

WEST SAANICH ROAD
X Ref: ADM40

CIW Aug 17/09

DISTRICT OF SAANICH

Report To: MAYOR AND COUNCIL
Date: JULY 24, 2009
From: RUSS FUOCO, DIRECTOR OF PLANNING
Subject: REZONING APPLICATION
FILE: REZ00442

418/09
CW
Mayor
Councilors
Administrator
Com. Assoc. CD
Applicant
Front Counter

Project Details

Project Proposal: Zoning Bylaw text amendment to allow "school" as a permitted use in the P-1A zone.

Address: 5575 West Saanich Road

Legal Description: Lot 1, Sec 84, Lake District, Plan 29185

Owner: Unitarian Church Of Victoria, Inc. No. 6092

Applicant: Sandra Einarson

Application Received: June 19, 2009

Parcel Size: 2.24 ha

Existing Use of Parcel: Church

Existing Use of Adjacent Parcels: North: Rural Residential (A-1)
South: Rural Residential (A-1)
East: Rural Residential (A-1)
West: Agriculture/ALR (A-1) and Farm Market (C-1R)

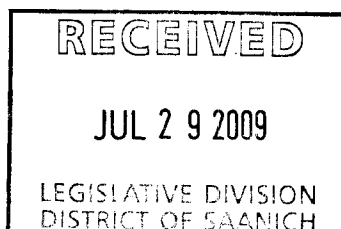
Current Zoning: P-1A (Church Zone)

Proposed Zoning: No Change - Text amendment only

Local Area Plan: Rural Saanich

LAP Designation: Institutional

Community Association Referral: Prospect Lake Community Association – July 8, 2009



Planning Policy

Sustainable Saanich Official Community Plan (2008)

5.2.1.3 Support school districts, post secondary institutions, and the faith community in allowing citizens access to their facilities for community use.

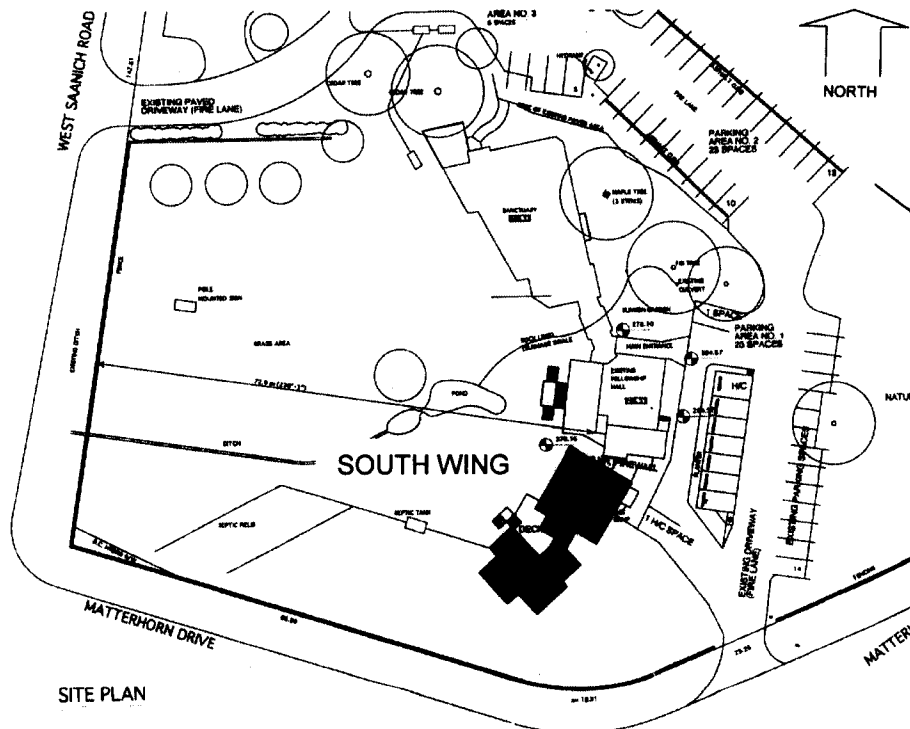
5.2.1.6 Encourage and support a wide range of educational and learning opportunities which aid in community capacity building, and strive to meet a broad range of community needs.

Purpose and Background

The applicant requests a Zoning Bylaw text amendment to include "school" as a permitted use in the P-1A (Church) zone in order to use an underutilized part of the existing church facility at 5575 West Saanich Road to accommodate Island Montessori Kindergarten/Grade 1 program. The operation would also include a Group Day Care which is currently a permitted use in the P-1A zone. The property, which is owned by the Unitarian Church, is the only P-1A zoned property in Saanich. The special zone was created specifically for this site to limit the range of potential uses in recognition of the rural location.

Island Montessori was housed at Uplands School in Oak Bay until the school closed six years ago. It has since operated from Doncaster Elementary in Saanich but must relocate because of renovations to the school and an ever-increasing number of French immersion students that require the space.

Island Montessori would occupy about 230 m² in the south wing of the existing church facility with classrooms and related spaces and a small office. Only minor interior alterations would be required to accommodate the use. Access to outdoor activity spaces would also be required.



Comments & Analysis

Neighbourhood Context

The 2.24 ha site is located on the northeast corner of West Saanich Road and Matterhorn Drive. The existing facility includes the church, an auxiliary building and a service building. Surrounding land use is rural residential and agricultural. The Red Barn Market is located to the west across West Saanich Road.

Relocation of Island Montessori to the site will make efficient use of an underutilized church facility. No exterior building changes would be required. Existing parking and outdoor activity spaces are generally adequate to accommodate the additional need.

Community Need

Island Montessori would be licensed under the Community Care Facilities Act to accommodate Group Day Care for 47-53 pre-school and school age children including 10 Kindergarten/Grade 1 children. While day care currently is a permitted use, the Zoning Bylaw amendment is required to accommodate the school program.

The majority of the children in the Kindergarten/Grade 1 program have special needs and are not yet ready to enter the public school system. The inclusion of "school" as a permitted use in the P-1A zone would address a community need on an existing institutional site without the need to construct costly new facilities. It would contribute to economic stability by maintaining jobs for the 12 to 15 full-time adult staff.

Traffic and Parking

Island Montessori has up to 22 full-time and part-time staff depending on student needs. The parents of the 47 to 53 children would be dropping off and picking up the children at various times of the day, Monday through Friday. The Unitarian Church has 72 designated parking spaces which are more than adequate to meet the demand. Most church activities are evenings and weekends when the daycare and school would not be operating.

West Saanich Road is a major road carrying significant volumes of traffic. It is not anticipated that a school use in the existing facility would generate significant additional traffic to negatively impact the road network.

Site Servicing

The existing facility is serviced by a well and an on-site sewage disposal system. Confirmation will be required from Vancouver Island Health Authority that the current systems are adequate to accommodate the additional use.

Text Amendment

To accommodate the proposed use an amendment to Schedule 1005 of Zoning Bylaw 8200 is required to expand the permitted uses to include "School" and to add a new density clause to limit the gross floor area for school to not more than 325 m² (3500 ft²).

Summary

The proposed Zoning Bylaw text amendment would permit an underutilized part of the existing church facility at 5575 West Saanich Road to be used for a school. Relocation of Island Montessori to the site would address a community need without the need to construct costly new facilities. It would contribute to economic stability by maintaining jobs for the 12 to 15 full-time adult staff.

RECOMMENDATION:

- a) That Zoning Bylaw 8200 be amended to include "school" as a permitted use in the P-1A (Church) zone and to limit the gross floor area for a school to not more than 325 m².
- b) That final reading be withheld pending confirmation from the Vancouver Island Health Authority that the well and on-site disposal systems are adequate to accommodate the additional use.

Report prepared by:



Neil Findlow, Supervisor of Local Area Planning

Report reviewed by:



Russ Ruoco, Director of Planning

NDF/cf

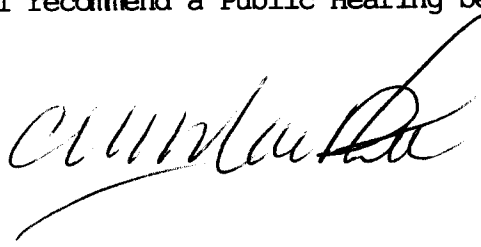
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Attachment

cc: T. Wood, Municipal Administrator

ADMINISTRATOR'S COMMENTS:

I recommend a Public Hearing be called.



for Tim Wood, Administrator

1005.1 Uses Permitted

- (a) Church
- (b) Daycare Centre
- (c) School
- (d) Accessory Residential
- (e) Accessory Buildings and Structures

1005.2 Buildings and Structures for a Church or Daycare

- (a) Shall be sited not less than:
 - (i) 29.0 (95.2 ft) from a front lot line.
 - (ii) 6.0 m (19.7 ft) from an interior side lot line.
 - (iii) 10.0 m (32.8 ft) from a rear and an exterior side lot line.
- (b) Shall not exceed a height of 10.0 m (32.8 ft).

1005.3 Accessory Buildings and Structures or an Accessory Residential Building

- (a) Shall be sited not less than:
 - (i) 10.0 m (32.8 ft) from a front, a rear, and an exterior side lot line.
 - (ii) 6.0 m (19.7 ft) from an interior side lot line.
- (b) Shall not exceed a height of 7.5 m (24.6 ft) for an accessory residential building nor a height of 3.75 m (12.3 ft) for all other accessory buildings and structures.

1005.4 Density

- (a) The Gross Floor Area for all buildings and structures shall not exceed 1900 m² (20452 ft²).
- (b) The Gross Floor Area for church use shall not exceed 1500 m² (16146 ft²).
- (c) The Gross Floor Area for residential use shall not exceed 400 m² (4306 ft²).
- (d) The Gross Floor Area for school use shall not exceed 325 m² (3498 ft²).

1005.5 Minimum Lot Size

No land shall be subdivided into lots having a width or an area less than:

- (a) Standard Lot
 - width 60 m (196.9 ft)
 - area 2 ha (4.9 ac)
- (b) Panhandle Lot
 - not permitted

1005.6 General

The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.



ENGINEERING
Development

REZ 00442

Memo

To: Planning Department
From: Jagtar Bains
Date: July 23, 2009
Subject: Servicing Requirements for the Proposed Development

PROJECT: ZONING BYLAW TEST AMENDMENT TO ALLOW 'SCHOOL' AS A PERMITTED USE AN UNDERUTILITZED PART OF THE EISTING CHURCH

**SITE ADDRESS: 5575 WEST SAANICH RD
PID: 001-429-370
LEGAL: LOT 1 SECTION 84 LAKE LAND DISTRICT PLAN 29185 SEC
DEV. SERVICING FILE: SVS01561
PROJECT NO: PRJ1111-13177**

The above noted application for rezoning 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.

Jagtar Bains
DEVELOPMENT COORDINATOR

cc: Von Bishop, MANAGER OF DEVELOPMENT
Anne Topp, MANAGER OF COMMUNITY PLANNING

General Information on Development Servicing

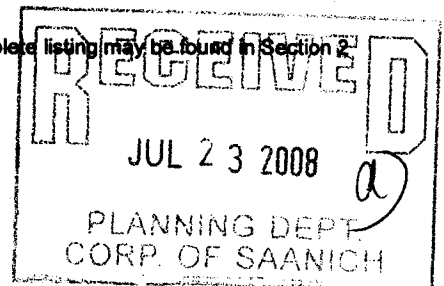
Servicing requirements are stated at this time for the applicant's information. The requirements must be met prior to building permit issuance, including consolidation or subdivision, payments and/or deposits.

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).



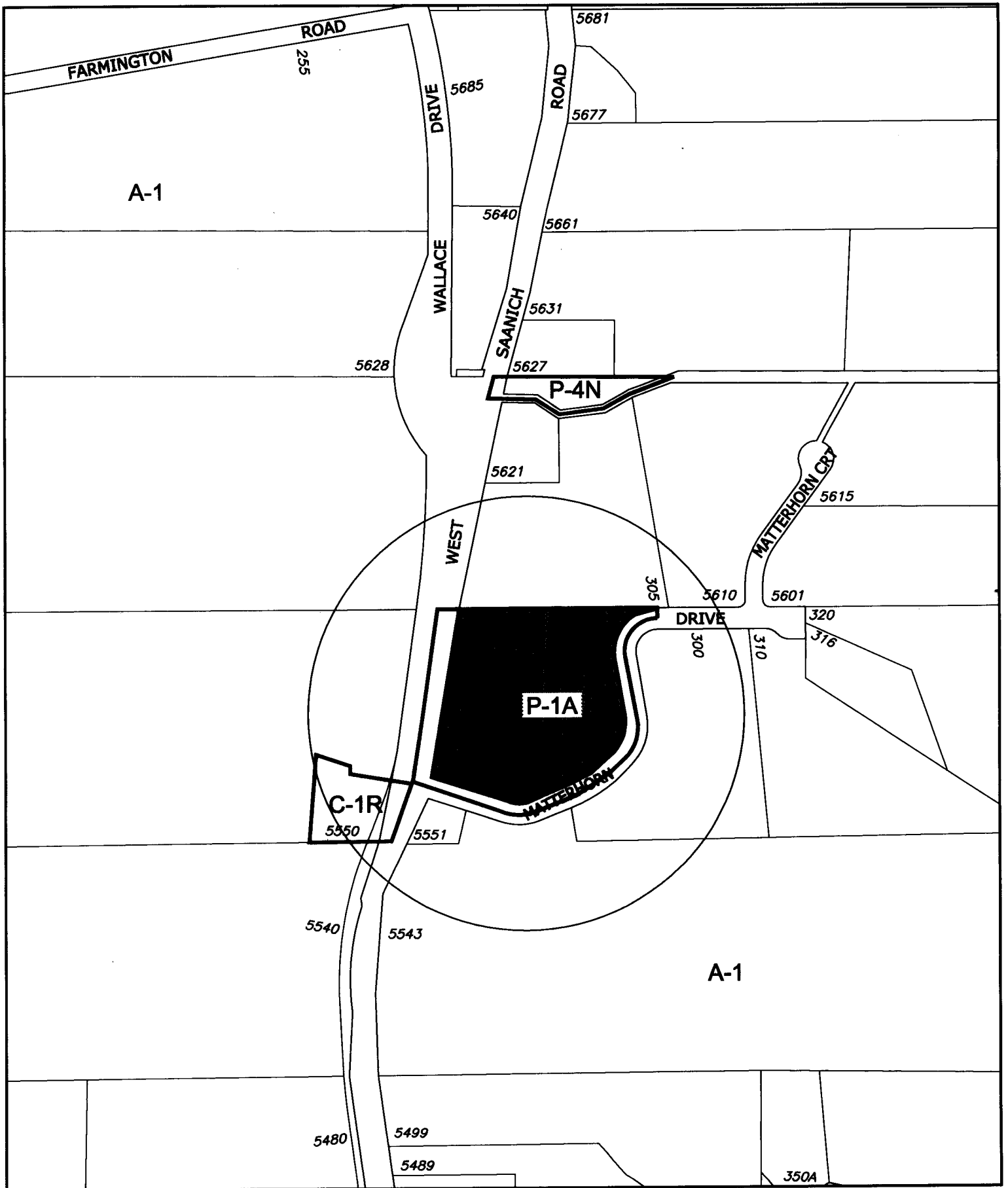
Development Servicing Requirements

Development File: SVS01561
Civic Address: 5575 WEST SAANICH RD
Page: 1

Date: Jul 23, 2009

Sewer

SEWER - 1. THE EXISTING SEWAGE DISPOSAL SYSTEM MUST BE REASSESSED AND APPROVED BY THE VANCOUVER ISLAND HEALTH AUTHORITY TO ASCERTAIN THAT IT HAS THE CAPACITY TO ACCOMMODATE THE PROPOSED SCHOOL USE.



District of Saanich
 Planning Department
 Date: JULY 27 2009