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[www.CamosunCommunityAssociation.com](http://www.CamosunCommunityAssociation.com)

December 1<sup>st</sup>, 2017

Mayor Richard Atwell and Council  
District of Saanich  
770 Vernon Avenue

**Re: Development Permit and Rezoning Application – 1586, 1588, 1592 North Dairy Road, and 3200 Wordsworth Street**

Dear Mayor Atwell and Council,

The Camosun Community Association (CCA) supports the staff report's recommendation to postpone consideration of the proposed development permit and rezoning application at 1588 North Dairy Road until issues are resolved.

In the last month, the CCA has conducted a community survey with neighbours to collect feedback about the proposed development. The majority of neighbours who responded to this survey indicated that they did not support the development as proposed. This survey has helped inform the CCA's position, and a summary of survey results is attached to this letter. The most important issues from the CCA's perspective are discussed below.

### **Parking**

The first and foremost community concern is regarding parking. The 0.83 parking spaces per dwelling unit proposed here is a significant variance from the 1.5 spaces per dwelling unit required in the Zoning Bylaw. We recognize vehicle ownership rates are dropping throughout the region, but the decrease to 0.83 spaces per unit is too great for what is still largely a suburban neighbourhood. Residents in the new building will likely own at least one vehicle per unit and if parking is not provided on-site, vehicles will be parked on the neighbouring streets. This is especially a concern along adjacent Wordsworth Street since it is designated as part of the multi-use Bowker Creek Greenway.

Another parking-related concern is that surface parking at the rear of the property is proposed. Underground parking is encouraged by a number of Saanich policies (e.g. OCP 5.7.1 and SVAP 7.2.1 design principle 7a) and would be preferred by neighbours. This would not only allow for more overall parking to be provided, it would free up the rear yard for greenspace, open space, and on-site amenity areas.

In order to help address parking concerns, we recommend that a parking ratio of at least 1.2 be provided (1 parking space per dwelling unit plus an additional 20% for visitor parking). Since this is not feasible nor desirable as surface parking, the options to meet this ratio would be to provide underground parking and/or decrease the number of units.

### **Setbacks and Massing**

The second major concern with the proposed development is its rear yard setbacks and massing. The proposed development will be zoned as part of the new RA-10 zone which will provide Saanich with one of the highest density multi-family residential zones in the municipality. This zone will be a good fit in urban centres such as Hillside Centre, but appropriate care should be taken where it abuts lower density uses. In this case, the RA-10 zone will be adjacent to single-family and duplex residential dwellings to the north. The Shelbourne Valley Action Plan envisions 2-3 storey townhouses to the north in the long-term, but these properties will continue as low-rise residential dwellings for the foreseeable future.

We do not believe the proposed rear yard setback variance from 7.5m to 6.1m is supportable where the proposed RA-10 zone is adjacent to such a lower density use. Immediate neighbours have suggested that a 10m setback would be preferable with the Amara as a precedent. In addition, we would like to see the building's massing make more of a transition or 'step-down' at the rear of the building. For example, the uppermost 'wings' of the building could be removed to create a 3-storey façade at the north end of the extensions at the loss of only a few units.

### **Design**

Related to concerns surrounding massing are concerns with the design of the proposed building. Many neighbours have commented that the building is box-like and rigid in shape. By comparison, some have commented that the pitched roof design of the Amara multi-family residential building, on the opposite side of Wordsworth Street, is more desirable. Comments on design are subjective by nature, but we believe the design could be amended to reflect the character of the neighbourhood.

### **Community Contribution**

The CCA would like to thank the applicant for their proposed contribution to the Saanich Affordable Housing Fund as part of their commitment to address housing unaffordability in the region. Should Council request additional commitments as part of a Community Amenity Contribution, we would recommend that funds be secured for 1) construction of a sidewalk to fill in the 25m gap on the north side of North Dairy Road one block west of this development at Shelley Street, and/or 2) rehabilitation of nearby Bowker Creek as outlined in the Bowker Creek Blueprint (Reach 12a).

The proposed development's location is along a major corridor within a major centre and we recognize the opportunity for increased density at this site. This is supported in Saanich's Official Community Plan, the Shelbourne Local Area Plan, and the Shelbourne Valley Action Plan. We believe that development at this location is appropriate and we hope to ensure this development best meets the needs of the community. Until major concerns regarding parking, setbacks, and massing are resolved, the Camosun Community Association does not believe this development as proposed meets the community's needs.

We trust that Council will consider the issues raised in this letter, by neighbours, and in the staff report dated November 1, 2017. Postponing the proposed development permit and rezoning application will give the applicant a chance to address these concerns without losing the opportunity to develop this site. Thank you for considering our community's input.

Sincerely,

Sandie Menzies  
President  
Camosun Community Association

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Enclosures: Community survey summary (2 pages)  
Example community survey (3 pages)

cc: Andrea Pickard, Planner, District of Saanich  
Korbin DaSilva, Development Manager, Abstract Developments

**Camosun Community Association**  
**Community Survey Summary**  
*for*

1586, 1588, 1592 North Dairy, and 3200 Wordsworth proposed rezoning

Distribution and response period

- 96 surveys distributed within a 110m radius of the subject properties (51 single-family and duplex dwellings, 25 townhouses, and 20 to the Amara condominium next door).
- Surveys distributed November 4<sup>th</sup>, 2017, with deadline for returns on November 23<sup>rd</sup>.

Response rate

- 22 surveys returned (23% response rate)
- For properties within 50m and excluding the Amara, response rate was 50%.

Not in support / No objections rate

- Of the surveys returned, 18 indicated “Not in support” (82%) and 4 indicated “No objections” (18%).
- For properties within 50m, 85% were “Not in support” and 15% indicated “No objections”.

Concerns raised (in descending order, listed by # of surveys where concern was raised)

- 14 Concerns with amount of parking provided. Comments that the variance was too great and that it would lead to too many parked cars on side streets.
- 13 Concerns with the height of the building. Comments indicating a preference for the neighbouring Amara development that is 3 storeys and sunken.
- 11 Concerns with the density of the proposed building. 56 units in 1/3 of a hectare considered too many.
- 8 Concerns with box-like shape of development. Again, comments indicating a preference for the pitched roof design of the Amara.
- 8 Concerns with traffic and circulation. Increased traffic on Keats and Wordsworth could make it more difficult for residents to exit or enter from North Dairy.
- 8 Concerns with surface parking instead of underground parking and its aesthetic and environmental impacts.
- 7 Concerns with proximity of the building to neighbouring properties to the north. Comments regarding a preferred setback of up to 10m as built by the Amara.
- 7 Concerns with impact on the character of the neighbourhood, with the large building abutting low-rise homes.
- 5 Concerns with the impact of construction for such a large building.
- 4 Concerns with the limited amount of greenspace provided.
- 3 Concerns with an increase of unwanted activities including noise and litter.
- 3 Concerns with the amount of protection to nearby Bowker Creek.

- 3 Concerns with vehicular access from Keats Street and Wordsworth Street as opposed to North Dairy Road.
- 2 Concerns with surface water run-off and possible increased flooding.
- 2 Concerns with the lack of outdoor amenity spaces for residents.
- 1 Concern with lack of solar panels on proposed building.
- 1 Concern with decreased property value.
- 1 Concern with removal of trees on subject properties.
- 1 Concern with building more condominium units in the region.
- 1 Concern with the lack of variety of unit sizes.
- 1 Concern with the species choices in the landscaping plan.

Comments in support

- 2 Comments in support of the location for increased density.
- 1 Comment in support of more housing throughout the region.

# Community Survey

Re: Proposed Rezoning at  
1586-1592 N. Dairy Road &  
3200 Wordsworth Street



Dear Neighbour,

The Camosun Community Association (CCA) is seeking input on the proposed rezoning for the properties at 1586-1592 North Dairy Road and 3200 Wordsworth Street. The applicant has proposed to construct a 56-unit 4-storey multi-family residential building. Please review the attached rendering and the full plans on our website (link below)

The CCA will be providing feedback to Saanich based on comments received from residents. We hope that you will take a moment to complete the following so that we can best represent the views of residents.

If you have any question about this survey, please contact the CCA at [CamosunCA@gmail.com](mailto:CamosunCA@gmail.com)

If you have any questions about the proposal, please contact the applicant, Korbin DaSilva, at [kdasilva@abstractdevelopments.com](mailto:kdasilva@abstractdevelopments.com)

Once completed, you can drop off the survey in the collection box at:  
**3205 Wordsworth St** by **November 23, 2017**

or call CCA rep Caleb Horn at **(250) 858 4676** to arrange for pick-up

For additional information about this proposal and to view full plans, please visit the CCA website at: [www.CamosunCommunityAssociation.com/ndairy](http://www.CamosunCommunityAssociation.com/ndairy)







LOW HAMMOND ROWE ARCHITECTS



ABSTRACT

1588 NORTH DAIRY ROAD

REZONING & DEVELOPMENT PERMIT

REVISIONS- 24 AUG 2017

STREET VIEW  
@ NORTH DAIRY RD  
& WORDSWORTH ST

A15