

Wilkinson Rd

PH July 7, 2009

DISTRICT OF SAANICH

SUPPLEMENTAL REPORT

Mayor
Council Office
Administrator
Com. Assoc.
Applicant
Event Counter

CD
KK

Report To: MAYOR AND COUNCIL
Date: JUNE 10, 2009
From: RUSS FUOCO, DIRECTOR OF PLANNING
Subject: REZONING/DEVELOPMENT PERMIT APPLICATION
LOT 1, SECTION 9, LAKE DISTRICT, PLAN 6245
4487 WILKINSON ROAD * DPR2008-00017; REZ2008-00013

Background

The applicant proposes to rezone from A-1 (Rural Zone) to RT-1 (Attached Housing Zone) to construct seven attached housing units. On March 2, 2009, the Committee of the Whole reviewed a Planning report dated February 3, 2009 and subsequently resolved that a public hearing be called to consider the proposed rezoning and development permit applications. The applicant has provided further information in response to several issues raised at the Committee of the Whole.

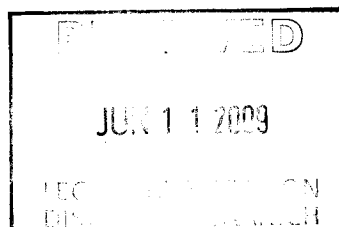
Traffic Safety

The Wilkinson/Helmcken Road Pilot Project (April 1998) recommends retaining two lanes with limited left turn lanes, bike lanes on both sides, and where possible, sidewalks on both sides of the road. The Royal Oak Local Area plan identifies Wilkinson Road as a high priority for pedestrian improvements. This work is part of a long term project identified in a Development Cost Charge (DCC) area.

Under normal circumstances, off-site amenities can be offered in the rezoning process. In this case, the municipality has opted for cash contributions exacted through development cost charges. Off-site improvements in this location such as sidewalks and bus stop seating would be key elements of the DCC project, where they can be best addressed because significant engineering work is required. The asphalt path along the frontage of the site is separated from vehicle traffic by an extruded curb. It is functional and considered to be adequate until Council initiates the road improvements along this segment of Wilkinson Road as a capital project.

Boulevard Planting and Landscaping

The issue of boulevard treatment was raised at Committee of the Whole. The plans propose cutting back the vegetation on the Wilkinson Road frontage. Low growing plants in a 2 to 4 m strip would be planted adjacent to the front property line in consultation with the Parks Department. Grass is proposed in the remaining 4 to 5 m wide boulevard area to improve sight lines and to provide additional clearance beside the asphalt sidewalk. The future DCC improvements on Wilkinson Road (such as bicycle lanes and concrete sidewalks) would require cutting into this boulevard, so the grassed area is an acceptable interim solution.



A revised landscape plan has been provided to reflect the current site plan. The applicant indicates that adjacent neighbours have been apprised of the current building layout which was modified in accordance with Advisory Design Panel recommendations to improve the site planning.

Sustainability Statement

A revised sustainability statement has been provided. The statement includes a commitment to construct to Built Green Silver standards.

RECOMMENDATIONS:

1. That the Royal Oak Local Area Plan 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.
4. 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 and to ensure the development is built to a Built Green Silver level.

Report prepared by:


Jeff Chow, Planner

Report reviewed by:


Russ Fuoco, Director of Planning

JC/vnb

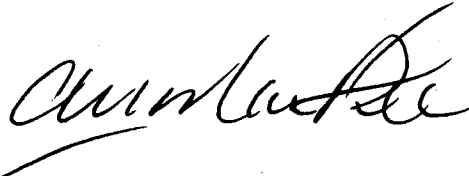
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Attachment

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

ADMINISTRATOR'S COMMENTS:

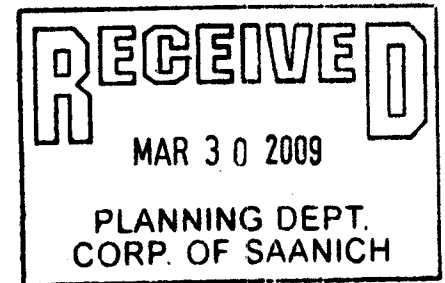
I endorse the recommendations of the Director of Planning.



for Tim Wood, Administrator

SUSTAINABILITY STATEMENT

Parcel Address: 4487 Wilkinson Road
Victoria, BC
Proposed Development: Low density Townhome
Applicant: M.H. Johnston & Associates Inc.
1815 Belmont Ave.
Victoria, BC.
V8R 3Z3



ENVIRONMENTAL INDICATORS:

Tree Retention, Land use, Noise, Air Quality, and Transportation

Tree Retention:

The development site is approximately 4000 sq/m and we are only proposing to develop seven (7) townhomes with site coverage of 16% or less that 50% of the permitted site coverage of 35% in the RT-1 Attached Housing Zone. As a result we are able to retain most of the mature trees on the site and protect them during construction in accordance with the Arborists report.

Land use:

We are proposing that an area of more than 1000 sq/m at the eastern end of the site be protected by an environmental covenant. This covenant will provide the continuation of a green buffer between the Townhomes and the neighbours to the east. Special measures will be taken to protect this area and an Arborist has been retained to achieve maximum protection of the trees on the site. Site meetings were held with Saanich Parks, Saanich environmental staff and the Arborist before finalization of the tree protection plan attached to our application. Saanich environment staff member made a recommendation that changed the area 500 sq/m to 1000 sq/m. The green space will provide privacy and sanctuary for insects, birds and animals. The trees and vegetation also provide natural filter for the polluted rain water before it goes into the soil.

Noise:

The three units close to Wilkinson Road will have special construction materials to reduce noise for the residence. For example; thicker insulation and drywall gyprock that reduces noise significantly. Six foot fence will be installed to reduce noise and to provide privacy.

Air Quality:

The 1000sq/m of green space and all the protected trees on the proposed development is the best air filter. We are able to do this because of very low density townhouse site. Carbon monoxide alarms for residence will be installed.

Transportation:

This site is ideally located to give residents the opportunity to use alternative modes of transportation to go to work, school and shopping all of which should reduce the need of the residents to depend on their vehicles. For example current tenants use bicycles and the bus to go to the University of Victoria.

Green Design and Construction:

Energy and water efficient buildings are Green buildings and the developer will aim for "build green silver" program. This program is offered by Saanich and if it's done "right" not only does the builder get a certain amount of rebate of the building permit value but also qualifies for awards. This is what is expected and it will be done.

Because of the excessive open space being provided we are able to take advantage of the creation of rain gardens to capture storm water and disperse it on site to support natural vegetation and landscaping.

- Internal water efficiency will be supported by the selection of faucets and other fixtures that use less water, such as dual flush toilets.
- Trusses are to be designed to allow maximum use of insulation
- Carpets, glues, paints, lighting fixtures will be selected to have as little impact on the environment as possible

- Every effort will be made to relocate the existing home to a different location to be used as a rental unit and if this is not possible it will be deconstructed so materials can be re-used.
- We will use the lumber from the trees that need to be removed and can be used on the site. (fencing, landscaping etc.) This will be done by having a portable saw mill on site to make lumber from the trees.

Sustainable materials in construction will be used for example: Locally available materials, reused and recycled materials, materials that use less energy and water.

SOCIAL INDICATORS:

Livability and Community Character:

The proposed development is a better use of the land and will provide an opportunity for families to live in a community close to shopping, schools and transportation routes. The site is approximately .6kms from the Royal Oak Shopping Centre which means you could walk there in 7 minutes and pass by Royal Oak Middle School along the way. The site is also on an established bus route; For example, the owner of the property lived there for four years with his young family and was able to use the many amenities the community has to offer.

The driveway into the site is being relocated to a safer location which will improve traffic safety on Wilkinson road for both the residents on site and those residents turning into Greenlea Drive.

Community Consultation:

A neighbourhood meeting was originally held in the Old Schoolhouse on W. Saanich Road with a second on site. Representatives of the Community Association have attended all meetings. We believe that we have addressed all the concerns of the neighbours and in particular the retention of the covenanted buffer at the eastern end of the property and the protection of many of the large mature trees on site.

We have letters of support from all the immediate neighbours which have been included with our application.

Economic Indicators:

- Use of local contractors
- Increase in property taxes to the community
- Support for small businesses in Royal Oak Shopping Centre and Broadmead Shopping Centre.
- Support for local schools by providing additional family housing