



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, September 9, 2024

Re: 7043, 7047, 7053, 7057 Central Saanich Road (Harvest Ridge) – Development
Permit (Four Triplexes)

RECOMMENDATION(S):

1. That Development Permit 3060-20-10/24 for 7043, 7047, 7053, 7057 Central Saanich Road be authorized for issuance.
2. That covenant CA9609782 be authorized for discharge from title.

PURPOSE:

This Report provides an overview and staff analysis of an amended development proposal for the Harvest Ridge project that includes four 3-storey triplexes on four neighbouring lots.

BACKGROUND:

Harvest Ridge is a development project that initially proposed to take one residential lot at 7067 East Saanich Road and turn it into seven single family lots and one duplex lot. The property is 0.44 hectares and slopes down from East Saanich Road to the east and is bisected by Central Saanich Road. Most of the surrounding properties are zoned RN and the property to the east is zoned Agriculture: A-1 and lies within the Agricultural Land Reserve (ALR) (see Appendix A – Site Context).

The bylaw amendment and rezoning, subdivision, and development permit were approved by Council in 2022. The current application for development permit is for the four eastern lots that lie on the east side of Central Saanich Road.

The previous change to the zoning from Large Lot Residential: R-1 to Comprehensive Development Zone 10: CD-10, has recently been changed again to the newly adopted Residential Corridor (RC) zone that is found throughout the District along main corridors, to allow for higher density and small-scale multi-unit (SSMU) developments.

A covenant is registered on the four properties to regulate the form and character of the development and to ensure that construction occurs in accordance with the approved plans.

DISCUSSION:

Official Community Plan

The subject properties are designated as 'Residential' under the Official Community Plan (OCP) and lie within the Urban Settlement Area Boundary. In addition, the portion of Central Saanich Road that fronts the subject property is designated as 'Main Corridor Development'. The OCP supports infill development

on 'Residential' designated lots within the Urban Settlement Area Boundary such as the subject properties. Under the 'Main Corridor Development', moderate and high-density housing forms are supported where the development is sensitive to the surrounding neighbourhood. The proposal to develop four single family lots to triplex lots and increasing the density from 8 to 12 units is generally consistent with OCP policies.

Land Use Bylaw

The subject properties are zoned as Residential Corridor and allow for a maximum of 4 units, given the size of the subdivided lots. The development aligns with the RC Zoning Bylaw regulations including setbacks, building heights, lot coverage, FAR, gross floor area, etc. (see Appendix B – Site Plans). Additionally, the revised development proposes 16 parking stalls, compared to the Zoning Bylaw's minimum requirement of 12 for the proposed number of dwelling units. An additional 4 parking spaces would be provided in the road right of way fronting the lots.

Infill Housing Design Guidelines

The subject properties require a development permit for form and character as they are small scale multi-family developments containing up to 8 dwelling units. Section 11.10 of the OCP includes guidelines for developments such as the ones proposed.

The proposal would see a slight increase in density from 8 to 12 units but without any substantial changes to the appearance of the dwellings. The units follow the natural topography of the site and present as single storey dwellings as seen from the street. The buildings have an agricultural-themed design, similar to what was originally approved for the site.

Building elevations incorporate varied architectural elements and articulations to provide interest and landscaping is proposed for all remaining areas of undeveloped land. Overall the proposed buildings are substantially similar to what was originally approved for these lots and consistent with OCP guidelines.

Registered Covenant

The covenant registered on the subject properties requires that no building or improvements be constructed or placed on the lands except in accordance with the drawings, design, and requirements of the associated Arborist Report, Site, Building, and Streetscape Plans, and Landscape Plans attached to the covenant. Should Council support the proposed changes and authorize issuance of the DP, the covenant can be released from title as it would become obsolete.

IMPLICATIONS:

Strategic

The project aligns with Council's 2024-2027 Strategic Plan that includes as a priority "Expand Supply of Affordable, Attainable, and Rental Housing", with the following goal:

- Support and encourage development proposals that expand housing diversity, including purpose built rental and legal suites.

OPTIONS:

Option 1 (recommended):

1. That Development Permit 3060-20-10/24 for 7043, 7047, 7053, 7057 Central Saanich Road be authorized for issuance.
2. That covenant CA9609782 be authorized for discharge from title.

Option 2:

Deny the development permit.

Option 3:

Provide alternative direction.

CONCLUSION:

The proposed changes to the Harvest Ridge project would see the development of four triplexes on RC zoned lots within the Urban Settlement Area Boundary. The proposal is generally consistent with guidelines and policies of the OCP and supports the implementation plans of the two new zones, aimed to promote density in strategic locations throughout the District.

Report written by:	Davin Contois, Development Planner
Respectfully submitted by:	Ivo van der Kamp, A/Manager of Development Services
Concurrence by:	Jarret Matanowitsch, Director of Planning, Building, and Bylaw Services
Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

- Appendix A – Site Context
- Appendix B – Site Plans
- Appendix C – Draft Development Permit