

PH October 20, 2009

DISTRICT OF SAANICH

SUPPLEMENTAL REPORT

PH Date: _____
Mayor _____ Councillors _____
Com. Assoc. _____ Applicant _____
Engineering _____ Planning _____
Front Counter _____

Report To: MAYOR AND COUNCIL

Date: OCTOBER 6, 2009

From: ANNE TOPP, MANAGER OF COMMUNITY PLANNING

Subject: REZONING AND DEVELOPMENT PERMIT APPLICATION
4030, 4032, 4034 & 4036 BORDEN STREET & 4040 CEDAR HILL
CROSS ROAD

File: DPR2006-00013; REZ2006-00014

Oct 9/09
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The applicant proposes to rezone the subject properties from RS-6 (Single Family Dwelling Zone) to RA-6 (Apartment Zone) in order to construct 51 residential units in two condominium apartment buildings with underground parking.

On April 20, 2009, the Committee of the Whole recommended the application be forwarded to a Public Hearing. Council members also requested additional information on the following issues:

1. Green Building Standards

The applicant proposes to construct the development to meet the standards for Leadership in Energy and Environmental Design (LEED™) Certified level, Built Green Bronze™, BC Hydro PowerSmart™ program for multi-family residential projects or any other alternate programs with equivalent design standards for energy and environmental savings (as determined by the Municipality). The applicant has agreed to formalize this commitment in a covenant to be registered on the title of the subject properties.

2. Transportation Demand Management Strategy

The applicant has supplied a transportation demand management strategy (TDM) to reduce vehicle traffic demand by encouraging the use of alternative transportation primarily by providing an incentive for residents of the development to use transit by committing up to \$59,460 for a transit pass or single ticket program for a minimum of one year. This would be secured in a covenant.

3. Electric Vehicle Car Share – Strata Operated

The applicant has indicated that the electric vehicle car-share concept proposed at the Committee of the Whole on April 20, 2009 is not feasible. While a car share vehicle can reduce the demand for owned vehicles on a site, a significant reduction in the number of vehicle trips is not likely and a strata operated car-share would likely encounter strata council management difficulties over the long term. Instead, the applicant has focused efforts on the transportation demand management strategy.

4. Easement Respecting Activities at the Saanich Public Works Yard

The applicant has agreed to register an easement in favour of the District to acknowledge noise, odors and fumes generated by the yard operations so that purchasers will be aware of the activities at the Saanich Municipal Yard before they purchase their units. The easement would prevent or at least minimize nuisance complaints about yard operations.

5. Borden Street Road Improvements

As outlined in the previous report, the applicant is proposing to improve pedestrian facilities by constructing a new concrete sidewalk on the west side of Cedar Hill Cross Road / Morris Drive from Lakehill Place to Ambassador Avenue. A plan has been submitted to the Engineering Department in sufficient detail to be incorporated into a covenant ensuring construction. The applicant has indicated that the sidewalk improvements would be undertaken after the building is constructed.

As a result of further staff discussion, the concept of making greater pedestrian improvements to Borden Street thereby improving the Lochside Trail was identified. The idea was that a multi-use trail would provide a safer environment to a greater number of users connecting to the Lochside Trail through a neighbourhood centre and in the vicinity of Reynolds School.

Unfortunately, this project is unable to support a contribution to both pedestrian improvement projects. The concrete sidewalk to Ambassador Avenue is being offered because the existing asphalt sidewalk conditions have been a significant item of concern for area residents for a long time.

The applicant is also proposing new bicycle lanes on both sides of Borden Street between McKenzie Avenue and Cedar Hill Cross Road which was also outlined in the previous report. Satisfactory concept plans have been submitted to the Engineering Department.

Performance Security

To ensure provision of the proposed amenities, a covenant would be required to provide adequate performance security before the building permit is issued. The estimated value of the amenities is as follows:

Amenity	Estimated Cost
Transit Pass Program (dependant on program selected)	Up to \$59,460
Sidewalk Improvements	\$150,000
Bicycle Lane Improvements	\$350,000
Total	\$559,460

6. Rental Housing

Although there is an existing concentration of rental housing in the Quadra-McKenzie area, rental vacancy rates in the Capital Region are continually low. At the Committee of the Whole meeting, the applicant suggested entering in to a land use agreement to provide four units for market rental housing for ten years. Staff review indicates that a more significant community benefit would be a covenant to prohibit strata council rental restrictions, which is supported by Policy 5.1.2.10 of the Official Community Plan as a consideration when reviewing rezoning applications.

Summary

The applicant proposes to rezone the subject properties from RS-6 (Single Family Dwelling Zone) to RA-6 (Apartment Zone) in order to construct 51 residential units in two condominium apartment buildings with underground parking. In response to comments at the Committee of

Whole meeting of April 20, 2009, the applicant has made a number of commitments in respect to green building, TDM, pedestrian, road improvements and rental housing. Prior to final reading, these commitments would be registered on title in a covenant to ensure completion of the above noted items and amenities.

RECOMMENDATIONS

1. That the North Quadra Local Area Plan be amended to designate the subject properties as Potential Multifamily.
2. That the Quadra McKenzie Development Permit Area be amended to include the subject properties.
3. That the application to rezone from RS-6 to RA-6 be approved subject to the following:
 - a. Registration of a covenant with sufficient performance security provisions to:
 - i. Ensure construction to LEEDtm Certified, Built Green Bronzetm or equivalent energy and environmental performance standard
 - ii. Construct bicycle lanes (and a raised crosswalk) on Borden street between McKenzie Avenue and Cedar Hill Cross Road
 - iii. Construct a concrete sidewalk along Cedar Hill Cross Road / Morris Drive between Lakehill Place and Ambassador Road
 - iv. Implement a Transportation Demand Management strategy, including a transit pass program
 - v. Prohibit rental restrictions
 - b. Registration of an easement on the subject parcel to recognize the ongoing activities at the Saanich Municipal Yard respecting noise, fumes, and dust.
4. That Development Permit application DPR2006-00013 be approved.

Report prepared by: 
Jeff Chow, Planner

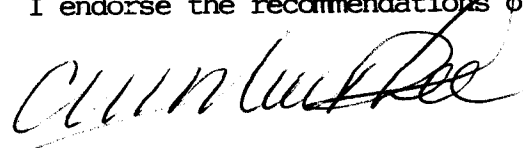
Report reviewed by: 
Anne Topp Manager of Community Planning

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

ADMINISTRATOR'S COMMENTS:

I endorse the recommendations of the Manager of Community Planning.


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Tim Wood, Administrator