

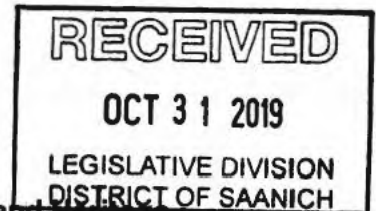


The Corporation of the District of Saanich

c/w 2 Dec 19

Report

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: October 30, 2019
Subject: Rezoning, Development Variance Permit, Subdivision, and Heritage Designation Application
File: REZ00618; DVP00413; SUB00811; HER00050 • 3905 Hobbs Street



RECOMMENDATION

- 1. That the application to rezone from the RS-10 (Single Family Dwelling) Zone to the RS-6 (Single Family Dwelling) Zone be approved.
2. That Development Variance Permit DVP00413 be approved.
3. That the existing dwelling on proposed Lot 1 be designated a Municipal Heritage Site.
4. That Council withhold Final Reading of the Zoning Amendment Bylaw, the Heritage Designation Bylaw, and ratification of the Development Variance Permit, pending registration of a restrictive covenant requiring the following:
- The new dwelling on proposed Lot 2 incorporate the elements of the building form and finishes outlined in the applicant's conceptual building scheme;
- That the new dwelling on Proposed Lot 2 be constructed to include the installation of the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems;
- That the side yard setbacks for proposed Lot 2 be in accordance with the plans dated September 3, 2019; and
- That no accessory building greater than 10 m2 be permitted on proposed Lot 2.
5. That suitable protection for the bylaw protected trees be consistent with the arborist's recommendations, and be referred to the Approving Officer for consideration as part of the subdivision process.

PURPOSE

The purpose of this report is to seek direction from Council on the subject application. The application is for a Rezoning and Development Variance Permit to accommodate a subdivision

at 3905 Hobbs Street resulting in one new single family dwelling lot (two lots total). Variances are requested for non-basement floor area (Lot 1) and Lot Width (Lot 2). The applicant is Zebra Design (David Yamamoto).

DISCUSSION

Neighbourhood Context

The subject property is located in the Cadboro Bay Local Area, and is within the area referred to in the Cadboro Bay Local Area Plan as the Village Neighbourhood (not to be confused with the Village "Centre"). The rectangular, RS-10 (Single Family Dwelling) zoned property measures 1416 m² in area and is located on the southeast side of Hobbs Street. The block is bounded by Maynard Street and Arbutus Road, and is close (295 m) to services and amenities in the Cadboro Bay Village "Centre" (see Figure 1).

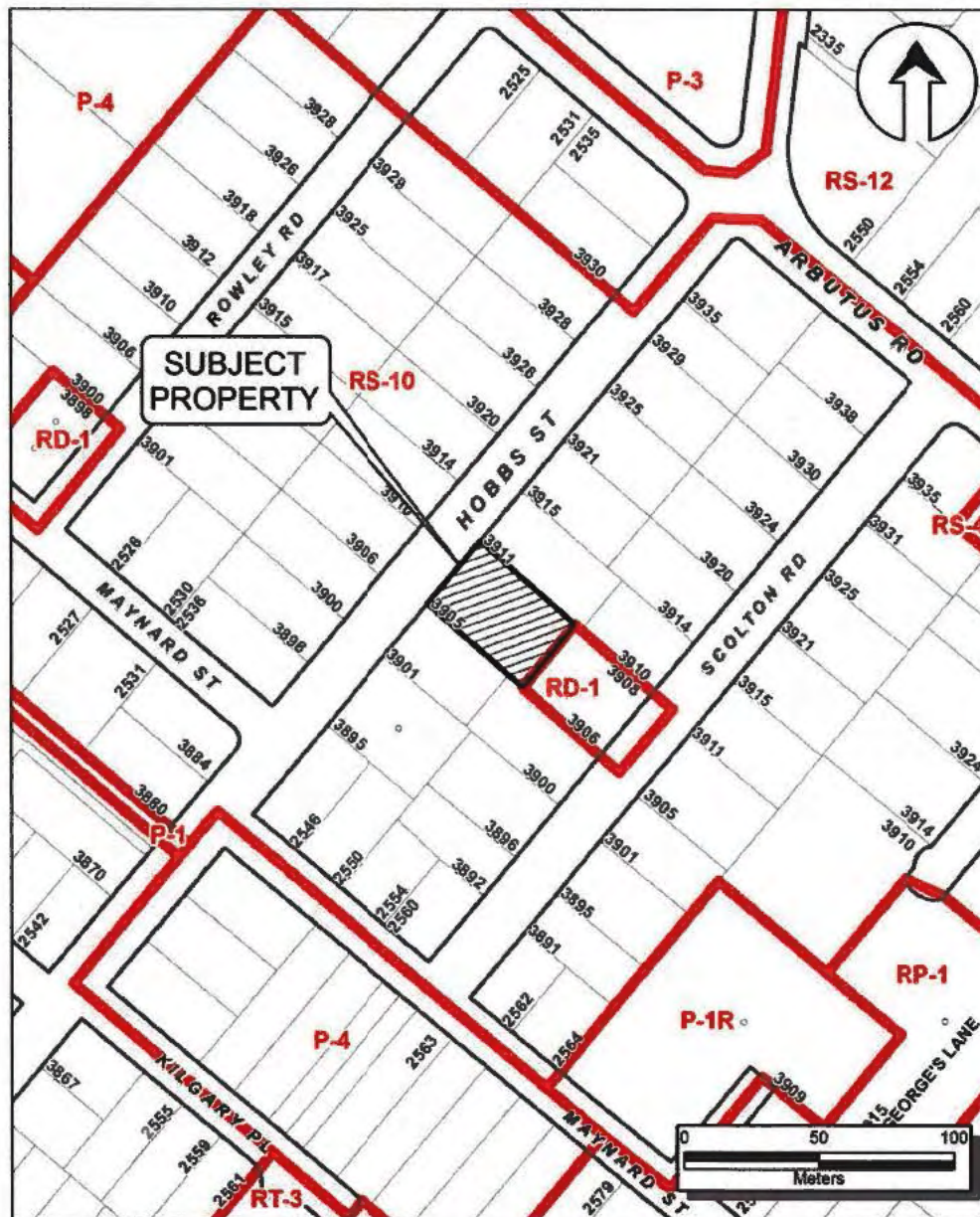


Figure 1: Neighbourhood Context

The area is a predominantly single family dwelling neighbourhood. Surrounding properties are all zoned RS-10 (Single Family Dwelling) with the exception of the adjacent parcel to the rear at 3906/3908 Scolton Road, which is zoned RD-1 (Two Family Dwelling), and 'Fairways Manor' at 3895 Hobbs Street, which is a six-unit rental property.

Nearby parks include Maynard Park, located 120 m to the south, and Goward Park, 350 m to the north. The closest school is Frank Hobbs Elementary School, 300 m to the west.

Proposed Land Use

The development proposal is to rezone from the RS-10 (Single Family Dwelling) Zone to the RS-6 (Single Family Dwelling) Zone for the purpose of subdivision to create one additional lot. Variances for lot width on proposed Lot 2 and non-basement floor area on proposed Lot 1 are requested.

Proposed Site and Building Design

The grade of the subject site slopes gently down about 2 m from north to south. Grade at the front of the existing building is lower than at the street, and this would be true for the proposed dwelling as well. The existing circa 1923 dwelling, known as the Harwood Residence (see Heritage section of this report), is located on the northeast half of the property and would remain on what would become proposed Lot 1, along with the existing garage in the rear. A new dwelling would be constructed on proposed Lot 2 (see Figure 3). Three trees are proposed to be removed, including two bylaw protected trees (Horse Chestnut #647 and Bigleaf Maple #649) and a non-bylaw protected tree (Holly #644). Tree removal is discussed in greater detail under the Environment section of this Report. A tree permit has already been granted by the Parks Department to remove Bigleaf Maple tree #649 near the area of the proposed driveway due to its condition.

The applicant has provided a conceptual streetscape elevation along Hobbs Street (see Figure 4). The elevations are provided to illustrate how the massing of a new dwelling would appear in context with the existing neighbouring dwellings, it should be noted that this is not necessarily what would be constructed, however the conceptual elevation does follow the proposed building scheme.

Rather than a specific plan, the applicant is proposing a building scheme, which would be secured by covenant. The hypothetical front elevation shown in the streetscape contains some of the elements in the proposed building scheme.

The proposed Building Scheme for proposed Lot 2 would require a minimum front yard setback of 12.19 m, which is more than double the minimum 6.0 m normally required by the proposed RS-6 Zone. By contrast, the neighbouring dwelling at 3901 Hobbs Street has an existing front yard setback of 10.72 m, and the existing verandah stairs of the Harwood Residence have a front yard setback of 10.39 m to the bottom of the stair. The proposed setback of 12.19 m on proposed Lot 2 would allow the new dwelling to be slightly forward of the Harwood Residence, but not the verandah (and so sightlines from the verandah down the street would not be impeded); it would also mean the new dwelling would not be closer to the street than the neighbouring dwelling at 3901 Hobbs Street.



Figure 3: Proposed Site Plan (from plans by Zebra Design)

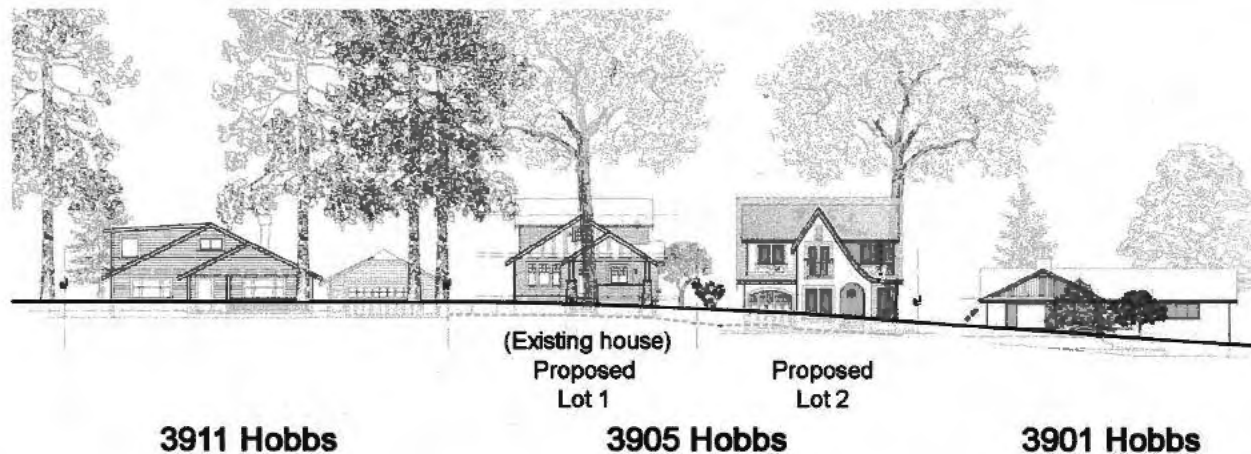


Figure 4: Streetscape Elevation showing Proposed Dwellings (from plans by Zebra Design)

The proposed building scheme would also include the following elements for Form and Character:

- “Traditionally oriented elevations are acceptable. Specifically, this would limit roof pitches of gabled roofs to greater or equal to 8 in 12.
- Gable-ended roofs should receive traditional gable finishes: Tudor-style half timbering as trim, similar panelized treatment, cedar shingles, or stucco are acceptable.
- A covered verandah or porch addressing the street is encouraged.
- Window and door trim should be wide (min 5.5”, or 140 mm). Muntin bars on front elevation windows are encouraged.
- Traditional finishes throughout should include any of the following: cedar shingles, stucco, panelized cement board with trim, board and batten, real stone (thick or thin veneer) on piers to max. 54” (1.37 m) above the porch, stone on lower portion of main floor, down to grade.
- Finishes not acceptable include cementitious shingles or cementitious siding.
- A shingle roof or standing seam metal roof is acceptable (both are represented within 3 doors on the street).
- Height of the proposed residence shall conform to the RS-6 Zone (i.e. maximum height of 7.5 m, or 24.6 ft.).”

Heritage

The existing dwelling at 3905 Hobbs Street, known as the Harwood Residence, dates to 1923 and is on the Saanich Heritage Register. The Saanich Heritage Register (2008) describes the dwelling as follows:

“This front-gabled Craftsman bungalow has battered granite verandah piers starting at ground-level, square columns supporting the roof, and half-timbered front gables. Gabled dormers have been added on both sides, to open up the attic space. John “Scotty” Roy, a mason who lived in the original four-room cottage at 3895 Hobbs Street, built the brick chimneys and the granite verandah piers.



Figure 5: Harwood Residence (Photo from *Saanich Heritage Register 2008*)

Emily Vicker Harwood (1894-1966), born in Saanich, was the first owner of this house and the daughter of Edwin Hobbs, whose brother was Frank Hobbs (see 3830 Hobbs Street). Edwin settled this land in 1903 and established a dairy, and Hobbs Street was named after him. Emily's husband, whom she married in 1920, was Ernest John Harwood (1890-1974), born in Devon, England, and a purchasing agent with H.M.C. Dockyard. The Harwoods helped found the local branch of the St. John Ambulance Brigade in 1935 and its Nursing Division in 1936. Emily was the first nursing officer, and served as area superintendent for Vancouver Island until she retired in 1961. She was invested as a Commander of the Order of St. John."

The proposal was reviewed by the Saanich Heritage Foundation (see Consultation) who recommended that heritage designation should be a condition of subdivision approval. Note that, as is reflected in the Recommendation of this report, heritage designation would be a decision of Council, not the Approving Officer.

Consultation

Correspondence from one immediate neighbour indicates that the owners met with them and shared the proposal with them. The applicant also met with the Cadboro Bay Residents Association and presented their proposal to them on June 13, 2018.

Community Association

A referral was sent by the Planning Department to the Cadboro Bay Residents Association. The Cadboro Bay Residents Association responded indicating no objection to the project. A copy of the referral comments from the Cadboro Bay Residents Association is included in the agenda package.

Planning also mailed notice of the application and information about the application process to neighbours within 90 m of the site. The comments are summarized as follows:

- The neighbour at 3906 Scolton Road expressed a concern that the evergreen in their rear yard should not be impacted by construction. This tree has not been identified by the arborist as a concern as there is sufficient distance from the proposed development;
- The adjacent neighbour at 3911 Hobbs Street noted support for the project as the existing house will be preserved;
- The adjacent neighbour at 3901 Hobbs Street noted a number of concerns: the size of the lots will negatively affect the streetscape and the character of the neighbourhood; the increase to traffic; the location and height of the new house will create shadowing of their property impacting their privacy and natural light; and
- The neighbour across the street at 3900 Hobbs expressed a concern about the construction impact on parking and traffic, the safety of the location of the new driveway and the lot size proposed is inconsistent with lot sizes on Hobbs.

Saanich Heritage Foundation

The Saanich Heritage Foundation (SHF) discussed the proposed subdivision for 3905 Hobbs Street in March 2018 prior to an application being made, and recommended that heritage designation should be a condition of subdivision approval. The SHF reviewed the building permit application for renovations to the existing house at their meeting on October 2018, and recommended approval. At the SHF meeting of January 15, 2019, members reviewed the proposed Rezoning, Subdivision and Development Variance Permit application and moved:

“That it be recommended that the plans be changed to show the new house located further back on the property and closer to the west property line. These changes will ensure that the existing heritage house has sufficient space and street presence.”

The applicant responded April 23, 2019 agreeing to move the proposed dwelling on Lot 2 closer to the southwest property line (and the adjacent dwelling at 3901 Hobbs Street), but stating their wish to retain the original proposed distance from the front lot line. They note that the proposed building setback is already 12.19 m, more than double the required 6 m setback, and pushing the building back further would increase overlook into the rear yard of the neighbouring building at 3901 Hobbs Street.

ALTERNATIVES

1. That Council approve the recommendations as outlined in the staff report (Staff Recommendation supporting the application, subject to conditions).
2. That Council reject the recommendations as outlined in the staff report.
3. That Council provide alternate direction to Staff.

FINANCIAL IMPLICATIONS

The proposal has no immediate implications related to the District of Saanich Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposal has no implications related to the District of Saanich 2015 - 2018 Strategic Plan.

PLANNING IMPLICATIONS

Policy

The following Saanich Planning Policies are most applicable to the subject proposal:

Official Community Plan (2008)

- 4.2.1.1 “Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact; Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainability; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.”
- 4.2.1.2 “Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.”
- 4.2.1.14 “Encourage the use of ‘green technologies’ in the design of all new buildings.”
- 4.2.1.18 “Encourage new development to achieve higher energy and environmental performance through programmes such as ‘Built Green’, LEED or similar accreditation systems.”
- 4.2.1.20 “Require building and site design that reduce the amount of impervious surfaces and incorporate features that will encourage ground water recharge such as green roofs, vegetated swales and pervious paving material.”
- 4.2.2.3 “Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties.”
- 4.2.4.3 “Support the following building types and land uses in Neighbourhoods:
- Single family dwellings;
 - Duplexes, tri-plexes, and four-plexes;
 - Townhouses;
 - Low-rise residential (up to four storeys); and
 - Mixed-use (commercial/residential) (up to four storeys).”
- 5.2.4.1 “Monitor and encourage preservation of heritage resources according to the Saanich Heritage Resources Management Plan and Heritage Action Plan.”
- 5.2.4.4 “Consider incentives to encourage preservation and designation of privately owned heritage buildings.”

Cadboro Bay Local Area Plan (2002)

- 4.1 “Preserve the public visibility of heritage structures identified on Map 4.1.”
- 4.3 “Ensure design compatibility when considering rezoning, subdivision and development permits in the vicinity of heritage structures and significant trees.”

- 7.1 “Maintain single-family housing as the predominant land use and promote appropriately located and designed multi-family housing.”
- 7.2 “Do not support rezoning to permit single family minimum lot sizes less than those identified on Map 7.1, unless located in the 780 m² designation and in accordance with Policy 7.3.”
- 7.3 “Consider rezoning for single-family infill subdivision to a minimum parcel size of 460 m² lot area and 14 m lot width in the Village neighbourhood provided that:
- a) It is compatible with the scale and massing of the neighbourhood;
 - b) It preserves the privacy of adjacent dwellings; and,
 - c) It requires no variance to lot width or depth.
 - d) Consideration of setback variance, if applicable, is undertaken on a site by site basis.”

The Cadboro Bay Local Area Plan also states that “Single family infill lots can be integrated into a neighbourhood, provide more affordable and diverse housing alternatives, are a more efficient use of municipal services, reinforce commercial centres and generally support the principles of sustainability. Single family infill lots are ideally located within walking distance to the Village centre. Policy 7.3 provides an opportunity to consider single family infill subdivision to a lot size of 460 m² in the Village neighbourhood.”

Analysis

Official Community Plan

The proposal is generally in keeping with the Official Community Plan which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary, and the Cadboro Bay Local Area Plan which promotes the retention of single family as the predominant residential land use in this area.

The Official Community Plan notes the importance of neighbourhood character and the role building style, exterior finish, massing, and height have on the effective integration of new housing stock.

The proposed rezoning and subdivision is consistent with Cadboro Bay Local Area Plan (LAP) Policies 7.2 and 7.3 with respect to lot size. Map 7.1 of the Cadboro Bay Local Area Plan shows the subject parcel to be in an area designated for a minimum parcel size of 780 m², however, the parcel is also located within the Village Neighbourhood boundary, and LAP Policy 7.3 allows consideration of single family infill lots as small as 460 m² (equivalent to the RS-4 [Single Family Dwelling] Zone) under certain conditions, such as compatibility with scale and massing of the neighbourhood, and preservation of the privacy of adjacent dwellings. The proposed lot areas are larger than this minimum, being 745.72 m² and 668.46 m² respectively, and both lots would actually meet the 668 m² minimum lot size of the RS-8 zone, and are well above the minimum 560 m² lot size of the proposed RS-6 Zone.

The proposed RS-6 (Single Family Dwelling) Zone would allow for a new dwelling on proposed Lot 2 that would have a maximum gross floor area of 310 m² (3337 ft²), of which only 248 m² (2669 ft²) could be in non-basement areas. In other words, a house built on slab-on-grade or with only a crawlspace would be limited to the smaller area. By contrast the larger RS-8 Zone

would allow a house of up to 267 m² (2874 ft²) non-basement gross floor area on a lot of this same size. The requested RS-6 Zone means no variance would be necessary for lot width for Lot 1, and only a small (1.66 m) variance for lot width for Lot 2. As noted, the requested RS-6 Zone also has the effect of reducing the possible size of dwelling that could be constructed on these lots.

The subject proposal would add one additional house into a neighbourhood well served by a broad range of commercial businesses, public transit and parks. A public elementary school is within walking distance. While market housing, the proposed new dwelling would provide a welcome addition to housing stock in the area. The availability of a broad range of services within walking distance, as well as transit, would allow home owners/renters to allocate less monthly expenditures to transportation. Retention (and designation of) an existing heritage asset is commendable, and single family dwelling stock helps to provide greater housing diversity.

Site and Building Design

The existing heritage registered Harwood Residence is to be retained and restored. In addition the owners are willing to designate this house. This is consistent with the Official Community Plan which seeks to preserve the heritage resources of Saanich.

An important consideration with infill developments is that the scale, massing and design of any proposed housing respects the neighbourhood character. While there is no prominent or defined architectural style in the immediate context, the best fit with the heritage home should be the prime consideration. The Harwood Residence is a craftsman bungalow featuring front gables, with a prominent verandah with granite piers.

The most notable feature of the proposed new house is the curved asymmetrical gable with entry. Materials and palette are not noted, other than a stone cladding feature. The letter from the designer, dated September 26, 2018, outlines general acceptable building form and finishes, which should be incorporated into the house design, and a closer adherence to these concepts would make the proposed house more sympathetic and complementary to the heritage home. The asymmetrical gable entry should be reconsidered.

In accordance with the recommendations of the Saanich Heritage Foundation, the applicant has increased the separation distance between the existing dwelling and the new dwelling by decreasing the south side yard setback from 3 m to 1.5 m (closer to the adjacent dwelling at 3901 Hobbs Street) and increasing the north side yard setback from 1.5 m to 3 m. While this addresses the concerns of the Heritage Foundation to provide more openness around the heritage home, the new dwelling would be 1.5 m closer to the neighbouring dwelling. This is a compromise situation that will also result in the loss of one Horse Chestnut tree.

Variations

A variance is requested for lot width for proposed Lot 2 from 16 m to 14.34 m. In order to provide the most openness around the heritage home, and thereby enhance visibility of the heritage home from the street, the applicant has proposed to have the existing house on the wider lot. This helps support the directions of the Saanich Heritage Foundation which recommended larger distance between the existing house and proposed house (which will also be achieved by setback distances). Although the proposed lot width is less than average for the neighbourhood, given the objectives of creating more visibility around the existing house, the lot width variance is supportable. It should also be recalled that Cadboro Bay Local Area Plan Policy 7.3 supports consideration of 14 m lot widths in the Village neighbourhood.

Servicing

Servicing requirements call for Hobbs Street fronting this subdivision to be widened to 11.0 m municipal collector road standards complete with concrete curb, gutter and 1.8 m separated sidewalk.

A suitably designed storm drain system must be installed to service the proposed development and the tributary area from the existing manhole in the intersection of Hobbs Street and Maynard Street. The existing house on proposed Lot 1 must be connected to the storm drain.

Stormwater management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of the Subdivision Bylaw. This subdivision is within a Type II watershed area which requires stormwater storage, oil/grit separator or grass swale and sediment basin. If stormwater storage tanks are used, Parks requires these to be located outside the protected root zone of all retained trees.

Sewer and water connections would be required for proposed Lot 2, and the existing sewer connection must be provided with an inspection chamber. The existing 13 mm water service to proposed Lot 1 must be upgraded to 19 mm.

Environment

The arborist's report prepared by Talbot Mackenzie & Associates dated May 10, 2018 lists a total of 17 trees, of which 2 are on adjacent properties and 3 are located on municipal property. Of the 12 trees on-site, 6 are bylaw protected, and of the 12 trees a total of 3 would be removed.

Two of the trees to be removed as a result of construction activity are bylaw protected trees: Tree #647 is a Horse Chestnut located within the side yard of proposed Lot 2, and Tree #649 is a Big Leaf Maple for which a tree removal permit has already been granted by Saanich Parks due to the tree's condition. The other tree to be removed would be Tree #644, a Holly tree which would be in the footprint of the proposed dwelling on Lot 2. In accordance with the District's Tree Protection Bylaw a replacement tree is required for every protected tree removed for development related activities. The applicant has indicated that the replacement trees would be planted on proposed Lot 2: one in the rear yard and two in the front yard.

Parks notes that one Schedule I boulevard tree would be required in front of proposed Lot 2. The presence of overhead power lines in this location necessitates that this tree be of small stature.

Development Servicing requirements call for portions of the proposed permeable paver driveway on Lot 1 be constructed to "float" over the critical root zone of boulevard trees NT3 and NT4, as well as Garry oak Trees #133 and #650 in accordance with recommendations by the project arborist. Similarly, the proposed permeable paver driveway on Lot 2 will have to "float" over the root zone of Tree #646.

On December 3, 2018 Council adopted the BC Energy Step Code, a new performance-based standard of the building code. The BC Energy Step Code is not designed to replace green building program certifications, but rather to provide a consistent energy metric baseline for performance modelling across all municipalities. Following a successful rezoning and subdivision application, if the applicant applies for a Building Permit after June 1, 2019 they will be expected to meet the requirements of the Step Code in addition to the energy efficiency

levels agreed to by covenant, specifically Step 1 up until December 31, 2019, and Step 3 thereafter. The applicant has also indicated they are willing to make the new dwelling on Proposed Lot 2 solar ready for future installation of photovoltaic and/or solar hot water systems. This would be secured by covenant.

Climate Change and Sustainability

The Official Community Plan (OCP) adopted in 2008 highlights the importance of climate change and sustainability. The OCP is broadly broken down into the pillars of sustainability including environmental integrity, social well-being and economic vibrancy. Climate change is addressed under the environmental integrity section of the OCP and through Saanich's Climate Action Plan.

Climate change is generally addressed through mitigation strategies and adaptation strategies. Climate change mitigation strategies involve actions designed to reduce the emissions of greenhouse gases, primarily carbon dioxide from combustion, while climate change adaptation involves making adjustments and preparing for observed or expected climate change, to moderate harm and to take advantage of new opportunities.

The following is a summary of the Climate Change and Sustainability features and issues related to the proposed development. It is important to note that this summary is not, and cannot be, an exhaustive list of issues nor a detailed discussion on this complex subject matter. This section is simply meant to ensure this important issue is a key part of the deliberations on the subject application.

Climate Change

This section includes the specific features of a proposal related to mitigation and adaptation strategies. Considerations include: 1) Project location and site resilience; 2) Energy and the built environment; 3) Sustainable transportation; 4) Food security; and 5) Waste diversion.

The proposed development includes the following considerations related to mitigation and adaptation:

- The proposal is an infill project located within the Urban Containment Boundary and Sewer Service Area, that is able to use existing roads and infrastructure to service the development;
- Limited infill through the development of new single family housing inside the Urban Containment Boundary provides a much-desired housing form within Saanich that people would otherwise have to commute further distances for elsewhere in the region. The number of lots so created are limited in number, acknowledge longstanding policies of the Official Community Plan and Local Area Plan, and will not result in significant long-term negative impacts, as long as the majority of future growth is focussed in "Centres", "Villages", and along key corridors;
- Though located in a Neighbourhood, the proposal is located less than 300 m from the Cadboro Bay Village "Centre" where a range of commercial and personal services are provided, employment opportunities exist, and where the majority of future residential and commercial growth is to be focused as per the Official Community Plan. As a rough measure, in general a walking distance between 400 m - 800 m is considered optimal in encouraging the average person to walk to a service or access public transit, instead of driving to their destination. Obviously, health, weather, comfort/ease of use related to alternative transportation, and purpose of the trip all play a role in a person choosing a particular travel mode;

- The site is also within 300 m of Frank Hobbs Elementary School. Nearby parks include Maynard Park (120 m away), and Tolmie Park (350 m away);
- Sidewalk and cycling infrastructure are typical for a low density neighbourhood in Saanich. Improvements still need to be made to further support and encourage walking and cycling locally and in the Region;
- Proximity to public transit is good – the subject property is located 185 m from an east-bound and 210 m from a west-bound stop on Arbutus Road. These stops are serviced by Route 11, with service approximately every 20 minutes on weekdays; and
- The proposed development includes sufficient area for backyard gardening. Long term plans call for a community garden in each Local Planning Area. An Agriculture and Food Security Task Force will be considering ways to improve food security in the community.

Sustainability

Environmental Integrity

This section includes the specific features of a proposal and how it impacts the natural environment. Considerations include: 1) Land disturbance; 2) Nature conservation; and 3) Protecting water resources. The proposed development includes considerations related to the natural environment, such as:

- The proposal is a compact, infill development in an already urbanized area without putting pressures onto rural areas.

Social Well-being

This section includes the specific features of a proposal and how it impacts the social well-being of our community. Considerations include: 1) Housing diversity; 2) Human-scale pedestrian oriented developments; and 3) Community features. The proposed development includes the following considerations related to social well-being, such as:

- A range of outdoor, community, and recreation opportunities are available within reasonable walking/cycling distance. Nearby parks include Maynard and Goward Parks;
- The proposed new single family dwelling would provide a welcome addition to housing diversity in the area; and
- Secondary Suites are permitted in this location. This housing option provides for alternative forms of rental accommodation and supportive housing for immediate family members. Suites also work to make a home purchase by young couples/families, and home retention by aging seniors, relatively more affordable. Note that although secondary suites are permitted in this location, the design of the new single family dwelling is schematic in nature and does not indicate a secondary suite.

Economic Vibrancy

This section includes the specific features of a proposal and how it impacts the economic vibrancy of our community. Considerations include: 1) Employment; 2) Building local economy; and 3) Long-term resiliency. The proposed development includes features related to economic vibrancy, such as:

- The development would create local short-term jobs during the construction period; and
- Home based businesses would be permissible in this proposed development.

CONCLUSION

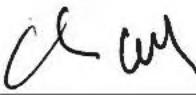
The subject application is for a rezoning and a Development Variance Permit to accommodate a subdivision resulting in one additional lot (two lots total) for single family dwelling use under the proposed RS-6 (Single Family Dwelling) Zone. Variances for lot width are required. The applicant has noted that the proposed layout was designed specifically to retain and showcase the existing heritage house, minimize tree loss and address potential privacy impacts on neighbours.

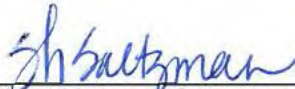
The subject proposal would add one additional house into a neighbourhood well served by a broad range of commercial businesses, public transit and parks. A public elementary school is within walking distance. While market housing, the proposed new dwelling would provide a welcome addition to housing stock in the area. The availability of a broad range of services within walking distance, as well as transit, would allow home owners/renters to allocate less monthly expenditures to transportation. Retention (and designation of) an existing heritage asset is commendable, and single family dwelling stock helps to provide greater housing diversity. The retention and restoration of an existing home would support green building objectives and the heritage designation would add to the heritage inventory of Saanich and provide more protection for this home.

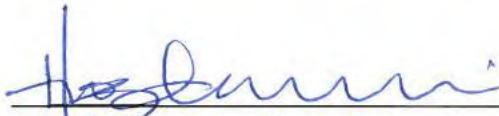
The proposal is generally consistent with the Official Community Plan and the Cadboro Bay Local Area Plan, both of which contemplate limited infill in neighbourhoods inside the Urban Containment Boundary. The proposal is also consistent with Cadboro Bay Local Area Plan policies that consider smaller lot sizes within the Village Neighbourhood area. The site is within convenient walking/cycling distance of schools, parks, commercial services and retail, and public transit. The lot sizes, lot configurations, and building siting are compatible with the pattern of residential development in the surrounding neighbourhood. For these reasons, the development can be supported.

The proposed variance to reduce lot width from 16 m to 14.34 m for proposed Lot 2 would not adversely affect the streetscape provided the design of the new house is complementary to the heritage house. The proposed lot width is adequate to create a suitable building envelope on the lot without requiring a side yard setback variance. However, the setback to the existing house on the adjacent lot at 3901 Hobbs Street is at the minimum distance.

For the above-noted reasons, staff support the application, subject to the recommendations outlined on page 1 of this Report.

Prepared by: 
Chuck Bell
Planner

Reviewed by: 
Shari Holmes-Saltzman
Manager of Current Planning

Approved by: 
Sharon Hvozdzanski
Director of Planning

CWB/LB/jsp

Attachments

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.


Paul Thorkelsson, Administrator

COPY

DISTRICT OF SAANICH

DVP00413

DEVELOPMENT VARIANCE PERMIT

To: Wayne Henry Kelly and Mary Louise Kelly
3905 Hobbs Street
Victoria BC V8N 4C8

the owner of lands known and described as:

Amended Lot A (DD 237153I), Section 44, Victoria District, Plan 8957

3905 Hobbs Street

(herein called "the lands")

- 1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by the Permit.
2. This Development Variance Permit applies to the lands.
3. The owner has submitted to the Approving Officer a tentative plan of subdivision to subdivide Amended Lot A (DD 237153I) into two lots as shown on the plan of subdivision prepared by Zebra Design received on September 3, 2019, a copy of which is attached hereto.

(herein called "the subdivision")

- 4. The Development Variance Permit varies the provisions of the Zoning Bylaw 2003, as follows:
(a) By varying the minimum lot width provided by Section 210.6 (a) of Schedule 210 attached to the Zoning Bylaw, 2003, No. 8200, in respect to proposed Lot 2 of the subdivision from 16.0 m to 14.34 m for proposed Lot 2.
5. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

DAY OF 20
ISSUED THIS DAY OF 20

Municipal Clerk

**THE CORPORATION OF THE DISTRICT OF SAANICH
BYLAW NO. 9587**

**TO DESIGNATE THE DWELLING ON
AMENDED LOT A (DD 237153I), SECTION 44, VICTORIA DISTRICT,
PLAN 8957 AS A MUNICIPAL HERITAGE PROPERTY**

The Municipal Council of The Corporation of the District of Saanich, in open meeting assembled, enacts as follows:

- 1) Pursuant to the provisions of Section 611 of the *Local Government Act*, the dwelling on Amended Lot A (DD 237153I), Section 44, Victoria District, Plan 8957 (3905 Hobbs Street), is hereby designated as a municipal heritage property.
- 2) The provisions of this Bylaw do not apply to the interior of any building.
- 3) Except as permitted by a heritage alteration permit issued by the District, no person shall undertake any of the following actions in relation to the Property protected under this Bylaw:
 - a. Alter the exterior façade of the building or structure;
 - b. Make a structural change to the building or structure; or
 - c. Move the building or structure.
- 4) Exemptions to Section 3 where action may be undertaken in relation to the Property without first obtaining a heritage alteration permit from the District include:
 - a. Non-structural renovations or alterations to the interior of the building or structure that do not alter the exterior appearance of the building or structure; and
 - b. Non-structural normal repairs and maintenance that do not alter the exterior appearance of the building or built landscape features.
- 5) This Bylaw may be cited for all purposes as the **"HERITAGE DESIGNATION BYLAW, 2019, (3905 Hobbs Street), NO. 9587."**

Read a first time this ____ day of _____, 2019.

Public Hearing held at the Municipal Hall on the ____ day of _____, 2019.

Read a second time this ____ day of _____, 2019.

Read a third time this ____ day of _____, 2019.

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of The Corporation on the ____ day of _____, 2019.

Municipal Clerk

Mayor

COPY

Memo

To: Subdivision Office
From: Jagtar Bains – Development Coordinator
Date: January 22, 2019
Subject: Servicing Requirements for Development

PROJECT: TO REZONE FROM RS-10 TO RS-6 SINGLE FAMILY DWELLING ZONE FOR THE PURPOSE OF SUBDIVISION TO CREATE ONE

SITE ADDRESS: 3905 HOBBS ST
PID: 005-493-064
LEGAL: LOT AM A SECTION 44 VICTORIA DISTRICT PLAN 8957
DEV. SERVICING FILE: SVS02194
PROJECT NO: PRJ2018-00331

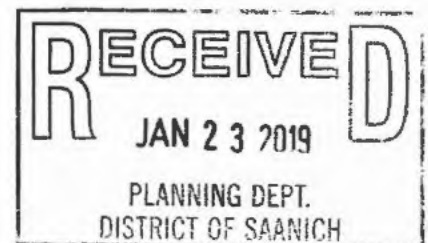
The intent of this application is to subdivide the above referenced parcel to create one additional lot for single family use. Some of the more apparent Development Servicing requirements are as listed on the following pages(s).



Jagtar Bains
DEVELOPMENT COORDINATOR

CC: Harley Machielse, Director of Engineering
Troy McKay, Manager of Transportation & Development

ENTERED
IN CASE



Development Servicing Requirements

Development File: SVS02194
Civic Address: 3905 HOBBS ST
Page: 1

Date: Jan 22, 2019

Drain

1. A suitably designed storm drain system must be installed to service the proposed development and the tributary area from the existing manhole in the intersection of Hobbs Street and Maynard Street.
2. Storm water management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of Subdivision By-law. This subdivision/development is within Type II watershed area which requires storm water storage, oil/grit separator or grass swale 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.
3. The existing house on proposed Lot 1 must be connected to the storm drain including storm water management.

General

1. This proposal is subject to the prevailing municipal development cost charges.
2. Portions of the proposed permeable paver driveway on Lot 1 will have to be constructed to "float" over the critical roots zone of boulevard trees NT3 and NT4, as well as Garry oak # 133 and # 650 in accordance with recommendations by the project arborist.

Road

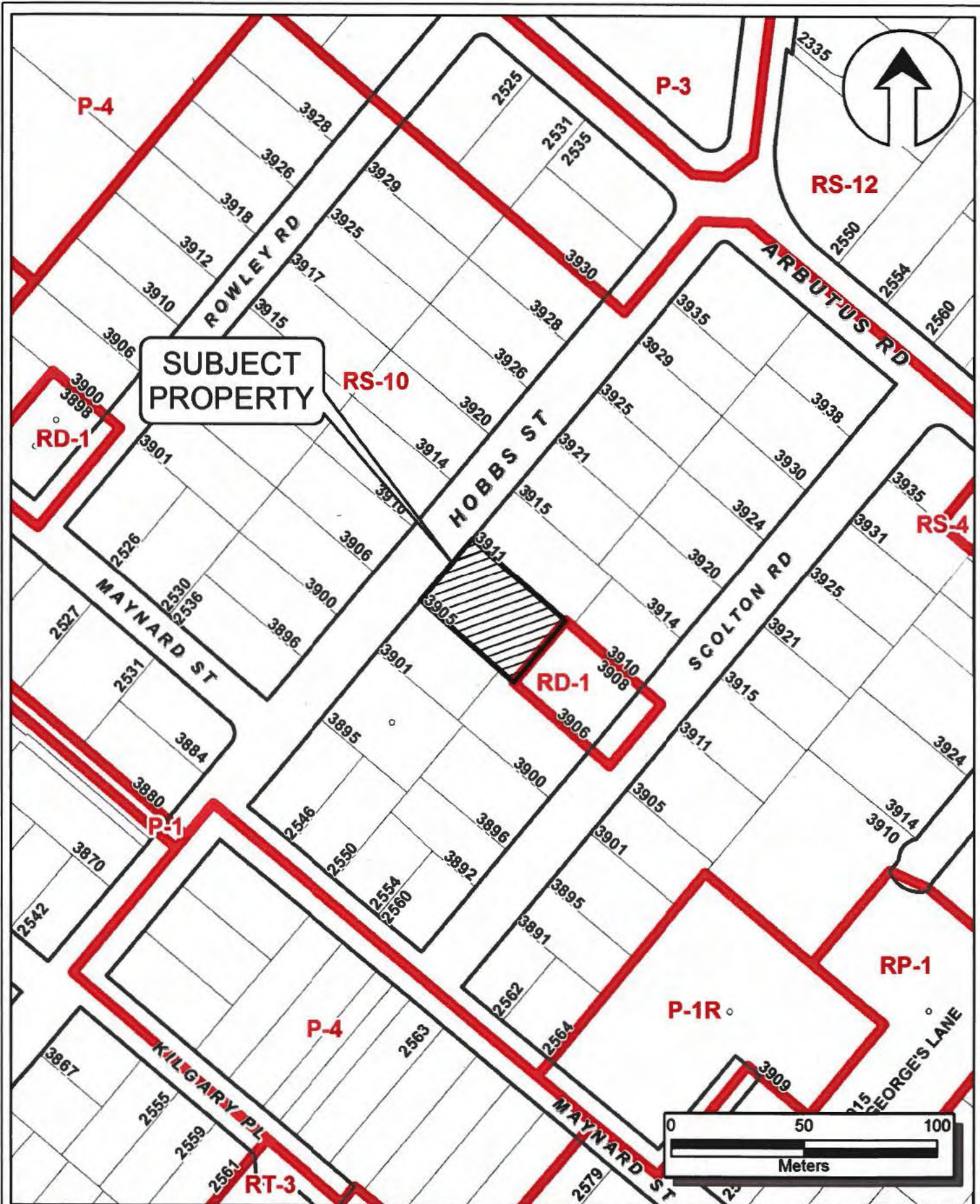
1. Hobbs Street, fronting this proposal, must be widened to 11.0 m municipal collector road standards complete with concrete curb, gutter and 1.8 m wide separated sidewalk.
2. Driveway drops are to be constructed in accordance with Saanich Standard Drawing No. C7SS.

Sewer

1. The existing sewer connection must be provided with an inspection chamber.
2. Subsequent sewer connection will be required for proposed Lot 2 from the existing main on Hobbs Street.

Water

1. Provisional water connection will be required for proposed Lot 2 from the existing main on Hobbs Street.
2. The existing 13 mm water service to proposed Lot 1, must be upgraded to 19 mm.





Talbot Mackenzie & Associates
Consulting Arborists

3905 Hobbs St, Saanich
Construction Impact Assessment &
Tree Preservation Plan

PREPARED FOR: Wayne and Mary Kelly
3905 Hobbs St
Saanich, BC
V8N 4C8

PREPARED BY: Talbot, Mackenzie & Associates
Noah Borges – Consulting Arborist
ISA Certified # PN-8409A

DATE OF ISSUANCE: September 25, 2018

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6
Ph: (250) 479-8733
Fax: (250) 479-7050
Email: tmtreehelp@gmail.com





Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 3905 Hobbs St, Saanich
Date of Site Visit: April 6, 2018
Site Conditions: Residential lot. No construction activity present.

Summary: Three trees will require removal, two of which are by-law protected: Big Leaf Maple #649 and Horsechestnut #647. Maple #649 is in the proposed driveway footprint and the health of Horsechestnut #647 will be significantly impacted by excavation and severe crown pruning. A Tree Cutting Permit (TRP14339) for #649 was issued by Saanich on March 5, 2018. Roots from Plum #645 may be encountered during excavation for the proposed driveway, but we do not anticipate the health of the tree will be significantly impacted.

Scope of Assignment: To inventory the existing bylaw protected trees and any trees on neighbouring properties that could be potentially impacted by construction or that are within three meters of the property line. Review the proposal to subdivide the property into two lots and construct a new single-family dwelling. Comment on how construction activity may impact existing trees. Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts.

Methodology: We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet. Each by-law protected tree was identified using a numeric metal tag attached to its lower trunk. Municipal trees and neighbours' trees were not tagged. Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory. The by-law protected trees with their identification numbers were labelled on the attached Site Plan. The conclusions reached were based on the information provided within the attached plans.

Limitations: No exploratory excavations have been requested and thus the conclusions reached are based solely on critical root zone calculations and our best judgement using our experience and expertise. However, the location, size and density of roots are often difficult to predict without exploratory excavations and thus the impacts to the trees may be more severe than we anticipate.

Summary of Tree Resource: Seventeen trees were inventoried, including several large native species on municipal and neighbouring properties.

Trees to be Removed: Three trees will require removal as a result of construction-related activities.

- **Big Leaf Maple #649** is located within the driveway footprint of proposed lot 2. The tree is in poor structural condition (large basal cavities and deadwood). A Tree Cutting Permit was issued by Saanich on March 5, 2018 (Permit #: TRP14339).
- **Holly #644** is within the building footprint of lot 2.
- **Horsechestnut #647**: Given 1m of working room, excavation for construction of the new single family dwelling will occur approximately 1m from the base of this tree. We anticipate critical roots will be severed, resulting in significant health impacts. In addition, depending on the building design, a large portion of the crown will likely require pruning for clearance, resulting in compounding health impacts. Several limbs on the 55cm stem would have to be entirely removed, resulting in a significantly reduced and asymmetrical crown. We recommend the tree be removed.

Potential Impacts on Trees to be Retained and Mitigation Measures

- **Plum #645**: Roots from this tree be encountered during excavation for construction of the new driveway, which encroaches within the tree's critical root zone. If large roots are encountered during excavation, we recommend the driveway be "floated" above the tree's root system in the area where the driveway crosses over the critical root zone of the tree. The "floating driveway" specifications are attached.

The objective is to avoid root loss and to instead raise the driveway and its base layer above the roots. This may result in the grade of the "floating driveway" being up to 30cm above the existing grade (depending on how close roots are to the surface and the depth of the driveway base layers). It may also mean that some of the A horizon soil layer (rich in organic material and roots) will be left intact below the driveway.

Based on the attached plans and discussions with Zebra Design, it is our understanding that the driveway is to be surfaced with permeable pavers to allow water to drain into the root system below.

We recommend an arborist be on site to supervise excavation within the tree's critical root zone and any critical roots encountered during excavation be retained. The tree may also require minimal crown pruning, which will not significantly impact the health of the tree.

- Barrier fencing should be erected as close to the driveway footprint as possible, while providing working room, to minimize additional soil compaction within the tree's critical root zone and prevent accidental mechanical injury.
- **Trees #643 and #646**: It is our understanding that the homeowner would like to attempt to retain these two trees, both of which have limbs that encroach within lot 2's building footprint. Neither are by-law protected.
- **Existing Driveway**: Based on discussions with Zebra Design, it is our understanding that the existing driveway will be resurfaced with permeable pavers. If excavation is required to

bearing soil within the critical root zone of **Douglas firs NT2-NT4 or Garry Oaks #133 and #650**, large roots may be encountered, which could significantly impact the health of the trees. In these areas, we recommend the driveway be elevated above the existing roots (see “floating driveway” specifications). An arborist should be on site to supervise any excavation within the critical root zones of these trees.

- **Service Connections:** New sanitary sewer and storm drain connections are proposed to be installed north of the new driveway, outside the critical root zone of all trees to be retained.

Plans also indicate a new storm drain connection to the existing building, between Douglas fir NT3 and Garry Oak #650, approximately 5m from each tree. We anticipate both trees will incur minor health impacts a result of the excavation. We recommend excavation be conducted using hydro-vac or a combination of small machinery and hand-digging and that an arborist be on site to supervise and attempt to retain any roots that traverse the width of the trench.


- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any roots encountered must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound.
- **Barrier fencing:** The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.
- **Minimizing Soil Compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:
 - Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
 - Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
 - Placing two layers of 19mm plywood.
 - Placing steel plates.
- **Mulching:** Mulching is an important proactive step to maintaining the health of the trees to be retained and mitigating construction related impacts and overall stress. Mulch should be

made from a natural material such as wood chips or bark pieces and be 5-8cm deep. As much of the area within two times the dripline of the tree should be mulched, both inside and outside of the critical root zone. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic.

- **Landscaping and Irrigation Systems:** The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.
- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing
 - Reviewing the report with the project foreman or site supervisor
 - Locating work zones, where required
 - Supervising any excavation within the critical root zones of trees to be retained
 - Reviewing and advising of any pruning requirements for machine clearances
- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions. Thank you.

Yours truly,



Noah Borges
ISA Certified: #PN-8409A

Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Encl. 2-page tree resource spreadsheet, 3-page site plans, 1-page floating driveway specifications, 1-page barrier fencing specifications, 2-page tree resource spreadsheet methodology and definitions

Talbot Mackenzie & Associates

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Tag	Common Name	Latin Name	DBH (cm)	CRZ (m)	Crown Spread (m)	Health	Structure	Relative Tolerance	Remarks and Recommendations	By-Law Protected
133	Garry Oak	<i>Quercus garryana</i>	77	7.5	14.0	Fair	Fair	Good	Multiple pruning wounds with decay (one at codominant union). Large deadwood. (Previous tag #638)	Y
639	Douglas fir	<i>Pseudotsuga menziesii</i>	24	3.5	5.0	Good	Fair/poor	Poor	Leaning	N
640	Apple	<i>Malus spp.</i>	46. 19	7.0	10.0	Fair	Poor	Moderate	Large cavities on trunk with decay	Y
641	Hawthorn	<i>Crataegus spp.</i>	21, 19	3.0	5.0	Fair	Fair/poor	Good	Codominant stems with included bark. Leaning. Topped. 2m to existing building	N
642	Cherry	<i>Prunus spp.</i>	36. 24, 21, 17. 16	7.5	10.0	Good	Fair/poor	Moderate	Codominant stems with included bark. Cherry bark tortrix	Y
643	Apple	<i>Malus spp.</i>	28	3.5	6.0	Fair	Poor	Moderate	Large cavity at base and along length of stem filled with concrete	N
644	Holly	<i>Ilex spp.</i>	25. 23	4.0	5.0	Good	Fair	Good	Codominant union at base	N
645	Purple Leaf Plum	<i>Prunus cerasifera</i>	25	3.0	6.0	Fair	Fair	Moderate	Possibly shared with municipality.	N
646	Apple	<i>Malus spp.</i>	24	3.0	4.0	Fair	Poor	Moderate	Large cavity at base filled with concrete	N
647	Horsechestnut	<i>Aesculus hippocastanum</i>	80	8.0	12.0	Good	Fair	Good	Codominant stems. Pruning wound at 2m with decay. Wound on limb projecting eastward. Rib protruding on larger stem at 3-4m	Y
648	Big Leaf Maple	<i>Acer macrophyllum</i>	71	8.5	14.0	Fair	Fair	Moderate	Possibly shared with neighbour. Codominant union at 1.5m. Deadwood	Y

Tag	Common Name	Latin Name	DBH (cm)	CRZ (m)	Crown Spread (m)	Health	Structure	Relative Tolerance	Remarks and Recommendations	By-Law Protected
649	Big Leaf Maple	<i>Acer macrophyllum</i>	94, 76, 15	18.0	12.0	Fair	Poor	Moderate	Significant swelling, large cavities, and <i>Kretzschmaria deusta</i> fruiting bodies at base. Large deadwood on two largest stems. Hanger. Bird's nest.	Y
650	Garry Oak	<i>Quercus garryana</i>	49	5.0	12.0	Good	Fair	Good	Growing into utility lines. Small deadwood. Small cavities and wounds on lowest limb	Y
NT1	Grand Fir	<i>Abies grandis</i>	~70	10.5	12.0	Good	Fair/poor	Poor	Neighbour's. 2m from fence. Codominant stems with included bark	Y
NT2	Douglas fir	<i>Pseudotsuga menziesii</i>	~90	13.5	16.0	Good	Good	Poor	Neighbour's. 1m from fence. Overhangs 5m. Pitching	Y
NT3	Douglas fir	<i>Pseudotsuga menziesii</i>	76	11.5	10.0	Good	Fair	Poor	Municipal. 0.5m from property line. Deflected leader	Y
NT4	Douglas fir	<i>Pseudotsuga menziesii</i>	65	10.0	8.0	Good	Fair/poor	Poor	Municipal. 3m from property line. Deflected leader	Y

PROJECT DATA FOR PROPOSED SUBDIVISION

LOT 1 EXISTING ACCESSORY BUILDING

REFER TO LOT 1 PROJECT DATA

OWNER INFO:
 ADDRESS: 3915 HOBBS ST. (AMENDED LOT 1)
 DISTRICT: SAANICH
 ZONING: RS-6

PROPOSED 2-STOREY ACCESSORY BUILDING

SETBACKS		
SETBACK TYPE	PROPOSED MINIMUM	EXISTING
FRONT	10' 0"	10' 0" / 8' 0"
REAR	10' 0"	10' 0" / 8' 0"
SIDE NORTH	10' 0"	10' 0" / 8' 0"
SIDE SOUTH	10' 0"	10' 0" / 8' 0"

PROJECT DATA FOR PROPOSED SUBDIVISION

LOT 1

LOCAL IDENTIFICATION: AMENDED LOT 1
 DISTRICT: SAANICH
 ZONING: RS-6

OWNER INFO:
 ADDRESS: 3915 HOBBS ST. (AMENDED LOT 1)
 DISTRICT: SAANICH
 ZONING: RS-6

PROPOSED 2-STOREY ACCESSORY BUILDING

SETBACKS		
SETBACK TYPE	PROPOSED MINIMUM	EXISTING
FRONT	10' 0"	10' 0" / 8' 0"
REAR	10' 0"	10' 0" / 8' 0"
SIDE NORTH	10' 0"	10' 0" / 8' 0"
SIDE SOUTH	10' 0"	10' 0" / 8' 0"

LOT 2

SETBACKS		
SETBACK TYPE	PROPOSED MINIMUM	EXISTING
FRONT	10' 0"	10' 0" / 8' 0"
REAR	10' 0"	10' 0" / 8' 0"
SIDE NORTH	10' 0"	10' 0" / 8' 0"
SIDE SOUTH	10' 0"	10' 0" / 8' 0"

PROPOSED 2-STOREY ACCESSORY BUILDING

SETBACKS		
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FRONT	10' 0"	10' 0" / 8' 0"
REAR	10' 0"	10' 0" / 8' 0"
SIDE NORTH	10' 0"	10' 0" / 8' 0"
SIDE SOUTH	10' 0"	10' 0" / 8' 0"

FLOOR AREAS TO BE VARIANCED

LOWER 1081 SF (LOWER LEVEL SEPARATE AREAS)
MACH 1041 SF
UPPER 408 SF (TOTAL GROSS FLOOR AREA 2530 SF)
 TOTAL: 2530 SF (GROSS FLOOR AREA)
 MAXIMUM FLOOR AREA PER LOT: 2530 SF (GROSS FLOOR AREA)
 EXISTING: 2530 SF (GROSS FLOOR AREA)
 PERMITTED: 2530 SF (GROSS FLOOR AREA)

NON-BUILDING AREAS

EXISTING: 2041 SF (TOTAL GROSS FLOOR AREA)
 PERMITTED: 2041 SF (TOTAL GROSS FLOOR AREA)

GRADE CALC:
 SLOPE: 10%
 PERMITTED: 10% (SLOPE)

HEIGHT:
 PROPOSED: 11' 0" (TOTAL)
 PERMITTED: 11' 0" (TOTAL)

LOWEST AVERAGE GRADE:

11' 0" (TOTAL)
 PERMITTED: 11' 0" (TOTAL)

SHOULDER FACE HEIGHT FROM LOWEST AVERAGE GRADE:
 11' 0" (TOTAL)
 PERMITTED: 11' 0" (TOTAL)

PARALLEL SPACING:

LOT 2

LOCAL IDENTIFICATION: AMENDED LOT 2
 DISTRICT: SAANICH
 ZONING: RS-6

OWNER INFO:
 ADDRESS: 3915 HOBBS ST. (AMENDED LOT 2)
 DISTRICT: SAANICH
 ZONING: RS-6

PROPOSED 2-STOREY ACCESSORY BUILDING

SETBACKS		
SETBACK TYPE	PROPOSED MINIMUM	EXISTING
FRONT	10' 0"	10' 0" / 8' 0"
REAR	10' 0"	10' 0" / 8' 0"
SIDE NORTH	10' 0"	10' 0" / 8' 0"
SIDE SOUTH	10' 0"	10' 0" / 8' 0"

LOT 1

SETBACKS		
SETBACK TYPE	PROPOSED MINIMUM	EXISTING
FRONT	10' 0"	10' 0" / 8' 0"
REAR	10' 0"	10' 0" / 8' 0"
SIDE NORTH	10' 0"	10' 0" / 8' 0"
SIDE SOUTH	10' 0"	10' 0" / 8' 0"

PROPOSED 2-STOREY ACCESSORY BUILDING

SETBACKS		
SETBACK TYPE	PROPOSED MINIMUM	EXISTING
FRONT	10' 0"	10' 0" / 8' 0"
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FLOOR AREAS TO BE VARIANCED

LOWER 1081 SF (LOWER LEVEL SEPARATE AREAS)
MACH 1041 SF
UPPER 408 SF (TOTAL GROSS FLOOR AREA 2530 SF)
 TOTAL: 2530 SF (GROSS FLOOR AREA)
 MAXIMUM FLOOR AREA PER LOT: 2530 SF (GROSS FLOOR AREA)
 EXISTING: 2530 SF (GROSS FLOOR AREA)
 PERMITTED: 2530 SF (GROSS FLOOR AREA)

NON-BUILDING AREAS

EXISTING: 2041 SF (TOTAL GROSS FLOOR AREA)
 PERMITTED: 2041 SF (TOTAL GROSS FLOOR AREA)

GRADE CALC:
 SLOPE: 10%
 PERMITTED: 10% (SLOPE)

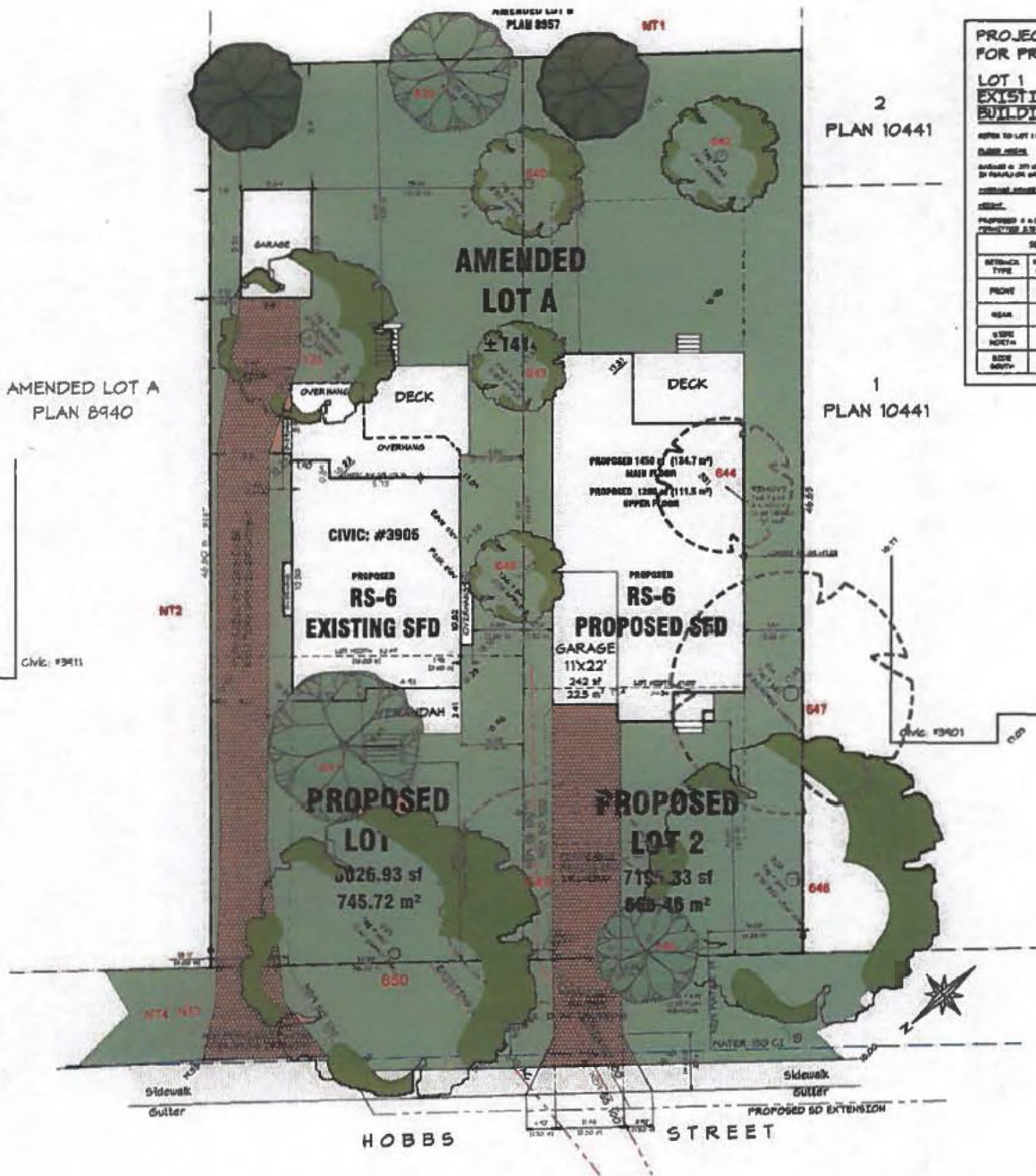
HEIGHT:
 PROPOSED: 11' 0" (TOTAL)
 PERMITTED: 11' 0" (TOTAL)

LOWEST AVERAGE GRADE:

11' 0" (TOTAL)
 PERMITTED: 11' 0" (TOTAL)

SHOULDER FACE HEIGHT FROM LOWEST AVERAGE GRADE:
 11' 0" (TOTAL)
 PERMITTED: 11' 0" (TOTAL)

PARALLEL SPACING:

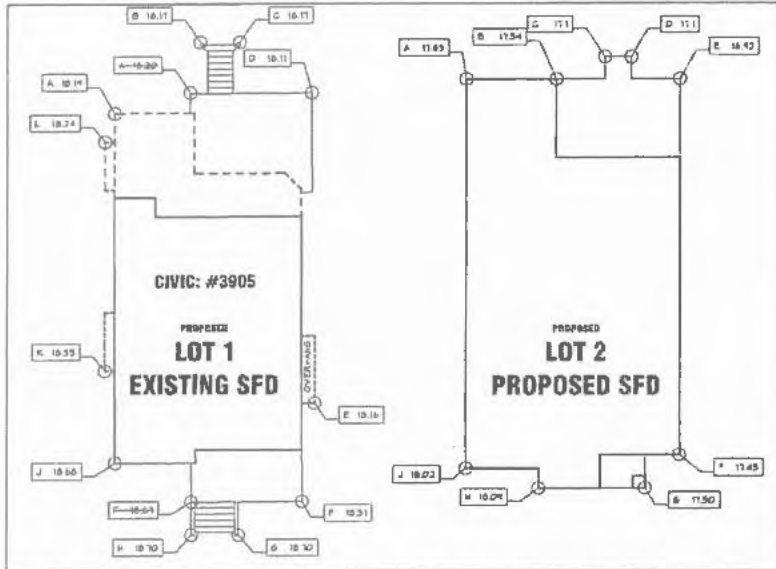


SITE PLAN
RE-ZONING AND SUBDIVISION
3905 HOBBS ST.
SAANICH, B.C. 05.15.10
SCALE = 1:100

INDICATES VARIANCE REQUIRED



SK-1



AVERAGE GRADE CALCULATIONS

	LOT 1	LOT 2
A	16.74	17.68
B	16.71	17.54
C	16.17	17.98
D	16.11	17.40
E	16.16	16.42
F	16.84	17.49
G	16.70	17.80
H	16.10	16.64
J	16.68	16.02
K	16.55	---
L	16.54	---
10774	807.28	161.77
Avg. Elev. (m)	16.30	17.46

3 GRADE POINTS
SCALE: 1:100



**ELEVATION & STREETSCAPE
RE-ZONING AND SUBDIVISION
3905 HOBBS ST.**

SAANICH, B.C. 05.15.18
SCALE = 1/8"=1'-0"

2 STREETSCAPE
SCALE 1:100

SK-2





SUGGESTED PLANT LIST

Trees	Botanical Name	Common Name	Size
	Cornus Verna	Flowering Dogwood	2.5m height, 8.1D
	Canella japonica speciosa	Evergreen Camelia	
	Hamamelis Cultivar	Corn Tree	
Shrubs			
	Arbutus Meno Compacta	Strawberry Tree	15
	Berberis Thunbergii Atropurpurea	Berberis	12
	Buxus Microphylla	Dark Boxwood	12
	Canella Japonica	Red Camelia	15
	Clivia Lindleyi	Green Rock Rose	15
Groundcovers			
	Parthenocissus Compacta	Virgin Creeper	11
	Typha Flex Ripens	Creeching Typha	10/3, 30, 60 or 8

SUGGESTED PLANT LIST (CONT'D)

Sanicula	Camellia divaricata Incarnata	Prostrate Horizontal Lilac	11
	Erica Carnea Springwood	Red Heather	11
	Erica x Darlingtonii Purshii	Pink Heather	16
	Succulenta Missouri Dwarf	Dwarf Escallonia	12
	Salix 'Yellow Purple'	Willow	12
	Lavandula Angustifolia Hiatala	Wildcat Lavender	11
	Ribes Saginawum King Edward	Pink Flowering Currant	10
	Rhododendron	Red Rhododendron	10
	Spiraea Prunifolia	Bridal Veil Spirea	10
	Viburnum Doxii	Evergreen Viburnum	10

LANDSCAPE PLAN LEGEND

NEW SHRUBS

EXISTING SHRUBS

EXISTING TREES

REMOVE EXISTING TREE

NEW TREE

GROUND COVER

PLANTING BEDS

HARD LANDSCAPING

LONG STRIPES AND PERIMETER CURBING TO MATCH EXISTING

SIMPLY PAVED

CONCRETE PATIOS AND WALKWAYS

POSSIBLE HWT PAVING

CONC. PAVING

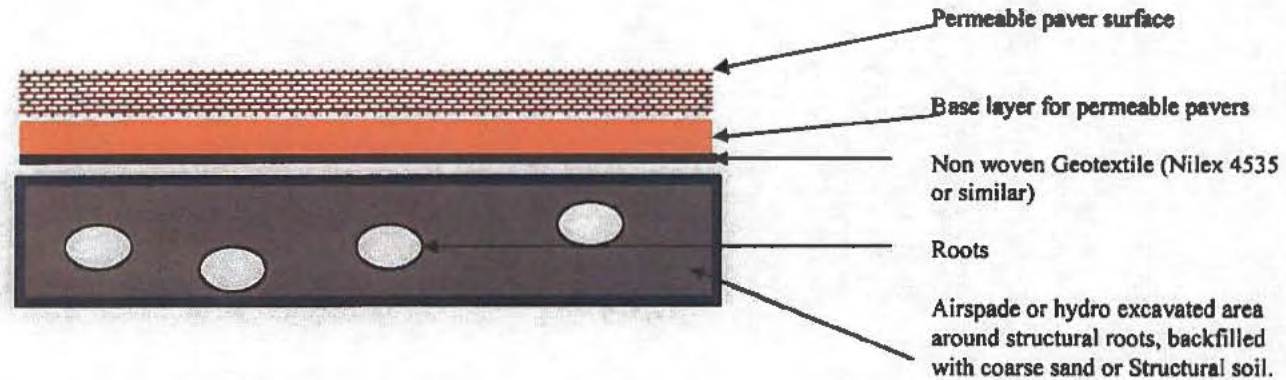
FENCE

- NOTES**
1. LANDSCAPING IS CONCEPTUAL ONLY AND REQUIRES DEVELOPMENT BY QUALIFIED LANDSCAPING CONTRACTOR.
 2. CONTRACTOR TO IDENTIFY EXISTING UNDERGROUND UTILITIES AND AVOID CONFLICT WITH EXISTING UTILITIES.
 3. ALL LANDSCAPING SHALL BE PERFORMED TO LOCAL STANDARDS.
 4. EXISTING TREES TO REMAIN SHALL BE NOTED OTHERWISE.
 5. WHERE REMOVAL OF EXISTING TREES IS PROPOSED REPLACEMENT TREES SHALL BE PLANTED AT THE LOCATION OF THE REMOVED TREES OR THE NEAREST FEASIBLE LOCATION. REPLACEMENT SHALL BE PROVIDED COMPENSATION.
 6. FENCING NOT TO BE EXCEED 50% HEIGHT FRONT PAGE OF RESIDENCE OR 1.2M IN FRONT OF THE FRONT PAGE OF THE RESIDENCE.

LANDSCAPE PLAN
RE-ZONING AND SUBDIVISION
3905 HOBBS ST.
SAANICH, B.C. 05.15.18
SCALE = 1:100

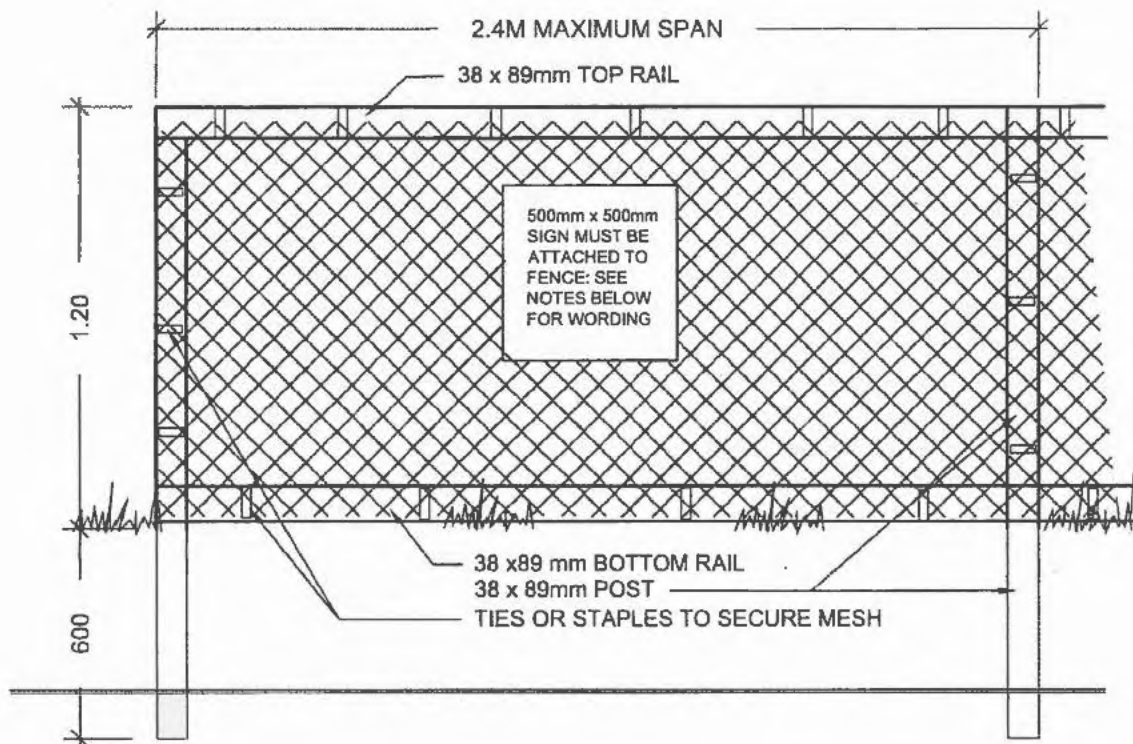


Diagram –Permeable paver driveway crossing over Critical Root Zone



Specifications for permeable paver driveway crossing over critical root zone

1. Excavate to a 6-8 inch depth, for the required permeable driveway surface, under the supervision of an ISA Certified Arborist.
2. Excavation for area around structural roots with an Airspade or by Hydro Excavation to bearing layer of soil if required.
3. Backfill area around roots with coarse sand or a structural soil mix
4. A layer of medium weight non woven Geotextile (Nilex 4535 or similar) is to be installed over the backfilled area of the driveway.
5. Construct base layer and permeable surface over Geotextile layer to required grade.



TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANZIED STAPLES.
2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



DETAIL NAME: **TREE PROTECTION FENCING**

DATE: March/08
DRAWN: DM
APP'D: RR
SCALE: N.T.S.

H:\shared\parks\Tree Protection Fencing.pdf



Talbot Mackenzie & Associates

Consulting Arborists

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6

Ph: (250) 479-8733

Fax: (250) 479-7050

Email: tmtreehelp@gmail.com

Tree Resource Spreadsheet Methodology and Definitions

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

DBH: Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

* Measured over ivy

~ Approximate due to inaccessibility or on neighbouring property

Crown Spread: Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor, Moderate or Good.

Critical Root Zone: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as soil volume restrictions, age, crown spread, health, or structure (such as a lean).

Health Condition:

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

Retention Status:

- X - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain * - See report for more information regarding potential impacts
- TBD (To Be Determined) - The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.
- NS - Not suitable to retain due to health or structural concerns

RESPONSE_COMMUNITY ASSOCIATION_FEB 8 2019.txt

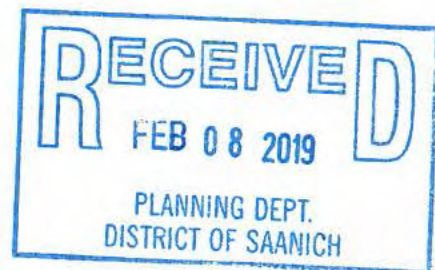
From: "Eric Dahli" [REDACTED]
To: "Liz Gudavicius" <Liz.Gudavicius@saanich.ca>
CC: [REDACTED]

Date: 2/7/2019 12:46 PM
Subject: 3905-Hobbs St. Subdivision Application

Dear Ms. Gudavicius:

In response to your letter of December 13th, 2018, The Cadboro Bay Residents Association has no objection to this project

Eric Dahli, Chair
Cadboro Bay Residents Association



**ENTERED
IN CASE**

Checksheets Hobbs
Checksheets Arbutus

POST TO	General	POSTED	17 2019
COPY TO	SH BR AB		
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>	COPY RESPONSE TO LEGISLATIVE DIVISION	
FOR			
ACKNOWLEDGED	A/E		

Council - Fwd: Delivery Status Notification (Failure)

From: Paul Cooper [REDACTED]
To: <council@saanich.ca>
Date: 2/11/2019 11:58 AM
Subject: Fwd: Delivery Status Notification (Failure)
Attachments: icon.png

Subject: The issue of variance

I note that there are at least 2 applications for variance in Cadboro Bay right now. One on Arbutus and one on Hobbs.

In reading your mandate / definition of "Variance" I further note it is "a minor siting change" based on "Causing a **Person** an undue Hardship".

I am baffled as to what hardship a development Company is suffering when buying a property with - I assume - full due diligence having been performed.

The property on Arbutus could easily be subdivided into 2 lots. No hardship.

The lot on Hobbs, here again Zebra Design Ltd. must have known it was too small for 2 lots but does know how to "use" the system to get that extra lot.

I am not sure where to sit on these issues when taking into account "in-fill" and "tax base" but I am sure that your definition of "variance" is being abused. Perhaps you should reassess this definition or let all others know what rules can be stretched to one's own desires. This will at least level the playing field.

Paul Cooper
[REDACTED] Arbutus Rd.

RECEIVED

By T. De Silva, Legislative Serv., Dist. of Saanich at 12:25 pm, Feb 11, 2019