this many units difficult. A SSMUH development in a Transit Proximity Area is not required to provide any parking spaces.

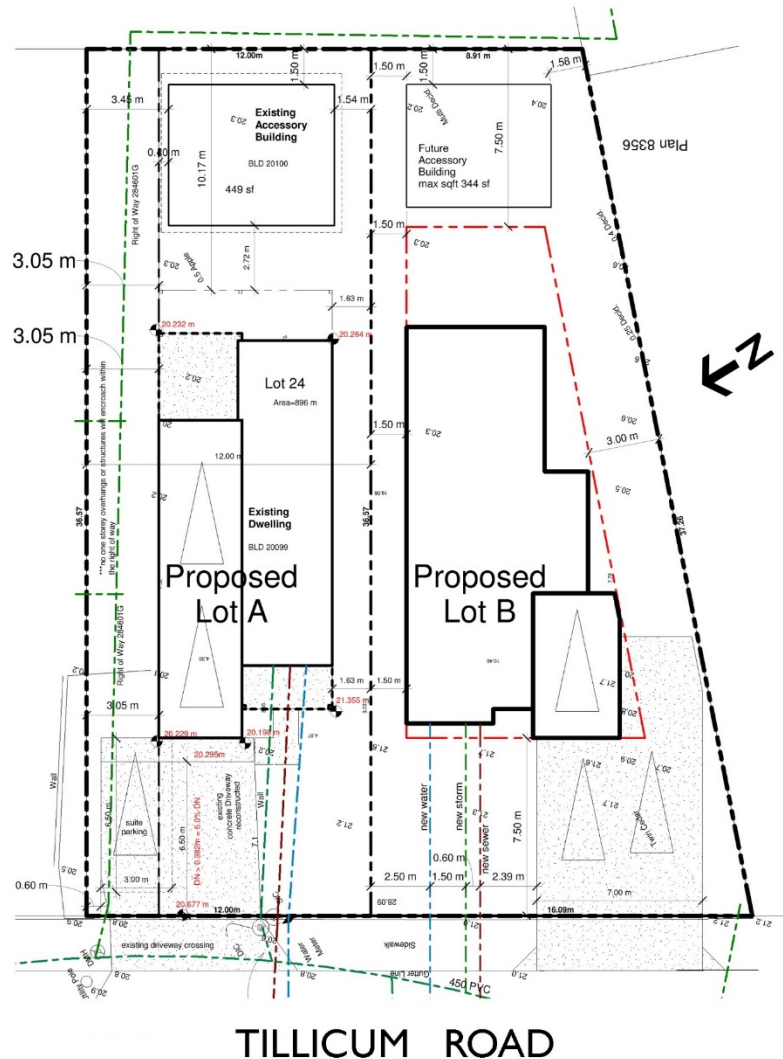


Figure 2: Proposed Subdivision (from plans by McNeil Building Designs Limited)

Policy Analysis

The following District of Saanich Planning policies are most applicable to the subject 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...”
- 7.4.4 “Support a range of infill forms as-of-right within Neighbourhoods for both rental and owner tenure with more allowable density close to frequent transit.”
- 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.”

Carey Local Area Plan (1999)

- 9.3 “Consider subdivision and rezoning for single-family infill development in established neighbourhoods that is compatible with and contributes to the character and quality of the community and preserves privacy of dwellings.”

Staff are supportive of the rezoning and subdivision application for the following reasons:

- The proposed development is consistent with the land use policies in the OCP and Carey Local Area Plan which support residential infill in Neighbourhoods including single family infill.
- The site is located within easy walking distance of amenities including parks, schools, public transit, and commercial services.
- The proposed development is proximal to frequent transit service, the Galloping Goose Regional Trail, and the All Ages and Abilities long-term bicycle network.

Variances

Based on the RS-2 (Single Family Dwelling) Zone, this application would require a variance as outlined in Table 1 and discussed below.

Table 1: Requested Variances

Requested Variances			
LOT A	PROPOSED	REQUIRED	VARIANCE REQUIRED
Lot Coverage (Accessory Building)	9.5%	7%	2.5%

Lot Coverage (Accessory Building)

As noted, the existing Single-Family Dwelling is in the area of the lot that would become Lot A pending a successful application. An existing Accessory Building was also built in the rear of this area which conformed to the Lot Coverage requirements for accessory buildings when compared to the original lot size. The Zoning Bylaw, 2003, allows a maximum Lot Coverage of 10% for all accessory buildings, however the maximum Lot Coverage for any one individual accessory building is 7%. The existing Accessory Building on Lot A would have a Lot Coverage of 9.5%, requiring a variance of 2.5%. As this is minor in nature, and there would be no change to the size or location of the existing accessory building, the Variance can be supported.

Consultation

Planning sent a referral to the Mt. View Colquitz Community Association (MVCCA). The MVCCA responded on September 23, 2024, indicating support for the application. A referral was sent to the Ministry of Transportation and Infrastructure (MoTI) with a response of no objection to the proposed rezoning.

PROCEDURES

As this application is consistent with the Official Community Plan, 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. OBJ
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

STRATEGIC PLAN IMPLICATIONS

The subject proposal aligns with the Housing theme in the District of Saanich's 2023 - 2027 Strategic Plan by improving the supply of diverse forms of housing in the community.

CONCLUSION

The proposed rezoning and subdivision to create one additional lot is consistent with the OCP which supports a range of residential infill types in Neighbourhoods. The lot is within easy walking distance of parks, a school, and commercial services.

The proposed development meets OCP policy support for locating new housing close to active transportation options. The site is proximal to frequent transit, the All Ages and Abilities bicycle network, and the Galloping Goose Regional Trail. The requested variance for lot coverage for an existing accessory building is negligible and can be supported.

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

Prepared by: Chuck Bell, Planner

Reviewed by: Amber Walker, Acting Manager

Approved by: Lindsay Chase, Director

CB/kb

Attachments:

Development Variance Permit

Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10107

Community Association Referral Response

Servicing Requirements

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director.

Brent Reems, Chief Administrative Officer