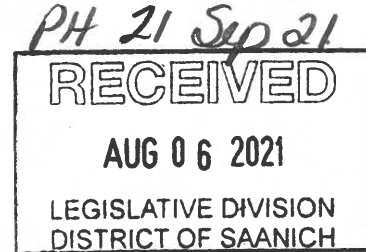




The Corporation of the District of Saanich

Supplemental Report



To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: August 6, 2021
Subject: Rezoning, Development Variance Permit, and Subdivision Application
File: REZ00648; DVP00438; SUB00856 • 3926 Grange Road

PURPOSE

The purpose of this Report is to seek direction from Council on the subject application. The application is to rezone a portion of the parcel from RS-6 (Single Family Dwelling) Zone to RS-4 (Single Family Dwelling) Zone in order to subdivide to create one additional lot (two lots total) for single family dwelling use. Variances are requested for lot depth and siting. The applicant is Leonard Mannix.

DISCUSSION

Background

Council first considered the application at a Special Council meeting held on May 31, 2021. At the meeting, Council moved as follows:

“That a Public Hearing be called to further consider the rezoning application on Lot 1, Block 16, Section 79, Victoria District, Plan 1328 (3926 Grange Road).”

Written permission from the adjacent land owner for removal of trees

The May 11, 2021 Report to Council included a recommendation that, prior to Public Hearing, the applicant provide written approval from the neighbouring Strata confirming that, if trees located on the adjacent property are to be altered or work is required in the root zones, they are aware of the possibility and provide written permission to permit these activities.

The applicant has tried to obtain this written approval, but has been unsuccessful. However, in consultation with Parks staff, it has been determined that if excavation can be limited to 30 to 50 cm from the edge of the foundation, it is anticipated that the trees will not require altering.

The applicant was advised to consult his Geotechnical Engineer regarding possible alternative techniques or methods to limit the extent of excavation. The applicant has subsequently provided a letter from their geotechnical engineer Brimmell Engineering Ltd, dated July 13, 2021 stating that, if done with care, excavation could be limited to 50 cm, and confirming that the

engineer would carry out inspections during excavation. The letter also recommended that the delay between excavation and backfilling of the west foundation wall should be kept to a minimum, preferable no more than two weeks.

In addition, to compensate for the root loss, Parks recommend a mulch and irrigation treatment for the duration of construction. The mulch would also act as a root armor during construction access for the siding of the building. Work done in the root zones of these trees will require a Tree Permit from Parks at Building Permit stage, and they would make these requirements conditions of the Tree Permit.

These techniques, and the supervision during excavation by the applicant's Geotechnical Engineer, would be secured by covenant. The applicant has provided a letter dated July 21, 2021, indicating their willingness to secure these items. With these assurances, it is recommended that the applicant could proceed to Public Hearing without requiring written approval from the neighbouring Strata.

CONCLUSION

The Planning Report considered by Council at the Special Council meeting held on May 31, 2021 recommended (in part) that the applicant provide written approval from the neighbouring Strata to remove or alter trees on the adjacent properties prior to proceeding to Public Hearing.


While the applicant has been unable to obtain written approval from the neighbouring Strata, through further consultation with Staff and the applicant's Geotechnical Engineer it has been determined that, by limiting excavation in the area around the trees, it is anticipated that they will not require altering.

It is therefore recommended that the applicant proceed to Public Hearing as per Council's motion, without requiring written approval from the neighbouring Strata. The recommendation has been amended in bold below to reflect the additional covenant item.


RECOMMENDATION

1. That the application to rezone the site at 3926 Grange Road from the RS-6 (Single Family Dwelling) Zone to the RS-6 Zone and the RS-4 (Single Family Dwelling) Zone be approved.
2. That Development Variance Permit DVP00438 be approved.
3. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Variance Permit be withheld pending registration of a covenant to secure the following:
 - Development of the property in accordance with the plan of subdivision prepared by Aspire Custom Designs date stamped received on May 6, 2021;
 - The dwelling on proposed Lot A be constructed generally in accordance with the character, scale and massing, as shown on house plans prepared by Aspire Custom Designs date stamped received on May 6, 2021, and be constructed to include an electric vehicle plug-in in the garage and the installation of the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems; **and**

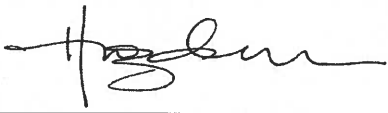
- That the applicant's Geotechnical Engineer be present at and supervise the excavation work around the neighbouring trees, and that the recommendations of the Geotechnical Engineers letter, as well as Parks recommendations with respect to mulch and irrigation treatment, be followed.

Prepared by: 

Chuck Bell
Planner

Reviewed by: 

Shari Holmes-Saltzman
Manager of Current Planning

Approved by: 

Sharon Hvozdzanski
Director of Planning

CWB/jsp

Attachments

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.



Paul Thorkelsson, Chief Administrative Officer