



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, October 7, 2024

Re: 1131 Verdier Avenue – Development Permit Application (SSMUH)

RECOMMENDATION:

That Development Permit 3060-20-5/23 for seven townhomes at 1131 Verdier Avenue be authorized for issuance.

PURPOSE:

The purpose of this report is to introduce and provide a planning analysis of the proposed development at 1131 Verdier Avenue to Council.

BACKGROUND:

The subject property is located within the neighbourhood of Brentwood Bay and is surrounded by residential lots. The property is within walking distance of the Brentwood Bay commercial core. The proposed development includes seven 3-bedroom townhomes in two buildings on a single lot. The property is zoned as Residential Corridor (RC).

The applicant has indicated they have several goals with the proposed development and provided a letter of rationale (Appendix A).

DISCUSSION:

The application proposes seven 2-storey 3-bedroom townhomes, and each unit would be approximately 144m² (1,500sqft). Each dwelling would include a garage with a parking spot and the development would provide three visitor parking spots for the seven townhomes, exceeding bylaw requirements. Additionally, every townhome would have a backyard patio and/or small green space.

Official Community Plan (OCP)

The subject property is designated as 'Neighbourhood Residential' under the Official Community Plan (OCP) and is within the Urban Settlement Area Boundary. In addition, the portion of Verdier Avenue that fronts the subject property is designated as 'Main Corridor Development'. The OCP supports infill development on 'Neighbourhood Residential' designated lots within Urban Settlement Areas, such as the subject property. 'Main Corridor Development' areas support moderate and high density housing

forms where the development is sensitive to the surrounding neighbourhood. The proposed density is considered moderate and would be in accordance with the OCP designation.

Infill Housing Design Guidelines

The proposed development design is consistent with the property's zoning regulations and aligns with the overall neighbourhood character. The applicant has submitted project designs, shown in Appendix B, that generally align with the Fundamental Principles for infill development and Townhouse design guidelines, described in the Central Saanich Infill Housing Design Guidelines.

The proposed development also respects the existing neighbourhood context and form and character by using architectural and structural design to mindfully incorporate the development into the existing streetscape. Moreover, the applicant proposes buildings that include articulations in facades and roof forms, landscaped front yards, and clearly identified primary entrances, which are suggested by the guidelines for multi-unit townhome developments.

Land Use Bylaw

The proposed development aligns with the recently implemented Residential Corridor zone that can be found throughout the District in areas that are dedicated to supporting increased density, small scale multi-unit developments, and mixed-use development. Due to the large size of the property (>1,200m²), the development aligns with all RC zone regulations including setbacks, building heights, lot coverage, FAR, landscaping minimums, etc. (see Appendix B – Site Plan).

In accordance with District bylaw requirements the project will be designed and build to Energy Step Code Level 3 and Zero Carbon Performance (EL-4), which is the higher Zero Carbon Energy Step Code Level. In addition, each unit will have a electrified EV charging capabilities.

Arborist Report

The Arborist Report for the proposed development, outlined five permit trees that would be impacted and removed due to the proposed development. Furthermore, the report determined there are non-native, ornamental trees and bush species on the property that would require removal. The applicant has proposed to plant ten new replacement trees, which would achieve the District's tree density target. All replacement trees would be secured through a tree permit.

OPTIONS:

Option 1 (Recommendation):

That Development Permit 3060-20-5/23 for seven townhomes at 1131 Verdier Avenue be authorized for issuance.

Option 2:

That Development Permit Application 3060-20-5/23 for 1131 Verdier Avenue be referred to the Advisory Planning Commission (APC) for comment. After the APC meeting, the application would be brought back to Council for consideration.

Option 3:

That alternative direction be provided.

CONCLUSION:

The proposal being considered is to develop a lot at 1131 Verdier Avenue from one single family home to seven 3-bedroom townhomes in the Brentwood Bay neighbourhood. The development complies with the District’s Zoning Bylaw and generally aligns with the OCP and Infill Housing Design Guidelines.

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 – Letter of Rationale
- Appendix B – Site Plan
- Appendix C – Draft Development Permit
- Appendix D – Site Context