

WILKINSON RD

- CW March 2/09

DISTRICT OF SAANICH

Report To: MAYOR AND COUNCIL  
 Date: FEBRUARY 3, 2009  
 From: RUSS FUOCO, DIRECTOR OF PLANNING  
 Subject: REZONING/DEVELOPMENT PERMIT APPLICATION  
 FILE: DPR2008-00017; REZ2008-00013

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 Council Office  
 Administrator  
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 Applicant  
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**Project Details**

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**Project Proposal:** The applicant proposes to rezone from A-1 (Rural Zone) to RT-1 (Attached Housing Zone) to construct seven attached housing units.

**Address:** 4487 Wilkinson Road

**Legal Description:** Lot 1, Section 9, Lake District, Plan 6245

**Owner:** Didar Nahal & Gurminder Nahal

**Applicant:** M.H. Johnston & Associates Inc.

**Application Received:** June 2, 2008

**Parcel Size:** 4047 m<sup>2</sup>

**Existing Use of Parcel:** Single family residential

**Existing Use of Adjacent Parcels:**  
 North: Attached residential (RT-1)  
 South: Single family residential (RS-12 / RS-8)  
 East: Single family residential (RS-8)  
 West: Rural (A-1)

**Current Zoning:** A-1 (Rural Zone)

**Minimum Lot Size:** 2.0 ha

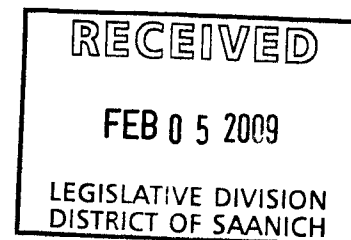
**Proposed Zoning:** RT-1 (Attached Housing Zone)

**Proposed Minimum Lot Size:** 750 m<sup>2</sup>

**Local Area Plan:** Royal Oak

**LAP Designation:** General Residential

**Community Assn Referral:** Royal Oak Community Association • July 4, 2008



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## Proposal

The applicant proposes to rezone from A-1 (Rural Zone) to RT-1 (Attached Housing Zone) to construct seven attached housing units. The development would be comprised of one three-unit building and two two-unit buildings accessed by a central driveway as shown in Figure 1. A covenant is proposed to preserve a treed area at the rear of the parcel.

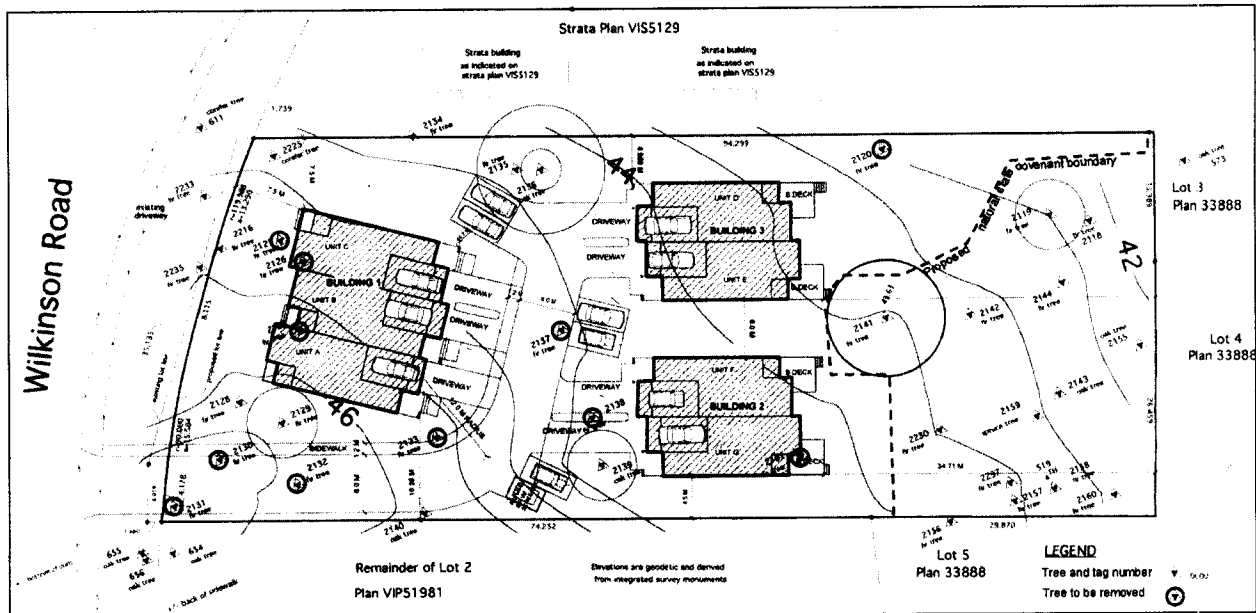


Figure 1. Site plan (based on plans prepared by Hartmann's Drafting & Design)

## Planning Policy

### Official Community Plan (2008)

- 5.1.2.1 Focus new multiple family development in "Centres" and "Villages".
- 5.1.2.2 Evaluate applications for multiple family developments on the basis of neighbourhood context, site size, scale, density, parking capacity and availability, underground service capacity, school capacity, adequacy of parkland, contributions to housing affordability and visual and traffic /pedestrian impact.
- 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.

Royal Oak Local Area Plan (2001)

- 9.1 Maintain single family housing as the predominant land use and promote appropriately located and designed small lot single family, multi-family and mixed residential housing.
- 9.8 Consider single family, multi-family, or mixed residential housing for the potential housing sites identified on Map 9.1.

The Royal Oak Local Area Plan Map 9.1 designates the parcel for General Residential use. An amendment to include the site as Potential Multi-Family would be required. The development would be subject to the guidelines of the Saanich General Development Permit Area. Relevant development permit guidelines relate to integrating new development with the streetscape, providing attractive and well-landscaped street frontages, retaining existing healthy trees, and buffering adjacent single family dwellings.

**Comments & Analysis**

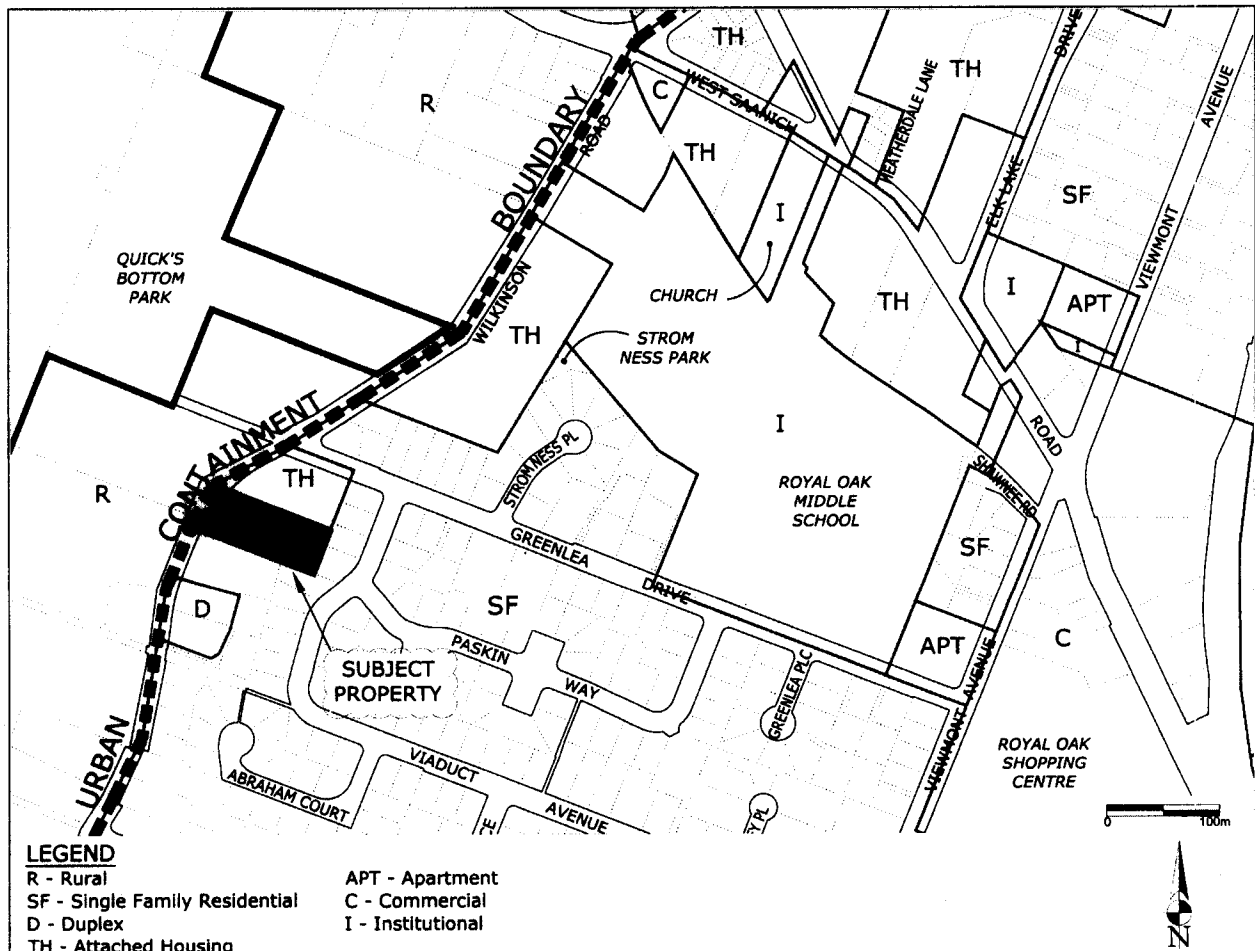


Figure 2. Neighbourhood Context

**Neighbourhood Context**

The 4047 m<sup>2</sup> parcel is identified for General Residential use in the Royal Oak Local Area Plan (2001). As shown in Figure 2, surrounding land uses include townhouses to the north, and single family residential use to the south and east. The parcel is at the edge of the Royal Oak Major Centre which provides access to a variety of commercial and institutional services. The parcel is conveniently located within 700 m walking distance of Royal Oak Shopping Centre and Royal Oak Middle School.

**Tree Retention, Environmental Protection and Storm Water Management**

The project arborist has identified 39 trees on the site and the majority is Douglas fir. Four are identified for removal, due to either poor condition or for safety reasons. Thirteen trees would be removed as a result of building/driveway location and construction impacts. There are four medium sized Garry oaks in average to good condition and all would be retained.

The Environmental Planning section notes that the site features a small, but intact portion of urban forest that provides a green connection to Quick's Bottom Park and Rural Saanich. Invasive plants are present, but have not dominated the site, leaving excellent bird, insect and wildlife habitat available in close proximity to a large natural park. Elsewhere in Royal Oak there is very little urban forest in any significant amount. The ecological value of this treed area would be preserved by clustering of attached housing and by keeping building coverage at 16% of lot area. The applicant proposes a covenant (see Figure 1) that would preserve more than 1000 m<sup>2</sup> of urban forest and understorey vegetation in a natural state. This is a significant contribution that supports consideration for attached housing over subdivision for single family dwellings that would not preserve as much natural open space.

The development is within a Type 1 watershed which requires stormwater storage, construction of wetland or treatment rain, and sediment basin. Drainage from each roof would be released into rain gardens that are incorporated into the landscaping. Stormwater collected from the driveway and surface parking areas would be directed into a catch basin and subsequently to a rain garden.

**Traffic, Access and Parking**

The parcel fronts onto Wilkinson Road, which is designated as a Major Road. Wilkinson Road is a key east-west route that links Helmcken Road and Royal Oak Drive. While vehicle traffic has been increasing, no road widening is proposed in order to direct regional east-west traffic to McKenzie Avenue (which is designated as an Arterial Highway). The Ministry of Transportation has indicated it has no objection to the proposal.

To address poor driveway visibility, due to a curve in the road, the applicant would be required to retain an engineering consultant at the building permit stage to maximize safe sight lines through detailed design and prescribe mitigation. This may include vegetation clearance or minor road edge works. In the long term, Wilkinson Road improvements, including bike lanes and sidewalks, are proposed under the Viewmont Development Cost Charge which would provide the added benefit of further improving driveway sight lines

**Design and Variances**

Two storey townhouse buildings with pitched gable roofs are proposed. Finishes would include cedar shingle, cementitious siding and cultured stone. The building design would be compatible with the residential architecture of the area. Landscaping with native vegetation around existing trees in the front yard and boulevard would maintain the semi-rural character adjacent along this section of Wilkinson Road.

The Advisory Design Panel reviewed the application on October 22, 2008 and recommended approval. Suggested improvements to revise a four-unit building into two two-unit buildings, accenting the entrances and adding glazing to end units to maximize sunlight and views of the natural open spaces have been incorporated into the current design. Revised site and building concept plans have been provided and landscape plans are proposed to be updated prior to public hearing.

Variations to the RT-1 zone are requested for height and siting. The Zoning Bylaw requires a maximum building height of 7.5 m. Building 1, 2 and 3 are proposed to be 7.9 m, 7.6 m and 7.8 m, respectively. This would permit 2.7 m interior ceiling heights, which would mitigate the narrowness of the 6.0 m wide units, and would allow a roof pitch that would complement the building proportions.

Sideyard setbacks of 7.5 m from internal lot lines are required. Building 2 is proposed to be 4.5 m from the south interior lot line and Building 3 is proposed to be 4.9 m from the north interior lot line. The siting variations are a consequence of splitting a four unit building into two two-unit buildings (as suggested by the Advisory Design Panel) on a narrow parcel.

The requested height and siting variations relate to the livability and design of the buildings and the preservation of open space. The variations result from the constraints of a narrow, deep lot and the design of low impact development that minimizes building footprints (achieving 16% building coverage by constructing two-storey units) to preserve natural open space on the site. For these reasons, the variations can be supported.

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### **Summary**

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The proposal to rezone from A-1 to RT-1 to construct seven attached housing units is supportable as it is in keeping with current Official Community Plan policy. The location creates a transition between the neighbourhood and the semi-rural character of Wilkinson Road and it contributes to the walkable community concept by providing choice of housing type within walking distance of shopping, school, and parks.

The site planning respects the existing concentration of trees and understorey through clustering of units to maximize green space and buffer the existing single family residential use to the east. This is proposed to be formalized through the registration of a natural state covenant over 25% of the site.

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### **RECOMMENDATIONS:**

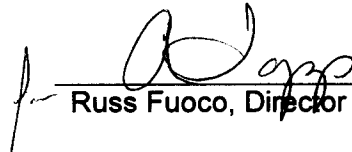
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1. That the Royal Oak Local Area be amended to designate the subject property for multi-family housing.
2. That the application to rezone from A-1 to RT-1 be approved.
3. That Development Permit DPR2008-00017 be approved subject to the receipt of revised landscape plans.
4. That revised landscape plans be submitted prior to a public hearing.
5. That final reading of the zoning bylaw be withheld pending registration of a covenant to preserve the treed area at the rear of the parcel in a natural state.

Report prepared by:

  
Jeff Chow, Planner

Report reviewed by:

  
Russ Fuoco, Director of Planning

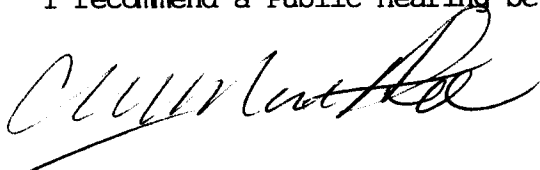
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Attachment

cc: T. Wood, Municipal Administrator  
N. Jablanczy, Manager, Inspection Services

**ADMINISTRATOR'S COMMENTS:**

I recommend a Public Hearing be called.



for  
Tim Wood, Administrator