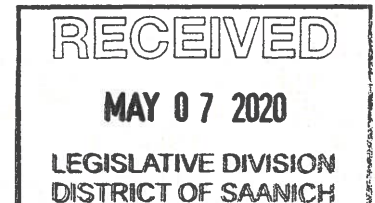




The Corporation of the District of Saanich

Supplemental Report

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: May 7, 2020
Subject: Development Variance Permit and Subdivision Application
 File: DVP00423; SUB00841 • 1646 Kenmore Road



PURPOSE

The purpose of this report is to seek direction from Council on the subject application. The application is for a Development Variance Permit for lot width to accommodate a subdivision to create one additional lot under the existing RS-6 (Single Family Dwelling) Zone. The applicant is Errol Nadeau.

DISCUSSION

After the Report to Council was finalized and further discussions with the applicant occurred, it became apparent that further information regarding the boulevard tree requirements, the Sequoia trees and the replacement trees was required. This information is provided below for clarification purposes.

Sequoia Trees

The arborist report recommended the removal of the two Sequoia trees due to the potential conflicts with the infrastructure required to support the proposed development. Sequoia trees are fast growing and have aggressive root systems which extend beyond their trunk approximately 8 to 12 m. The Parks Department noted concerns regarding the long term viability of the trees should Council approve the Development Variance Permit and two new homes be built on the proposed lots.

The removal of these trees meets the criteria for tree removals under the Tree Protection Bylaw No. 9272 and replacement trees, at the ratio prescribed in the Bylaw, would be required at Building Permit stage. The removal of the Sequoia trees and the planting of replacement trees would adhere to the intent of the Urban Forestry strategy in its ultimate goal of "no net loss".

Boulevard Trees

The Parks department has confirmed that one of the existing boulevard trees is compromised and that replacement trees would not be required for its removal. As boulevard replacement trees are required at a 2:1 ratio, the required number of replacement trees noted in Recommendation No 3 below has been reduced by two (from six trees to four trees). This further reduces the fee required which has also been amended in the Recommendation.


Replacement Trees


The proposed development would require the removal of three Bylaw protected trees, the two previously mentioned Sequoias and one Ash, located on proposed Lot B. Should Council approve the Development Variance Permit, three replacement trees would be required on Lot B at time of Building Permit. No protected trees are proposed for removal on Lot A.

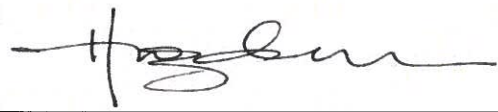
RECOMMENDATION

1. That Development Variance Permit DVP00432 be approved.
2. That Council withhold ratification of the Development Variance Permit pending registration of a covenant to secure:
 - The new dwellings on proposed Lots 1 and 2 be constructed as certified BUILT GREEN® Gold, or to an Energuide 82 energy efficiency standard;
 - The new dwellings include the installation of the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems; and
 - The new dwellings on proposed Lots 1 and 2 be constructed substantially in compliance with the plans prepared by Outline Home Design date stamped April 18, 2019, and servicing drawings prepared by McElhanney Consulting Services Ltd. date stamped April 22, 2020.
3. That the ratification of the Development Permit Variance be withheld pending provision of the replacement boulevard tree fee of \$5400.

Note: The securing of a cash in lieu payment for road improvements and ensuring the services do not conflict with the proposed retention of tree #13 Garry oak would be referred to the Approving Officer.

Prepared by: 
Gina Lyons
Planner

Reviewed by: 
Shari Holmes-Saltzman
Manager of Current Planning

Approved by: 
Sharon Hvozanski
Director of Planning

GL/rh

Attachments

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.


Paul Thorkelsson, Administrator