

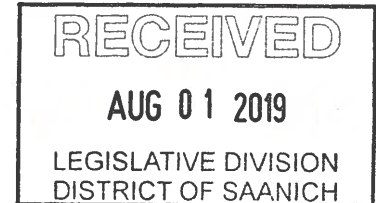


The Corporation of the District of Saanich

PH 13 Aug 19

Supplemental Report 2

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: July 31, 2019
Subject: Subdivision and Rezoning Application
File: SUB00801; REZ00597 • 3970 Wilkinson Road



PURPOSE

The purpose of this report is to revise the Recommendation to Council to reflect the commitments made by the applicant regarding a proposed Building Scheme.

DISCUSSION

At the June 10, 2019 Committee of the Whole meeting, Council considered the above-noted application and resolved to forward it to a Public Hearing. At that time the applicant was unwilling to provide house plans or a building scheme to secure the house design for all five proposed homes.

Recently however, the applicant has agreed to provide a Building Scheme for new dwellings on proposed Lots 1 through 5 and is willing to secure it through a covenant. The Building Scheme would ensure the proposed dwellings would be contextually appropriate for the neighbourhood. The Building Scheme would define such things as roof pitch and materiality of the new proposed dwellings as well as architectural style, fencing, driveways, patios and walkways.

The Servicing section of the original Council report makes reference to a road dedication. Additional road dedication is not required, however road widening within the existing right-of-way would be required for construction of curb and gutter along the frontage of the properties.

RECOMMENDATION

1. That the application to rezone from the A-1 (Rural) Zone to the RS-10 (Single Family Dwelling) Zone be approved subject to the items listed under No. 2 being secured.
2. That Council withhold Final Reading of the Zoning Amendment Bylaw pending registration of a covenant to secure:
 - Lot coverage to be limited to 25% instead of the 40% permitted for the RS-10 Zone;
 - The homes to include the installation of the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems;
 - All driveways, patios and walkways to have a permeable surface;

SCHEDULE OF RESTRICTIONS

SOUTH WILKINSON VALLEY – 3970 - BUILDING SCHEME

A. ARCHITECTURAL REQUIREMENTS

Architectural Character

1. No building, dwelling or improvement shall be constructed unless they are of Modern Contemporary Architectural Style that incorporates Contemporary Design Elements as illustrated in the attached pictures and illustrations attached as Schedule 'A'

Garages and Vehicular Parking

1. A Dwelling may have a maximum of an attached two car garage (the" Garage"). The garage should have a minimum width of six meters (or twenty feet). Carports and similar structures are not permitted as an alternative to car garages.
2. No storage of commercial vehicles, boats, camping trailers or recreational vehicles of any kind on any lot is permitted outside the confines of the garages, unless they are parked behind the front building line and screened and gated in such a way that any such vehicle is not visible from the street fronting the lots
3. All garages shall include garage doors with raised panels, windows or other details.

Roofs, Eaves, Soffits, Fascias

1. No building, dwelling or improvement shall have roof colours other than tones of black, grey/black or grey/brown
2. No building dwelling or improvement shall have a roof that is pitched or does not represent the contemporary designs shown in Schedule A
3. The use of river rock as an external wall or trim material is not permitted.
4. The use or round, diamond or octagonal shaped windows is not permitted
5. Only natural earth tone paint or stain colours that harmonize with the surrounding natural landscape are to be used.
6. No building, dwelling, or improvement shall be constructed with trim unless all front building elevations, rails and other trim items are black or shades of graphite brown or grey and designed within a contemporary standard so that they are simplistic and monolithic in appearance.



B. SITE REQUIREMENTS

Regrading and Drainage Patterns

1. No regrading shall take place unless it is designed to blend into the existing grading on the lot such that cuts and fill are minimized and feathered into the existing terrain and retained by rock mortared walls or concrete poured walls. No grade changes are to take place outside of the lot.
2. No drainage patterns within the lot are to be modified unless they are consistent with the overall drainage planned for the subdivision.
3. No drainage changes shall be carried out unless they are made in accordance with current engineering practices.

Landscaping and Irrigation

1. The Owner must submit a landscape plan that encompasses the entire lot ("Landscape Plan") prepared by either a registered BC Landscape Architect or a Landscape Designer when plans are submitted for approval
2. No building, dwelling or improvement can be constructed without the landscaping being installed and completed in accordance with the Landscape Plan.
3. No lot shall be without an in ground automated irrigation system
4. Heat Pumps shall be located behind the dwelling front line, be screened from view and must be shown on the Landscape Plan.
5. No propane or natural gas storage container with a capacity of more than twenty kilograms of fuel, shall be built or placed on any lot either above or below ground or inside or outside any building, dwelling or improvement.

Fencing, Driveways and Walkways

1. No walkway, stairs and landings located on the front building elevation are to be constructed of materials other than concrete, brick or rock
2. Side yard fencing shall not be erected in the front yard of the lot beyond 0.3 meters from the front corner(s) of the Dwelling in the direction of the front property line.
3. Fencing, concrete, rock or other hard surface works shall not be undertaken unless it is in accordance with the Landscape Plan.
4. Chain link perimeter fencing is not permitted under any circumstances
5. All driveways, patios, and walkways are to be constructed with permeable surfaces
6. Retaining wall of more than 0.5 meters in height shall be constructed of stone or faced with ledgerstone.
7. No parking will be permitted under any circumstances on the common roadway easement area without the installation of a parking scallop.

C. GENERAL REQUIREMENTS

Garbage

1. No garbage, trash, refuse or other waste shall be kept or stored on any exposed area of the lot, other than in sanitary containers inside garages or enclosed areas and other than on the day of garbage collection
2. No garbage receptacles or composting shall be kept on any lot unless they are screened from view.

Miscellaneous

1. No wires, electrical lines, poles, masts, antennas, satellite dishes or similar devices of any kind whether for the purposes of receiving or transmitting radio or television signals or otherwise, shall be erected or installed on any lot or on the exterior of any building, dwelling or improvement within sight of any other lot.
2. No outdoor clotheslines or poles shall be erected.
3. All homes are to be constructed to include installation of the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems



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SCREENSHOT A1



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Schedule 'A'



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