

Bow Road

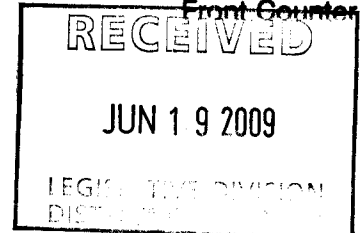
CLW July 6/09

DISTRICT OF SAANICH

Report To: MAYOR AND COUNCIL
Date: JUNE 16, 2009
From: RUSS FUOCO, DIRECTOR OF PLANNING
Subject: REZONING AND SUBDIVISION APPLICATION
Files: SUB2008-00022; REZ2008-00019

Mayor
Council Office
Administrator
Com. Assoc.
Applicant
Front Counter

CD
KK



Project Details

Project Proposal: The applicant proposes to rezone from A-1 (Rural Zone) to RS-8 (Single Family Dwelling Zone) for the purpose of subdivision to create two additional lots for single family dwelling use.

Address: 4012 Bow Road

Legal Description: Lot 1, Sections 55 & 56, Victoria District, Plan 19520

Owners: Timothy Schauerte and Michael Wilmott

Applicant: Tim Schauerte

Application Received: September 9, 2008

Parcel Size: 2280 m²

Existing Use of Parcel: Residential – single family dwelling

Existing Use of Adjacent Parcels:
North: P-4N (Feltham Park)
South: A-1 (Rural Zone)
East: RS-8 (Single Family Dwelling Zone)
West: A-1 (Rural Zone)

Current Zoning: A-1 (Rural Zone)

Minimum Lot Size: 2.0 ha

Proposed Zoning: RS-8 (Single Family Dwelling Zone)

Proposed Minimum Lot Size: 744.8 m²

Local Area Plan: Gordon Head Local Area Plan

LAP Designation: General Residential

Community Assn Referral: Gordon Head Resident's Association • September 23, 2008.

Planning Policy

Gordon Head Local Area Plan (1997)

The Gordon Head Local Area Plan designates the site for "general residential use". The site is identified on Map 5.1 as having single family dwelling subdivision potential subject to rezoning. The following Local Area Plan policies are relevant to the application:

- 4.1 "Protect indigenous vegetation, wildlife habitats, and landscapes when considering applications for change in land use."
- 5.1 "Maintain single family housing as the principle form of development."
- 5.3 "Consider applications to rezone to permit subdivision having due regard for the prevalent lot size in the area, site specific tree location information, and preservation of environmentally significant areas."

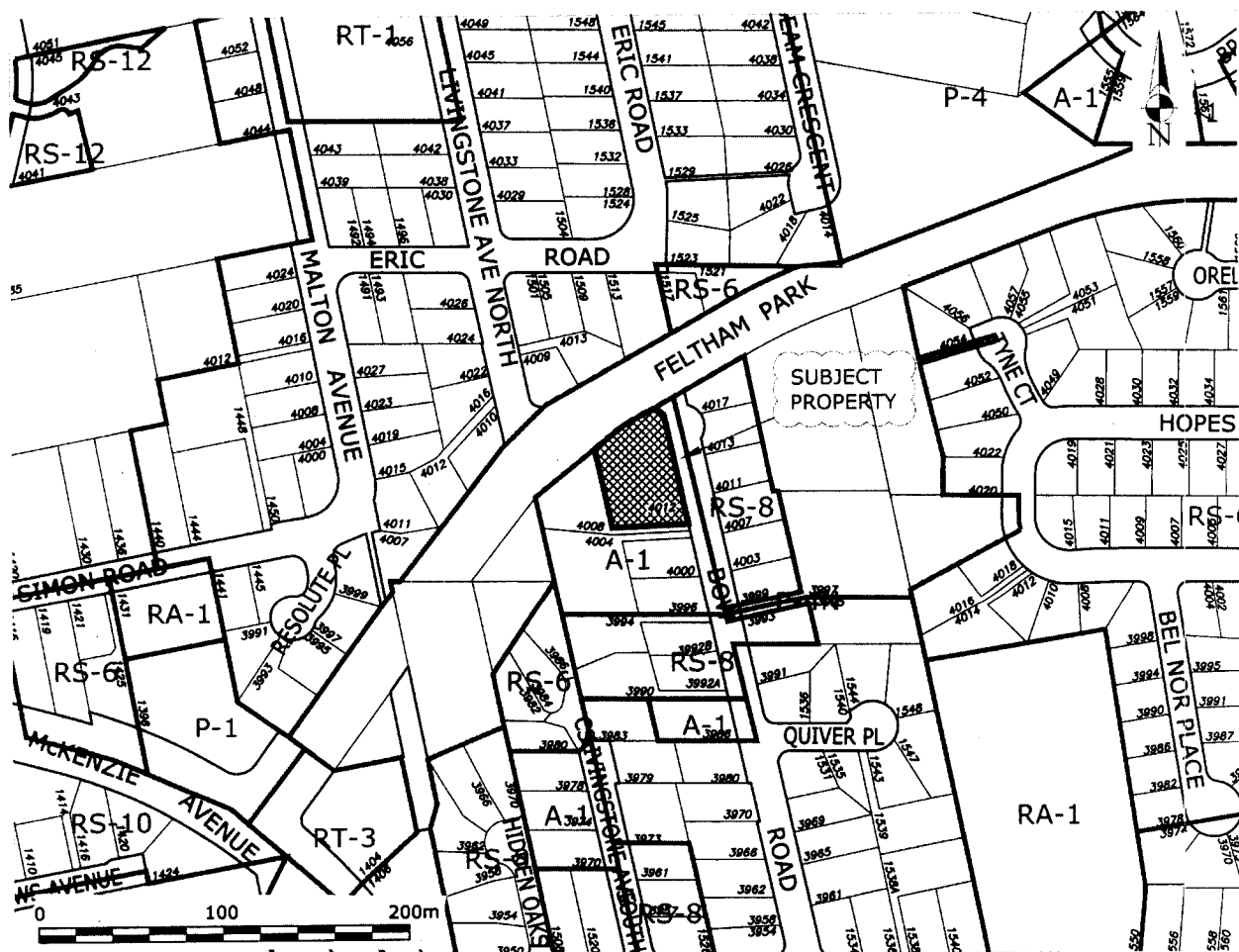


Figure #1: Location / Context

Comment & Analysis

Proposal

The applicant has applied to rezone the subject property from A-1 to RS-8 for the purpose of subdivision to create two additional lots for single family dwelling use. The existing dwelling, which straddles the boundary of proposed Lots B and C, would be removed. Proposed lot sizes range from 745 - 747 m² with all lots fronting directly onto Bow Road. Road dedication would be provided to complete the Bow Road cul-de-sac radius. All proposed lot configurations comply with RS-8 Zoning and Subdivision Bylaw regulations. No variances are requested.

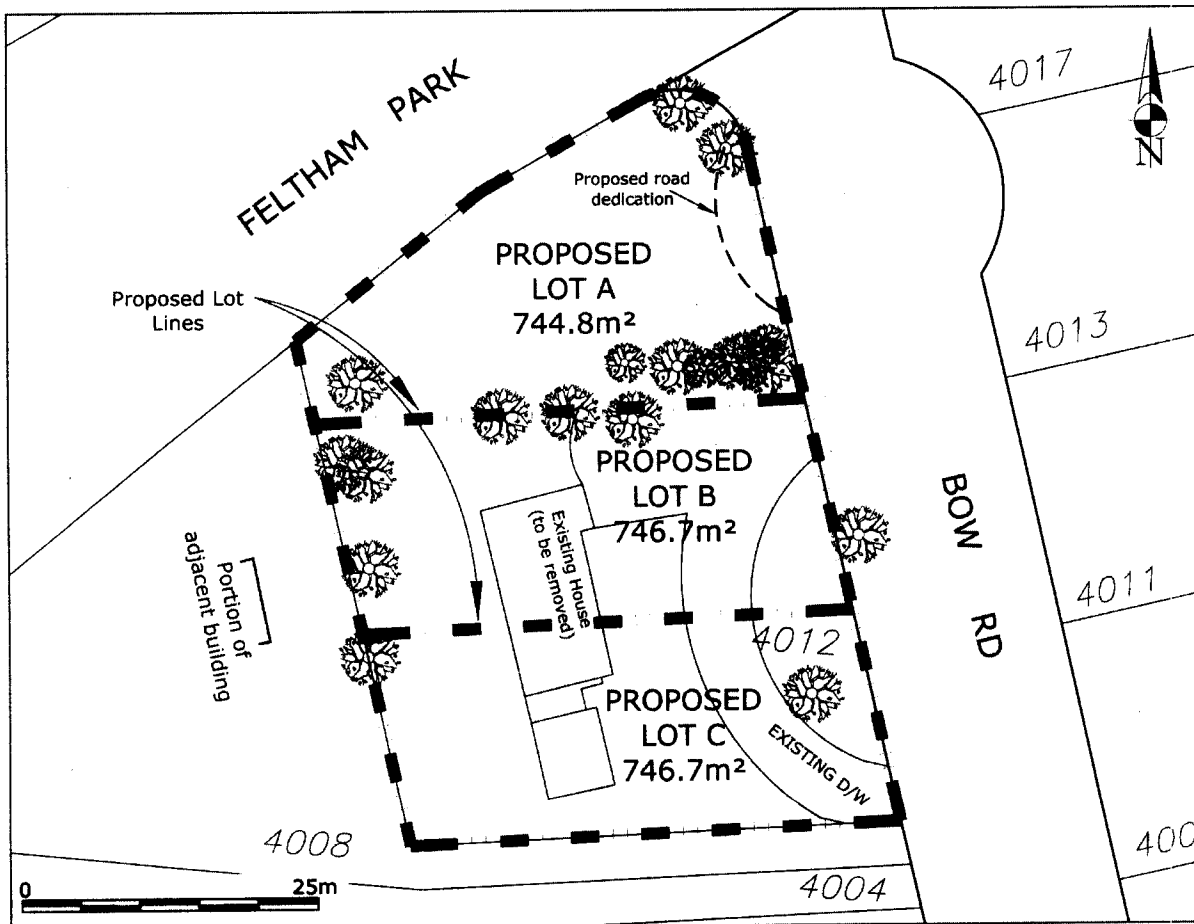


Figure #2: Tentative Subdivision

Background / Neighbourhood Context

The 2280 m² site is located within the Urban Containment Boundary, on the west side of Bow Road where it terminates at the boundary of Feltham Park. The surface of the land slopes down with a ± 3 m decrease in elevation from the southeast to the northwest. The site is fully developed with ornamental landscaping and a grove of Garry oak trees. A circular driveway with two entrances to Bow Road serves the existing dwelling.

Parcels fronting along Bow Road feature a mix of RS-8, RS-10 and A-1 zoning, and range in size from 611 m² to 1003 m². This site is identified on Map 5.1 of the Local Area Plan as having single family dwelling subdivision potential subject to rezoning. The proposed rezoning from A-1 to RS-8 would result in three single family dwelling lots

which would be consistent with the pattern of lot size and lot configuration in the area, and generally meet the intent of policies found in the Gordon Head Local Area Plan.

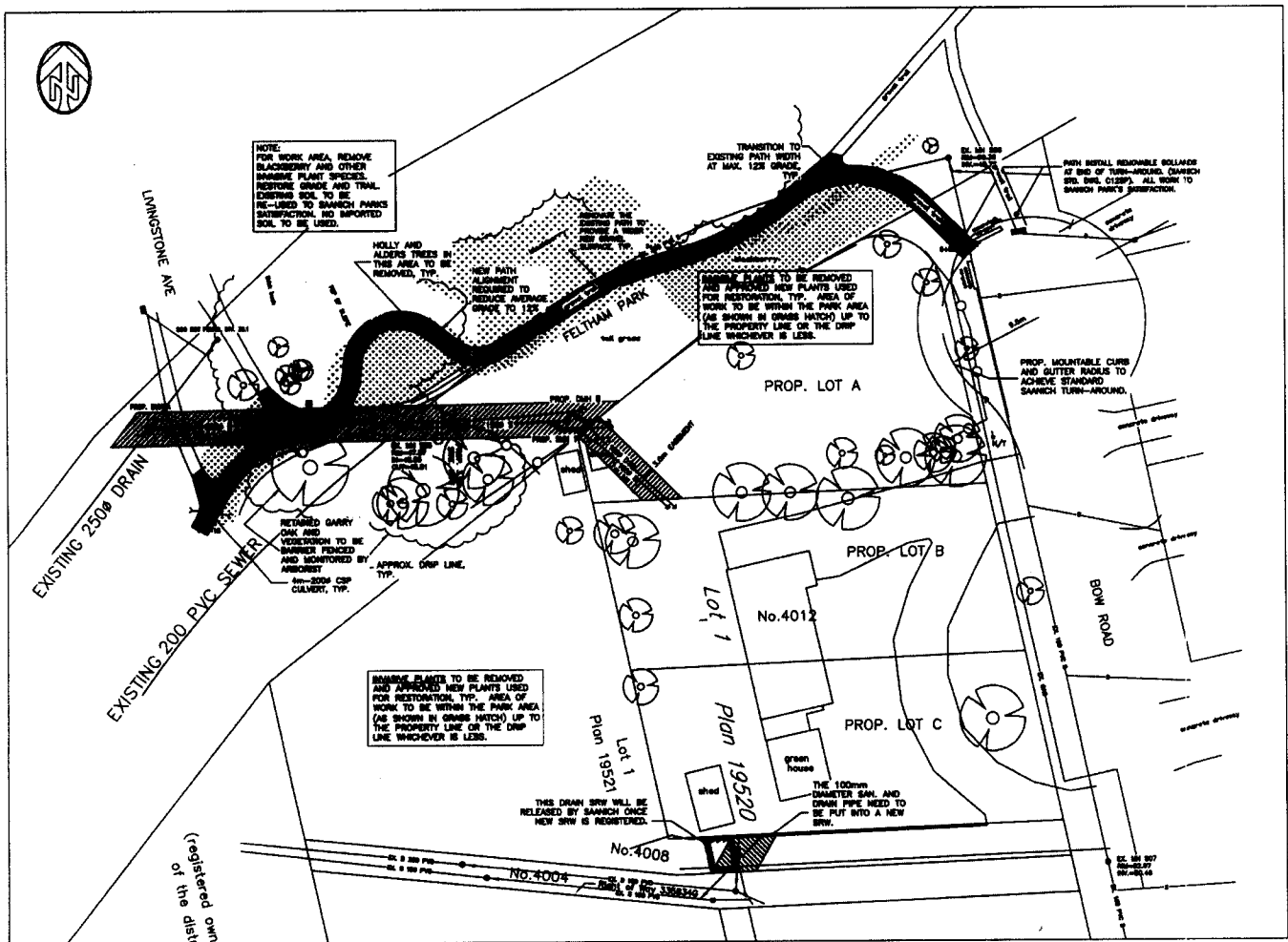
Environmental Considerations

Saanich Environmental Services staff have reviewed the application and advise that, with the exception of the grove of Garry oak trees, there are no significant environmental features on the site.

Saanich Parks staff have reviewed the proposed plan and consulting arborist's report, and recommend covenant protection for the critical root zones of the grove of Garry oaks at the southeast corner of proposed Lot A. Provision of suitable covenants could be considered in the subdivision review process in accordance with the objectives of Local Area Plan Policies 4.1 and 5.3.

Servicing

The existing storm drain and sewer connections would be used by proposed Lot C via a statutory right-of-way across 4008 Bow Road. In order to service proposed lots A and B an extension of the existing sewer and storm drainage system already existing within Feltham Park is required.



In discussion with the Parks Department about the topographical requirement to cross the park with servicing, the need for a number of park improvements was identified. The applicant's consulting engineer has provided a preliminary servicing concept and trail improvement plan identifying how servicing requirements and park needs could be met. (Figure #3). Proposed works within the park, at an estimated cost of \$45,980 include:

- Reducing the trail gradient to 12% by re-aligning a steep section of trail
- Providing a new gravel trail surface,
- Installing bollards at trail heads at end of Bow Road and
- Removal of invasive plants and restoration with approved plantings.

The applicant has agreed that payment will be made to the District of Saanich to improve the trail pending permission from the District for installation of sewer and storm drain mains across the Park.

The proposed subdivision is within Type 1 watershed area. Storm water management must be provided in accordance with the requirements of Schedule "H" of Subdivision Bylaw No.7452.

Summary

The proposed rezoning to create two additional lots makes good use of a large parcel that is identified in the Gordon Head Local Area Plan as having single family dwelling subdivision potential. The proposal is consistent with local area plan policies and is compatible with the prevalent lot size and pattern of development in the neighbourhood.

The applicant has agreed, for the right to cross the park with service lines, to pay \$45,980.00 to the District of Saanich, for use by Saanich Parks to upgrade the trail within Feltham Park.

The following items will be considered by the Approving Officer in the subdivision review process:

1. Suitable tree preservation covenants;
2. Trail restoration and improvements within Feltham Park as proposed by the applicant in accordance with Parks staff recommendations.

RECOMMENDATION

1. That the application to rezone from A-1 (Rural Zone) to RS-8 (Single Family Dwelling Zone) be approved;
2. That prior to final reading of the zoning amendment bylaw, a restrictive covenant be registered that would require payment of \$45,980.00 to the District of Saanich for trail improvements in Feltham Park prior to or concurrent with subdivision of the lands.

Report prepared by:


Anne Topp, Manager of Community Planning

Report reviewed by:


Russ Fuoco, Director of Planning

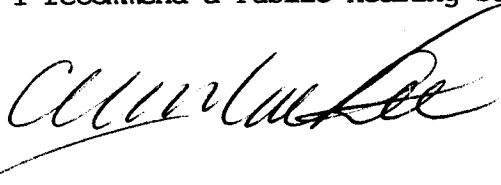
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Attachment

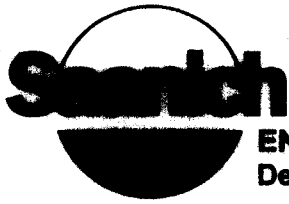
cc: T. Wood, Municipal Administrator

ADMINISTRATOR'S COMMENTS:

I recommend a Public Hearing be called.



for
Tim Wood, Administrator



ENGINEERING
Development

Memo

To: Subdivision Office
From: Jagtar Bains – Development Coordinator
Date: May 29, 2009
Subject: Servicing Requirements for Development

PROJECT: TO REZONE FROM A-1 TO RS-8 TO CREATE TWO ADDITIONAL LOTS FOR SINGLE FAMILY DWELLING USE

SITE ADDRESS: 4012 BOW RD

PID: 003-727-751

LEGAL: LOT 1 SECTION 55/6 VICTORIA LAND DISTRICT PLAN 19520

DEV. SERVICING FILE: SVS01495

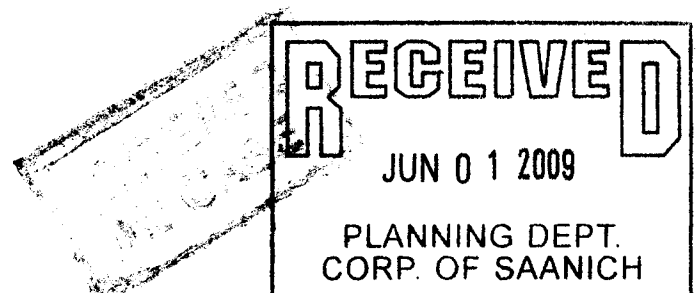
PROJECT NO: PRJ2008-00437

The intent of this application is to subdivide the above referenced parcel create two single family lots. Some of the more apparent Development Servicing requirements are as listed on the following pages(s).

A handwritten signature in black ink, appearing to read "Jagtar Bains", is written over a light blue horizontal line.

Jagtar Bains
DEVELOPMENT COORDINATOR

cc: Von Bishop, MANAGER OF DEVELOPMENT



Development Servicing Requirements

Development File: SVS01495
Civic Address: 4012 BOW RD
Page: 1

Date: May 29, 2009

Drain

1. A suitably designed storm drain system must be installed to serve proposed Lots A and B and the tributary area from the existing system located in Feltham Park south of Livingstone Avenue North. A service connection to proposed Lot B is to be installed across proposed Lot A via a private easement.
2. Storm water management must be provided in accordance with the requirements of Schedule H Engineering Specifications of Subdivision By-law 7452. This subdivision/development is within Type I watershed area which requires storm water storage, construction of wetland or treatment train 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 7452.
3. The existing storm drain connection is to be reused by proposed Lot C. A right-of-way across 4008 Bow Road is required.

Gen

1. The existing buildings must be removed prior to subdivision approval.
2. This proposal is subject to the prevailing Municipal Development Cost Charges.
3. Installation of sanitary sewer and storm drain mains will be permitted within Feltham Park subject to the developer paying \$ 45,980.00 to the District prior to commencement of work. This money will be used by Saanich Parks to upgrade trail within Feltham Park.

Road

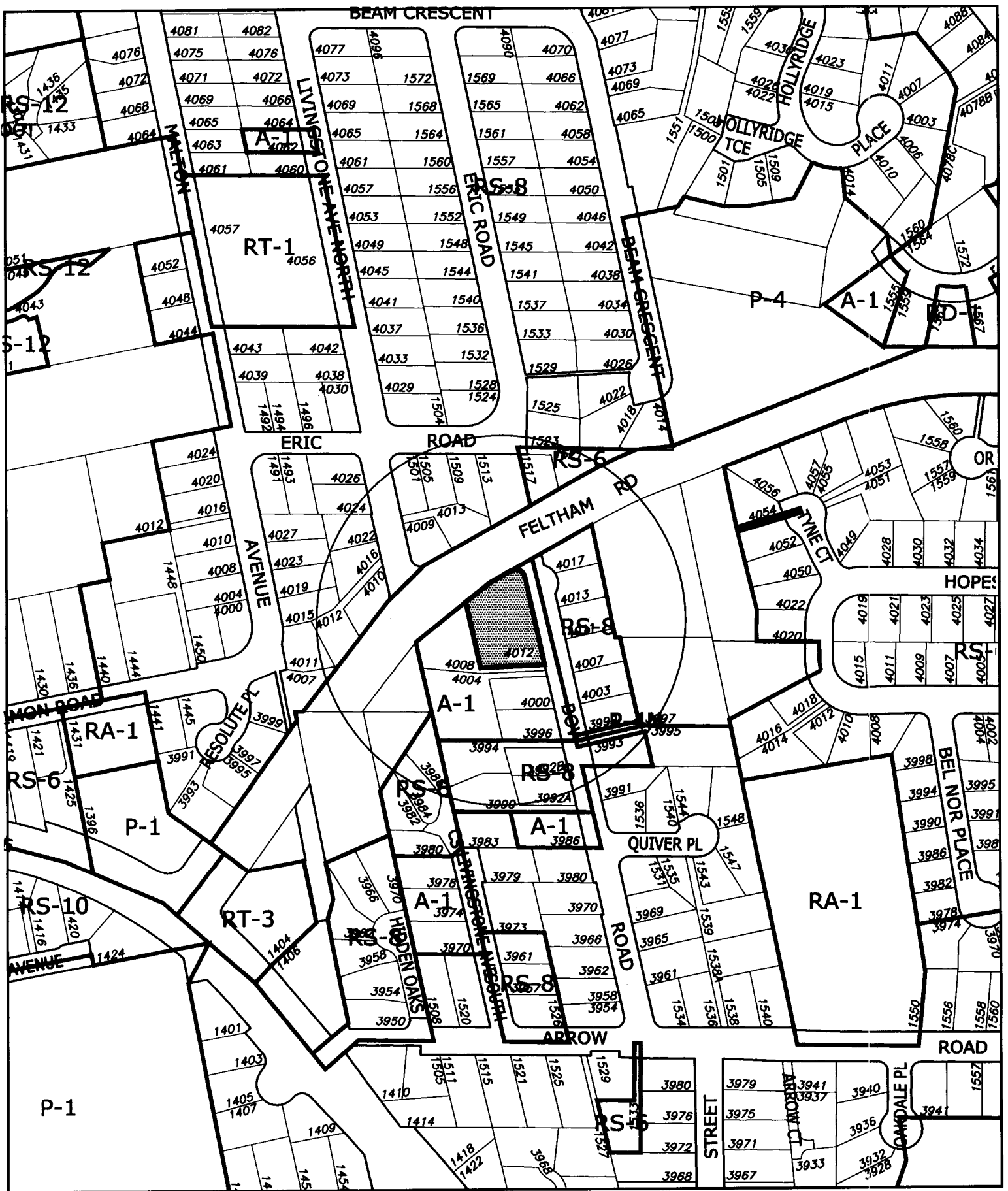
1. The existing cul-de-sac on Bow Road must be completed complete with concrete curb and gutter.
2. Property dedication is required for cul-de-sac as shown on the subdivision plan dated Sept. 3, 2008.

Sewer

1. A suitably designed sanitary sewer system must be installed to serve proposed Lots A and B from the existing system located in Feltham Park north of proposed Lot A. A connection to proposed Lot B is to be installed across proposed Lot A via a private easement.
2. The existing sewer connection is to be used by proposed Lot C. A right-of-way is required across 4008 Bow Road.

Water

1. Provisional water connections will be required for proposed Lots A and C from the existing main on Bow Road.
2. The existing 13mm water service to proposed Lot B, must be upgraded to 19mm.



District of Saanich
 Planning Department
 Date: June 18 2009