



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

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

Re: 2384 Alta Vista Place and 6673 Buena Vista Road (Small Lot Development)

RECOMMENDATION(S):

1. *That rezoning application 3360-20-07/2 and Development Permit application 3060-20-5/24, along with the draft Amendment Bylaw No. 2211, 2024 (2384 Alta Vista Place and 6673 Buena Vista Road) be referred to the Advisory Planning Commission (APC) and that the Commission consider the following:*
 - *Is the APC supportive of the application?*
 - *Are there any substantial issues Council should consider?*
2. *That an Opportunity to be Heard (OTBH) on the variances be scheduled at a future Council meeting.*
3. *That an updated arborist report be provided prior to consideration of first reading.*

Following consideration by the Advisory Planning Commission, the following recommendations should be considered:

1. *That draft Zoning Bylaw Amendment Bylaw No. 2211, 2024 (2384 Alta Vista Place and 6673 Buena Vista Road) be given first and second reading.*
2. *That draft Zoning Bylaw Amendment Bylaw No. 2211, 2024 (2384 Alta Vista Place and 6673 Buena Vista Road) be given third reading.*
3. *That a covenant be registered restricting the maximum number of units to two per new (strata) lot that is less than the minimum subdivision area (750m²) prior to consideration of adoption.*

After registration of the covenant, the following recommendations should be considered:

1. *That Zoning Bylaw Amendment Bylaw No. 2211, 2024 (2384 Alta Vista Place and 6673 Buena Vista Road) be adopted.*
2. *That Development Permit application 3060-20-5/24 (2384 Alta Vista Place and 6673 Buena Vista Road) which includes variances for lot frontage be authorized for issuance.*

PURPOSE:

The purpose of this report is to introduce a proposal that has been submitted for the two properties at 2384 Alta Vista Place and 6673 Buena Vista Road. The proposal is to subdivide the two existing single-family lots into five lots and develop the three new properties with three single-family homes with suites, while retaining the two existing single-family dwellings. The proposal would require a Zoning Bylaw amendment, subdivision, and a development permit with variances for lot frontage.

BACKGROUND:

2384 Alta Vista Place and 6673 Buena Vista Road currently have a single-family home on each lot. Both properties, previously zoned Large Lot Single Family Residential (R-1), are within the newly adopted Residential Neighbourhood (RN) zoned. Both lots are over 1,400m², making them eligible for the maximum number of buildings (2) and units (4) that the RN zone supports. The surrounding area is zoned RN, as shown in the Site Context Plan (Appendix A).

DISCUSSION:

The proposal would see two existing lots at 2384 Alta Vista Place and 6673 Buena Vista Road, totalling 3,680m², turn into five lots with three new homes with basement suites, while retaining the two existing homes. This plan is shown in Appendix B and further explained in Appendix D.

Official Community Plan (OCP)

The District's OCP designates the proposed development to be within the Neighbourhood Residential area on the Land Use Map. The OCP describes the Neighbourhood Residential land use as areas within the Urban Containment Boundary to permit a mix of housing types in areas predominately consisting of residential uses. Supported housing forms include single-detached, secondary suites, accessory cottages, duplexes, pocket-neighbourhoods, and multi-unit residential buildings containing up to 8 dwellings.

The proposal supports several District policies, including encouraging innovative and site-sensitive housing design, promoting a social mix within individual developments by mixing housing types and tenure-ship arrangements throughout the community, and supporting the consideration of single-family infill development that is compatible with the community character. Additionally, the increase in density will not greatly impact the streetscape and the proposed secondary suites will support the stock of rental housing within the community.

Infill Design Guidelines

The proposed development would see a slight increase in density but fit within the allowable density for the two properties and the existing neighbourhood character. The applicant has submitted project designs, shown in Appendix B, that generally align with the Fundamental Principles for infill development, as described by the District's Infill Housing Design Guidelines.

The proposal has taken into consideration compatibility with the surrounding neighbourhood character, compact growth areas, meeting housing needs, and the Infill Housing Design Guidelines. The applicant has outlined (Appendix C) they will retain the existing two houses, eliminate the need for panhandle subdivision due to the strata road that reduces the amount of impermeable surface, and have the required number of off-street parking spaces. All new homes are proposed to meet zero carbon levels, and the applicant has indicated the proposed new homes would be ducted to be solar ready.

Zoning Bylaw Amendments

A Zoning Bylaw amendment would be required for reducing the minimum 750m² lot size for subdivision within the RN zone. Without subdivision, both existing lots could see a combined density of eight units within four buildings. However, under the current zoning and based on the combined lot size of the two lots, four lots could be created that could result in a total number of units of up to 16 over eight buildings.

The proposal includes eight units within five buildings (and five lots). The maximum permitted density after rezoning and subdivision would be 20 units (four per lot). Staff recommend that a covenant be registered on the three new lots to limit the density to two units in one building, thereby reducing the maximum permitted density over the development to 14 units (2 per new lot and up to 4 per remainder lot with existing dwelling). The maximum permitted density would be two less than permitted currently.

The proposed subdivision would take portions of the two existing parcels and create a bare land strata consisting of three new lots with a strata road as shown in Appendix B and C. The two proposed lots with existing homes would exceed the minimum subdivision area of 750m² for the RN zone and would continue to allow for up to four units within two buildings on each lot. However, the three proposed new lots would be less than the minimum subdivision lot area, with the largest of the three being 489.8m², requiring the three proposed lots to be rezoned. In addition, the new lots require variances for lot frontage.

Prior to the legislative changes relating to SSMUH, the R1-XS zone would have aligned with the proposed application and would have avoided minimum subdivision size and density variances. This application was made before any of the SSMUH legislation was adopted in the District. Instead of using the R1-XS zone again, staff recommend site specific amendments to the RN zone, as everything besides lot size and frontage is consistent with this zone.

VariANCES

The proposed development would require frontage variances for proposed Strata Lots B and C, explained in Appendix D. The minimum lot frontage for the RN zone is 22m. Lot B has a proposed frontage of 8.28m and Lot C has a proposed frontage of 6.0m. The lots with frontage variances would not be visible from Alta Vista Place or Buena Vista Road and would front the proposed strata road. Staff have no concerns with the requested variances.

Parking

The minimum required parking for this development would be met through providing two parking stalls within garages for the main residence of each new home and providing on-site parking stalls for the basement suites. Overall, the proposal meets or exceeds the parking requirement for each lot.

Arborist Report

An arborist report was submitted, however staff noted discrepancies between the landscaping plan and arborist report, and a lack of proposed tree protection measures for trees to be retained. Staff have requested that the applicant submit an updated arborist plan prior to the amendment bylaw receiving any readings. The tree density target would be secured by way of a tree permit and tree protection would be required to be in place prior to issuance.

Covenants

If the applicant’s current proposal is accepted by Council, covenants are suggested to restrict the number of residential dwelling units on the proposed lots to single family homes with suites.

OPTIONS:

Option 1:

1. That rezoning application 3360-20-07/2 and Development Permit application 3060-20-5/24, along with the draft Amendment Bylaw No. 2211, 2024 (2384 Alta Vista Place and 6673 Buena Vista Road) be referred to the Advisory Planning Commission (APC) and that the Commission consider the following:
 - Is the APC supportive of the application?
 - Are there any substantial issues Council should consider?
2. That an Opportunity to be Heard (OTBH) on the variances be scheduled at a future Council meeting.
3. That an updated arborist report be provided prior to consideration of first reading.

Option 2:

That the application be denied and that the applicant be required to align the proposal with the RN zone.

Option 3:

That alternative direction be provided.

CONCLUSION:

The proposal would see subdivision of two existing single-family lots at 2384 Alta Vista Place and 6673 Buena Vista Road into five lots and the newly formed properties developed with three single-family homes with suites, adding to the two existing single-family dwellings. The proposal would require Zoning Bylaw amendment, subdivision, and a development permit with frontage variances for two of the proposed lots. Overall, the proposal aligns with OCP policies and Infill Housing Design Guidelines and staff are in support of this application.

Report written by:	Davin Contois, Development Planner
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Concurrence by:	Jarret Matanowitsch, Director of Planning, Building, and Bylaw Services
Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

- Appendix A: Site Context Map
- Appendix B: Servicing Plan
- Appendix C: Site Plan
- Appendix D: Application Information Sheet
- Appendix E: Draft Development Permit
- Appendix F: Draft Zoning Amendment Bylaw No. 2211, 2024