



The Corporation of the District of Saanich

Supplemental Report

To: Mayor and Council
From: Sharon Hvozdzanski, Director of Planning
Date: May 18, 2018
Subject: Rezoning and Development Permit Application
File: REZ00592; DPR00690 • 2707 Richmond Road and 1810 Kings Road

RECOMMENDATION

1. That the application to rezone from the RS-6 (Single Family Dwelling) Zone to the RT-5 (Attached Housing) Zone be approved;
2. That Development Permit DPR00690 be approved;
3. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant to secure:
 - The development be certified with Built Green Canada as a BUILT GREEN® Gold project;
 - The project be constructed solar ready;
 - A contribution of \$24,000 (\$1,500 per unit) to the Saanich Affordable Housing Fund prior to issuance of a building permit;
 - Registration of statutory right-of-way where the public sidewalk would encroach onto private lands prior to issuance of an occupancy permit; and
 - Payment of \$6,375 (5 x \$1,275) for five Schedule I trees.
4. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a housing agreement to prohibit a Strata Bylaw or Strata Council from restricting rental of a dwelling unit for residential purposes.

PURPOSE

The purpose of this report is to seek direction from Council on the subject application. The subject application is to rezone from the RS-6 (Single Family Dwelling) Zone to the RT-5 (Attached Housing) Zone to construct a 16 unit townhouse development. Variances and a Development Permit for form and character are also requested. The applicant is Abstract Developments.

DISCUSSION

Background

At the March 12, 2018, Committee of the Whole Meeting, Council called a Public Hearing to consider the proposal to construct a 16 unit townhouse development at 2707 Richmond Road and 1810 Kings Road. The discussion noted concerns about potential overlook and privacy impacts to the adjoining properties on the north of the development.

In response to the concerns, the applicant is proposing minor changes to the design of Building C, and the landscaping in the northeast corner of the site, to help mitigate potential impacts.

Additional Information

Proposed Building and Landscaping Changes

The applicant has stated that the changes from the plans presented at the Committee of the Whole meeting are focused on Building C in the northeast corner of the development. To create a more sensitive transition to the neighbouring single family residential properties, the main floor of Building C and the backyard patios have been sunk approximately 1.3 m below the grade of the neighbouring yards, the second floor decks on the north side of Building C have been reduced in size to discourage their use as a gathering space while allowing adequate space to accommodate a barbecue, and the stairs from the second floor decks to the ground level patios have been removed. The landscape plan has been revised to include additional deciduous and evergreen trees along the fence line to create a green visual buffer that will help to screen site lines to windows, decks, and patio spaces.

The changes are intended to encourage social gathering in the sunken patio spaces where there would be optimal privacy between neighbours and to enhance the visual screen between properties. There would be no change to the footprint or the architectural character of Building C. As a result of sinking Building C into the ground, the building height would be reduced by 0.85 m. Reducing the size of the decks would increase the setback from the north property line to the face of the deck at the northeast corner of the building by 0.31 m, from 3.02 m to 3.33 m.



Figure 1: Building C – Proposed North Elevation



Figure 1: Site Plan



Figure 3: View to Building C from the North

CONCLUSION

As a result of concerns noted at the Committee of the Whole meeting, the applicant has submitted revised plans to address concerns about potential overlook and privacy impacts to the adjoining properties on the north. These changes are part of the ongoing efforts by the applicant to integrate the development into the existing neighbourhood, while mitigating potential impacts to the neighbours. The changes are focused on Building C and would not result in changes to the building footprint, number of units, or architectural character. For these reasons, the changes can be supported.

Prepared by:



Neil Findlow

Senior Planner

Reviewed by:




Shari Holmes-Saltzman

Manager of Current Planning

Approved by:



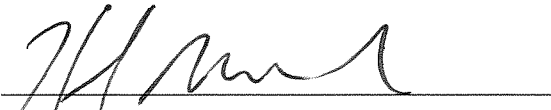
 Sharon Hvozdzanski
Director of Planning


NDF/

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ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.



 Paul Thorkelsson, Administrator

DISTRICT OF SAANICH**DPR00690****DEVELOPMENT PERMIT**

**To: 2707 Richmond Development Ltd., Inc. No. BC1090446
301 – 1106 Cook Street
Victoria BC V8V 3Z9**

(herein called "the Owner")

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to the lands known and described as:

Amended Lot 1 (DD 176635I) of Section 25, Victoria District, Plan 1249

2707 Richmond Road

and

Amended Lot 3 (DD 176636I), Section 25, Victoria District, Plan 1249

1810 Kings Road

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By varying the provisions of Zoning Bylaw 2003, Section 520.2 to permit a lot coverage of 52% (45% permitted),
 - (b) By varying the provisions of Zoning Bylaw 2003, Section 520.4(a) to permit an Open Space Area of 4.83% (5% required),
 - (c) By varying the provisions of Zoning Bylaw 2003, Section 520.5(a) to permit a building separation from the centre line of windows in a living room of 6.55 m between Buildings B and C, and 6.98 m between Buildings A and C (15 m required),
 - (d) By varying the provisions of Zoning Bylaw 2003, Section 520.5(b) to permit a building separation from the centre line of windows in a habitable room other than a living room of 6.27 m between Buildings A and B, 6.55 m between Buildings B and C, and 6.98 m between Buildings A and C (12 m required),
 - (e) By varying the provisions of Zoning Bylaw 2003, Section 520.6(a)(i) to permit a setback of 2.32 m to Richmond Road and 3.20 m to Kings Road (7.5 m required),

- (f) By varying the provisions of Zoning Bylaw 2003, Section 520.6(a)(ii) to permit a setback of 3.33 m to the edge of an attached deck (7.5 m required).
 - (g) By varying the provisions of Zoning Bylaw 2003, Section 520.6(a)(iii) to permit a setback of 2.98 m to a rear lot line (10.5 m required),
 - (h) By varying the provisions of Zoning Bylaw 2003, Section 520.6(b) to permit a maximum height of 11.69 m (7.5 m permitted),
 - (i) By varying the provisions of Zoning Bylaw 2003, Section 520.8(a) to permit the Parking Area to occupy 48.11% of the surface of the lot (30% permitted),
 - (j) By varying the provisions of Zoning Bylaw 2003, Section 6.2(f)(ii) to permit a fence height of 2.4 m along the north and east property lines (maximum of 1.9 permitted),
 - (k) By varying the provisions of Zoning Bylaw 2003, Section 7.3(a) to permit the minimum number of off-street parking spaces to be provided for attached housing at a ratio of 1.6 parking spaces per unit for a total of 26 spaces (2 parking spaces/unit for a total of 32 required), and
 - (l) By requiring the buildings and lands to be constructed and developed in accordance with the plans prepared by Zebra Design / MJM Architect Inc., and Murdoch de Greeff Inc. Landscape Planning and Design, date stamped received May 15, 2018, and JE Anderson and Associates, date stamped received October 3, 2017 copies of which are attached to and form part of this permit.
4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.
6. (a) Prior to issuance of a Building Permit, the Owner shall provide to the Municipality security by cash, certified cheque, or an irrevocable letter of credit in the amount of \$119,040.00 to guarantee the performance of the requirements of this Permit respecting landscaping.
- (b) A Landscape Architect registered with the British Columbia Society of Landscape Architects must be retained for the duration of the project until the landscaping security has been released. Written letters of assurance must be provided at appropriate intervals declaring the registered Landscape Architect, assuring that the landscape work is done in accordance with the approved landscape plan, and indicating a final site inspection confirming substantial compliance with the approved landscape plan (BCSLA Schedules L-1, L-2, and L-3).
- (c) All landscaping must be served by an automatic underground irrigation system.
- (d) The owner must obtain from the contractor a minimum one-year warranty on landscaping works, and the warranty must be transferable to subsequent owners of

the property within the warranty period. The warranty must include provision for a further one-year warranty on materials planted to replace failed plant materials.

- (e) Any protective fencing of trees or covenant areas must be constructed, installed and signed according to the specifications in Appendix X.
 - (f) No site activity shall take place prior to the installation of any required tree of covenant fencing and the posting of "WARNING – Habitat Protection Area" signs. The applicant must submit to the Planning Department a photograph(s) showing the installed fencing and signs. Damage to, or moving of, any protective fencing will result in an immediate stop work order and constitute a \$1,000 penalty.
 - (g) The landscaping requirements of this Permit shall be completed within four months of the date of issuance of the Certificate of Occupancy for the development, in default of which the Municipality may enter upon the lands, through its employees or agents, and complete, correct or repair the landscaping works at the cost of the Owner and may apply the security, interest at the rate payable by the Municipality for prepaid taxes.
 - (h) In the event that any tree identified for retention is destroyed, removed or fatally injured, a replacement tree shall be planted in the same location by the Owner in accordance with the replacement guidelines as specified within the Saanich Tree and Vegetation Retention, Relocation and Replacement Guidelines. The replacement tree shall be planted within 30 days of notice from the Municipality in default of which the Municipality may enter upon the lands and carry out the works and may apply the security provided herein in payment of the cost of the works. For the purpose of this section, existing trees identified for retention and new trees planted in accordance with the landscape plan attached to and forming part of this permit shall be deemed to be "trees to be retained".
7. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Current Planning.
8. Notwithstanding the provisions of Section 7 of this Permit the following changes will be permitted and not require an amendment to this Permit:
- (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.
 - (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with the Director of Planning, or Manager of Current Planning in her absence.
 - (c) Where items noted under Section 8(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.

COPY

- (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the landscape plans forming part of this Permit.
- 9. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.
- 10. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____
ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk

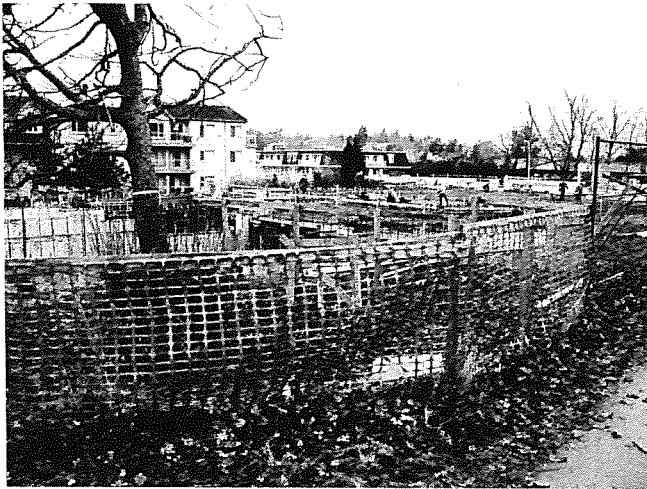
APPENDIX X**PROTECTIVE FENCING FOR TREES AND COVENANT AREAS**

Protective fencing around trees and covenant areas is an important requirement in eliminating or minimizing damage to habitat in a development site.

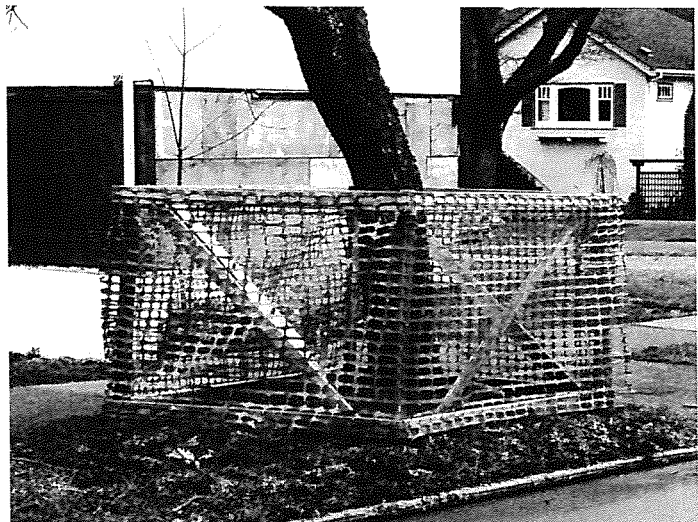
Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and “WARNING – Habitat Protection Area” signs to the Planning Department.

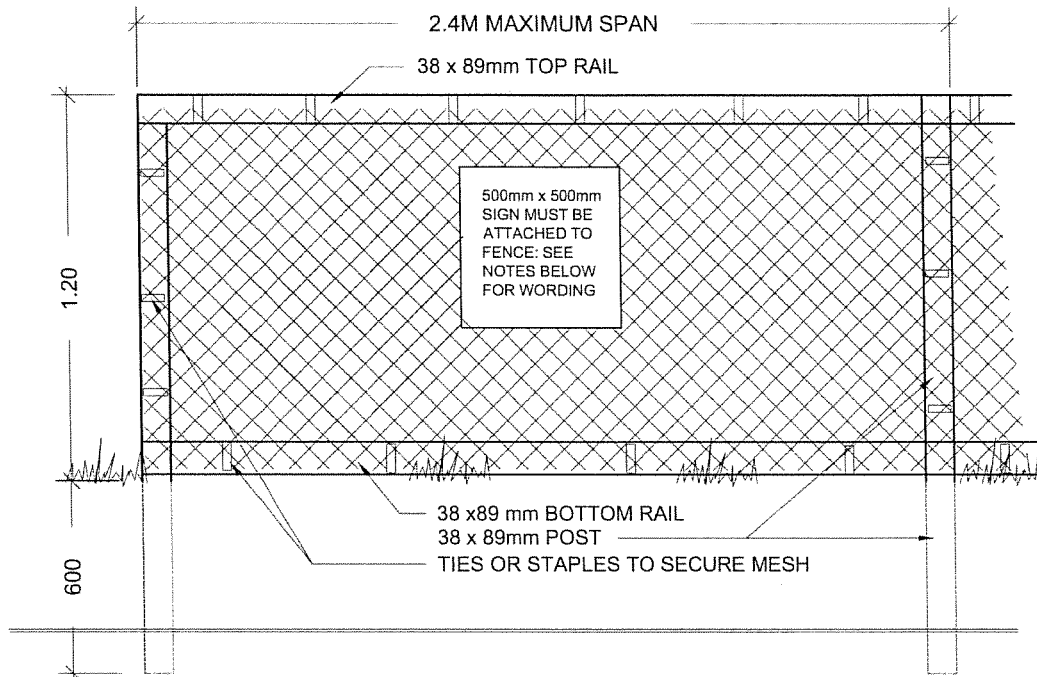
Specifications:

- Must be constructed using 2” by 4” wood framing and supports, or modular metal fencing
- Robust and solidly staked in the ground
- Snow fencing to be affixed to the frame using zip-ties or galvanized staples
- Must have a “WARNING – HABITAT PROTECTION AREA” sign affixed on every fence face or at least every 10 linear metres



Note: Damage to, or moving of, protective fencing will result in a stop work order and a \$1,000 penalty.





TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



DETAIL NAME: **TREE PROTECTION FENCING**

DATE: March/08
DRAWN: DM
APP'D: RR
SCALE: N.T.S.

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1410-04;
xref 2870-30
Richmond/Kings



The Corporation of the District of Saanich

Mayor
Councillors
Administrator
Com. Assoc.
Applicant

Council
Administrator
Media

Report

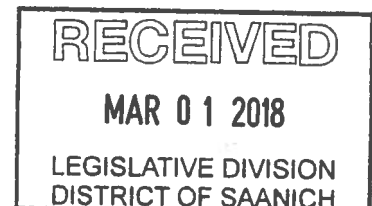
To: Mayor and Council
From: Sharon Hvozdzanski, Director of Planning
Date: February 28, 2018
Subject: Rezoning and Development Permit Application
File: REZ00592 DPR00690 • 2707 Richmond Road and 1810 Kings Road

RECOMMENDATION

That Council postpone further consideration of the development to allow the applicant to rework the development proposal to include the planned improvements to Richmond Road fronting the site.

Note: Should Council support the application in its current form the following resolutions are recommended:

1. That the application to rezone from the RS-6 (Single Family Dwelling) Zone to the RT-5 (Attached Housing) Zone be approved;
2. That Development Permit DPR00690 be approved;
3. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant to secure:
 - The development be certified with Built Green Canada as a BUILT GREEN® Gold project;
 - The project be constructed solar ready;
 - A contribution of \$24,000 (\$1,500 per unit) to the Saanich Affordable Housing Fund prior to issuance of a building permit;
 - Registration of statutory right-of-way where the public sidewalk would encroach onto private lands prior to issuance of an occupancy permit; and
 - Payment of of \$6,375 (5 x \$1,275) for five Schedule I trees (see Option 3 on Page 17).
4. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a housing agreement to prohibit a Strata Bylaw or Strata Council from restricting rental of a dwelling unit for residential purposes.



PURPOSE

The purpose of this report is to seek direction from Council on the subject application. The subject application is to rezone from the RS-6 (Single Family Dwelling) Zone to the RT-5 (Attached Housing) Zone to construct a 16 unit townhouse development. Variances and a Development Permit for form and character are also requested. The applicant is Abstract Developments.

DISCUSSION

Neighbourhood Context

The subject property is located in the Shelbourne Local Area, approximately 500 m north of the Royal Jubilee Hospital near the southern extent of the District of Saanich. Richmond Road serves as the boundary between Saanich and the City of Victoria in this area. The proposed development includes two lots, each contain a single family dwelling.

The site is approximately 1.3 km travel distance to the Hillside Major "Centre", and approximately 1 km travel distance to a range of commercial and retail services located in the Fort Street and Foul Bay Road area. The Richmond Road school site, which is being used as a temporary location for other schools during major renovations, is within 200 m. Lansdowne Middle School is approximately 800 m travel distance and Camosun College is approximately 1.2 km travel distance. Public transit is available within 30 m on Richmond Road, and within 500 m on Foul Bay Road.

Immediately east of the site, the single family home at 1840 Kings Road is listed on the Saanich Community Heritage Register. The heritage structure is a front-gabled Craftsman house with a granite stone exterior, front verandah with granite columns, and half timbering in the gable.

Proposed Land Use

The proposed development would change the land use from single family residential to multi-family residential with an increase in the permitted density to allow 16 townhouse units. The site currently consists of two lots zoned for single family use, which would be consolidated to create a 2,346 m² development site after a 4.15 m wide road dedication along Richmond Road.

Although the site is not within a "Centre" or "Village", it is located on a major road and in close proximity to a range of commercial services, institutional uses (health services, schools) and neighbourhood parks. The Official Community Plan (OCP) supports a range of housing types within neighbourhoods, including townhouses. The site is conveniently located and many services are within a walkable distance, it has good accessibility to public transit, and the relatively flat topography in this area is conducive to cycling and walking.

Multi-family developments in the area include a townhouse development that is located one block to the north, and townhouses and an apartment immediately to the south.

Site and Building Design

The subject site is relatively flat and the proposal includes three blocks of townhouses for a total of 16 units. A townhouse block of six units would be oriented toward Richmond Road, a block of five units would be oriented toward Kings Road, and the remaining block of five units would be sited in the interior of the site along the north property line. A single access into the site would be provided off Kings Road.

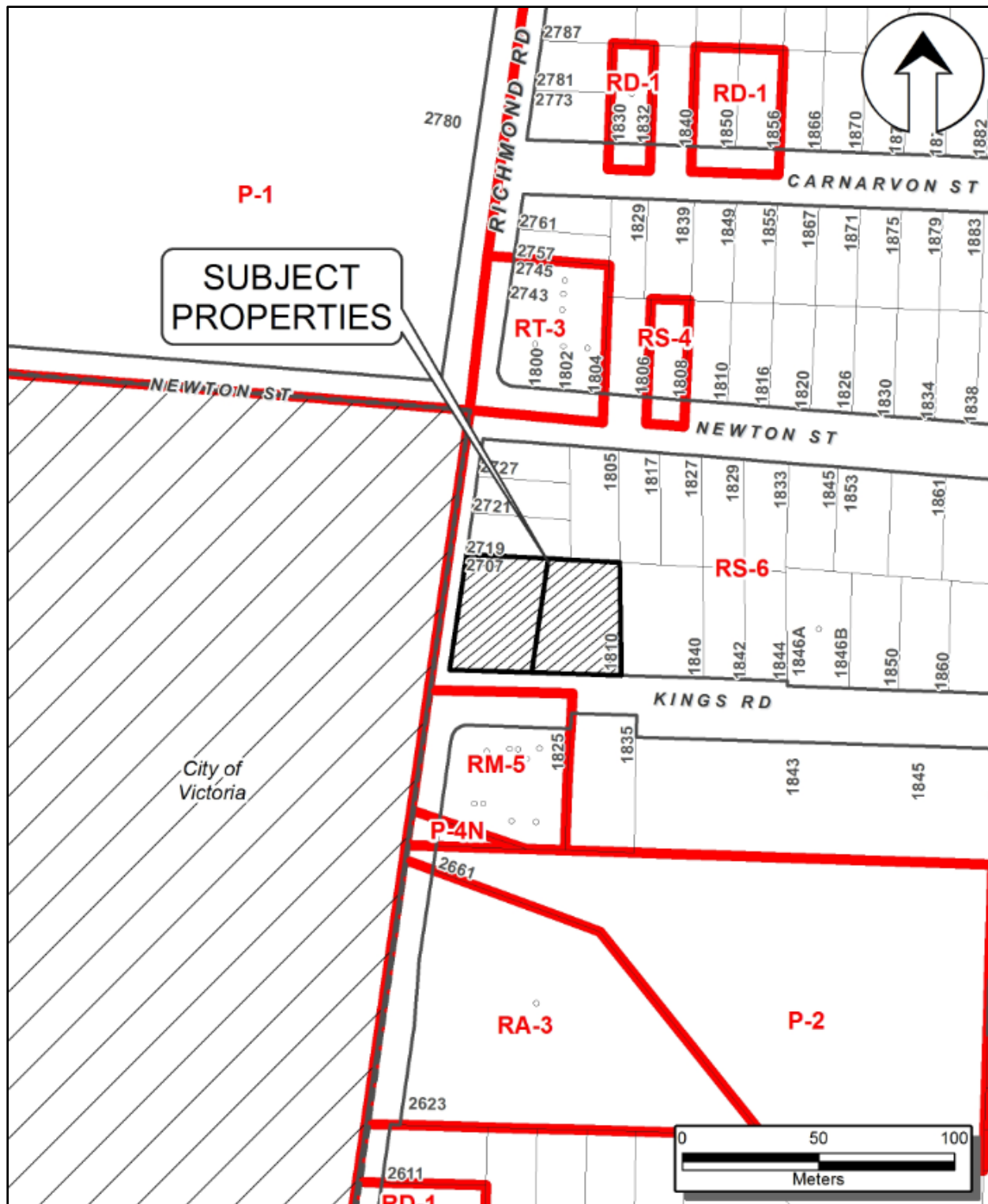


Figure 1: Neighbourhood Context



Figure 2: Site Plan



Figure 3: Rendering of Richmond Road Frontage *(Provided by BDM 3d Architectural Visualization)*



Figure 4: Rendering of Kings Road Frontage *(Provided by BDM 3d Architectural Visualization)*

The three-storey townhouses would incorporate a number of Arts and Crafts elements that would be compatible with the surrounding single family homes. The design includes steep pitched roofs, gables with half timbering and knee brackets, finials, bay windows, and covered entrances with support columns. Exterior materials would include wood shingles, cement board siding, wide wooden trim and columns. The placement of exterior materials in conjunction with architectural features creates visual interest and gives texture to the building facades. All units would include three bedrooms, attached garages, covered entrances and upper level decks. Ground level patios fronting the street, or in the rear yard of the interior building, would provide useable outdoor areas for each unit. White wooden fencing 1.2 m in height would be used to define the patio areas along Richmond Road and Kings Road and would include individual gates and walkways to the unit entrances.

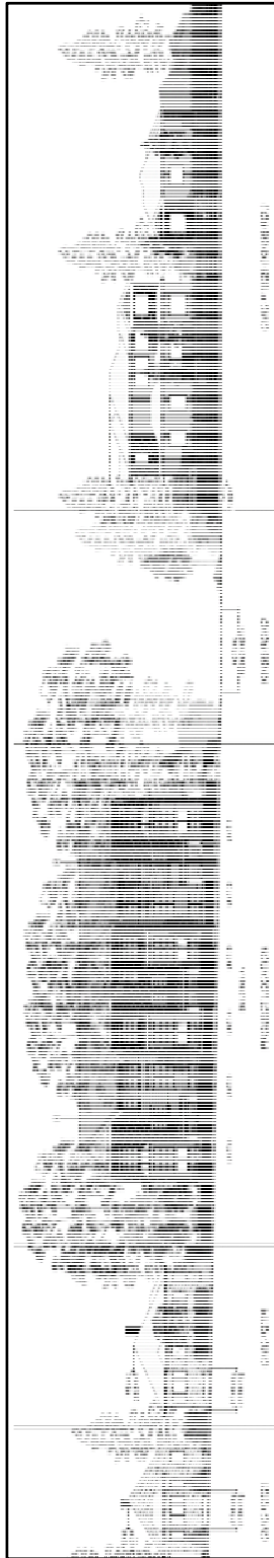


Figure 5: Richmond Road Streetscape (Provided by MJM Architecture Inc. / Zebra Design)

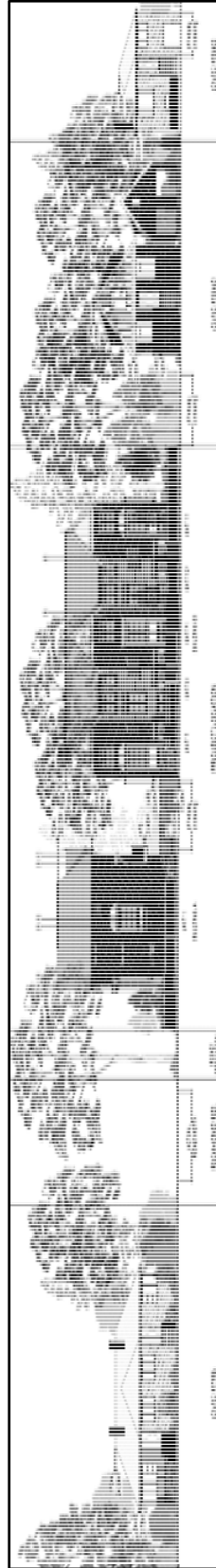


Figure 6: Kings Road Streetscape (Provided by MJM Architecture Inc. / Zebra Design)

Resident parking would be located inside garages with five surface parking spaces for visitors. Permeable pavers would be used for the drive aisle and visitor parking spaces throughout the centre of the site. Absorptive landscaping would be used to collect runoff from sidewalks, decks and patios.

Landscaping is focused around the perimeter of the site and the applicant proposes to retain six boulevard trees, including three elms and a maple on the Richmond Road boulevard and one Garry Oak and one maple on the Kings Road boulevard. A cedar that would straddle the Richmond Road property line would also be retained, effectively functioning as a boulevard tree. A spruce tree just off the property line in the northwest corner of the site would also be retained. Three additional boulevard trees (Garry Oaks) on Kings Road would be planted and new separated sidewalks would be provided along both street frontages. To reduce impacts to tree root zones cantilevered slabs, minimal excavation for patios and walkways, and floated sidewalks are proposed. No basements are proposed for the townhouses, which would further reduce potential tree impacts from excavation.

The applicant has stated their willingness to commit that the project will be certified with Built Green Canada as BUILT GREEN® Gold and solar ready.

Consultation

Neighbourhood:

Between October 2016 and February 2017, prior to submitting a development application, the applicant undertook neighbourhood consultation within 100 m of the site in the form of direct contact (door knocking) or information letters. In April 2017, an Open House was held for the neighbourhood and the proposal was subsequently presented to the Camosun Community Association (CCA). The applicant also contacted Victoria's North Jubilee Neighbourhood Association as the west side of Richmond Road is within the City of Victoria.

Following the community meeting, further consultation through direct contact with residents occurred in May 2017. A further community meeting on November 23, 2017 was scheduled through the CCA to obtain additional feedback.

A referral was sent from the Planning Department to the Camosun Community Association (CCA). A preliminary response was received indicating that their final position was not yet determined as further consultation with the neighbours was anticipated. No further comment has been received to date.

City of Victoria:

Planning sent a referral to the City of Victoria because the site is adjacent to the municipal boundary with the City. A response was received from City staff indicating that Victoria's Official Community Plan (2012) designates the adjacent neighbourhood for ground-oriented residential, including attached dwellings. The Jubilee Neighbourhood Plan notes that the character of the neighbourhood and surrounding properties should be considered when evaluating the design of residential developments. Site planning should also balance useable green space and paved areas for parking, with an emphasis on retention of existing mature landscape features.

Advisory Design Panel:

The proposal was considered by the Advisory Design Panel at their December 6, 2017 meeting. At that meeting the ADP resolved:

“That it be recommended that the design of the proposed 16-unit townhouse development at 2707 Richmond Road and 1810 Kings Road be approved, with the applicant considering the comments made by the Panel members.”

The Panel provided the following comments:

- The accessible parking offered does not have any cover. Applicant should consider that many buyers are aging and have mobility issues.
- This will compliment other developments up the street and is nicely set back. Maneuvering vehicles on-site could be impacted if everyone leaves at the same time.
- Applicant should consider liability insurance in case someone is injured on the sidewalk where a statutory right-of-way is used.
- The project compliments the streetscape and area. Consider building in disability parking for visitors.
- Question raised as to why the individual entrances are not different/separated from one another. Suggestion that they could have made entrances at the end of Building A more special by having corner entrances.
- The site is challenging and the applicant did a good job of addressing issues with setbacks and the bump out. The east setback is fairly tight but the vegetation will help as will the additional fence height.
- Frontages look good but suggestion made to try and soften the entrances on Building C, which has garage doors beside the main entrances.
- Design is good. Suggestion to consider putting a dormer on the Kings Road roof.

No design changes were made in response to the Panel's comments.

Variances

Variances are requested for the following:

- To permit a lot coverage of 52% (45% permitted);
- To permit an open space area of 4.83% (5% required);
- To permit a building separation from the centre line of windows in a living room of 6.55 m between Buildings B and C, and 6.98 m between Buildings A and C (15 m required);
- To permit a building separation from the centre line of windows in a habitable room other than a living room of 6.27 m between Buildings A and B, 6.55 m between Buildings B and C, and 6.98 m between Buildings A and C (12 m required);
- To permit a setback of 2.32 m to Richmond Road and 3.20 m to Kings Road (7.5 m required);
- To permit a setback of 3.02 m to the edge of an attached deck and 2.18 m to the exterior steps support posts from the interior side lot line (7.5 m required);
- To permit a setback of 2.98 m to a rear lot line (10.5 m required);
- To permit a maximum height of 11.69 m (7.5 m required);
- To permit the parking area to occupy 48.11% of the lot area (30% permitted);
- To permit a fence height of 2.4 m along the north and east property lines (maximum 1.9 m permitted); and
- To permit the development to be constructed with a total of 26 parking spaces (32 spaces required).

Community Contributions

The applicant proposes to contribute \$1,500 per unit for a total of \$24,000 to the Saanich Affordable Housing Fund. This commitment would be secured by covenant with payment required prior to issuance of a building permit.

ALTERNATIVES

1. That Council approve the recommendations as outlined in the staff report.

The implications of this alternative are that it would postpone consideration of the application to allow the applicant to rework the development proposal to include the planned improvements to Richmond Road fronting the site. This alternative would result in a delay in Council's decision regarding the application.

2. That Council support the proposal in its current form and forward the proposal to a Public Hearing.

The implications of this alternative are that the application would advance to a Public Hearing and the applicant would be expected to respond to outstanding questions raised by Council at a Public Hearing.

The Official Community Plan (OCP) policies support townhouses in neighbourhoods subject to consideration of neighbourhood context, site size, scale, density, parking capacity and availability, underground service capacity, adequacy of parkland and visual and traffic impacts. If Council supports the proposed design and variances then proceeding to a Public Hearing is an appropriate option.

3. That Council provide alternate direction to Staff.

Should Council provide alternate direction to staff, such as a redesign of the proposal to address a specific issue for example, the implications are that staff would work with the applicant to address comments from Council. The applicant would undertake any necessary revisions to the plans, and would resubmit their proposal for review by staff and ultimately consideration by Council. This alternative would result in a delay in Council's decision regarding the application.

FINANCIAL IMPLICATIONS

The proposal has no immediate implications related to the District of Saanich Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposal has no implications related to the District of Saanich 2015 - 2018 Strategic Plan.

PLANNING IMPLICATIONS

Policy

The following Saanich Planning Policies are most applicable to the subject proposal:

Official Community Plan (2008)

- 4.2.1.1 “Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact; Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainably; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.”
- 4.2.1.2 “Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.”
- 4.2.1.16 “Encourage “green” development practices by considering variances, density bonusing, modified/alternative development standards or other appropriate mechanisms when reviewing development applications.”
- 4.2.1.18 “Encourage new development to achieve higher energy and environmental performance through programmes such as ‘Built Green’, LEED or similar accreditation systems.”
- 4.2.1.20 “Require building and site design that reduce the amount of impervious surfaces and incorporate features that will encourage ground water recharge such as green roofs, vegetated swales and pervious paving material.”
- 4.2.2.3 “Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties.”
- 4.2.4.2 “Evaluate zoning applications for multiple family developments on the basis of neighbourhood context, site size, scale, density, parking capacity and availability, underground service capacity, adequacy of parkland and visual and traffic impacts.”
- 4.2.4.3 “Support the following building types and land uses in Neighbourhoods:
- single family dwellings;
 - duplexes, tri-plexes, and four-plexes;
 - townhouses;
 - low-rise residential (up to 4 storeys); and
 - mixed-use (commercial/residential) (up to 4 storeys).”
- 4.2.9.37 “Consider parking variances where one or more of the following apply:
- transportation demand strategies (TDM) are implemented;
 - a variety of alternative transit options exist within the immediate vicinity of the proposed development;
 - there is a minimal reduction in required parking;
 - the development is located in a “Centre”;
 - availability of on-street parking.”
- 5.1.2.2 “Evaluate applications for multi-family developments on the basis of neighbourhood context, site size, scale, density, parking capacity and availability, underground

services capacity, school capacity, adequacy of parkland, contributions to housing affordability, and visual and traffic/pedestrian impact.”

- 5.1.2.15 “Consider requiring registration of a covenant on title of new multiple-family developments prohibiting Strata Council rental restrictions as part of rezoning applications.”

Shelbourne Local Area Plan (1998)

- 4.1 “Preserve the public visibility of heritage resources and encourage design compatibility when considering rezoning, subdivision and development permits in the vicinity of heritage structures.”

- 5.1 “Seek opportunities to protect indigenous vegetation, wildlife habitats, aesthetic landscapes and viewsapes when reviewing applications for change in land use.”

- 6.1 “Protect and maintain the stability and character of Shelbourne by maintaining single family dwellings as the predominant land use.”

- 6.3 “Provide opportunities for a variety of housing types by considering applications to rezone for attached housing or apartment use on sites identified on Map 6.2.”
Note: the site is not identified on Map 6.2

- 6.4 “Apply the development guidelines, identified on Map 6.2 when considering rezoning and/or development permit applications for multi-family dwelling use.”

Note: The subject property is not identified as a potential multi-family site, however the noted guidelines include:

- “Building scale and design should acknowledge adjacent single family.
- Consider underground parking.
- Parking areas and garbage collection to be located away from adjacent single family and well screened.
- Garbage receptacle must be screened from view from adjacent single family.
- Adequate open space amenity area should be incorporated into the design.”

- 6.6 “Require multi-family developments to provide adequate private open space amenity areas on-site.”

Development Permit Area Guidelines

The development proposal is within the Saanich General Development Permit Area. Relevant guidelines include: retaining existing trees and native vegetation where practical; designing buildings to reflect the character of surrounding developments with special attention to height; providing high quality architecture; balancing the needs of all transportation modes; reducing impervious site cover; designing above grade parking to be complementary to the surroundings; and encouraging pedestrian activity.

Analysis

The Official Community Plan (OCP) policies support townhouses in neighbourhoods subject to consideration of neighbourhood context, site size, scale, density, parking capacity and availability, underground service capacity, adequacy of parkland and visual and traffic impacts.

Although this site is not identified in the Shelbourne Local Area Plan as a potential multi-family site, there are two sites in very close proximity with similar characteristics in size and location that have since been rezoned and developed as multi-family housing projects. The local area plan also notes key considerations for rezoning to a multi-family use. Generally, new multi-family developments within neighbourhoods are preferably located on major roads where there is safe access to the site, public transit is available, and the scale and massing is sensitive to adjacent single family neighbourhoods.

The site design with pedestrian entrances oriented toward the street, ground level patios, and a single vehicle entrance would contribute to creating a pedestrian friendly environment that would enliven the streetscape. The proposed design of the townhouses with Arts and Crafts features, pitched roofs, and a focus on pedestrian entrances would be compatible with the surrounding single family neighbourhood, including the adjacent heritage home.

The proposed development includes reduced setbacks to all property lines when compared to similar townhouse developments. Landscaping is focused along the perimeter of the site and property line fencing would help mitigate privacy impacts. Careful placement of windows, decks, and entrances can also mitigate privacy concerns. Overall, the design is more reflective of an urban environment with reduced setbacks and useable outdoor space in the form of upper level decks and semi-private ground level patios rather than common amenity areas.

The site is currently dominated by a number of mature trees, including a row of trees along the Richmond Road frontage, and a grouping of trees on the Kings Road frontage and within the front yard of 1810 Kings Road (see Photographs 1 and 2). The proposal would require the removal of seven protected trees including two large Garry Oak trees from the centre of the lot. Two other established trees in the same area would be retained as boulevard trees.

The applicants propose to retain five on-site trees along the Richmond Road frontage, which would become boulevard trees after road dedication is provided. Due to their size and proximity to the development there remains a risk that if large structural roots are impacted during construction the trees may need to be removed and replaced due to an increased risk of failure. Construction activity would occur within the protected root zones and although the project arborist believes the trees can be retained based on exploratory excavation, there is concern that their long term preservation may not be feasible. The applicant has proposed construction techniques to increase the probability of their survival, including cantilevered slabs and floated sidewalks. However, even if the trees can be retained, given their proximity to the proposed structures it is likely that they will need to be removed in the near future to facilitate improvements to Richmond Road. There is also a risk that the roots could infiltrate perimeter drains and cause property damage. This is identified as a particular risk with Elm trees due to aggressive water seeking root systems. Alternative approaches are discussed in the Environmental Section later in this report.



Photograph 1: Established Trees at 1810 Kings Road



Photograph 2: Trees along Richmond Road frontage – to be retained (looking south)

Variances

Variances are requested for setbacks, lot coverage, height, building separation, parking, open space area, and fence height. Potential impacts from the requested variances are discussed below.

Setbacks:

The proposed setbacks are 2.32 m from Richmond Road, 3.20 m from Kings Road, and from the northern property line 3.02 m to an attached deck and 2.18 m to the exterior steps. The Zoning Bylaw requires a setback of 7.5 m from these three lot lines. The proposed setback from the rear (eastern) lot line is 2.98 m, whereas 10.5 m is required. The proposed setbacks would be smaller than many similar townhouse developments; however, as noted above they reflect an urban design that is increasingly common in newer developments.

As a point of comparison, the recent townhouse development at 3440 Linwood Avenue was approved with setbacks ranging from 1.2 m to 5.5 m. Similarly the townhouse development at 4355 Viewmont Avenue was approved with setbacks ranging from 2.7 m to 4.5 m. The Linwood Avenue development had no single family dwelling neighbours and the Viewmont Avenue development had only one. In this case, the subject site is adjacent to four single family homes. The reduced setbacks to the northern and eastern property lines would arguably have the most impacts to neighbouring homes. A new property line fence would help protect privacy, augmented with new landscaping focused on the perimeter of the lot. For these reasons, the reduced setbacks from the north and east property lines can be supported.

Generally, reduced setbacks from a street can be considered when the design would enliven the street with an active frontage and create a human scale streetscape. The applicant has designed the townhouses with pitched roof lines and gables to have a similar appearance to a single family dwelling. Proposed design features, which include covered pedestrian entrances oriented toward the street, ground level patios, low open fences and landscaping, would support this objective. Reduced setbacks, however, could result in increased impacts to the existing trees. The existing trees on the site are a significant contributor to the character of the streetscape and immediate neighbourhood. Impacts to the existing trees are discussed further in the Environmental Section of this report. Whether or not the requested setback variance from Richmond Road can be supported depends in part on Council's decision respecting the trees.

Lot Coverage:

The proposal requires a variance to increase the proposed lot coverage from 45% to 52%. All of the proposed townhouses are designed as three bedroom units suitable for families. Complying with the lot coverage would require reducing the number of units, reducing the unit size, or a combination thereof. Similar to the setbacks, the proposed density is reflective of a more urban design, however it is higher than similar developments approved by Council. The Linwood Avenue and Viewmont Avenue developments noted above have lot coverages of 37.5% and 31% respectively.

Height:

The requested building height is 11.69 m for Building A, 11.39 m for Building B, and 11.24 m for Building C whereas the Zoning Bylaw permits 7.5 m. The requested height reflects the highest part of the roof as the centre of the building would have a flat roof screened by a pitched roof line. The attic space would be non-habitable area and would be used for mechanical appurtenances. The requested height would allow for a three-storey townhouse. No basements have been proposed in order to reduce impacts to the existing trees.

If there was no flat roof section, the height would be measured to the mid-point of the highest sloping roof and would be 9.99 m for Building A, 9.68 m for Building B, and 8.63 m for Building C. The proposed building heights are consistent with the three-storey urban design and can be supported.

Building Separation:

Variances are requested to reduce the building separation as follows:

- Between the centre line of windows in a living room from 15 m to 6.55 m between Buildings B and C, and 6.98 m between Buildings A and C; and
- Between the centre line of windows in a habitable room other than a living room from 12 m to 6.27 m between Buildings A and B, 6.55 m between Buildings B and C, and 6.98 m between Buildings A and C.

The objective of building separation regulations are to avoid window locations that may be overly intrusive between neighbouring units, protect privacy, and to support natural daylight. Buildings would also need to comply with the BC Building Code separation requirements which impact the number of openings (windows/doors) and fire ratings of proposed materials. Given the separation distances are still significant, the variances are supportable.

Parking:

There are two variances related to parking, the total parking requirement and the amount of parking area coverage. The applicant has requested a reduced parking requirement from 32 spaces (two spaces per dwelling unit) to 26 spaces (1.6 spaces per dwelling unit). The proposed parking layout would provide 21 resident parking spaces within garages and 5 surface parking spaces for visitors. No tandem parking is proposed and one of the visitor parking spaces would be designated as an accessible space.

The neighbourhood is known to have high on-street parking demand particularly due to the proximity to the Royal Jubilee Hospital. No on-street parking is available on Richmond Road south of Newton Street, and Kings Road is restricted to residential parking only. The OCP policies support parking variances where any of the following apply:

- Transportation Demand Strategies are implemented;
- A variety of alternative transit options exist;
- There is a minimal reduction in parking;
- The development is within a Centre; and
- The availability of on-street parking.

Watt Consulting Group undertook a parking study for the proposed development that included a review of on-street parking usage. The report concluded that the resident only restriction on Kings Road was being adhered to and the proposed on-site parking supply would be expected to meet demand. Given the site's location to public transit and a range of schools and commercial retail services, the variance is supportable.

The Zoning Bylaw restricts the parking area to 30% of the lot. By definition, parking area includes any area used for surface parking, garages, and driveways. Including all garages the parking area would be 48.11% of the lot area. If garages were excluded the parking area would be approximately 43%. The proposed parking area would include a mix of concrete and

permeable pavers. The material mix would provide texture and mitigate the visual impacts of the hard surfacing.

Open Space Area:

The Zoning Bylaw requires an open space area equal to 5% of the lot area. This open space area is to be provided outside of the required setbacks and outside the parking areas. The open space requirement may be reduced by 1% for each 1% that the development is below the maximum permitted lot coverage. In this case, a variance is requested to reduce the open space area requirement from 5% to 4.83%. The open space area provided would be adjacent to the required setbacks and includes portions of the proposed patio areas.

A number of neighbourhood parks are within 1 km travel distance, including Allenby Park, Carnarvon Park in Oak Bay, and Oaklands Park in the City of Victoria. Outdoor amenity area is also available at the Richmond Road School site and Lansdowne Middle School. Given the requested variance is relatively minor and that alternative outdoor areas are readily available in the surrounding neighbourhood, the variance is supportable.

Fence Height:

The maximum permitted fence height is 1.9 m, whereas the applicant proposes a 2.4 m high fence for the north and east property lines to help mitigate potential impacts to neighbouring single family dwellings. The proposed fence would consist of a 1.8 m solid wood fence with a 0.6 m trellis top. On the basis that the fence would provide added privacy for neighbours and would not obstruct visibility at the driveway, the variance can be supported.

Servicing

Development Servicing Requirements for this development would include upgrading the substandard drain main and manholes on Kings Road fronting the development, an appropriately sized sewer connection from the existing main on Kings Road, a suitably sized water service, and relocation of an existing fire hydrant at the corner of Kings Road and Richmond Road.

Stormwater management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of the Subdivision Bylaw. This subdivision is within a Type II watershed area which requires stormwater storage, oil/grit separator or grass swale and sediment basin. The applicant has stated that on-site stormwater management would include permeable pavers and absorbent landscaping, an oil separator, and underground detention chambers.

Richmond Road fronts this site and it is planned to be upgraded in the future to include road widening, a separated concrete sidewalk, and bike lane. To incorporate these improvements, a 4.5 m wide property dedication for road allowance is required along the entire Richmond Road frontage complete with a 6.0 m radius corner cut at Kings Road and Richmond Road. Kings Road frontage is required to be improved to residential road standards including new curb, gutter and a separated sidewalk. The applicant proposes to have the sidewalk encroach slightly onto private lands to reduce tree impacts along both frontages. A statutory right-of-way would be required to allow public passage.

Future upgrading of Richmond Road would likely require the removal of five boulevard trees. These trees make a significant contribution to neighbourhood character and the streetscape and are an important part of the urban forest canopy close to Bowker Creek. The applicant has designed the development with the intent to retain the existing trees along Richmond Road as

long as possible on the basis that road improvements were not anticipated to occur in the short term. Special design considerations are proposed to mitigate potential tree impacts in order to increase the trees chances for survival and the applicant has indicated a willingness to provide bonding for a period of 10 years to cover the cost of removing the trees should they decline as a result of this development. On this basis, initially Engineering requested a cash contribution in lieu of road improvements (sidewalk excepted) along the Richmond Road frontage with actual construction to be done by Saanich crews at some time in the future. Upon further reflection, Engineering anticipates that Richmond Road improvements will be needed earlier than initially anticipated and the best way to move forward, if the application is approved, would be to have the frontage improvements completed as part of the redevelopment. The options are discussed in the Environment Section of this report.

Environment

The site is located about 70 m north of Bowker Creek. Key concerns raised by Environmental Services are tree canopy loss, minimizing impervious area, and meeting the objectives of the Bowker Creek Blueprint. The proposed development would require the removal of 7 of the 15 existing trees on the site and adjacent boulevard: 2 Douglas-fir, 1 Pacific Dogwood, 2 Garry Oak, 1 Arbutus, and 1 non-native cedar. The applicant proposes to retain five boulevard trees along the Richmond Road frontage: three elm trees, a maple and a cedar that straddles the property line. A maple and a Garry Oak on the Kings Road boulevard would also be retained.

While retaining existing trees is encouraged as much as possible, consideration of a tree's long term survival is also important. Tree survival can vary significantly depending upon the tree species, its health, the site conditions and amount of disturbance anticipated. With this particular proposal the primary concerns are:

- The current extent of the root zones given the size of the established trees;
- Proposed construction activity within the root zones;
- The nature of Elm trees to have water aggressive root structures;
- Anticipated risk of future conflict with buildings or structures; and
- The future costs to resolve tree issues.

While acknowledging the applicant's efforts to retain the boulevard trees, engineering staff anticipate the need to upgrade Richmond Road fronting this site within the next five to eight years. Road upgrading would likely require removal of all of the trees along the Richmond Road frontage. In addition, Parks staff have expressed concerns that the long term survival of the trees is uncertain given the proximity of the proposed building footprint and construction activity within the root zone, including new patios, perimeter drains and the sidewalk.

Alternatives to respond to the concerns are:

1. Accept that the boulevard trees will need to be removed in the near future to facilitate improvements to Richmond Road and require the developer to remove and replace them as part of the development. In this scenario the cost of tree removal and replacement would be borne by the developer.
2. Approve the development as proposed, including the special measures proposed by the applicant to mitigate impacts to the boulevard trees, with the understanding that the trees will need to be removed in the future when the road improvements are required. In this scenario the cost of future tree removal and replacement would be borne by Saanich.

3. Approve the development as proposed, including the special measures proposed by the applicant to mitigate impacts to the boulevard trees, with the understanding that the trees will need to be removed in the future to facilitate improvements to Richmond Road, and require the developer to pay for five “future” boulevard trees (\$1,275 per tree). In this scenario the cost of replacement trees would be borne by the developer, but the more significant cost of removing the existing trees would be borne by Saanich.

Climate Change and Sustainability

The Official Community Plan (OCP) adopted in 2008 highlights the importance of climate change and sustainability. The OCP is broadly broken down into the pillars of sustainability including environmental integrity, social well-being and economic vibrancy. Climate change is addressed under the environmental integrity section of the OCP and through Saanich’s Climate Action Plan.

The following is a summary of the Climate Change and Sustainability features and issues related to the proposed development. It is important to note that this summary is not, and cannot be, an exhaustive list of issues nor a detailed discussion on this complex subject matter. This section is simply meant to ensure this important issue is a key part of the deliberations on the subject application.

Climate Change

This section includes the specific features of a proposal related to mitigation and adaptation strategies. Considerations include: 1) Project location and site resilience; 2) Energy and the built environment; 3) Sustainable transportation; 4) Food security; and 5) Waste diversion.

The proposed development includes the following considerations related to mitigation and adaptation:

- The proposal is an infill project located within the Urban Containment Boundary and Sewer Service Area, and is able to use existing roads and infrastructure to service the development.
- The proposal is located approximately 1.3 km travel distance to the Hillside Major “Centre” where a range of commercial and personal services are provided and employment opportunities exist, and 1 km to the commercial node at Fort Street and Foul Bay Road.
- The development is readily accessible via all modes of alternative transportation including walking, cycling, and public transit.
- The site is within 30 m of public transit stops on Richmond Road and 500 m on Foul Bay Road.
- Public transit is available on Richmond Road, with frequent service every 15 minutes or less (#14). Foul Bay Road is serviced with regional routes (#15 & 7), which has service every 15 to 60 minutes.
- The site is also within 200 m of the Richmond Road school site, 800 m to Lansdowne Middle School, and approximately 1.2 km to Camosun College.
- The applicant has stated their willingness to commit the project to be certified with Built Green Canada as BUILT GREEN® Gold and solar ready.
- Increasing the permitted density, having smaller residential units, and having shared walls in the proposed attached housing development would contribute to a decline in greenhouse gas emissions relative to an equivalent number of single family dwellings.

Sustainability

Environmental Integrity

This section includes the specific features of a proposal and how it impacts the natural environment. Considerations include: 1) Land disturbance; 2) Nature conservation; and 3) Protecting water resources. The proposed development includes considerations related to the natural environment, such as:

- The proposal is a compact, infill development in an already urbanized area without putting pressures onto rural areas.
- The proposal includes the use of permeable pavers as part of the stormwater management plan.

Social Well-being

This section includes the specific features of a proposal and how it impacts the social well-being of our community. Considerations include: 1) Housing diversity; 2) Human-scale pedestrian oriented developments; and 3) Community features. The proposed development includes the following considerations related to social well-being, such as:

- Buildings front onto public streets and have active frontages that allow interaction between users of the private space and people on the street.
- The proposal is sensitive to the local character, specifically the adjacent heritage home.
- A range of outdoor, community, and recreation opportunities are available within reasonable walking/cycling distance. Nearby parks include Allenby, Carnarvon, and Oaklands.

Economic Vibrancy

This section includes the specific features of a proposal and how it impacts the economic vibrancy of our community. Considerations include: 1) Employment; 2) Building local economy; and 3) Long-term resiliency. The proposed development includes features related to economic vibrancy, such as:

- The development would create local short-term jobs during the construction period.
- Limited home based businesses would be permissible in this development.
- The development would site additional residential units within the commercial catchment/employment area for the businesses and services located within the Hillside Major "Centre".

CONCLUSION

The proposal is consistent with Official Community Plan (OCP) policies that support townhouses in neighbourhoods. The site is located on a major road where there is safe access to the site and public transit is available. It is within convenient walking/cycling distance of schools, parks, and a range of commercial services.

The site design would contribute to creating a pedestrian friendly environment that would enliven the streetscape. The proposed design of the townhouses with Arts and Crafts features, would be compatible with the surrounding single family neighbourhood, including the adjacent heritage home.

Requested variances for setbacks, lot coverage, height, building separation, parking, open space area, and fence height are reflective of the urban design. These variances are not expected to negatively impact on the neighbourhood or the adjacent single family dwellings and can be supported.

While acknowledging the applicant's efforts to retain the existing trees along the Richmond Road frontage, staff anticipate the need to upgrade Richmond Road fronting the site in the near future which would require removal of these trees. In addition, Parks staff have expressed concerns that the long term survival of the trees is uncertain given the proximity of the proposed building footprint and construction activity within the root zone. As a result, staff believe that it would be best to require the developer to remove and replace these trees as part of the development, if it is approved.

The applicant has stated a willingness to commit the project to be certified with Built Green Canada as BUILT GREEN® Gold and solar ready. This commitment, along with a commitment to contribute \$1,500 per unit for a total of \$24,000 to the Saanich Affordable Housing Fund, would be secured by covenant. The covenant would also require the applicant to register statutory right-of-way where the public sidewalk would encroach onto private lands, prior to issuance of an occupancy permit. In addition, if the application is approved in its present form including retention of the existing trees along the Richmond Road frontage, a payment of \$6,375 (5 x \$1,275) for five Schedule I trees should be required prior to Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit. A housing agreement to prohibit a Strata Bylaw or Strata Council from restricting rental of a dwelling unit for residential purposes is also recommended.

Overall, staff support this project. That being said, staff believe a decision on the application should be postponed to allow for the resolution of the Richmond Road frontage improvements.

Prepared by:



Neil Findlow

Senior Planner

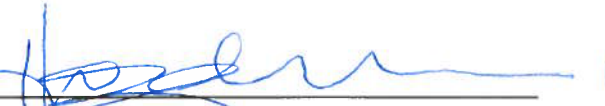
Reviewed by:



Shari Holmes-Saltzman

Manager of Current Planning

Approved by:



Sharon Hvozdan

Director of Planning

AP/NDF/jsp

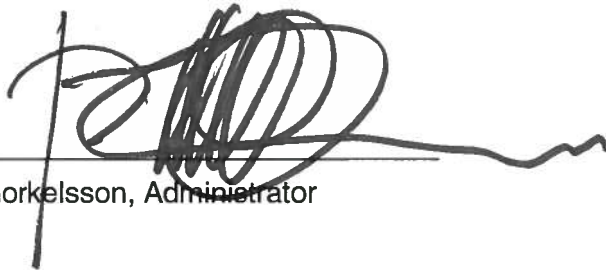
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Attachments

cc: Graham Barbour, Manager of Inspection Services

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.



Paul Thorkelsson, Administrator

DISTRICT OF SAANICH**DPR00690****DEVELOPMENT PERMIT**

**To: 2707 Richmond Development Ltd., Inc. No. BC1090446
301 – 1106 Cook Street
Victoria BC V8V 3Z9**

(herein called "the Owner")

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to the lands known and described as:

Amended Lot 1 (DD 176635I) of Section 25, Victoria District, Plan 1249

2707 Richmond Road

Amended Lot 3 (DD 176636I), Section 25, Victoria District, Plan 1249

1810 Kings Road

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By varying the provisions of Zoning Bylaw 2003, Section 520.2 to permit a lot coverage of 52% (45% permitted),
 - (b) By varying the provisions of Zoning Bylaw 2003, Section 520.4(a) to permit an Open Space Area of 4.83% (5% required),
 - (c) By varying the provisions of Zoning Bylaw 2003, Section 520.5(a) to permit a building separation from the centre line of windows in a living room of 6.55 m between Buildings B and C, and 6.98 m between Buildings A and C (15 m required),
 - (d) By varying the provisions of Zoning Bylaw 2003, Section 520.5(b) to permit a building separation from the centre line of windows in a habitable room other than a living room of 6.27 m between Buildings A and B, 6.55 m between Buildings B and C, and 6.98 m between Buildings A and C (12 m required),
 - (e) By varying the provisions of Zoning Bylaw 2003, Section 520.6(a)(i) to permit a setback of 2.32 m to Richmond Road and 3.20 m to Kings Road (7.5 m required),
 - (f) By varying the provisions of Zoning Bylaw 2003, Section 520.6(a)(ii) to permit a setback of 3.02 m to the edge of an attached deck and 2.18 m to the exterior steps support posts from the interior side lot line (7.5 m required),

- (g) By varying the provisions of Zoning Bylaw 2003, Section 520.6(a)(iii) to permit a setback of 2.98 m to a rear lot line (10.5 m required),
 - (h) By varying the provisions of Zoning Bylaw 2003, Section 520.6(b) to permit a maximum height of 11.69 m (7.5 m permitted),
 - (i) By varying the provisions of Zoning Bylaw 2003, Section 520.8(a) to permit the Parking Area to occupy 48.11% of the surface of the lot (30% permitted),
 - (j) By varying the provisions of Zoning Bylaw 2003, Section 6.2(f)(ii) to permit a fence height of 2.4 m along the north and east property lines (maximum of 1.9 permitted),
 - (k) By varying the provisions of Zoning Bylaw 2003, Section 7.3(a) to permit the minimum number of off-street parking spaces to be provided for attached housing at a ratio of 1.6 parking spaces per unit for a total of 26 spaces (2 parking spaces/unit for a total of 32 required), and
 - (l) By requiring the buildings and lands to be constructed and developed in accordance with the plans prepared by Zebra Design / MJM Architect Inc., JE Anderson and Associates, and Murdoch de Greeff Inc. Landscape Planning and Design, date stamped received October 3, 2017, copies of which are attached to and form part of this permit.
4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.
6. (a) Prior to issuance of a Building Permit, the Owner shall provide to the Municipality security by cash, certified cheque, or an irrevocable letter of credit in the amount of \$119,040.00 to guarantee the performance of the requirements of this Permit respecting landscaping.
- (b) A Landscape Architect registered with the British Columbia Society of Landscape Architects must be retained for the duration of the project until the landscaping security has been released. Written letters of assurance must be provided at appropriate intervals declaring the registered Landscape Architect, assuring that the landscape work is done in accordance with the approved landscape plan, and indicating a final site inspection confirming substantial compliance with the approved landscape plan (BCSLA Schedules L-1, L-2, and L-3).
- (c) All landscaping must be served by an automatic underground irrigation system.
- (d) The owner must obtain from the contractor a minimum one-year warranty on landscaping works, and the warranty must be transferable to subsequent owners of the property within the warranty period. The warranty must include provision for a further one-year warranty on materials planted to replace failed plant materials.

- (e) Any protective fencing of trees or covenant areas must be constructed, installed and signed according to the specifications in Appendix X.
 - (f) No site activity shall take place prior to the installation of any required tree of covenant fencing and the posting of "WARNING – Habitat Protection Area" signs. The applicant must submit to the Planning Department a photograph(s) showing the installed fencing and signs. Damage to, or moving of, any protective fencing will result in an immediate stop work order and constitute a \$1,000 penalty.
 - (g) The landscaping requirements of this Permit shall be completed within four months of the date of issuance of the Certificate of Occupancy for the development, in default of which the Municipality may enter upon the lands, through its employees or agents, and complete, correct or repair the landscaping works at the cost of the Owner and may apply the security, interest at the rate payable by the Municipality for prepaid taxes.
 - (h) In the event that any tree identified for retention is destroyed, removed or fatally injured, a replacement tree shall be planted in the same location by the Owner in accordance with the replacement guidelines as specified within the Saanich Tree and Vegetation Retention, Relocation and Replacement Guidelines. The replacement tree shall be planted within 30 days of notice from the Municipality in default of which the Municipality may enter upon the lands and carry out the works and may apply the security provided herein in payment of the cost of the works. For the purpose of this section, existing trees identified for retention and new trees planted in accordance with the landscape plan attached to and forming part of this permit shall be deemed to be "trees to be retained".
7. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Current Planning.
8. Notwithstanding the provisions of Section 7 of this Permit the following changes will be permitted and not require an amendment to this Permit:
- (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.
 - (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with the Director of Planning, or Manager of Current Planning in her absence.
 - (c) Where items noted under Section 8(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.

- (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the landscape plans forming part of this Permit.
9. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.
10. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____
ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk

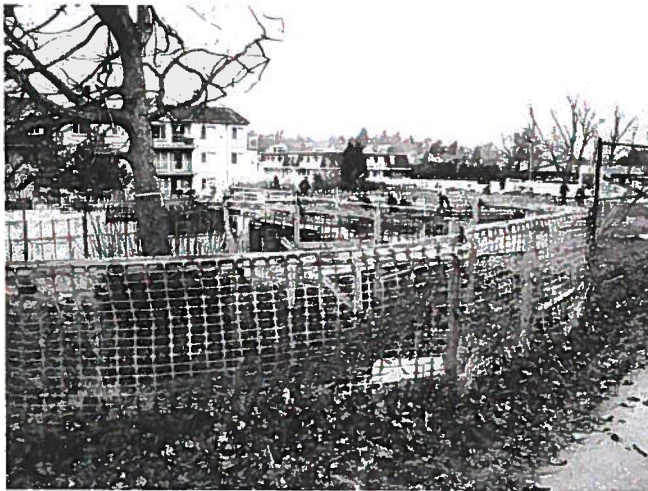
APPENDIX X**PROTECTIVE FENCING FOR TREES AND COVENANT AREAS**

Protective fencing around trees and covenant areas is an important requirement in eliminating or minimizing damage to habitat in a development site.

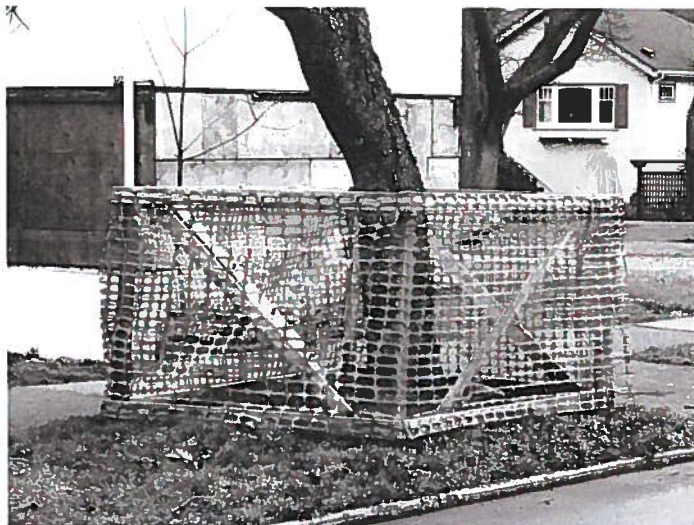
Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and “WARNING – Habitat Protection Area” signs to the Planning Department.

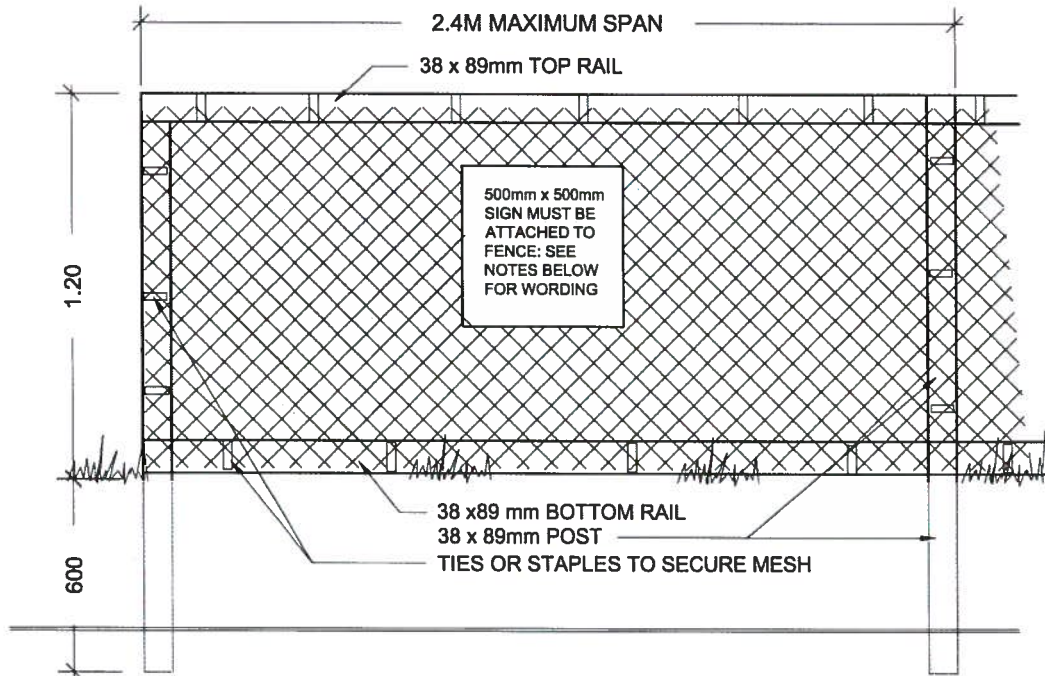
Specifications:

- Must be constructed using 2” by 4” wood framing and supports, or modular metal fencing
- Robust and solidly staked in the ground
- Snow fencing to be affixed to the frame using zip-ties or galvanized staples
- Must have a “WARNING – HABITAT PROTECTION AREA” sign affixed on every fence face or at least every 10 linear metres



Note: Damage to, or moving of, protective fencing will result in a stop work order and a \$1,000 penalty.





TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



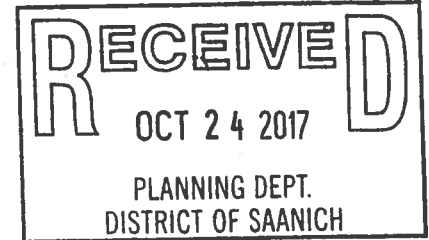
DETAIL NAME: **TREE PROTECTION FENCING**

H:\shared\parks\Tree Protection Fencing.pdf

DATE: March/08
DRAWN: DM
APP'D: RR
SCALE: N.T.S.

Memo

To: Planning Department
From: Jagtar Bains – Development Coordinator
Date: October 23, 2017
Subject: Servicing Requirements for the Proposed Development- REVISED



ENTERED
IN CASE

PROJECT: To rezone from RS-6 (Single Family Dwelling) Zone to RT-5 (Attached Housing) Zone to construct a 16 unit townhouse development.

SITE ADDRESS: 1810 KINGS RD
PID: 007-648-979
LEGAL: LOT AM3 SECTION 25 VICTORIA DISTRICT PLAN 1249
DEV. SERVICING FILE: SVS02090
PROJECT NO: PRJ2017-00260

The above noted application for rezoning & Development Permit has been circulated to the Engineering Department for comment. A list of servicing requirements has been attached on the following page(s). To allow Council to deal effectively with this application, we would appreciate confirmation, prior to the Public Hearing, that the applicant agrees to complete the servicing requirements. Should there be any disagreement with any of these requirements, it should be discussed with the undersigned prior to the Public Hearing.

A handwritten signature in black ink, appearing to read "Jagtar Bains".

Jagtar Bains
DEVELOPMENT COORDINATOR

cc: Harley Machielse, Director of Engineering
Troy McKay, Manager of Transportation & Development

General Information on Development Servicing

Servicing requirements are stated at this time for the applicant's information. The requirements must be met prior to building permit issuance, including consolidation or subdivision, payments and/or deposits.

Services which must be installed by a developer must be designed by a Professional Engineer hired by the developer and installed under the Engineer's supervision. The design must be approved prior to building permit issuance. The approval process may take up to 30 working days of staff time to complete circulations and request revisions of the Engineer. Certain circumstances can lengthen the approval process.

A Financial sheet is issued with the design drawing which will state:

- 1) The estimated cost of developer installed servicing plus 20% which must be deposited.
- 2) The estimated cost of Municipal installed servicing which must be paid.
- 3) The Development Cost Charges payable.
- 4) Any special conditions which must be met.

This information is not intended to be a complete guide to development procedures. A more complete listing may be found in Section 2 of the Engineering Specifications, Schedule H to Bylaw 7452 (Subdivision Bylaw).

Drain

1. The existing substandard main on Kings Road, fronting this development, must be replaced complete with manholes.
2. All proposed building and parking areas must be drained in accordance with the BC Building Code requirements.
3. Storm water management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of Subdivision By-law. This subdivision/development is within Type II watershed area which requires storm water storage, oil/grit separator or grass swale and sediment basin. For further details, refer to section 3.5.16, Storm Water Management and Erosion Control of Schedule H "Engineering Specifications" of Subdivision By-law.
4. The existing substandard manholes, fronting this development on Kings Road, must be replaced.

General

1. The building is required to comply with the 2012 BC Building Code and Municipal Bylaws. Building and Plumbing permits will be required for all works.
2. The scope of work for this project falls within Part 3 of the BC Building Code. A Coordinating Registered Professional (CRP) is required to be responsible for all plans and field reviews. Letter of Assurance must be submitted through the CRP for all necessary disciplines.
3. A construction fire safety plan for the project is to be prepared in accordance with the BC Fire Code and submitted prior to issuing a building permit. Two draft plans (1 hard copy/1 digital) are to be submitted to the Fire Prevention Division for review and comment. A \$100 review fee is to be paid (cash or cheque) at the time of submission.
4. This proposal is subject to the prevailing municipal development cost charges.
5. All relevant precautions in Part 8 of the BC Building Code "Safety Measures at Construction and Demolition Sites" must be provided by the contractor prior to issuance of the building permit.
6. Demolition Permits will be required to remove the existing buildings.

Hydro/tel

1. Underground service connection is required to serve all proposed units.

Road

1. A cash contribution is required in lieu of road improvements along the frontage of this development on Richmond Road based on 5.3 m width from centreline and non-mountable concrete curb and gutter.
2. The corporation wishes to acquire 4.15 m wide property dedication for road allowance along the entire frontage of this property on Richmond Road complete with a 6.0 radius corner cut at Kings Road and Richmond Road.
3. Kings Road, fronting this proposal, must be improved to residential road standards, complete with non-mountable concrete curb, gutter and 1.8 m wide separated sidewalk. Offsets to curb are to be 4.5 m and 1.0 m respectively from the front property line. Where sidewalk is to be located on private property, adjacent to the existing trees, a statutory right-of-way is required.
4. 1.8 m wide concrete sidewalk is required along the Richmond Road frontage complete with wheelchair ramp at the corner of Kings Road and Richmond Road. Offset to sidewalk is to be 0.5 m from new property line except adjacent to existing trees where where it must be located partly on private property within statutory right-of-way.
5. Proposed driveway crossing on Kings Road is to be constructed as per Saanich Standard Drawing No. C7SS.
6. Agree with the Parking Study, dated August 22, 2017, that 26 onsite parking stalls will be sufficient for this proposed development.

Development Servicing Requirements

Development File: SVS02090
Civic Address: 1810 KINGS RD
Page: 2

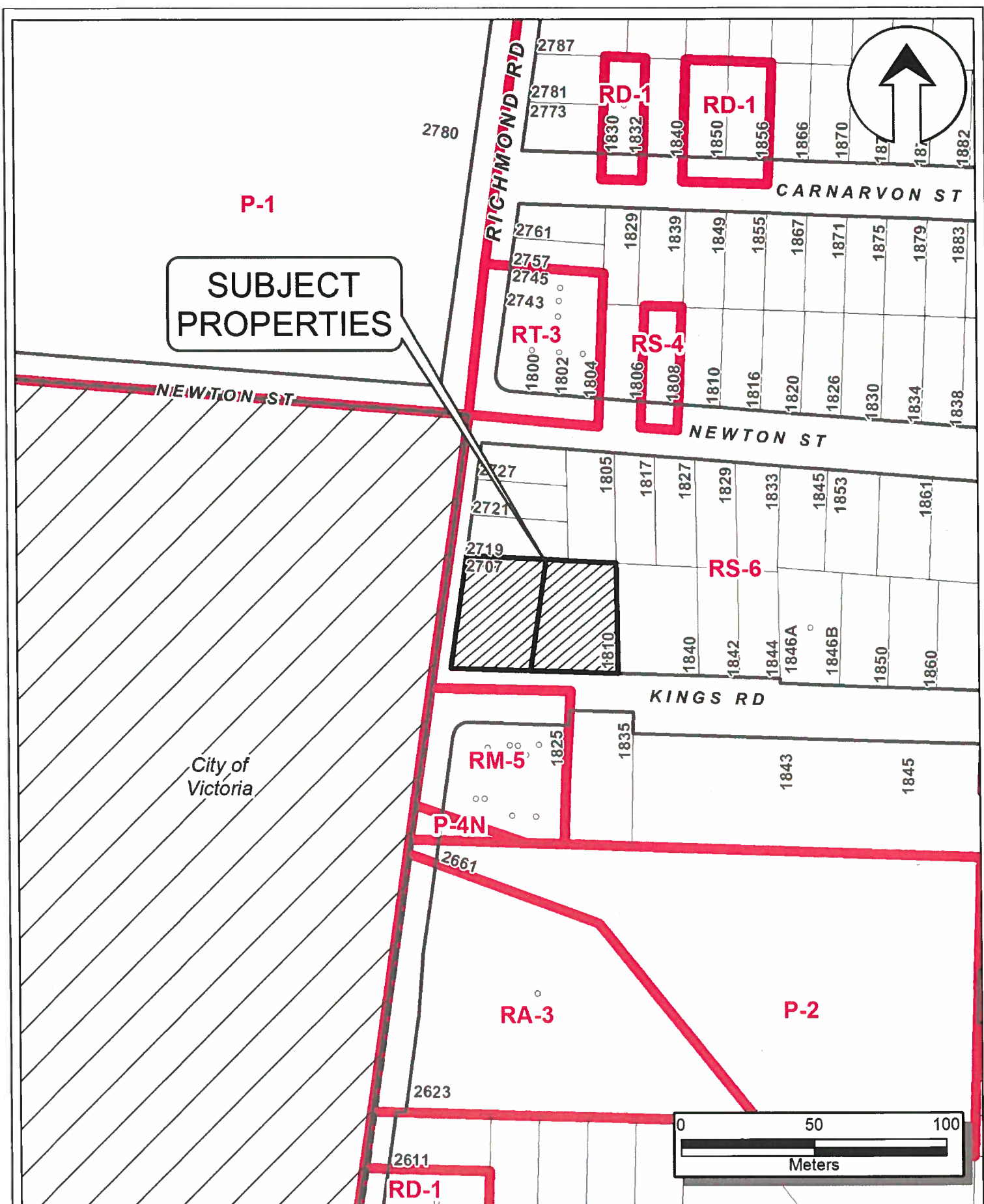
Date: Oct 23, 2017

Sewer

1. An appropriately sized sewer connection is required from the existing main on Kings Road to serve this development.
2. Satisfactory sanitary sewer loading calculations have been received.
3. The existing connections are to be capped.

Water

1. The existing fire hydrant at the corner of Kings Road and Richmond Road is to be relocated clear of new sidewalk. Ensure this hydrant is within 90 m of the farthest proposed unit.
2. A suitably sized water service must be installed to serve the proposed development in accordance with AWWA Manual M22.
3. The existing 13 mm water services must be removed.



THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9486

TO AMEND BYLAW NO. 8200,
BEING THE "ZONING BYLAW, 2003"

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended by deleting from Zone RS-6 and adding to Zone RT-5 the following lands:

Amended Lot 1 (DD 176635I) of Section 25, Victoria District, Plan 1249
(2707 Richmond Road);

Amended Lot 3 (DD 176636I), Section 25, Victoria District, Plan 1249
(1810 Kings Road).

- 2) This Bylaw may be cited for all purposes as the "**ZONING BYLAW, 2003, AMENDMENT BYLAW, 2018, NO. 9486**".

Read a first time this 28th day of May, 2018.

Public Hearing held at the Municipal Hall on the

Read a second time this

Read a third time this

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the

Municipal Clerk

Mayor

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 9512

**TO AUTHORIZE THE DISTRICT OF SAANICH
TO ENTER INTO A HOUSING AGREEMENT**

The Municipal Council of The Corporation of the District of Saanich in open meeting assembled enacts as follows:

1. It shall be lawful for The Corporation of the District of Saanich to enter into the Housing Agreement between the Corporation of the District of Saanich and 2707 Richmond Development Ltd., Incorporation No. BC1090446, substantially in the form set out in Schedule "A", annexed hereto.
2. The Municipal Clerk of the Municipal Council is hereby authorized and empowered to execute the said agreement on behalf of The Corporation of the District of Saanich.
3. This Bylaw may be cited for all purposes as the **"HOUSING AGREEMENT AUTHORIZATION BYLAW (RICHMOND ROAD & KINGS ROAD) 2018, NO. 9512"**.

Read a first time this day of , 2018.

Read a second time this day of , 2018.

Read a third time this day of , 2018.

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the day of , 2018.

Municipal Clerk

Mayor

HOUSING AGREEMENT
(Pursuant to Section 483 of the *Local Government Act*)

THIS AGREEMENT is made the ____ day of _____, 2018.

BETWEEN:

**THE CORPORATION OF THE
DISTRICT OF SAANICH**

770 Vernon Avenue
Victoria, BC V8X 2W7

(the "**Municipality**")

OF THE FIRST PART

AND:

2707 RICHMOND DEVELOPMENT LTD.

Incorporation No. BC1090446
c/o 301 – 1106 Cook Street
Victoria, BC V8V 3Z9

(the "**Owner**")

OF THE SECOND PART

WHEREAS

- A. Under Section 483 of the *Local Government Act* the Municipality may, by bylaw, enter into a housing agreement with an owner of land regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in Section 483(2) of the *Local Government Act*;
- B. The Owner is the registered owner in fee simple of lands in the District of Saanich, British Columbia, described as:

Civic Address: 2707 Richmond Road, Victoria, BC
Legal: Amended Lot 1 (DD 176635I) of Section 25, Victoria District, Plan 1249
PID: 007-648-341

Civic Address: 1810 Kings Road, Victoria, BC
Legal: Amended Lot 3 (DD 176636I), Section 25, Victoria District, Plan 1249
PID: 007-648-979

(collectively the "**Lands**");

- C. The Owner has made application to the Municipality to rezone the Lands from the RS-6 (Single Family Dwelling) Zone to the RT-5 (Attached Housing) Zone for the purposes of constructing a 16 unit townhouse development (the "**Apartment Building**");

- D. The Municipality and the Owner wish to enter into this Agreement, as a Housing Agreement pursuant to Section 483 of the *Local Government Act*, to ensure that no Strata Council enacts any bylaws that restrict the rental of any Dwelling Unit within the Apartment Building for residential purposes.

NOW THIS AGREEMENT WITNESSES that pursuant to Section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this Agreement, the parties agree each with the other as follows:

1.0 Definitions

1.1 In this Agreement:

"Dwelling Unit" means a housekeeping unit, designed, occupied or intended for occupancy, as separate living quarters, with cooking, sleeping and sanitary facilities provided within the Dwelling Unit for the exclusive use of a family maintaining a household.

"Owner" includes a person who acquires an interest in the Lands and is thereby bound by this Agreement.

"Strata Corporation" means, for the portions of the Lands or a building on the Lands, that are subdivided under the *Strata Property Act*, a strata corporation as defined in that Act, including the Owner while in control of the strata corporation and subsequently the individual strata lot owners collectively acting as the strata corporation.

2.0 Rental Housing

2.1 The Owner covenants and agrees that:

- (a) No restrictions shall be placed on the availability of Dwelling Units constructed on the Lands for rentals by non-owners for residential purposes;
- (b) No application shall be made to deposit a strata plan for buildings on the lands containing Dwelling Units unless the strata bylaws accompanying the strata plan contain no restrictions on the rental of strata lots for residential purposes;
- (c) The Strata Corporation shall not pass any bylaws that would restrict the availability of Dwelling Units for rentals, including without limiting the foregoing:
 - i) bylaws prohibiting the rental of strata lots for residential purposes; or
 - ii) bylaws limiting the number or percentage of strata lots that may be rented for residential purposes;

- (d) The Strata Corporation shall notify the Municipality of any proposed amendments to its strata bylaws that affect the ability of an Owner to rent a Designated Dwelling Unit.

3.0 Notice to be Registered in Land Title Office

- 3.1 Notice of this Agreement will be registered in the Land Title Office by the Municipality at the cost of the Owner in accordance with Section 483 of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

4.0 GENERAL PROVISIONS

4.1 Notice

If sent as follows, notice under this Agreement is considered to be received

- (a) seventy-two (72) hours after the time of its mailing (by registered mail) or faxing; and
- (b) on the date of delivery if hand-delivered,

to the Municipality:

The Corporation of the District of Saanich
770 Vernon Avenue
Victoria, BC V8X 2W7

Attention: Director or Planning
Fax: (250) 475-5430

to the Owner, for portions of the Lands not in a strata plan:

2707 Richmond Development Ltd.
c/o 301 – 1106 Cook Street
Victoria, BC V8V 3Z9

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail service or facsimile service is interrupted by strike, work slow-down, force majeure, or other cause,

- (a) a notice sent by the impaired service is considered to be received on the date of delivery, and
- (b) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

4.2 Time

Time is of the essence of this Agreement.

4.3 Binding Effect

This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees. In accordance with Section 483(6) of the *Local Government Act*, this Agreement is binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.

4.4 Waiver

The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

4.5 Headings

The headings in this Agreement are inserted for convenience and reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

4.6 Language

Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

4.7 Cumulative Remedies

No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

4.8 Entire Agreement

This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.

4.9 Further Assurances

Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.

4.10 Amendment

The Director of Planning for the District of Saanich may, upon application in writing from the owner, approve a minor variation to any terms and conditions in this agreement, not affecting the overall intent of the Agreement.

4.11 Law Applicable

This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

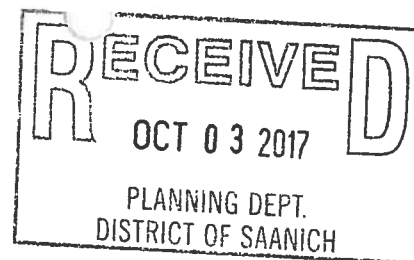
4.12 Coming into Force

This Agreement shall not come into effect until Saanich Council has adopted a Zoning Bylaw amendment to rezone the Lands to the RT-5 (Attached Housing) Zone.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first written above.

THE CORPORATION OF THE DISTRICT)
OF SAANICH by its Authorized signatory:)
)
)
)
_____)
Municipal Clerk)
)

2707 RICHMOND DEVELOPMENT LTD.,)
by its Authorized signatory:)
)
)
)
_____)
Print Name:)
)
)



DEVELOPMENT PERMIT APPLICATION STORMWATER MANAGEMENT STATEMENT

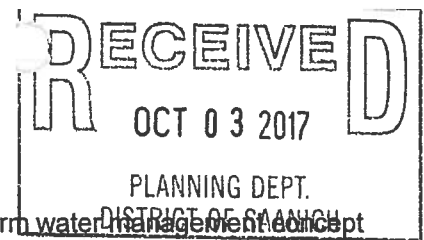
Parcel Address: 2707 Richmond Ave + 1810 Kings Road
Applicant: Abstract Developments
Date: 2017/03/14
Contact Person: Ross Tuck P. Eng.
Telephone: 250-727-2214

Storm water management is reviewed as part of the Development Permit Review process. Applications are required to meet:

1. The Engineering Specifications detailed in Section 3.5.16 of Schedule "H" of the Subdivision Bylaw, 7452; and
2. The intent of the Development Permit guidelines:
 - a) Development Permit Areas #1, 2, 3, 6, through 15, 17, 18, 20, 21, 22, 23
 - The total impervious cover of the site should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas.
 - Storm water runoff controls should replicate the natural runoff regime. The controls could include on-site infiltration, storage in ponds or constructed wetlands, sand filtration and creative road/curb configurations.
 - b) Development Permit Area #27

Maintain pre-development hydrological characteristics should by the following means:

- minimize impervious surfaces.
- return the storm water runoff from impervious surfaces of the development to natural hydrologic pathways in the ground to the extent reasonably permitted by site conditions, and treat, store and slowly release the remainder per the specifications of Schedule H to the Subdivision Bylaw.
- minimize alteration of the contours of the land outside the areas approved for buildings, structures and site accesses by minimizing the deposit of fill and removal of soil, and
- minimize the removal of native trees outside the areas approved for buildings, structures and site accesses.



Keeping in mind the requirements of Schedule "H", describe how your storm water management concept will meet the intent of the relevant development permit guidelines. Provide details on types of treatment systems that will be used, considering the following questions:

- Will there be an increase or decrease in impervious area compared to existing conditions?
- What percentage of the site will be impervious cover compared to existing conditions?
- How will impervious surface area be minimized (e.g. minimizing paved area and building footprints, pervious paving, green roofing, absorbent landscaping)?
- How will the proposed system detain and regulate flows and improve storm water quality (e.g. infiltration systems, engineered wetlands, bioswales)?
- If the intent of the guideline cannot be met, explain why.

Use additional pages if necessary. Attach plans if available; detailed engineering plans will be required as part of the Building Permit process.

NOTE: Meeting the Development Permit guidelines and issuance of a Development Permit does not relieve the requirements of Schedule "H" of the Subdivision Bylaw.

a) The existing site consists of 585 m² of impervious area from two single family homes. The proposed development will increase the impervious area to 1075 m².

b) The development area is 2346 m² and will see the percentage of impervious area increase from 25% to 46%.

c) Impervious surface area will be minimized by using pervious pavers for the majority of the driveway surface.

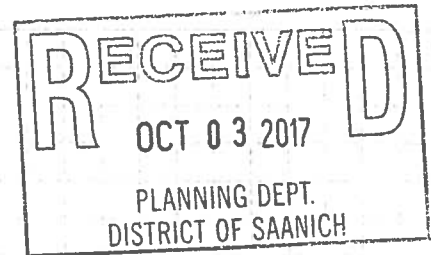
d) An underground storm water storage system and flow control orifice will mirror pre-development flows and improve storm water quality.

e) We feel the guidelines will be met by the proposed measures.

If you require clarification, please contact:
The District of Saanich • Planning Department • 3rd Floor • Municipal Hall
770 Vernon Avenue • Victoria • BC • V8X 2W7
Tel: 250-475-5471 Fax: 250-475-5430

Richmond Townhouses - 2707 Richmond Ave

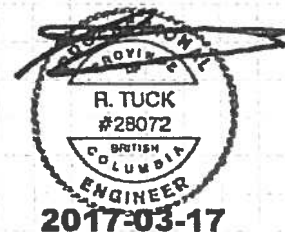
- Dos Type II - 100 m³/ha impervious area
- 10 L/s release/ha total
- Impervious area - 1465 m²

Calculations

- Storage - $1465 \text{ m}^2 \times 100 \text{ m}^3/\text{ha} \times \frac{\text{ha}}{10,000 \text{ m}^2} = 14.65 \text{ m}^3$
- Release rate - $1465 \text{ m}^2 \times 10 \text{ L/s/ha} \times \frac{\text{ha}}{10,000} = 1.47 \text{ L/s}$
- Orifice sizing - $Q = 0.6 A \sqrt{2GH} = 27 \text{ mm } \phi$
 $Q = 0.00147 \text{ m}^3/\text{s}$
 $H = 0.914 \text{ m}$
 $G = 9.81 \text{ m/s}^2$

Storage Tanks

- 14.65 m³ required. Stormtech ST-36 provides 0.45 m³ per unit.
- 33 ST-36 modules provides 14.85 m³ of storage.





Talbot Mackenzie & Associates

Consulting Arborists

December 16, 2016

Abstract Developments Inc.
301-1106 Cook St.
Victoria, BC V8V 3Z9

Attention: Korbin DaSilva

Re: 2707 Richmond Avenue.

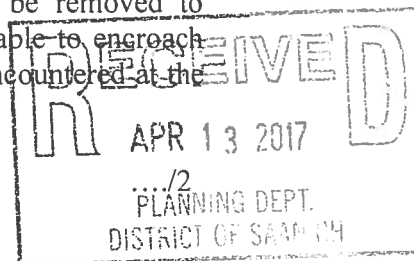
Assignment: Conduct exploratory excavations along the Richmond frontage of 2707 Richmond Avenue, to determine the feasibility of excavating within the calculated critical root zone of the large elm trees located along the frontage. Provide recommendations for constructing the proposed sidewalk within the critical root zones of the trees.

Methodology: On December 6, 2016, using hand shovels, we excavated exploratory trenches in several areas along the frontage, for the purpose of examining root sizes and densities, to determine how close to the trees we anticipate a building foundation could be constructed without having a significant impact on the health or stability of trees. It is our understanding that the foundation will be slab on grade design, and given the depth of the required excavation, it is unlikely that any significant over-excavation or cut slope will be required.

Observations: Given the location of the trees, we anticipate that the lawn area of the Richmond frontage of 2707 Richmond Avenue is an important critical rooting area for the large elm trees as the west side of their root zones are covered with asphalt. With the existing services and visible cuts in the asphalt, we anticipate that there has likely been root pruning on that side of the trees in the past. The exploratory excavations completed at approximately 5-6 metres from the edge of asphalt encountered many small roots and deeper roots up to 5 cm in diameter. In the areas where we excavated down to bearing soils, we began to encounter larger roots and excavation became more difficult without damaging the smaller roots. Based on the excavations completed, we feel that protecting an area 7.5 metres from the existing edge of asphalt will retain a sufficient critical root zone that will mitigate any impacts to the trees' health or stability.

Recommendations: Based on our exploratory excavations and our experience, we feel that protecting an area 7.5 metres from the edge of asphalt will protect a sufficient critical root zone for the large elm trees and mitigate any potential impacts to the trees' health or stability. As this opinion is based on localized exploratory excavation this will have to be confirmed through excavation at the time of construction, and if large structural roots are encountered that cannot be retained, we may recommend that trees be removed to eliminate any associated risk. It should also be noted that we may be able to encroach slightly into this critical zone in some areas if no significant roots are encountered at the time of excavation.

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treghelp@telus.net



Sidewalk: If the proposed sidewalk can be installed with only minimal excavation, retaining roots critical to the health and stability of the trees, using floating techniques over the existing grades, we feel it can be constructed without having a significant impact on the trees. We have attached specifications we have used in the past that have been successful.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions.
Thank You.

Yours truly,
Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

Encl. 1 page plans, 1 page - floating sidewalk specifications

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: tr@help@telus.net

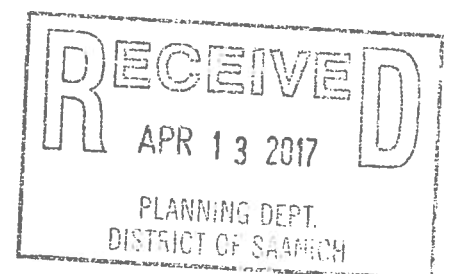
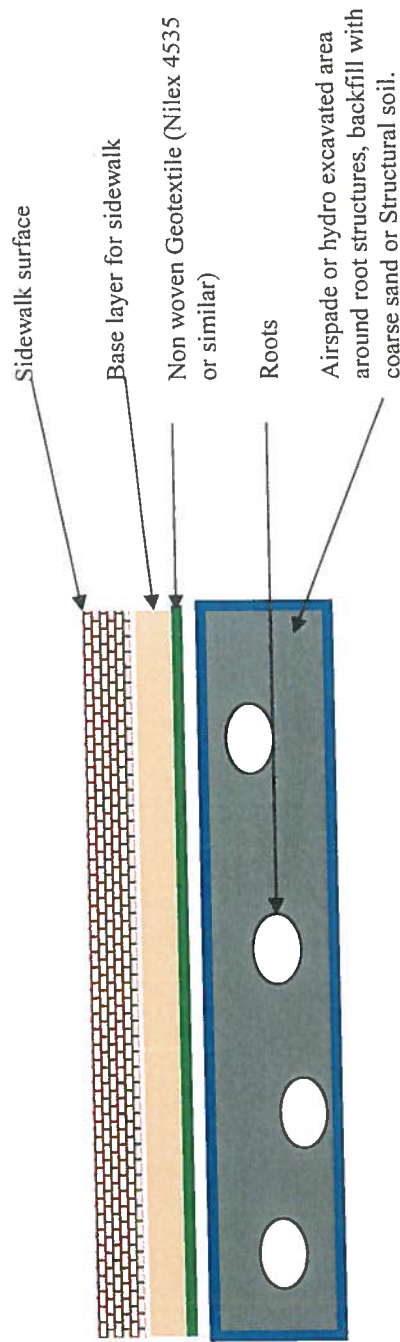
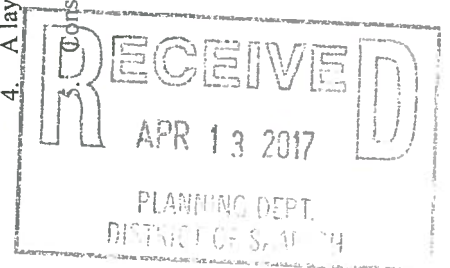


Diagram – Sidewalk Crossing Over Critical Root Zone



Specifications for concrete sidewalk crossing over critical root zone

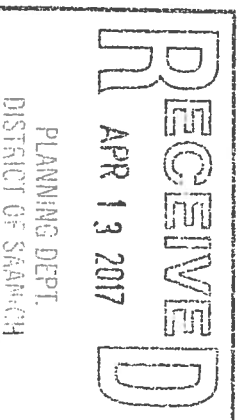
1. Excavate for the required sidewalk surface, under the supervision of an ISA Certified Arborist.
2. Excavation for area around root structures with an Airspade or by Hydro Excavation to bearing layer of soil.
3. Backfill area around roots with coarse sand or a structural soil mix
4. A layer of medium weight non woven Geotextile (Nilex 4535 or similar) is to be installed over the backfilled area of the sidewalk.



TREE RESOURCE
for
2707 Richmond Avenue
and
1810 Kings Road

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Bylaw Protection status	Remarks / Recommendations
0120	72	7	Garry oak	16	Fair	Fair/good	Good	Municipal	Epicormic growth, some end-weight, natural lean, small deadwood.
0121	73	7.5	Big Leaf maple	12	Fair/poor	Fair/poor	Moderate	Municipal	Basal suckers, decay cavity in old pruning wound, end-weighted, large limb dieback, sparse top, declining health.
0122	16, 17	3	Pacific dogwood	6	Fair	Fair	Moderate	Yes	Basal suckers, trunk wound with surface decay, co-dominant.
0123	87	9	Garry oak	9	Fair	Fair/poor	Good	Yes	Asymmetric structure due to historic large scaffold limb removal and failures, decay in large trunk wounds, concrete embedded in root collar, basal suckers. Poor specimen for retention in high target area.
0124	40, 57, 88, 89	10	Garry oak	22	Fair	Fair	Good	Yes	Epicormic growth, lower scaffold limbs are long and heavily end-weighted, cavities in small historic pruning wounds.
0125	60	6	Atlas cedar	14	Good	Good	Good	Yes	Near south property line.
0126	37, 58	5	arbutus	12	Good	Fair	Poor	Yes	Previous topping has resulted in a short tree, some decay in small topping wounds.
0127	114	11.5	elm	20	Fair	Fair	Moderate	Yes	Asymmetric canopy structure from overhead utilities clearance pruning, epicormic growth.
0128	32	4	Norway maple	10	Good	Fair	Moderate	No	Previously topped for overhead utilities clearance pruning, surface decay in small pruning wounds, deadwood.
0129	114	11.5	elm	15	Good	Fair	Moderate	Yes	Asymmetric canopy structure from overhead utilities clearance pruning, cavities in historic pruning wounds.

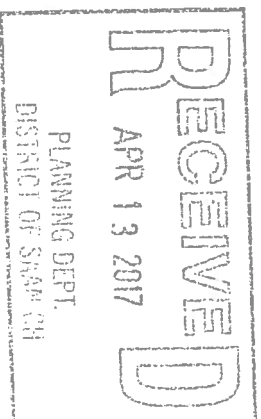
Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net



TREE RESOURCE
for
2707 Richmond Avenue
and
1810 Kings Road

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Bylaw Protection Status	Remarks / Recommendations
0130	99	10	elm	15	Fair	Fair	Moderate	Yes	Asymmetric canopy structure from overhead utilities clearance pruning, cavities in historic pruning wounds, deadwood.
0131	53	6	Douglas-fir	8	Good	Fair	Poor	Yes	Competing with 0130, structure suggests that tree has been topped previously - dense foliage growth in upper canopy, no topping wound visible from ground.
0132	50, 71	8	Atlas cedar	13	Fair	Fair/poor	Good	Yes	50cm stem previously topped for overhead utilities clearance, included bark at co-dominant top union of 71cm stem. Topped multiple times and one-sided canopy form from overhead utilities clearance pruning.
0133	36	3.5	Deodar cedar	7	Good	Fair	Good	No	Previously topped, deflected leader, competing with 0132.
0134	74	7.5	Douglas-fir	13	Fair	Fair	Poor	Yes	Surface rooted, topped historically - deflected new leaders, no decay at topping wound visible from the ground.
No Tag 1	100	9.0	Garry oak	18	Fair	Fair	Good	Yes - neighbouring property	Located on neighbouring property at 1840 Kings Road - approximately 4 metres from property line. Majority of canopy on 1840 Kings Road property. Small branches overhang property line. Some decay evident in main trunk, large deadwood, old tearout injuries, weighted over neighbours house.

Prepared by:
Talbot MacKenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net



File No: 116.27

The District of Saanich
770 Vernon Avenue
Victoria BC



Attention: Mayor & Council

October 1, 2017

Re: Rezoning & Development Permit Municipal Response
Richmond and Kings Project

The following information is in response to municipal comments related to the 2707 Richmond Road project. We have organized our response into key topics as presented by various municipal department comments. These are trees (retention, replacement, and species composition), impervious cover and stormwater management, structures, lighting, and municipal requirements.

Trees

There is a total of 9 existing trees on the site property. 7 bylaw protected trees and 1 non-bylaw protected trees will be removed. A total of 32 trees will be planted on the subject property and 3 in the municipal boulevard. The plans below show the existing tree canopy cover, the canopy cover from the proposed trees to be planted and the overall canopy for the site (New and retained trees) for your information. Please note that areas are calculated on combined canopy cover. Small trees under larger trees do not get counted. The estimated canopy cover removal is based on the canopy remaining after tree removals.

The tree canopy as shown in the attached plans shows that the canopy cover is situated in the middle of the site with the municipal trees being located near the road. It is worth noting that all the trees on Richmond were originally on the site property but with the request of the SRW are now municipal trees. Removal of the 8 on site trees results in a loss of 620 sq.m. of canopy cover. The proposed planting plan and associated new tree canopy is estimated at 2007 sq.m. (based on information from local sources including the District of Oak Bay Urban Forest Management Strategy (2017)). The 3 new boulevard trees will be Garry Oaks. Of the 32 new trees on site, adjustments have been made to the plan to increase the number of species and individuals used. The following table shows species composition and numbers planted.

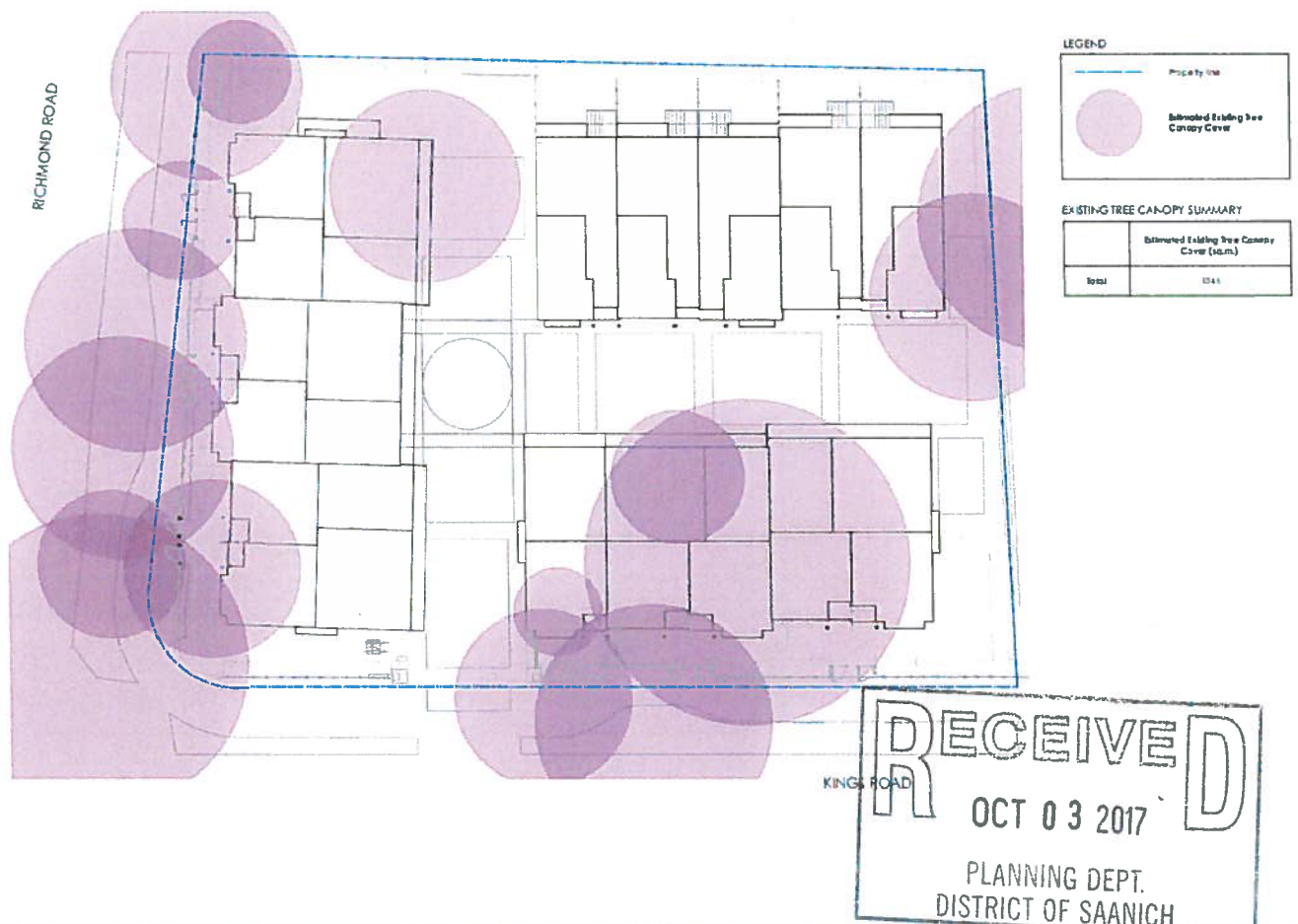
Species	Native	Original Plan	Revised Plan
Acer circinatum	✓	7	7
Acer glabrum	✓	0	6
Acer palmatum		6	0
Chamaecyparis nootkatensis	✓	6	6
Cornus kousa		2	2
Quercus garryana	✓	7	8
Styrax japonicus		6	6

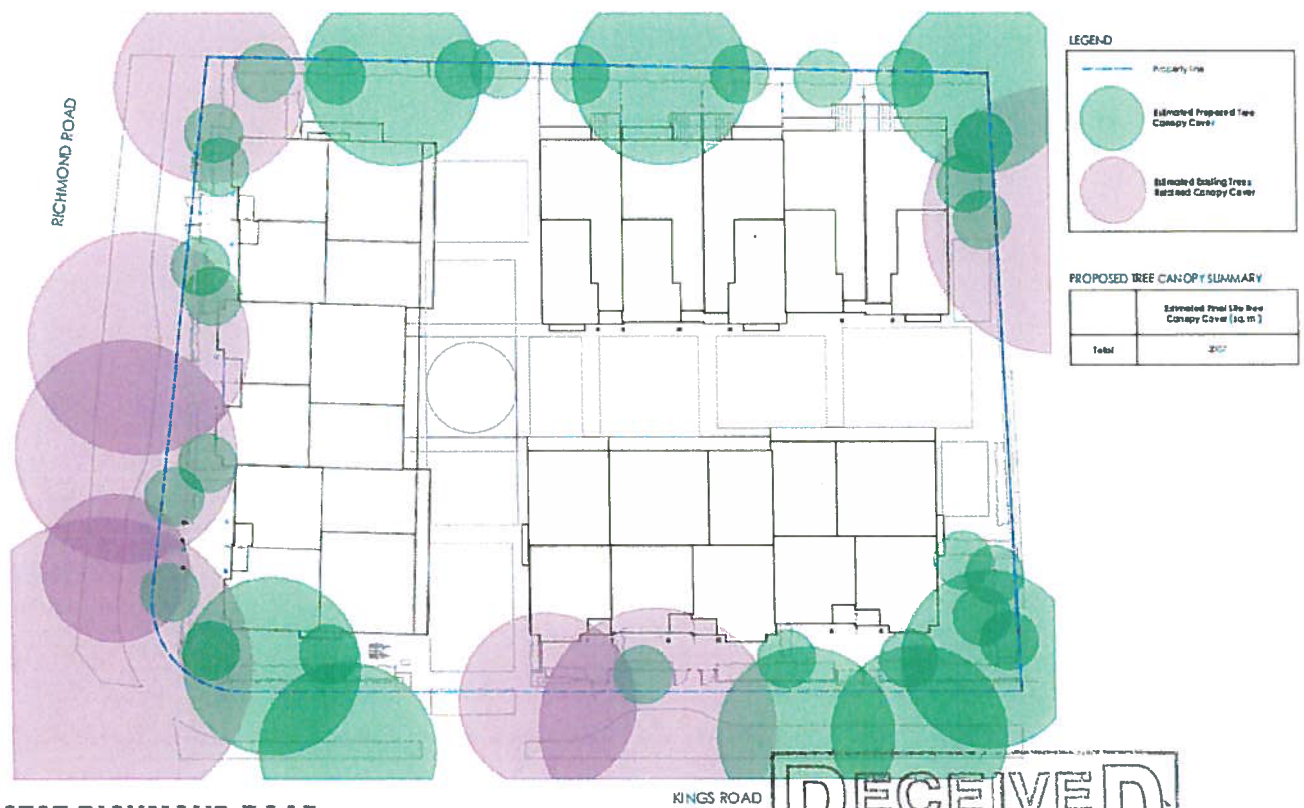
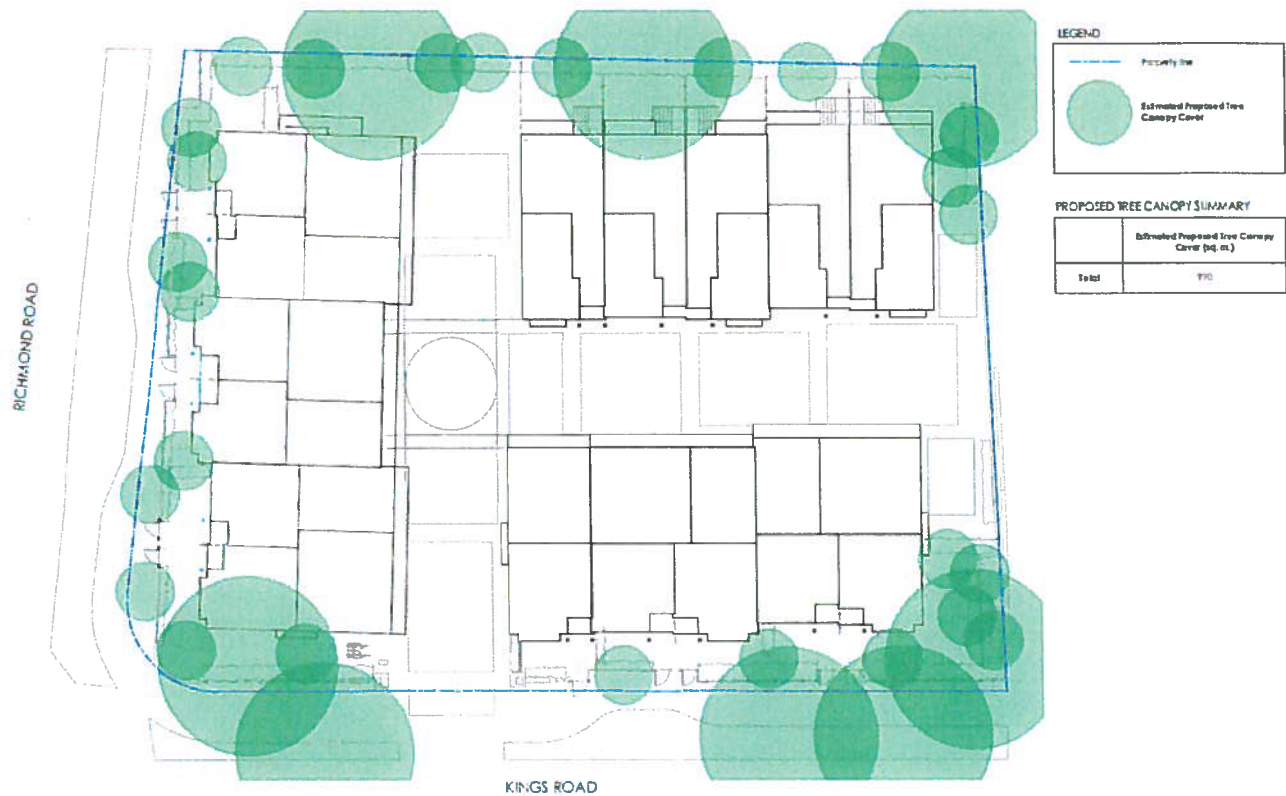
A total of 4 native tree species will be used (previously 3). A total of 27 native trees will be planted which represents over 75% of the new trees planted. A few additional native shrubs have been added to the plant palette. Landscape architects are limited in the amount of native plant material that is useful in some urban

settings due to deer browse. For example, all *Cornus spp.* are susceptible to deer browse. In some neighbourhoods, deer have been known to browse new plantings of snowberry, Nootka rose, and to a lesser extent, mahonia species. We have added oxalis and salal to the plant palette and replaced Tassel Fern with the native Sword Fern. Other native plants already being used include *Mahonia aquifolium*, *Vaccinium ovatum*, and *Ribes sanguineum*.

The concept for the planting is to create a variety of vegetation structure on the site. This includes large canopy trees, understory trees (small to medium sized) and a ground level shrub layer. This is achieved using a mix of native and non-native plants that are adapted to the site conditions (shade/sun/moisture depending on exposure). With redevelopment, there is the opportunity to enhance the urban forest by successional planting of Garry oaks. The proposed plan replaces the Garry Oaks at a ratio of 4:1. The proposed landscape treatment creates an appealing streetscape environment and public realm while also providing individual home owners with a private amenity space.

To reduce impacts to the English Elm roots the first 1.5m of slab on the Richmond Road frontage will be cantilevered over the tree roots. This will extend the undisturbed zone to 8.5 m with 0.5 for excavation and forming the footings. The patio spaces will be fit on site with the LA and Project Arborist. Patios and walkways will be constructed with minimal excavation and will be designed with structural geogrid fabrics and/or permeable paving to minimize the amount of excavation and subgrade build up in protected root zones.





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OCT 03 2017
PLANNING DEPT.
DISTRICT OF SAANICH

Tree Canopy Summary Table

	Canopy Cover (m ²)
Existing Site Condition	1846
Tree Removals	620
Proposed Site Condition	2003

The proposed canopy cover is estimated at roughly 50 years from time of planting.

Impervious Cover and Stormwater Management

Stormwater management for the 2707 Richmond Road development project centers on integrated permeable pavement and absorptive landscape areas to reduce the effective impervious area of the site. An integrated design approach has been taken for the site in efforts to retain trees, manage rainwater on site, and create an urban landscape that functions for building residents and the community.

Existing Site Condition

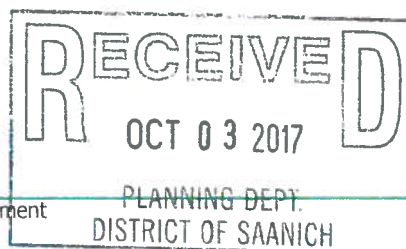
The existing site is 2346 m² and currently consists of two single family residences. Total Existing Impervious Surface Area (ISA) is estimated at roughly 585 m² or 25%. Runoff from these surfaces discharges directly to the storm drain system and Bowker Creek untreated.

Proposed Impervious Area and Stormwater Management

	Area (m ²)	Impervious (m ²)	Pervious Area (m ²)	Effective Impervious Area (m ²)
Roof	1075	1075		1075
Driveway	634		634	0
Patios	129		129	0
Walkways*	70	70		0
Totals	1908	1145	763	1075

* water from walkways will be directed to adjacent absorbent landscape areas.

Runoff from sidewalks and decks and patios will be directed towards adjacent absorptive landscape areas or will be made of permeable concrete unit paving. The driveway consists of permeable paving and concrete bands. The concrete bands are graded such that runoff is directed towards the permeable paving with will manage this runoff. Runoff from building roof areas will be directed to underground storage on site, to meet or exceed Saanich's Schedule H requirements (Refer to information provided by JE Anderson and Associates). The proposed development will have approximately 1,075 m² of Impervious Surface Area that is directed to the underground storage tank. This is the cleanest runoff generated by the site and therefore will not pass through a rain garden. The tank will allow sediment (if any is present) to settle before it is discharged to the storm drain. The Proposed Effective Impervious Area (EIA) is 1075 (m²) or 46% an increase of 490 (m²) or about 21%. Native and adapted non-native (non-invasive) plant material will be used in proposed landscape improvements to enhance vegetation cover and increase on-site rainwater interception.



Structures

The landscape fence will be a typical 1800 mm fence with at 600 mm trellis structure above (see image below). Plans will be updated to show extent of over height fence. This will be along much of the north property line. Abstract will acquire neighbour support prior to finalizing DP.

Lighting

Any landscape lighting will be downcast or shrouded to ensure landscape lighting does not contribute to light pollution and does not impact neighbours.

Municipal Requirements

The following addresses the comments related to bonding estimates, soil volumes, field services, and irrigation of boulevard trees.

- A cost estimate for the proposed landscaping will be provided with the approved DP drawing package.
- Soil volumes will be calculated based on available soil volume to the tree. Structural soil cells placed below the sidewalk will be used if there is not enough volume in the boulevard.
- Irrigation will be proved to newly planted trees to IIABC specifications using a double ring drip system with a double check valve.

If you have any questions please do not hesitate to contact our office for assistance.

Best regards,



Scott Murdoch

Registered Landscape Architect, R.P.Bio.

Cc:



BC LAND SURVEYORS SITE PLAN OF:

Civic: 2707 Richmond Avenue & 1810 Kings Road
Legal: Amended Lots 1 (DD176635) & 3 (DD176636),
Section 25, Victoria District, Plan 1249

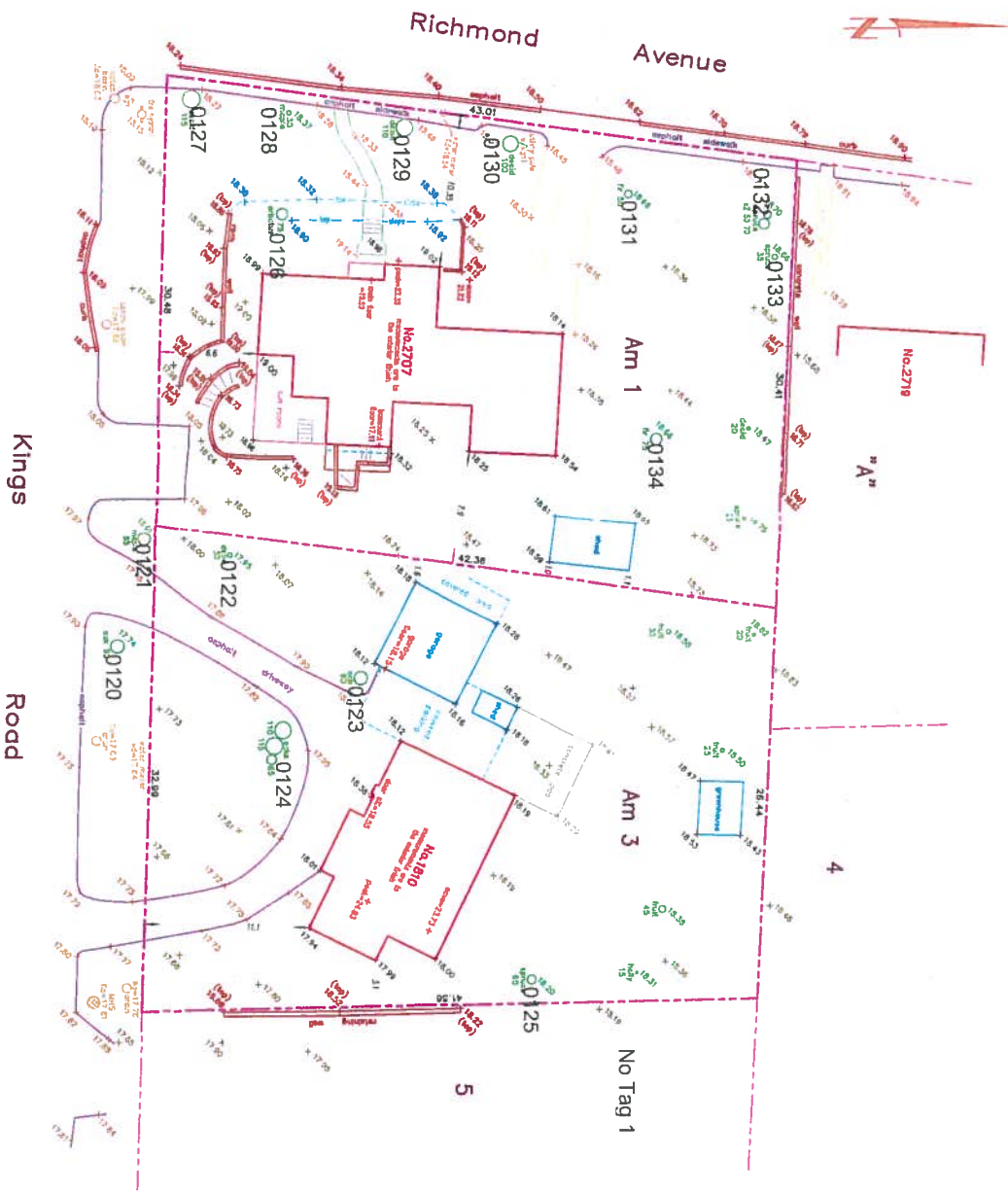
Parcel Identifier: 007-648-341 & 007-648-379
 in the Municipality of Soanich

S.C. 6.1 a - 1 + 2 D.D. Distances are in metres.

The intended print size is 24" by 18".

LEGEND

Distances are by gradeable stream.
 "A" = divider - existing stream
 The distances are in metres.
 Total Site Area = 2535 m²



August 9, 2016

Fig: 12.380 - 28

POMELL & ASSOCIATES
 B.C. Land Surveyors
 250-2800 Bayview Avenue
 Suite 100
 North York, Ontario M2H 3B9
 Phone: (416) 365-4885

Subblocks are derived from field survey.
 Parcel dimensions shown hereon are
 derived from Land Title Office records.

This document shows the relative location
 of the surveyed features and shall not be
 used to define property boundaries.

RECEIVED
 APR 13 2017
 PLANNING DEPT
 DISTRICT OF SURREY

THE CORPORATION OF THE DISTRICT OF SAANICH

TO: MAYOR AND COUNCIL

DATE: DECEMBER 28, 2017

FROM: ADVISORY DESIGN PANEL

**SUBJECT: APPLICATION BY ABSTRACT DEVELOPMENTS TO REZONE FROM RS-6 (SINGLE FAMILY DWELLING) ZONE TO RT-5 (ATTACHED HOUSING) ZONE TO CONSTRUCT A NEW 16-UNIT TOWNHOUSE DEVELOPMENT AT 2707 RICHMOND ROAD AND 1810 KINGS ROAD
PLANNING FILE: REZ00592/DPR00690
CASE #2017/14**

Background and Presentation:

The above referenced application was considered by the Advisory Design Panel at its meeting of December 6, 2017.

Comments from the Planner:

- The site is two properties at the corner of Kings Road and Richmond Road, currently zoned RS-6 and developed as single family dwelling.
- Proposal is to rezone to RT-5, an attached housing zone for a 16-unit townhouse development. A development permit is needed.
- The site does have established large Garry oaks, Elms and other tree species; six bylaw protected and seven non-bylaw protected trees would need to be removed. The applicant is attempting to retain the existing trees along the property line and road frontages. Special efforts are proposed to retain the Elm trees along Richmond Road.

Variances are requested for:

- Reduced setback from 7.5 metres to 2.32 metres on Richmond Road and 7.5 metres to 3.20 metres on Kings Road.
- Reduce rear setback from 10.5 metres to 2.98 metres (east lot line).
- Reduce interior side lot line from 7.5 metres to 3.02 metres (to the deck) and to 2.18 metres (to the edge of the exterior).
- Increase lot coverage from 45% to 51.75%.
- Increase maximum height from 7.5 metres to 11.69 metres (at highest point).
- Reduce parking from 2 spaces per unit to 1.6 spaces per unit (32 to 26).
- Reduce open space from 5% to 4.83%.
- Reduction in building separation (between living room windows) from 15 metres to 6.55 metres (between buildings B-C), and to 6.98 metres (between buildings A-C).
- Reduce building separation (between other rooms) from 12 metres to 6.27 metres (between buildings A-B), to 6.55 metres (between buildings B-C) and to 6.98 metres (between buildings A-C).
- Increase fence height from 1.9 metres to 2.4 metres to add a trellis on top of a solid fence.

Korbin da Silva, applicant, introduced Michael Moody, MJM Architect; Russ Collins, Zebra Designs; Scott Murdock, Landscape Architect and Mike Miller, Kyle Ryan, and Sam Ganong, of Abstract Development.

Comments from applicant / owner / applicant representative(s):

- The project is in an area that has major roads, transit, and cycling corridor. There is potential for more urban residences/density.
- Worked with neighbours since October of 2016 – originally 18 townhomes were proposed but this was reduced to 16 units after feedback was received.
- There are some challenges with trees on the sites. There are large Garry oaks on the site and they will preserve what they can. An arborist was brought in and they dug around to follow the root systems of the trees.
- They rearranged the site so that the neighbour on the north can see straight through the property; their views are not blocked.
- The north and east sides do not have primary windows and will have landscape screening.
- Frontages are on both the Kings and the Richmond Roadways. Buyers can purchase a two car garage if they want. The ratio for parking is 1.63 spaces per unit, some units have single car garages and some have two car garages.
- Buildings are positioned and cantilevered to provide space for the trees on Richmond Road.
- They will dedicate some land to Saanich for road widening on Richmond. The trees there will become Saanich property.
- The buildings were designed to fit under the existing tree canopy.
- Materials for the project were described. The goal is to create a vibrant, active streetscape.
- Currently there is no sidewalk on Kings Road, and there is a small sidewalk on Richmond Road, which provides a generous boulevard and greenspace. New sidewalks will be provided on both frontages with good separation between the patios and the street.
- The landscape plan was described. Most boulevard trees will be kept and a meandering sidewalk installed to help retain trees. A statutory right-of-way (SRW) would be granted for those portions that encroach on private property. Private patio space will be created. Decks will face the inside.
- In terms of stormwater management, permeable concrete pavers will be installed in parking areas, underground chambers will house roof water and release into the system slowly. Permeable pavers with banding will be installed in the driveway.
- Understorey plants will be planted around units. They plan to screen using native planting and hope to re-introduce some Garry oaks onto the property. Three Garry oaks to be removed and six will be replanted. Lower growing evergreens will be planted along the fencing.

The applicant responded to various questions from the Panel regarding proposed building finishes, entrances, accessibility, landscaping and parking.

Comments from the Panel:


- The accessible parking offered does not have any cover. Applicant should consider that many buyers are aging and have mobility issues.
- This will compliment other developments up the street and is nicely set back. Maneuvering vehicles on-site could be impacted if everyone leaves at the same time.
- Applicant should consider liability insurance in case someone is injured on the sidewalk

where an SRW is used.

- The project compliments the streetscape and area. Consider building in disabled parking for visitors.
- Question raised as to why the individual entrances are not different/separated from one another. Suggestion that they could have made entrances at the end of Building A more special by having a corner entrances.
- The site is challenging and the applicant did a good job of addressing issues with setbacks and the bump out. The east setback is fairly tight but the vegetation will help as will the additional fence height.
- Frontages look good but suggestion made to try to soften the entrances on Building C, which has garage doors beside the main entrances.
- Design is good. Suggestion to consider putting a dormer on the Kings Road roof.

ADVISORY DESIGN PANEL RECOMMENDATION

That it be recommended that the design of the proposed 16-unit townhouse development at 2707 Richmond Road and 1810 Kings Road be approved, with the applicant considering the comments made by Panel members.



Lynn Merry
Senior Committee Clerk

/Im
ec: *Director of Planning*
Manager of Inspections

2870-30Cordova Bay
Road**MOVED by Councillor Plant and Seconded by Councillor Wergeland: "That:**

1. The application to rezone the property at 4595 Cordova Bay Road be postponed to a future date to allow the applicant the opportunity to work with staff and neighbours to address the concerns raised including the impact on established view;

2860-40

Douglas Street

2. Council approve and issue Development Variance Permit DVP00402 on Lot 1, Section 49, Victoria District, Plan VIP62841 (4030 Douglas Street); and

2870-30Richmond Road
and Kings Road

3. A Public Hearing be called to further consider the rezoning application at Amended Lot 1 (DD 176635I) of Section 25, Victoria District, Plan 1249 (2707 Richmond Road) and Amended Lot 3 (DD 176636I), Section 25, Victoria District, Plan 1249 (1810 Kings Road)."

CARRIED

1410-04
Report –
Planning

xref: 2870-30
Richmond
Road/Kings
Road

2707 RICHMOND ROAD & 1810 KINGS ROAD – REZONING AND DEVELOPMENT PERMIT APPLICATION

Report of the Director of Planning dated February 23, 2018 recommending that Council postpone further consideration of the development to allow the applicant to rework the development proposal to include the planned improvements to Richmond Road fronting the site.

In response to questions from Council, the Director of Engineering stated:

- Parks staff are concerned with the ability to retain the trees post development and the due to future road improvements.
- The applicant could be asked for cash-in-lieu for future replacement trees and frontage improvements.

APPLICANT:

K. Dasilva, Abstract Development, R. Collins, Zebra Group, M. Moody, MJM Architect, S. Murdoch, Murdoch deGreeff Inc., G. Talbot, Talbot Mackenzie & Associates, D. Casey, Watt Consulting Group presented to Council and highlighted:

- The applicant is committed to paying for future boulevard trees, boulevard improvements and the cost of removal of the existing trees.
- The property is located close to public transit, services and amenities.
- Based on the feedback received, the features of the revised plan include two fewer units, for a total of 16, reduction to three townhome blocks instead of four, all three bedroom units, and 21 residential and five visitor parking stalls.
- A parking demand study was completed with the expected demand being 18 residential and three visitor parking stalls.
- The development would be certified BUILT GREEN® Gold and NRCAN solar ready; the applicant has committed to protecting the trees along Richmond Road.
- The design will complement the neighbourhood and adjacent heritage house.
- Tree replacement of Garry Oaks will be 4:1 and 32 new onsite trees will be planted; five mature trees fronting Richmond Road will be preserved.
- Permeable pavers and absorptive landscaping will assist with stormwater management.

In response to questions from Council, the Director of Engineering stated:

- The cash-in-lieu of road improvements are a provision in the Development Servicing Requirements.

PUBLIC INPUT:

H. De Goede, Kings Road, states:

- There has been a great deal of development in the immediate area; four dwellings would be appropriate infill for the neighbourhood.
- There is concern with the removal of mature Garry Oak trees and increased traffic and on-street parking as a result of the development.

B. Dayman, Newton Street, stated:

- The number of variances is not supportable; on-street parking will be exacerbated.
- The proposed development is too dense and does not fit within the character of the neighbourhood; 12 units may be supportable.

D. Charkott, Kings Road, stated:

- It is appropriate to postpone consideration of the application until the road improvements to Richmond Road has been completed; currently the road is unsafe for cyclist and drivers.

K. Ryan, Viaduct Avenue East, stated:

- More affordable housing is needed; townhomes bridge the gap between condos and single family homes.
- The property is within close proximity to amenities.

K. Koster, Kings Road, stated:

- Kings Road is unsafe for pedestrians as it is narrow and there are no sidewalks; more density will add to the safety concerns.
- A reduction of units would be appropriate; neighbours are concerned with the loss of privacy.

S. Green, Old West Saanich Road, stated:

- Retention of the trees is encouraged.

M. Galaski, Peatt Road, stated:

- It is difficult to find affordable townhomes in the area; the retention of trees is appreciated.

S. Rennie, Kings Road, stated:

- It is appropriate to retain the trees.

K. Karim, Kings Road, stated:

- The size and density of the development is concerning; the proposed dwellings will not necessarily be affordable.
- The requirement for a number of variances means that the proposed development does not fit within the character of the neighbourhood.
- Richmond Road is narrow and is not safe; the number of mature trees to be removed is not appropriate.

J. Dryden, Kings Road, stated:

- The intersection at Kings Road and Richmond Road is narrow and congested and additional vehicles will make it unsafe.

L. Dayman, Newton Street, stated:

- There is a concern that neighbours' privacy will be lost.
- Although there is a need for affordable housing, it may be appropriate to consider fewer units.

K. Whitworth, Viewmont Avenue, stated:

- The proposed development is not within a growth node; more discussion with respect to the parking and variances is needed.

D. Pfeifer, Kings Road, stated:

- The size of the development is not supportable; there is a concern that the parking onsite is not sufficient and will result in an increase in on-street parking.
- Eight homes would be appropriate.

C. Markey, Kings Road, stated:

- There is a shortage of on-street parking; the number of units on the small site is not supportable.
- The trees are attractive and should be retained.

R. Sterritt, Kings Road, stated:

- The intersection at Kings and Richmond is extremely busy and makes turning dangerous; the increased number of vehicles will exacerbate safety concerns.
- The proposed density is excessive.

R. Vanzella, Kings Road, stated:

- The number of variances indicate that the development is too large for the property; the intersection at Kings and Richmond is already congested and this development will add to that.

S. Menzies, Camosun Community Association, stated:

- The Association has concerns with the density, setbacks, parking and the preservation of the trees on the site and along Richmond Road; the density is too much for the location.
- 12 units may be more appropriate or the property could be subdivided into smaller lots for single family dwellings.
- As many trees as possible should be retained; affordable housing is important and density changes in any neighbourhood are not easy to accept.

R. Denning, Haultain Street, stated:

- Growth and development is inevitable; the density is appropriate.

R. Gill, Kings Road, stated:

- The proposed density is not suitable; it does not fit within the character of the neighbourhood.

L. Alvarez, Kings Road, stated:

- There is a need for more housing but these units will not be affordable; the proposed density does not fit within the character of the neighbourhood.
- It would be appropriate to subdivide into four lots for single family homes.

E. Tomlinson, Northridge Crescent, stated:

- Increased lighting may alleviate traffic concerns on Kings Road and Richmond Road; increased density is needed close to the urban core.
- The proposed development is in close proximity to parks, amenities and cycling lanes.

APPLICANT'S RESPONSE:

- The tree canopies will help to screen the development from the neighbours.
- The flex areas can be used for storage or for an additional bathroom.

COUNCIL DELIBERATIONS:

Motion: **MOVED by Councillor Plant and Seconded by Councillor Haynes: "That a Public Hearing be called to further consider the rezoning application at Amended Lot 1 (DD 176635I) of Section 25, Victoria District, Plan 1249 (2707 Richmond Road) and Amended Lot 3 (DD 176636I), Section 25, Victoria District, Plan 1249 (1810 Kings Road)."**

Council discussion ensued with the following comments:

- Neighbours are concerned about the loss of privacy and increased traffic.
- The location is convenient to the downtown core.
- Further information on the height and rear lot yard variances is needed.

The Motion was then Put and CARRIED

Planning - RE: 1810 Kings Rd & 2707 Richmond Rd - Development & Rezoning Referral

From: Michael Angrove <mangrove@victoria.ca>
To: "planning@saanich.ca" <planning@saanich.ca>
Date: 5/23/2017 8:24 AM
Subject: RE: 1810 Kings Rd & 2707 Richmond Rd - Development & Rezoning Referral
CC: Jonathan Tinney <JTinney@victoria.ca>, Alison Meyer <ameyer@victoria.ca>

Good afternoon,

City of Victoria Staff are unable to indicate if this project would be supported or not. The Official Community Plan (2012) for Victoria does note the adjacent area as being within the Traditional Residential urban place designation. This designation envisions ground-oriented residential dwellings, including attached dwellings:

<http://www.victoria.ca/assets/Departments/Planning~Development/Community~Planning/OCP/Replaced/Section%206%20Land%20Management%20and%20Development%20-%20June%202016.pdf>

The Jubilee Neighbourhood Plan notes that the character of the neighbourhood and surrounding properties be considered when evaluating the design of residential developments. Site planning should also balance useable green space and paved areas for parking, with an emphasis on retention of existing mature landscape features. For more information, please reference the Neighbourhood Plan:

<http://www.victoria.ca/assets/Departments/Planning~Development/Development~Services/Documents/neighbourhoods-jubilee-plan.pdf>

Regards,

Mike Angrove
Planner
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0285 F 250.361.0386

Please think before you print



From: Planning.Mun.Hall.Saanich@saanich.ca [mailto:Planning.Mun.Hall.Saanich@saanich.ca]

Sent: Tuesday, May 9, 2017 12:25 PM

To: Community Planning email inquiries <CommunityPlanning@victoria.ca>; Jonathan Tinney <JTinney@victoria.ca>

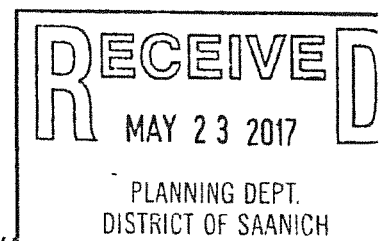
Subject: 1810 Kings Rd & 2707 Richmond Rd - Development & Rezoning Referral

May 9, 2017

Dear City of Victoria Planning Department:

Re: Application for Development:

Applicant: ABSTRACT DEVELOPMENTS, KORBIN DASILVA
Site Address: 1810 KINGS RD
2707 RICHMOND RD
Legal: Amended Lot 1 (DD 176635I), Section 25, Victoria District, Plan
1249,
Amended Lot 3 (DD 176636I), Section 25, Victoria District, Plan



ENTERED
IN CAS

1249
Folder No.: DPR00690; REZ00592
Description: To rezone from RS-6 (Single Family Dwelling) Zone to RT-5 (Attached Housing) Zone to construct a townhouse development. Variances and a Development Permit for form and character are also requested.

The District of Saanich has received an application for a site near the City of Victoria boundary. The Planning Department is referring the proposed plans and relevant information to the City of Victoria Planning Department for review and comment. Please note that any requested variances may be subject to change based on the Planners detailed review of the file.

In a written letter or email to planning@saanich.ca, please provide your comments to the Planning Department indicating if you:

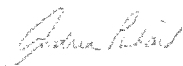
- Have no objection to the project
- Generally have no objection with suggested changes or concerns
- Do not support the project (please provide reason).

We would appreciate receiving your comments by June 6, 2017, so that they can be included in the package that is forwarded to Council. If you cannot meet this time frame, please email or call our office to indicate if and when you might be able to respond to the referral.

If you require further information about the proposed development please contact Andrea Pickard, Local Area Planner at 250-475-5494, ext. 3425.

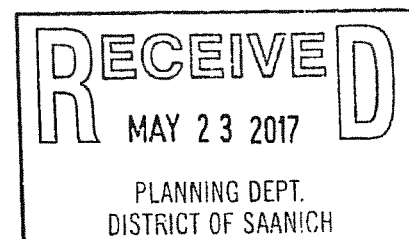
It is suggested that you periodically check our website, www.saanich.ca *Active Development Applications* as any revised site plans for this application will be posted there.

Sincerely,



Andrea Pickard
Planner

cc: Clerks Department



Planning - Re: Revised Saanich Referral Description

From: Camosun Community Association <camosunca@gmail.com>
To: <planning@saanich.ca>, <andrea.pickard@saanich.ca>
Date: 5/31/2017 12:49 PM
Subject: Re: Revised Saanich Referral Description

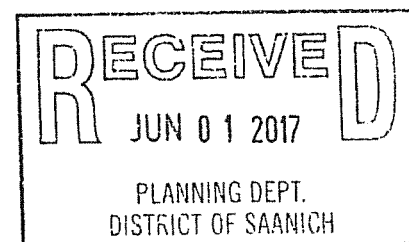
Dear Ms. Pickard,

At this stage, the Camosun Community Association has not conducted consultation with neighbouring residents so we cannot take a position on the proposed project.

The applicant made a presentation to the CCA Board at our April 13, 2017 meeting. No concerns or objections were raised at the time. We hope to keep working with the applicant to ensure any future community feedback is considered.

Sincerely,

Caleb Horn
Vice President
Camosun Community Association



On Tue, Apr 25, 2017 at 9:08 AM, <Planning.Mun.Hall.Saanich@saanich.ca> wrote:

**Please note the revised Development Description. Sorry for any inconvenience.
April 24, 2017

Dear Camosun Community Association:

Re: Application for Development:

Applicant: ABSTRACT DEVELOPMENTS, KORBIN DASILVA
Site Address: 1810 KINGS RD
2707 RICHMOND RD
Legal: LOT AM3 SECTION 25 VICTORIA DISTRICT PLAN 1249
LOT AM1 SECTION 25 VICTORIA DISTRICT PLAN 1249
Folder No.: DPR00690; REZ00592
Description: To rezone from RS-6 (Single Family Dwelling) Zone to RT-5 (Attached Housing) Zone to construct a townhouse development. Variances and a Development Permit for form and character are also requested.

ENTERED
IN CASE

The District of Saanich has received an application for a site within your Community Association area. The Planning Department is referring the proposed plans and relevant information to your Community Association for review and comment. Please note that any requested variances may be subject to change based on the Planners detailed review of the file.

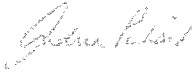
In a written letter or email to planning@saanich.ca, please provide your comments to the Planning Department indicating if your Community Association:

- Has no objection to the project
- Generally has no objection with suggested changes or concerns
- Does not support the project (please provide reason).

We would appreciate receiving your comments by May 23, 2017, so that they can be included in the package that is forwarded to Council. If you cannot meet this time frame, please email or call our office to indicate if and when you might be able to respond to the referral.

If you require further information about the proposed development please contact Andrea Pickard, Local Area Planner at 250-475-5494, ext. 3425.

It is suggested that you periodically check our website, www.saanich.ca *Active Development Applications* as any revised site plans for this application will be posted there.
Sincerely,



Andrea Pickard
Planner
cc: Clerks Department

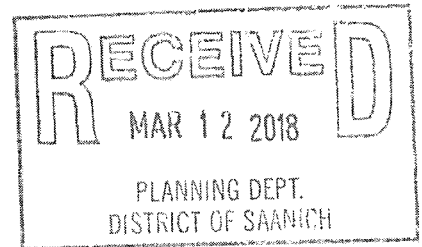


ENTERED
IN CASE

www.CamosunCommunityAssociation.com

March 11, 2018

Mayor Richard Atwell and Council
District of Saanich
770 Vernon Avenue



Re: Rezoning and Development Permit Application – 2707 Richmond Road and 1810 Kings Road (REZ00592 & DPR00690)

Dear Mayor Atwell and Council:

The Camosun Community Association (CCA) would like to share the following comments regarding the proposed townhouse development at the intersection of Richmond Road and Kings Road in the 'panhandle' neighbourhood of our community. On November 23rd, 2017, the CCA held a Community Meeting with the applicant and approximately 25 neighbours (meeting minutes attached). Following this meeting, the CCA collected feedback from residents via email.

The primary concerns raised by neighbours were related to density, setbacks, parking, and tree preservation.

Increased density of this scale has been identified by some neighbours as potentially inappropriate for the location. Some neighbours have suggested that they would prefer to see subdivision to allow more single dwelling residential lots, while other neighbours have suggested that 12 units might be more appropriate for the location. The 16 proposed units equate to 68 units per hectare for this site. Plans and policies on density in this neighbourhood are vague so there has been no consensus on what is an appropriate density for the location.

Another concern identified by neighbours has been surrounding setbacks. The rear yard setback variance from 10.5m to 3m is a significant variance (71%) where the subject property abuts a single dwelling lot where no further development is anticipated. Neighbours to the east have requested that the 3-storey building be stepped down to 2-storeys for the easternmost unit and be situated further from the lot line. For comparison, a proposed 4-storey building on North Dairy Road by the same

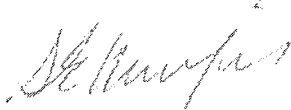
applicant has a 7.5m rear yard setback and is abutting single dwelling lots where future development is contemplated by the Shelbourne Valley Action Plan.

Residents in this neighbourhood have long been concerned with parking due to the proximity of the Royal Jubilee Hospital and the number of non-residents utilizing on-street parking. As such, neighbours have expectations that any new development will provide adequate off-street parking. In their feedback to the CCA, some neighbours have questioned whether the 1.6 ratio of parking spaces per unit is adequate for 3-bedroom units.

Lastly, residents have expressed that they strongly value the significant tree canopy that this neighbourhood possesses. Some residents have suggested they would not like to see any development on the site without retention of the mature Garry oak tree in the centre, but the applicant has determined that retaining this tree is not possible due to its large critical root zone. The Camosun Community Association supports the applicant's efforts to retain the mature trees adjacent to Richmond Road. The applicant has taken significant measures to study and design around these trees. For this reason, the CCA supports retaining the boulevard trees as outlined on page 18 of the February 28 staff report to Council.

We would like to thank the applicant for presenting to the CCA and attending the November 2017 Community Meeting to answer questions from neighbours. We trust that Council will consider the comments provided by neighbours when deliberating the proposed rezoning and development permit application. Thank you for your time.

Sincerely,

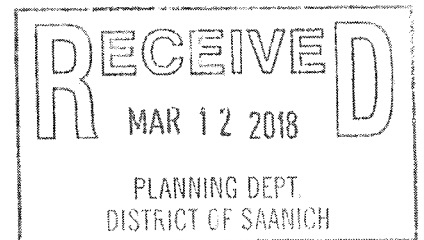


Sandie Menzies
President
Camosun Community Association

SM:ch

enclosure: CCA November 23, 2017 Community Meeting Minutes (6 pages)

cc: Neil Findlow, Planner, District of Saanich
Korbin DaSilva, Development Manager, Abstract Developments



Camosun Community Association (CCA)

Community Meeting minutes

2707 Richmond Road & 1810 Kings Road – proposed rezoning

November 23, 2017 – Royal Jubilee Hospital

Invited: Invitations sent to approximately 54 neighbouring residences

Attendees: 22 recorded in sign-in sheet, approximately 25 from head-count

Rezoning applicants: Korbin DaSilva, Sam Ganong, & Marko Krilić of Abstract Developments, Rus Collins of Zebra Design, and Scott Murdoch of Murdoch de Greeff Landscape Architects

CCA scribe: Caleb Horn

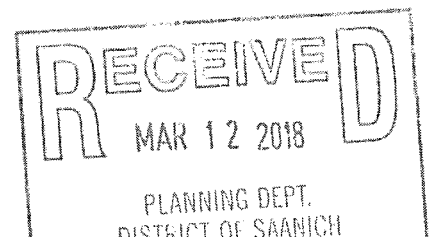
Call to order: 7:00pm

Welcome & Introductions

- Introduction of meeting and explanation of format.
- Minutes will be shared with those leaving their name & email address on the sign-in sheet.
- Comments can be sent to the CCA between now and December 8th.

Presentation from Applicants

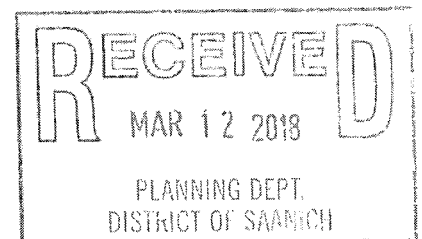
- Abstract Developments:
 - Same material from April 2017 Open House.
 - Location at corner of Richmond Road and Kings Road. This site is adjacent to major road, bikeway, pedestrian, and transit corridor, according to the Official Community Plan (OCP).
 - Process explained – two properties acquired in October 2016, pre-application conversations held with neighbours in early 2017, Open House in April 2017, presentation to CCA Board in April 2017, and rezoning application filed in April 2017.
 - Original plans were for 18 townhouse units each with a 1-car garage, situated in two buildings parallel to Kings Road.
 - Based on feedback from neighbours, changes were made prior to application including: reduction to 16 slightly wider units in three buildings, with one building parallel to Richmond Road to provide better animation along the arterial street.
 - Parking ratio increased to 1.63 spaces per unit.
 - Townhouses on the north side have been repositioned, some windows removed, and angles changed to create more privacy for adjacent neighbours to the north. There will be additional plant screening as well.
 - 14ft road dedication along Richmond Road required by Saanich to widen public right-of-way.



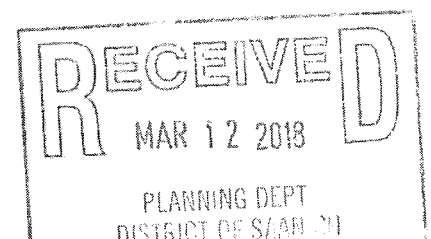
- Trees along Richmond Road and Kings Road will be kept, large tree in centre of site will be removed.
- Zebra Design:
 - Scale and design in keeping with the character of the neighbourhood.
 - Pitched roof and articulations along frontages to give a different look from the units across the street.
 - Shingles combined with wood siding and paneling will be used for the sides of the buildings.
 - The rear decks will be covered and windows with traditional wood sills will be utilized.
- Murdoch de Greeff Landscape Architects:
 - Focus on landscaping around perimeter of the site to beautify boulevard and enhance pedestrian experience.
 - Cantilevered slab foundation for western building will allow Richmond Road tree roots to survive with building adjacent.
 - Additional Garry oaks will be planted along with native maple trees and yellow cedars.
 - Permeable pavers used through driveway and visitor parking areas.
 - Low white fencing will define townhouse frontages.
 - Surface runoff will be captured and controlled.

Q&A with Applicants

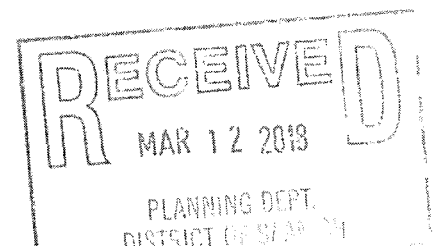
- Q: With the overheight pitched roof and narrow setback, the proposed buildings will appear massive from the residential property to the east. Is there any way to vary the height and massing of the easternmost wall?
A: There is be articulated facades, heavy screening, and transom windows along the easternmost wall, but not as much as the frontages along Richmond or along Kings.
- Q: What are the height and setback measurements?
A: Approximately 11.5m to top of pitched roof, 3m setback at narrowest point from north lot line, and 3m setback from east lot line.
- Q: Why can't the tree in the middle be saved?
A: It was part of a trade-off in order to give more room to the trees along Richmond which will benefit the public realm.
- Q: Why only three-bedroom units?
A: Market analysis shows this supports a mix of potential buyers including families, downsizers, and couples looking for live/work opportunities.
- Q: Will there be any rental units?
A: No rentals.



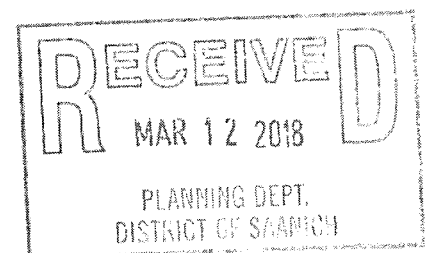
- Q: Why not subdivide and construct four single-family dwellings?
A: A townhouse development is the best use of land, in the applicant's opinion.
- Q: What is between the two buildings in the north?
A: Visitor parking stalls.
- Q: Will there be screening along the property to the north?
A: New vegetation including doug firs, oaks, and yellow cedars. Will be the largest trees available from nurseries, approximately 12-15ft tall.
- Q: What is the shading impact on neighbouring properties?
A: A shadow analysis showed little impact except in December at the height of winter. Shadows will be comparable to existing trees.
- Q: How many units will be facing north?
A: Five units in northeastern building. Steps down to the private patios.
- Q: How tall is the fence?
A: Will be requesting a variance from 6ft to 8ft, with trellis forming uppermost portion. Willing to work with neighbours to see what works best.
- Q: What is the distance from Bowker Creek?
A: Further than the 30m that would require a streamside permit.
- Q: What is the size of the townhouse on the other side of Kings?
A: Ten units on a smaller lot. Not just townhouses but condominiums as well.
- Q: With up to 4 people living in the 3-bedroom units, won't that mean a maximum of 64 could be living in this development?
A: Based on data from a similar townhouse development on Shelbourne Street, not many 3-bedroom units are filled with 4 residents. A mix of families and couples.
- Q: Turning left from Kings is already difficult, won't this make the problem worse?
A: Saanich did not require a traffic study and does not believe this development will have a major impact on traffic. Municipality requires access from Kings Road instead of Richmond. Concerns with intersection should be directed to the Saanich Engineering department.
- Q: Where will the Bowker Creek Greenway go?
A: The Bowker Creek Greenway (multi-use trail), as identified in the Bowker Creek Blueprint, is projected to run along Richmond Road between Newton Street and Kings Road.
- Q: Were properties across the street in the City of Victoria contacted?
A: Properties in Victoria were visited by the applicant during door-to-door consultation. The CCA did not distribute notices of this meeting to Victoria but shared info with the North Jubilee Neighbourhood Association in Victoria.



- Q: Why were images of residences in the City of Victoria shown at the Open House?
A: Images were intended to show scale and character of neighbourhood. Applicant apologized for including images of homes without permission.
- Q: What are the next steps in the application process?
A: Hoping to go to Advisory Design Panel in December or January. Committee of the Whole after that sometime in early 2018.
- Q: Where will overflow parking go?
A: Five units will have a 2-car garage, and eleven units will have a 1-car garage. In total 1.6 parking spaces / unit will be provided. Saanich recommends this amount of parking. This is more than originally proposed and is more than the 1 space / unit that is average in Victoria. Transit study for this project found a demand of 21 spaces (18 for units + 3 for visitor parking). 26 total spaces will be provided for 16 units.
- Q: How can you ensure people will actually park in their garages?
A: Storage rooms are being provided next to the garages to discourage owners from using garages for storage.
- Q: Parking is already a problem in the neighbourhood, especially with hospital overflow parking. How much street parking will be available along Kings Road?
A: Saanich has recently recognized with another development proposal that pre-existing parking problems cannot be solved by new developments. Saanich to determine if street parking will be feasible along Kings Road in front of project, but no parking bays will be provided in order to preserve trees.
- Q: What will be the size of the units?
A: Approximately 1,700-1,900 sq.ft excluding garages.
- Q: Why should these properties support such an increase in density, from 2 homes to 16?
A: More housing is needed in the region, appropriate to focus density along major corridors. There is a "missing middle" density in Saanich and more low-impact developments such as townhouses are supportable.
- Q: Major issues seen with such increased density (800% increase), why couldn't Abstract aim for 12 units instead?
A: If the number of proposed units were reduced by 25% (with this and all housing projects in Saanich), the municipality would not be able to meet its Official Community Plan housing targets. The question of 12 vs 16 is part of a site planning exercise that Abstract has undertaken and determined that 16 is the most appropriate number of units, down from 18.
- Q: Could Abstract make an effort to save the large oak tree on the property?
A: The age of the tree is unknown, but it has a large critical root zone that would effectively make most of the site undevelopable if kept.



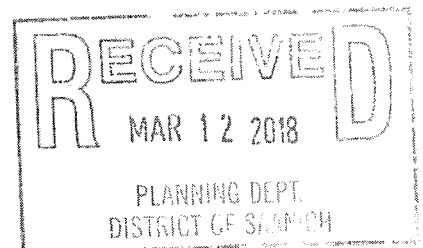
- Q: Why aren't the townhouses being developed only along the Richmond Road (west) side to keep the Kings Road side for single family dwellings?
A: In order to maximize the use of the land, townhouses are the most appropriate. The townhouses don't go further than 20m east than the townhouse property on the south side of Kings.
- Q: Why should this neighbourhood bear such a large brunt of development?
A: All neighbourhoods in Saanich are sharing the responsibility of increased density. The density of this neighbourhood may have been appropriate in the 1950s but it is a different housing environment now.
- Q: Why won't Abstract meet in the middle with the community and make some compromises?
A: Some changes have been accommodated at the community's request. Units have been decreased from 18 to 16, and the off-street parking ratio has been increased.
- Q: How will the impacts of construction be mitigated?
A: Abstract carries out its own construction and will look for an opportunity to have construction workers park somewhere nearby and walk to the work site. Possibilities include the Arthritis Society parking lot or Richmond School site.
- Q: Will the welfare of animals in the neighbourhood be considered during construction?
A: This hasn't been considered, but Abstract will look into it.
- Q: What will be the construction times during the day?
A: Saanich limits to 7am-7pm on weekdays, but Abstract construction usually operates from 7:30am-3:30pm.
- Q: When will construction start?
A: Anticipated to start in Fall 2018 if the application passes the approvals process.
- Q: How does the Saanich Official Community Plan suggest 16 units at this site?
A: Individual properties are not identified in the OCP, but the Regional Growth Strategy outlines growth in the CRD and the Saanich OCP foresees growth in centres and corridors.
- Q: Is Abstract trying to maximize profits by offering only 3-bedroom units?
A: 2-bedroom units actually sell more per square foot than 3-bedroom units, but market analysis shows 3-bedroom units desirable.
- Q: Why is density being proposed here when Richmond Road is already too narrow and there is no appetite for increased density?
A: Arterial roads are a natural location for density and this is happening throughout Greater Victoria. No more development would be expected along Kings Road to the east of these properties.



- Q: This development will create a nightmare parking situation on Kings Road, why can't more parking be provided on-site?
A: In today's market, purchasers of townhouses own less cars. 1.6 stalls per dwelling is appropriate based on experience of similar townhouse on Shelbourne.
- Q: The renters of the existing properties will lose their homes, how will Abstract address the displacement of students and low-income earners?
A: Abstract recognizes the need for rentals and properties held for redevelopment are often rented at below-market rates due to shorter timeframes (6-8 month). Another goal of the company is to fund the construction of one rental unit for every market unit through sister company NVision Properties, currently with 5 projects in development or planning stages and more to come.

Meeting adjourned: 8:45pm

Comments recorded in these minutes are paraphrased and are not direct quotes.



Clerksec - Fw: Fwd: FW: Corner

From: Susan Karim [REDACTED]
To: "clerksec@saanich.ca" <clerksec@saanich.ca>
Date: 6/1/2017 11:19 AM
Subject: Fw: Fwd: FW: Corner
CC: Hans de Goede [REDACTED]

POST TO	Referral	POSTED
COPY TO	SH	
INFORMATION		
REPLY TO WRITER	<input checked="" type="checkbox"/>	Re: Q in paragraph 2
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>	
REPORT		
FOR		
ACKNOWLEDGED		

Hi there Saanich.

Please add my name as an interested party to the development application currently in progress for 1810 Kings Road.

May I ask why the sign on the property does not list the number of units being proposed? I don't feel that the details of this application are transparent to passersby as a result. I also note that the application announcement on your website also does not list the number of units proposed. One has to click through to the site plan to see this information.

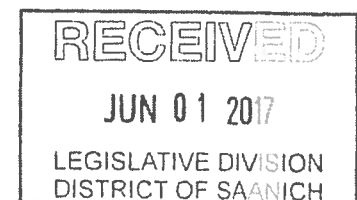
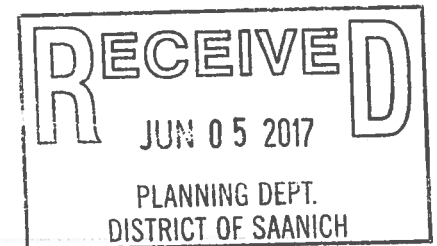
I would request that the number of units proposed under this application be added to both property signage and your web text.

Thank you.

Susan Karim
 [REDACTED] Kings Road

From: Karim, Kas <[REDACTED]>
Sent: June 1, 2017 7:47 AM
To: Susan Karim
Subject: Fw: Fwd: FW: Corner

ENTERED
IN CASE



From: Hans de Goede [REDACTED]
Sent: Thursday, June 01, 2017 7:26 AM
To: Andrea Pickard; [REDACTED]

Subject: Re: Fwd: FW: Corner

Thanks Andrea, that sheds a lot of light on the process. The names above are all neighbours and have an interest in what will happen, I will make copies for those who do not email. Is it a possibility that a rezoning does not pass?

Hans de Goede

On Wed, May 31, 2017 at 4:35 PM, Andrea Pickard <Andrea.Pickard@saanich.ca> wrote:

Hi Hans,

The posted signs are intended to alert the public that a development application has been received and where to find more information. The key information is the specific properties involved, what is proposed, the applicant, and contact information. That includes information on our website and our phone number.

If and when an application proceeds to a Public Hearing there are the legislated requirements for advertisements in the paper and a notice that is mailed out to properties within 90 m of the subject site. Those notices are more so intended to solicit public input and include more details about where to send written comments, as well as the date/time of the hearing for anyone that may want to speak to Council directly about the proposal.

Another process Saanich has is an email list of anyone who has identified themselves as an "interested party" in the application, which could include people from anywhere or for any reason. When the application initially goes to Council for consideration (at a Committee of the Whole meeting) and if it subsequently goes to a Public Hearing, then any interested party would be sent an email for both of those meetings (Committee of Whole meeting and the Public Hearing). To be on that list one could send an email to clerksec@saanich.ca. Even though you are an immediate neighbour and would get a notice in the mail, sometimes people are worried they may be away and miss picking up the mail so they get on the email list just in case.

Generally speaking, public input early in the process may result in design/ site changes and then those comments may become irrelevant later. That is part of the reason why we encourage open communication between residents and the applicant early in, and throughout the process (ie: the input is directed to the applicant rather than Council). Later in the process, once any design/ site changes have been done by the applicant and they have their proposal in a form they want to proceed to Council with, then public input will be key for Council to consider (ie: the input is directed to Council rather than the applicant). As staff, it is good to hear from neighbours or be copied on emails so we are in a better position to understand the concerns and discuss possible revisions with the applicant. However, we do not track those type of informal comments or relay those types of discussions to Council so it is important that anyone who wants to express their concerns about, or support, for an application either send us their comments or attend the meetings to speak to Council directly.

Let me know if you have any other questions.

regards,
andrea

>>> Hans de Goede <[REDACTED]> 5/31/2017 3:56 PM >>>

Ms. Pickard,

The signs out front of 1810 Kings speak of a rezoning application but say nothing about public input. Can you explain how this works, and although you can direct me to an email address, please give me some information in your reply as I will copy for those neighbours who do not use email.

Thanks,

Hans de Goede

----- Forwarded message -----

From: **Hans de Goede**

Date: Wed, May 31, 2017 at 3:50 PM

Subject: Re: FW: Corner

To:

andrea.pickard@saanich.ca

Dear Mr. Miller,

Unless you are downsizing your project and allowing for the Oak in the front yard of 1810 Kings Rd, there is no need to meet. We have met a number of times and literally nothing of any significance has changed. There has been no "evolution", from what I have heard your people met with the neighbours and then completely sidestepped their requests. All you had done was a quick in house boiler plate design that maxed out every conceivable restriction in the bylaws. Max height, max density, max coverage, minimum setbacks, minimal parking, and all the trees were gone. That was just your company, Abstract, testing the reaction, nothing that any neighbour asked for.

The sixteen units you are now proposing are still maximum height, you have rejigged setbacks marginally but all of us direct neighbours will still be looking at three storeys and a significant roofline. Our requests for varying heights and varying setbacks have been ignored, there is no imagination used in this layout. Three large, tall, square blocks that cover most of the combined lots and, I have to reiterate, lose us a great friend in the Oak. Although you have stated that trees of significance can be cut down and replaced with two others, there is nowhere on any of the little greenspaces that you allow for in your design that a tree of any size can grow.

You could say that reducing from eighteen [never a serious proposal] to sixteen was a 11% reduction, but you want us to accept an 800% increase, from two three bedroom houses to sixteen three bedroom units. Parking has now become a significant problem. Where in the past we had the luxury of overflow parking across the street in front of the hydro fields, Saanich has now decreed that vehicles can only park there for two hours. Another issue I have is the size of the units, they are all three bedroom. Three bedrooms means more cars directly on a corner that already struggles with congestion due to narrow roads and high traffic volume.

Finally, I cannot understand why you would want me to exclude Ms. Pickard from our correspondence, she is the local planner after all, and will play a significant role in the discussions to come. I have copied the neighbours that I have email addresses for, there are others that are also interested but do not email and I will print and give them copies.

Regards,

Hans de Goede

On Fri, May 19, 2017 at 7:14 AM, Mike Miller <mmiller@abstractdevelopments.com> wrote:

Hans

There has been quite an evolution with this project starting with 18 units and many revisions. (See a few of the latest updates below).

I'm sorry you missed the public open house however as I've said numerous times, I'm happy to meet with you guys in person to discuss details as over email is not at all the most productive.

I would respectfully request we take Ms. Pickard off this email as this is not the best use of the Planners time.

I look forward to hearing from you,

MIKE MILLER

President and Founder

T [250.883.5579](tel:250.883.5579) F [250.995.8611](tel:250.995.8611)

E mmiller@abstractdevelopments.com



ABSTRACT

301-1106 Cook St., Victoria, BC Canada V8V 3Z9

www.abstractdevelopments.com

From: hansdegoeddev [mailto:]

Sent: May 18, 2017 3:38 PM

To: Mike Miller <mmiller@abstractdevelopments.com> []

andrea.pickard@saanich.ca

Subject: RE: FW: Corner

Mike, I will not support this and I suspect not many if any neighbours will either. If you reduce to 12 units, you can use more imagination in design and save the Oak. Three rectangular blocks, with three storeys and three bedrooms per unit is massive. You can plant as many little trees around it as you want, there will never be the space to grow something as big and beautiful as what we have now. I have copied Andrea Pickard, I will see her next week.

Hans de Goede

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Mike Miller <mmiller@abstractdevelopments.com>

Date: 2017-05-18 6:40 AM (GMT-08:00)

To: hansdegoeddev []

Subject: RE: FW: Corner

Sounds good

Thank you

MIKE MILLER

President and Founder

T [250.883.5579](tel:250.883.5579) F [250.995.8611](tel:250.995.8611)

E mmiller@abstractdevelopments.com



ABSTRACT

301-1106 Cook St., Victoria, BC Canada V8V 3Z9

www.abstractdevelopments.com

From: hansdegoeddev []

Sent: May 17, 2017 4:00 PM

To: Mike Miller <mmiller@abstractdevelopments.com>

Subject: Re: FW: Corner

Will not be attending will reply tomorrow.

H

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Mike Miller <mmiller@abstractdevelopments.com>

Date: 2017-05-17 11:12 AM (GMT-08:00)

To: hansdegoededev [REDACTED]

Cc: [REDACTED] Mike Miller [REDACTED]

Subject: FW: Corner

Dear Hans and Stef

There we quite a few changes as well we quite substantially developed our Architectural plans.

The changes are as follows:

- Setback increased from 2.95m to 4.87 m between Building B (building along Kings) and 1840 Kings (total building to building distance approx. 14.5m)

- The additional space allowed for the planting of 6 total trees to provide screening between Building B and 1840 Kings

- including a new Garry Oak, Vine Maples, an Incense Cedar, a Weeping Yellow Cedar and a row of hedges.

- Setbacks were increased from 2.71 to 2.98 m between Building C (rear building) and 1840 Kings (total building to building setback distance approx. 12.5 m)

- Landscape screening was developed to minimize views and impacts between Building C and 1840 Kings

- including a new Garry Oak, a Vine Maple, an Incense Cedar, and a Weeping Yellow Cedar

- Glazing was significantly reduced from previous iteration to remove all full-size windows on unit 16 (Building C) adjacent 1840 Kings. Transom windows were utilized to prevent any overlook

- Across the entire site, landscaping, front entrances and facades were developed to create a vibrant, and green experience along both Richmond and Kings

- Boulevard improvements along both Richmond and Kings are substantial

- We have worked closely with an arborist to save the trees along both Richmond Road and Kings Road

- While 7 bylaw protected trees are being removed, we are planting 34 new trees in total (including 4 Garry Oak Trees on site)

- An additional 3 Garry Oak trees are being planted in the Kings Road boulevard, for a total of 7 new Garry Oak Trees.

I still feel it would be a good idea to get together and discuss if that works for you. Please let me know

MIKE MILLER

President and Founder

T 250.883.5579 F 250.995.8611



ABSTRACT

On May 16, 2017, at 5:10 PM, hansdegoededev <[REDACTED]> wrote:

Mike, I see no point in meeting. I went over your plans online, and it is pretty much the same plan you had the last time we met. Stephanie and I along with

neighbours are giving up a lot. From 2 families to 16, substantial loss of greenspace, parking and traffic issues. We will work to mitigate the loss. Less units, some smaller units, save the Oak.

H

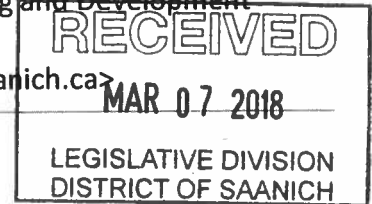
Sent from my Samsung Galaxy smartphone.

Council - Notice of Meeting - 2707 Richmond Rd and 1810 Kings Rd - Rezoning and Development Permit Application

Council
Administrative
Media

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From: "Karim, Kas" <[REDACTED]>
To: Hans de Goede <[REDACTED]>
Date: 03/07/2018 12:03 AM
Subject: Notice of Meeting - 2707 Richmond Rd and 1810 Kings Rd - Rezoning and Development Permit Application
CC: Susan Karim <[REDACTED]> "council@saanich.ca" <council@saanich.ca>



Hi Hans.

Did you happen to get an email notifying you of the "Committee of the Whole meeting to be held on Monday, March 12, 2018" ? I didn't, for some reason, even though I added my email to the list at the Camosun Community Association meeting, but Susan did get notice of it.

The report from the planning council has now been published. The only mention it makes of the Camosun Community Association meeting is that there was indeed a meeting. Apparently, according to the report on page 7, the planning council asked the community association for the feedback from the community, but the association didn't bother to provide it, because "further consultation with the neighbours was anticipated". So much for listening to the community ...

There are many other seemingly oblivious comments sprinkled throughout the report, a few of which I will detail.

On page 8, variances are requested to permit a setback of 2.32m to Richmond and 3.2m to Kings, 7.2m required, and a setback of 2.98m to the rear (eastern) lot line, 10.5m required. On page 14, two similar recent townhouse developments were approved with setbacks at 3440 Linwood Avenue ranging from 1.2m to 5.5m, and at 4355 Viewmont Avenue ranging from 2.7m to 4.5m. However, the Linwood development had no single family dwelling neighbours and the Viewmont development had only one. This development has four adjoining single family dwellings, and yet requires even smaller setbacks.

Another significant difference between the Linwood and Viewmont developments and this one is noted on page 14. These developments had "lot coverages of 37.5% and 31% respectively", compared to 52% for this development.

The comment of the panel on page 8 regarding the variances for these very reduced setbacks is telling: "This will complement other developments up the street and is nicely set back." How, exactly, is it "nicely" set back? It is pretty much as close to the road as you can get, which the panel thinks is (page 12) "more reflective of an urban environment with reduced setbacks". Urban, as in, downtown, rather than a predominantly single family dwelling neighbourhood? This contradiction does not seem to bother the panel.

On page 11, relevant guidelines of the Saanich General Development Permit Area include ... "special attention to height" contrasted with the page 8 variance, "to permit a maximum height of 11.69m

(7.5m required)." How allowing a 56% increase in the maximum height qualifies as paying "special attention to height" is left unclear.

On page 15, the "Zoning Bylaw" restricts the parking area to 30% of the lot." In this development, the "parking area would be 48.11% of the lot area." Again, why an increase of 60.4% from the zoning bylaw is such a good idea is left unstated.

On page 10, from the "Official Community Plan (2008)" 4.2.2.3 "Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties." There are four adjoining properties, and I'm entirely unclear how an extraordinarily dense townhouse complex with a height that is significantly taller than even the largest neighbouring house manages to be "compatible." Why would so many significant variances be considered when they clearly actually render the project incompatible with the neighbouring properties?

On page 11, from the Shelbourne Local Area Plan (1998):

6.1 "Protect and maintain the stability of Shelbourne by maintaining single family dwellings as the predominant land use."

6.3 "Provide opportunities for a variety of housing types by considering applications to rezone for attached housing or apartment use on sites identified on Map 6.2" Note: the site is not identified on Map 6.2

In other words, this area should mostly single family dwellings, unless it's identified as a special site for attached housing. Again, the fact that it isn't one of those identified sites seems to be of little concern. It somehow still manages to serve as justification for approval of the development.

The report repeats several times that the development has an "urban" design, which seems to provide their justification for the high density, regardless of the largely single family dwelling composition of the neighbourhood. From the conclusion on page 20, "Requested variances for setbacks, lot coverage, height ... are reflective of the urban design. These variances are not expected to negatively impact on the neighbourhood or the adjacent single family dwellings." This, despite the fact that the neighbourhood and the owners of the adjacent single family dwellings have described publicly in great detail that the development allowed by these variances would indeed have a considerable negative impact.

It is discouraging that the planning council apparently made little effort to find out how the community feels about the development before evaluating it. Rather, the report essentially seems to welcome without reasonable justification a density far beyond what is acceptable to the neighbourhood, and even far beyond what appears to be laid out in the zoning rules with regards to setbacks, height allowances, and other details of the zoning bylaws.

Cheers.

Kas Karim

Kings Road

From: Susan Karim [REDACTED]
Sent: Tuesday, March 06, 2018 12:46 PM
To: Karim, Kas
Subject: Fw: Notice of Meeting - 2707 Richmond Rd and 1810 Kings Rd - Rezoning and Development Permit Application

The report is up now, and it's in favour of the application. It makes no mention of the neighbourhood's opposition to the development.
 Susan

From: Sarah Litzenberger <Sarah.Litzenberger@saanich.ca>
Sent: March 6, 2018 9:33 AM
To: Susan Karim
Subject: Re: Notice of Meeting - 2707 Richmond Rd and 1810 Kings Rd - Rezoning and Development Permit Application

Hi Susan,

Thank you for letting me know.

You can now find the report on the attached webpage.

<http://www.saanich.ca/EN/main/local-government/development-applications/active-development-applications/shelbourne.html>

Best Regards,

Sarah Litzenberger
 Committee Clerk Assistant
 Legislative Services Division
 District of Saanich
 770 Vernon Ave.
 Victoria BC V8X 2W7

t. 250-475-5494 ext. 3504
sarah.litzenberger@saanich.ca
www.saanich.ca

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>>> Susan Karim [REDACTED] 03/04/2018 4:06 PM >>>

Hi there.

I'm not able to find this report. Can you confirm it has been uploaded to the Saanich website?

Thank you. Susan

Susan Karim
[REDACTED]

From: Sarah Litzenberger <Sarah.Litzenberger@saanich.ca>

Sent: March 1, 2018 2:10 PM

To: Susan Karim

Subject: Notice of Meeting - 2707 Richmond Rd and 1810 Kings Rd - Rezoning and Development Permit Application

This email is to advise that the report from the Director of Planning dated February 28, 2018 for **2707 Richmond Rd and 1810 Kings Rd** will be considered by Saanich Council at a Committee of the Whole meeting to be held on **Monday, March 12, 2018**, in Council Chambers, Saanich Municipal Hall, 770 Vernon Avenue, commencing at **7:00 p.m.**

A copy of the report will be available this evening on the Saanich website at: www.saanich.ca_under Local Government/Development Applications/Active Development Applications/Shelbourne.

You are invited to attend the meeting and make representation to Council on the matter if you so choose. Correspondence may be submitted to the address noted below, or by email to council@saanich.ca and should be received no later than **12:00 noon** on the day of the meeting. All correspondence submitted to the District of Saanich in response to this Notice will form part of the public record.

If you have any questions with respect to the contents of the report, please contact the Planning Department at [250-475-5471](tel:250-475-5471). If you have any questions with respect to meeting procedures, please contact the Legislative Services Division at [250-475-1775](tel:250-475-1775) or by email to council@saanich.ca.

Regards,

Sarah Litzenberger
Committee Clerk Assistant
Legislative Services Division
District of Saanich
770 Vernon Ave.
Victoria BC V8X 2W7

t. [250-475-5494](tel:250-475-5494) ext. 3504
sarah.litzenberger@saanich.ca
www.saanich.ca

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2870-30 Richmond/Kings

Council - 2707 Richmond Road Development Proposal

From: John [REDACTED]
To: "council@saanich.ca" <council@saanich.ca>
Date: 03/06/2018 3:36 PM
Subject: 2707 Richmond Road Development Proposal

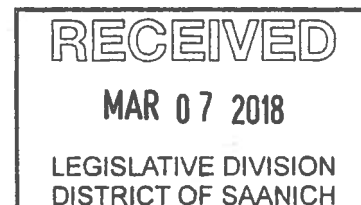
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Dear Saanich Council,

I am writing to express my support for the proposed development at 2707 Richmond Road. Our community faces the challenge of developing reasonable housing opportunities for working individuals and families. The proposal before you takes a logical approach of re-purposing 3 single family dwellings and creating 16 dwellings that fit the location and surroundings. This development will provide much needed residential space to residents in that area of Saanich. As a working individual in my mid-30s I have the responsibility to support these types of developments. I had the good fortune of purchasing my own home 4 years ago, however the majority of my colleagues and friends did not. They no longer possess the financial means to work towards a single family house. They are now seeking opportunities to purchase apartment and townhouse dwellings in locations similar to 2707 Richmond. Our community has the responsibility to create opportunities for them.

Therefore, please support this develop. Its location, design, proximity to employment centres are a rationale approach development in the community.

John Mooney
 [REDACTED] Belmont Ave.
 Neighbour of 2707 Richmond Road



2870-30 Richmond/Kings

From: Bruce Dayman [REDACTED]
To: <council@saanich.ca>
Date: 03/11/2018 9:58 PM
Subject: Response to Advisory Design Panel regarding Richmond and Kings Abstract proposal
Attachments: Response to Advisory Design Panel for Richmond and Kings proposal.docx

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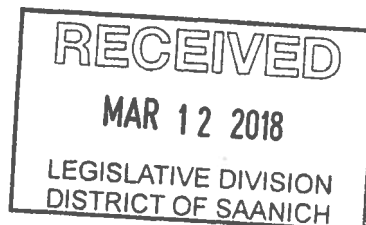
Dear Council,

Please find my response to the Advisory Design Panel attached.

Respectfully,

Bruce & Leslie Dayman

[REDACTED] Newton Street



In this short response I wish to express the concerns our family has about the proposed development of 2707 Richmond and 1810 Kings Road. We reside at [REDACTED] Newton Street which adjoins the proposed development property.

After reading the Advisory Design Panel's report a number of issues were not addressed or addressed inadequately. The Advisory Design Panel's report recommended acceptance of Abstract's proposal without mention of concerns raised by the neighbourhood. Abstract made no design changes to those recommended by the Panel.

Consultation with neighbours affected by the proposal with Abstract has been unsatisfactory. The size of the project has been steadfastly put forward with little flexibility in the face of opposition from the neighbourhood.

Variances

There is a list of 11 variances that suggests stress on the Official Community Plan (OCP) policies. Neighbourhood context, site size, scale, density, parking capacity and availability, underground service capacity and adequacy of parkland and visual and traffic impacts are being stressed (negatively impacted) to make room for this development. Lot coverage of 52% is significantly dense compared to other Developments in the area. This strongly suggests that the proposal needs to be reviewed by staff and ultimately reconsidered by Council.

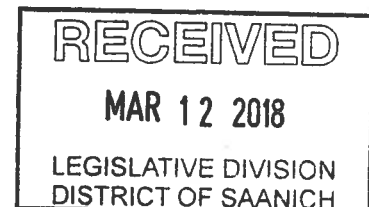
Setbacks from Richmond Road are way too close. The road is already dangerous to navigate due to traffic streaming and narrow width. Crowding the substandard sidewalk that exists will endanger pedestrians.

To permit a maximum height of 11.69m when 7.5m is required is a significant variance increase (56%). This is higher than any house in the neighbourhood.

Parking increase within the lot from 30% to 48.11% (a 60% increase) does not make any sense. Again it is cramming the development into a finite space. Even then it will not solve parking issues that already exist on Kings Road.

Official Community plan

4.2.1.1 - The proposed plan is not keeping the urban settlement compact but in fact cramming it. Sixteen townhouses are too much for the space in question. A reduction to twelve or less might be more acceptable. There are two other developments in the area, one with ten and the other with six townhouses. At a neighbourhood meeting Abstract representatives were asked why it could not be smaller, say twelve or ten and they had no response.



4.2.2.3 – Compatibility with neighbourhood character and adjoining properties is not a feature of this proposal.

Just because there are already two sites in close proximity with similar (?) characteristics in size and location that have been rezoned and developed as multi-family housing projects does not mandate the development of a third larger development. This will create more stress on an already stressed area. It will contribute to an already growing urban sprawl along the Richmond corridor robbing it of its rural character. Sometimes less is more.

There are four properties that border the proposed development property line. The townhouses will be greater in height than any of them. Along with the cramped nature of the proposal what is being proposed is akin to a high-rise building found in the business section of large cities. It certainly is not compatible with the neighbourhood character.

4.2.4.2/4.2.9.37/ 5.1.2.2 - Parking capacity and availability and traffic impacts.

Residential parking is already at a premium due to local residents as well as employees at the Royal Jubilee Hospital, Richmond Elementary School and other businesses nearby. Non-residential parking is already an issue. The proposed development will only aggravate this.

Shelbourne Local Area Plan (1998)

4.1 – “Preserve public visibility of heritage resources and encourage design compatibility when considering rezoning, subdivision and development permits in the vicinity of heritage structures.”

There is a heritage home adjoining the property on its eastern border. The easement will encroach on its aesthetic appeal. The owners have continually asked Abstract to address this. All they have offered is a fence.

The proposed Arts and Crafts design does not address neighbours on its north border. While the Arts and Crafts elements appear on the face of the development along Richmond and Kings, we would be looking at the walls on the north side, which will be monolithic in appearance. We will be looking at the rear end of the interior block of five units that are sited in the interior of the site along the north property line.

It is not clear whether upper level decks will also be incorporated. The decks would overlook our yard and the privacy we have enjoyed for 20 years will disappear. A variance allowing a 2.4-meter fence (approx. 8 feet) will do little to address privacy concerns on the north property line.

5.1 “Seek opportunities to protect indigenous vegetation, wildlife habitats, aesthetic landscapes and viewsapes when review applications for changes in land use.”

Our property at [REDACTED] Newton borders the north side of the proposed development. We have two 12 foot hedges, one on the east and one on the west side of the property. We enjoy a large bird population that varies with the seasons. It is somewhat of a refuge. The Garry Oak tree on the proposed development property, which will be destroyed, is also home to Coopers Hawk families during the summer months.

Our aesthetic landscape and viewscape is currently pastoral and quite restful. Our family of five children and six grandchildren enjoy the natural beauty of the area. During the warmer months of the year our sundeck becomes like an extra room in our house where we eat, entertain and relax. This will be largely lost with the proposed development as well as our privacy.

Given that the Shelbourne Local Area Plan (6.1) promotes single family dwellings as the predominant land use. It is amazing that the Advisory Design Panel has approved this project. Perhaps that is municipal policy? It is our hope that Council will seriously consider the issues presented.

Since the property has been purchased by Abstract and the proposed development presented we have experienced significant anxiety around the outcome. We are hoping that Council will exercise wisdom and compassion in what you approve.

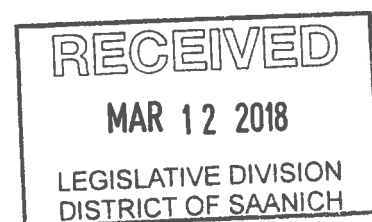
2870-30 Richmond

From: Max [REDACTED]
To: <council@saanich.ca>
Date: 03/10/2018 4:42 PM
Subject: Letter in support of Richmond and Kings proposed townhouses
Attachments: Building at Richmond & Kings.pdf; Part.002

Hi,

Please find attached our letter of support for the proposed site development at Richmond and Kings. We look forward to seeing more opportunities like this in our municipality for young families.

Best,
Max Ryan



Mayor Richard Atwell and Councillors
District of Saanich
770 Vernon Ave
Victoria, BC V8X2W7

March 10, 2018

Dear Mayor and Councillors:

2707 Richmond/1810 Kings

We attended the open house on April 5, 2017 to gain more information on the proposed development project in our neighbourhood, located at 2707 Richmond/1810 Kings. We are pleased to write this letter in support of this development for the following reasons:

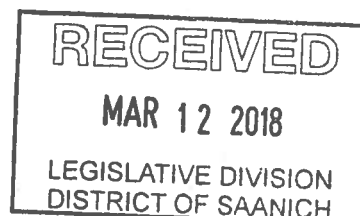
- The developer is actively listening to the neighbourhood and has positively acted on suggestions and concerns;
- The design of the townhomes will enhance the aesthetic of the neighbourhood and will increase the curb appeal at street level;
- The developer is committed to preserving the trees on Richmond, enhancing the peaceful, natural elements that we value in our community;
- New sidewalks and greenery will improve the walkability of our neighbourhood.

In addition to the above, we believe that there is a need for thoughtfully developed multi-family housing in our communities to address the lack of available housing and to halt the urban sprawl that is rampant in the Greater Victoria Region. As a young professional couple, we value cycling to work each day; avoiding the lengthy commutes from the more affordable outlying communities.

Following our discussion with the developer, there was only one concern that we felt prudent to note. Although a bike lane is desired on Richmond, only having a partially completed lane is very unsafe for cyclists and we would like to see the street widening/bike lane fully completed at one time.

We are excited to see this project completed in our neighbourhood and thank you for your commitment to healthy growth in our community.

Kind regards,
Max and Madeline Ryan



2800 30 Richmond
Kings*Late
response***Council - 2707 Richmond Road - Meeting on March 12 2018**

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From: Sarah Davies [REDACTED]
To: "council@saanich.ca" <council@saanich.ca>
Date: 03/12/2018 4:29 PM
Subject: 2707 Richmond Road - Meeting on March 12 2018
Attachments: 2708.jpg

Dear Saanich

I am a resident (homeowner) of [REDACTED] Richmond Road and our house is directly opposite the proposed development at 2707 Richmond Road.

Unfortunately my husband and I are unable to attend the meeting this evening at Saanich Municipal Hall due to work commitments, however we would like to express our concerns about the recent information we received regarding the trees facing our property.

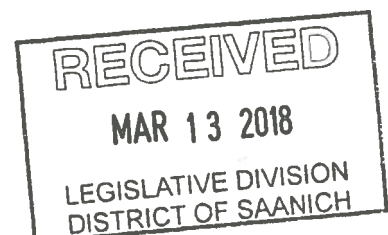
We have been very supportive of the proposed townhomes and attended the initial meeting where the arborists were there and talked about which trees were going to be kept and which ones would be replaced. The architect's renderings of the development and the trees facing Richmond Road looked very tasteful and appealed to us as we will be the ones who will look directly at the townhomes; the existing trees create not only visual appeal but a degree of privacy that would be eliminated if these large, protected trees were removed (see attached photo of the view from our front door).

In previous discussions and proposed items, it was suggested that there would be a "meandering sidewalk" which would retain the trees along Richmond Road and create a much more neighbourhood feel as well as being much more pleasant to look at. However it has now been suggested that these trees may be removed to create a very small section of bike lane. This seems ridiculous considering how narrow Richmond Road is, especially in this 'traffic calming' section between Kings and Newton, and the bike lane would only be impactful if this spanned the whole of this section of road (in front of house numbers 2719, 2721 and 2727 who would have to lose parts of their land to make this happen).

I hope that serious consideration is given to retaining these trees opposite our family home and the impact it will have on our view and privacy of both us and the potential neighbours of 2707 Richmond.

Kind regards

Sarah & Graham Fraser





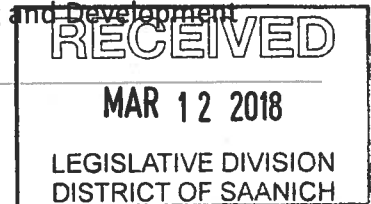
2870-30
Richmond
Kings

Council - Notice of Meeting - 2707 Richmond Rd and 1810 Kings Rd - Rezoning and Development Permit Application

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Council Administration Media

From: "Karim, Kas" [REDACTED]
To: "council@saanich.ca" <council@saanich.ca>
Date: 03/12/2018 11:59 AM
Subject: Notice of Meeting - 2707 Richmond Rd and 1810 Kings Rd - Rezoning and Development Permit Application



Dear Saanich Council members.

I am writing to you with some observations regarding the proposed townhouse development by Abstract Developments at the corner of Richmond Rd and Kings Rd. I have some serious concerns about the size and density of the proposal in this specific neighbourhood which is largely single family dwelling in nature.

The report to Saanich Council from the Planning Department, dated February 28th, seems to accept as a given that the "urban design" of the proposed development is appropriate to this neighbourhood, notwithstanding the fact that this area is not a major centre. By simply accepting that this urban design is appropriate, the report therefore then accepts as appropriate the minimal setbacks from the lot lines, the very tall height, the considerable lot coverage, and the very dense size and scope of the buildings. I would suggest that since this area is largely single family in nature, the urban design of the development is not appropriate, and therefore the minimal setbacks, the lot coverage, and the size and scope of the building are indeed not compatible with the "neighbourhood character and adjoining properties" (Official Community Plan, 2008, 4.2.2.3). Nor does this development "protect and maintain the stability and character of Shelbourne by maintaining single family dwellings as the predominant land use" (Shelbourne Local Area Plan, 1998, 6.1).

If the municipality believes that Richmond Road is a major road and wishes to encourage townhouse development along this corridor, I would like to point out that the development consists of two separate lots. Although the western lot is along Richmond Road, the eastern lot is along Kings Road. Kings Road is not a major thoroughfare in any way. In fact, a traffic "calming" device at the intersection of Richmond and Kings specifically prevents the use of Kings Road as an east/west through road. Given that Kings road is not a major road and that this block consists of single-family dwellings (with a duplex at the corner of Kings and Dean), it does not follow that extending a multi-family complex down Kings is either appropriate or necessary. Rather, the developer could increase density by splitting this double lot into two lots, or by building a duplex rather than townhouses.

Finally, in reading the report, I noted that both the Saanich and the City of Victoria (Jubilee Neighbourhood Plan) mandate that site planning place "an emphasis on retention of existing mature landscape features". Of the fifteen mature trees on the properties, the developer proposes to retain seven. However, five of these seven are mature trees along Richmond Road, and the report specifically states that in the very near future, upgrading and widening of Richmond Road will require the removal of these five trees. The conclusion provided by the report actually recommends the immediate removal of these five trees by the developer. In effect, then, the proposal by the developer will retain only two

of the fifteen mature trees on the properties. In order to actually preserve mature trees, the developer would necessarily have to retain more of the trees on the Kings Road lot, necessitating a significant redesign. Additionally, the developer has put a great deal of effort in planning, including commissioning a report by an arborist and designing a cantilevered slab, in order to preserve the five trees along Richmond that will actually be removed. The plan also does not include basements, in an effort to preserve the root structure of these trees, thereby resulting in having three full storeys above ground and consequently the necessary height variance requested. Presumably, given that if they have been removed the root structures do not actually need preserving, the developer could instead redesign the townhouses to include a basement, thereby reducing the need to have all three storeys above ground, consequently reducing the overall height and visual mass of the structures.

Thank you for considering some of my comments and concerns regarding the proposed townhouse development.

Sincerely,

Kas Karim

[REDACTED] Kings Road

2870-36
Richmond/Kings**Council - Concerns in Regards to Abstracts Development corner Richmond and Kings**Council
Administrator
Media

From: "Klompas, Dean [REDACTED]"
To: "'council@saanich.ca'" <council@saanich.ca>
Date: 03/12/2018 11:17 AM
Subject: Concerns in Regards to Abstracts Development corner Richmond and Kings

Good Morning,

I am writing to voice my concerns in regards to the planned 16 unit townhouse complex. I am not opposed to the construction but to the number of units and the size of the build. I corner on the lots in questions and I am worried about the number of new residence and how it will affect an already maxed neighborhood.

I recently bought a single family home on [REDACTED] newton street and I have noticed very poor conditions in the area in regards to utilities and services and I am concerned with an additional 16 units how the services will suffer even more. I am concerned about the loss of green space and the proximity of the build to my house and additional noise pollution it will create and the additional parking and traffic that I will face. The corner of Kings and Richmond already seems like a dangerous intersection; I can't imagine adding more cars who will use that area.

When I was sold in this area I was told it was a single family home area but I am also worried with so many tiny townhouse being built it will negatively impact the value of the single family homes.

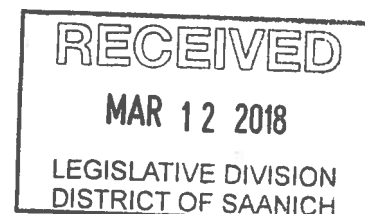
Is there any possibility that the number of townhouses could be reduced and more green space added?

On the corner of Richmond and Newton there is a small townhouse complex with three units couldn't the build on Richmond and Kings be modeled after ?

I am also concerned about pollution from the demolition of the current houses and noise pollution in regards to the construction , are there by-laws I could review to see how Saanich protects neighbors from these types of things.

Thank you for your attention and my apologies for the concerns and questions,

Dean Klompas



2870-30
Richmond/Kings

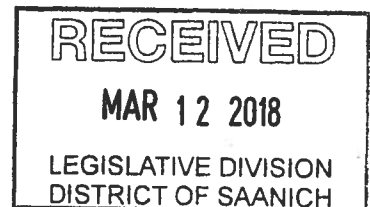
Council - Re: proposed development of Richmond and Kings Roads, meeting on March 13 at 7:00 pm, Saanich Municipal Hall, Vernon Road

From: [REDACTED]
To: <council@saanich.ca>
Date: 03/12/2018 11:15 AM
Subject: Re: proposed development of Richmond and Kings Roads, meeting on March 13 at 7:00 pm, Saanich Municipal Hall, Vernon Road
CC: "NJNA Community" [REDACTED] "Camosun Community Associati..."

Council
Administrator
Media

Sorry for my typo error, the meeting is for Monday, March 12 and not 13th.

From: [REDACTED]
Sent: Monday, March 12, 2018 10:39 AM
To: council@saanich.ca
Cc: [NJNA Community](#) ; [Camosun Community Association](#)
Subject: proposed development of Richmond and Kings Roads, meeting on March 13 at 7:00 pm, Saanich Municipal Hall, Vernon Road



I live across the street from the proposed development for 2707 Richmond Road and 1810 Kings Road.

I am sending an email as I will not be able to attend the meeting on such short notice. I received the notice late Friday night. One of my students found it on my door step.

I am so upset with the thought of a huge development of 16 townhouses. Not one, not one of the townhouses will be rental. Something we need so badly in Victoria and Saanich. The homes that exist on the properties now are both rentals.

In the beginning Abstract did some door knocking, took down my email address, and not once have I received an email with updates from them. The lack of communication regarding this proposal is terrible.

I attended a meeting put on by Abstract at a Church on Richmond Road regarding the proposed development, only to find out there was a huge picture of my house on display. I live on Victoria side of Richmond, not Saanich. I asked what that was about and I was told it was so people could see what kinds of homes were in the area (what a joke that is). They didn't display a picture of the beautiful rock, house adjacent to the proposed development. I insisted they take down the picture of my house right away, as the proposed development is for 2707 Richmond Road, and 1810 Kings Road not my home. They took the picture of my house without my permission. I find Abstract to be very senseless and sneaky.

The thought of all those lovely trees across the street from me coming down is horrible. In the beginning, an Arborous was examining the trees. I went over and spoke with him. He told me ALL the trees are in good shape. I think if they come down it will be a bloody shame.

Parking is a mess now. I can't imagine what it would be like during and after the development. In my

block area, 1700 block Kings Road (Victoria), there are only 3 public parking spots which are used by Royal Jubilee Hospital staff all the time as Commissionaires don't make their rounds anymore. One has to phone for them to come out. Believe me, I don't want to be the hall monitor. The 3 spots are 2 hours only but they are used daily. Everywhere else, including 1700, and 1800 blocks of Kings Road (Saanich) is for Residential Parking only. This is to stop the streets from getting full of Jubilee Hospital staff vehicles. A lot of the residences in the 1700 and 1800 blocks of Kings, park in front of their homes as this is the only parking for the residences. There is absolutely no parking on Richmond Road in this area as there are traffic calming devices, major pedestrian cross walks and also a HUGE thorough fare for buses going to U-Vic, Victoria General Hospital, and Oak Bay. I share a driveway with a tenant at my home. I can't use the driveway as the neighbours have very tall bushes at the corner of their front yard, adjacent to my driveway which creates a dangerous blind spot when trying to get out. Therefore, I park in front of my house.

The traffic in this area is horrendous at the best of times. You take your life into your hands attempting to use a cross walk outside of the proposed development area. I have worked with Victoria Municipality regarding placing lights for pedestrians but they said it won't happen as there are already signs showing pedestrian crossing, directional signs for traffic etc. Drivers just don't see the signs anymore. On a given day, I can count six to eight cars zooming by me while I try to cross on the pedestrian cross walk. I usually end up jumping up and down, yelling before someone stops. Just one block north from my house on Richmond Road, there is a memorial for a person who was killed in the cross walk outside of Richmond Elementary School. I have seen wild and domestic animals killed by traffic on Richmond, not to mention the amount of near fatal car accidents.

This is already a lovely, family neighbourhood. We don't need any more developments in this area. Shelborne Street is an eye sore. With 16 townhouses in our area there will be so much over crowding it will be horrendous. A few years back, another proposal was being made for development on the Victoria side of Richmond across from 2707 Richmond Road. I was in contact with a Victoria Constable to find out how many times the Police had to respond to this area over a 5 year period because of the traffic, parties, drug use, vandalism, and break-ins. After the Constable completed his research, I was told it was well over 100 times, over a 2 year period not 5, and from the point of my request, to receiving the information, there were 11 more times the Police had to attend. The proposed development was eventually stopped.

It just seems that when there is some green space, a developer comes along and takes it over. The thought of removal of all the trees on the proposed development properties is maddening.

There is now a rumor that the Hydro lands (between Kings and Haultain) across from the proposal for Kings Road has been sold, possibly to a developer. At the Church meeting put on by Abstract, one of the Abstract employees slipped to me that they were thinking of purchasing the hydro lands too. This really is the only green space in our tiny part of the world. This land was going to be leased to BC Ambulance but it was discovered to be swamp land only a few feet down, and eventually the proposal was squashed. This area is the territory of 3 owls, 2 nesting hawks, deer, and many other species. Also, Bowker Creek runs beside hydro lands and under it. So you can see that this little area can't possibly hold 16 townhouses, more traffic, noise etc., and take away breeding areas for the animals. The owls are so important in this neck of the woods as they keep the amount of rats and mice down. The rats and mice are mostly from Bowker Creek area which runs underground in this area too.

I am sure I have missed many reasons why there should NOT be a development in this area. I therefore, disapprove of any development of townhouses in this area. We've had it!

Sincerely,

Cathy Byrnell
[REDACTED] Kings Road

2570-30 Richmond/Kings

Council - 2707 Richmond Proposed DevelopmentCouncil
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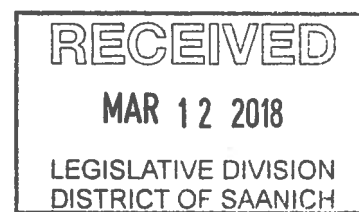
From: Ben Walker [REDACTED]
To: "council@saanich.ca" <council@saanich.ca>
Date: 03/12/2018 10:56 AM
Subject: 2707 Richmond Proposed Development

Saanich Council Members,

I am writing to express my support for the proposed development at 2707 Richmond Road. I have owned the property at [REDACTED] Queenston Street since 2001 and resided in Saanich since 2001. I am therefore very familiar with the area, and I feel that the development would be a good fit in the neighbourhood. It makes good sense to me to allow the busier thoroughfares such as Richmond and Shelbourne to have more dense housing, and as the greater Victoria area grows the demand for affordable housing stock is quickly becoming an everyday issue. I also feel very strongly that greenspace and the preservation of existing trees are both a very important part of any development, I have seen various projects completed by Abstract developments and not only do they do an excellent job of preserving existing trees, the new buildings fit in so well they look as if they have always been there. Traffic congestion in the area has been a long time issue, mostly due to overflow parking from people working or visiting the Royal Jubilee Hospital. The new development appears to have adequate parking for new residents which would not further burden the on street parking. I would not necessarily support a development in this location if it was proposed by another developer, being in the construction industry I know Abstract to be a very reputable company where high quality housing is always top of mind, and this is quite obvious when observing a newly completed project of theirs.

Thank you for taking the time to read this email, I hope that it is helpful in the decision making process.

Ben Walker
 [REDACTED] Queenston Street
 [REDACTED]



Mayor Richard Atwell and Councillors
District of Saanich
770 Vernon Ave
Victoria, BC V8X2W7

March 10, 2018

Dear Mayor and Councillors:

2707 Richmond/1810 Kings

We attended the open house on April 5, 2017 to gain more information on the proposed development project in our neighbourhood, located at 2707 Richmond/1810 Kings. We are pleased to write this letter in support of this development for the following reasons:

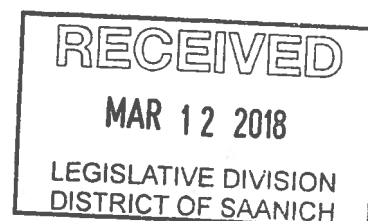
- The developer is actively listening to the neighbourhood and has positively acted on suggestions and concerns;
- The design of the townhomes will enhance the aesthetic of the neighbourhood and will increase the curb appeal at street level;
- The developer is committed to preserving the trees on Richmond, enhancing the peaceful, natural elements that we value in our community;
- New sidewalks and greenery will improve the walkability of our neighbourhood.

In addition to the above, we believe that there is a need for thoughtfully developed multi-family housing in our communities to address the lack of available housing and to halt the urban sprawl that is rampant in the Greater Victoria Region. As a young professional couple, we value cycling to work each day; avoiding the lengthy commutes from the more affordable outlying communities.

Following our discussion with the developer, there was only one concern that we felt prudent to note. Although a bike lane is desired on Richmond, only having a partially completed lane is very unsafe for cyclists and we would like to see the street widening/bike lane fully completed at one time.

We are excited to see this project completed in our neighbourhood and thank you for your commitment to healthy growth in our community.

Kind regards,
Max and Madeline Ryan



Planning - Feedback - Proposed Project for 2707 Richmond/1810 Kings

From: Krista Boehnert [REDACTED]
To: <council@saanich.ca>, <planning@saanich.ca>
Date: 03/31/2018 16:00
Subject: Feedback - Proposed Project for 2707 Richmond/1810 Kings

Dear Saanich Council and Saanich Planning Department,

RE: Proposed Project for 2707 Richmond/1810 Kings

We are writing in regards to the proposed plan for 2707 Richmond/1810 Kings Rd.

The townhouse project has many positive elements including its look and character (matching the existing neighbourhood homes), its improved pedestrian walkway along Richmond and its manicured landscaping.

There are drawbacks, however, as highlighted by neighbours of the surrounding area: the amount of density, increased street traffic, decreased street parking, removal of trees from the existing property and the number of requested variances to complete the project.

We understand Council's commitment to higher density housing in Saanich as outlined in your Official Community Plan, however we're hopeful a compromise between the area residents, council and Abstract Developments can be achieved in order to address both resident concerns and the need for more housing.

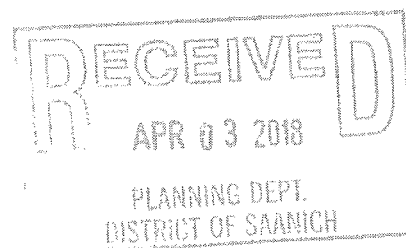
In analyzing the concerns, many could be alleviated, to a certain degree, by lowering the overall density of the proposed project. Decreasing the site to 12 or 14 townhomes would allay some of the parking, traffic and density concerns. This would still allow for higher density in a space once allocated to 2 single family homes.

Thank you for your consideration of our comments and suggestions.

Sincerely,

Krista Boehnert & Colin Longpre

[REDACTED] Kings Rd.



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