



# The Corporation of the District of Central Saanich

## REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, January 27, 2025

Re: 1048 Clarke Road – Development Permit (SSMUH)

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### **RECOMMENDATION(S):**

*That Development Permit No. 3060-20-16/24 for three townhomes at 1048 Clarke Road be authorized for issuance.*

### **PURPOSE:**

The purpose of this report is to introduce and provide a planning analysis of the proposed townhome development at 1048 Clarke Road to Council.

### **BACKGROUND:**

1048 Clarke Road is a 447.88m<sup>2</sup> residential lot in Brentwood Bay. The property is connected to the front of a panhandle lot, with existing homes on its north and east side. The property is surrounded by One- and Two-Family dwellings in a neighbourhood comprised of Residential Neighbourhood (RN) zoned lots and is walking distance from the commercial core of Brentwood Bay, public parks, and the Central Saanich Library. A site context map is attached as Appendix A.

In June, 2022, a development permit was issued that would have allowed the construction of a single-family home on the lot. The issuance of a development permit was accompanied by a rezoning for a small lot and subdivision of the original parent parcel. In 2024, the development had not commenced and the legislative changes relating to SSMUH were implemented, which allows for increased density on the property. A letter of rationale outlining the reasons for the change in development plans is attached as Appendix B.

### **DISCUSSION:**

The applicant is proposing a new building in the middle of the lot that would include three townhomes. The proposal would see two three-bedroom units, both totalling approximately 106m<sup>2</sup> and one two-bedroom unit, totalling 75.6m<sup>2</sup>. All homes would be two floors, and each unit would have a small backyard with a patio and privacy fencing between units. A site and landscaping plan is attached as Appendix C.

### Zoning Bylaw

The District's Zoning Bylaw allows for up to four units within two buildings at 1048 Clarke Road, which is zoned as Residential Neighbourhood (RN). The RN zone supports multi-unit housing forms such as townhomes, with lesser parking requirements when more than two units are on a lot. The proposed development has no variances from the Zoning Bylaw.

### Official Community Plan (OCP)

The subject property is designated as 'Neighbourhood Residential' in the OCP and is within the Urban Settlement Area Boundary. The OCP supports infill development on 'Neighbourhood Residential' designated lots such as the subject property. The proposed density is 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 C, that generally align with several Fundamental Principles for infill development and townhouse design guidelines, described in the Central Saanich Infill Housing Design Guidelines, including increasing housing diversity.

One aspect of the design guidelines that the proposal does not comply with is the Fundamental Principle of developing great neighbourhood streets, due to the width of the proposed driveway having a potentially negative impact on the streetscape. Although the general infill guidelines for form and character do support reduced front yard building setbacks, they outline that it may be considered when developments include a well-designed front yard that is focused on people, includes high quality landscaping, and is not dominated by vehicle parking. Due to the density permitted on this smaller sized lot, and the location of the mailboxes, there are limited options available to address this concern.

Although there are staff concerns with the driveway width and the potential negative impact on the overall streetscape, the proposed development respects the existing neighbourhood context and general form and character by using similar architectural and structural designs. 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.

### Trees

Staff have requested that the applicant submit a tree protection plan prior to the issuance of a building permit. 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 building permit issuance.

### Community Mailboxes

Staff have engaged with Canada Post due to the proposed driveway's proximity to the community mailboxes that serve the surrounding neighbourhood. Canada Post shared concern with the adjacency to the mailboxes, as they recommend a 3m setback from driveways, and with the width of the proposed driveway itself. Should the mailboxes require relocation due to the proposed driveway, the proponent would bear the costs for the relocation. This would be determined at the time of building permit.

**OPTIONS:****Option 1 (recommended):**

That Development Permit No. 3060-20-16/24 for three townhomes at 1048 Clarke Road be authorized for issuance.

**Option 2:**

That Development Permit No. 3060-20-16/24 for three townhomes at 1048 Clarke Road be referred to the Advisory Planning Commission and that the Commission consider the following:

- Is the APC supportive of the application?
- Are there any substantial issues Council should consider?
- Does the APC have any recommendations regarding the driveway and streetscape design?

**Option 3:**

Council provide alternative direction.

**CONCLUSION:**

The proposal being considered is to develop a lot at 1048 Clarke Road with one 2-bedroom and two 3-bedroom townhomes. 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 and Building Services
Concurrence by:	Christine Culham, Chief Administrative Officer

**ATTACHMENTS:**

Appendix A: Site Context Plan

Appendix B: Letter of Rationale

Appendix C: Site and Landscaping Plan

Appendix D: Draft Development Permit