



# Staff Report to the Planning, Zoning and Affordable Housing Committee

**DATE:** Monday, November 29, 2021

**DEPARTMENT:** Planning

**APPLICATION NO.:** Z21-0038

**SUBJECT:** Application to Rezone 621 and 629 Rockingham Road from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1) and RM2A (Attached Housing) to allow approximately 19 Single Family Dwellings, and a future townhouse site.

## **PURPOSE**

Dave Smith has applied on behalf of BC1075549 to rezone 621 and 629 Rockingham Road from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1) and RM2A (Attached Housing) to allow for the creation of approximately 19 single family dwellings and a future townhouse site.

## **BACKGROUND**

### PREVIOUS APPLICATIONS

There have been no previous applications made for the subject properties.

**Table 1: Site Data**

<i>Applicant</i>	Dave Smith
<i>Owner</i>	BC1075549
<i>Civic Address</i>	621 and 629 Rockingham Road
<i>Legal Description</i>	LOT B SECTION 108 ESQUIMALT DISTRICT PLAN 21193 LOT B SECTION 108 AND 109 ESQUIMALT DISTRICT PLAN VIP52985
<i>Size of Property</i>	7,635 m <sup>2</sup> (combined total)
<i>DP Areas</i>	Intensive Residential and Multi-Family
<i>Zoning Designation</i>	R2 (One- and Two-Family Residential)
<i>OCP Designation</i>	Neighbourhood

#### SITE AND SURROUNDING AREA

The subject properties are located in East Langford on the corner of Rockingham Road and Wentwich Road, a predominately single-family neighbourhood approximately a 15-minute walk from downtown Langford. Both lots have existing buildings on site, a single-family dwelling with detached garage at 621 Rockingham, and a duplex located at 629 Rockingham. Council may wish to note that there is a large cluster of mature trees located at the rear of 629 Rockingham. A small lot rezoning for 10 lots was recently approved by Council at the end of the cul-de-sac at 671, 679, 683, and 687 Rockingham Road.

**Table 2: Surrounding Land Uses**

	<b>Zoning</b>	<b>Use</b>
<i>North</i>	R2 (One- and Two-Family Residential)	Single Family Dwelling
<i>East</i>	R2 (One- and Two-Family Residential)	Single Family Dwelling
<i>South</i>	R2 (One- and Two-Family Residential)	Single Family Dwelling, Duplex
<i>West</i>	R2 (One- and Two-Family Residential)	Single Family Dwelling

**Figure 1: Subject Properties**



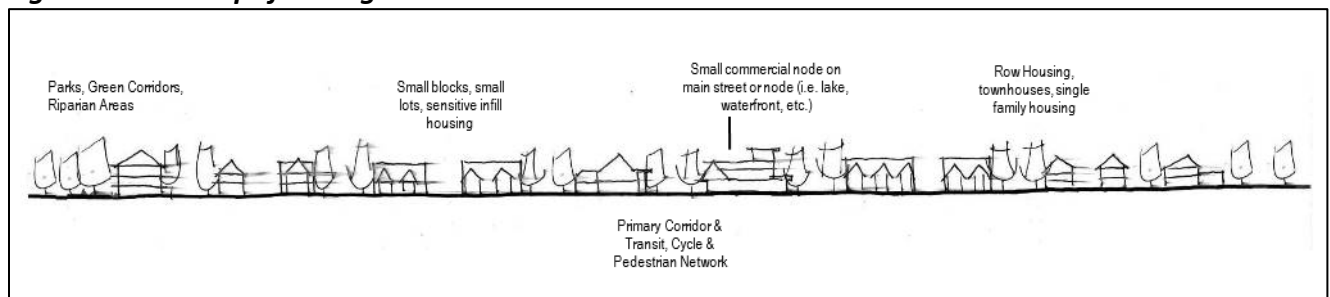
## OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as 'Neighbourhood', as defined by the following text:

*Existing settled areas throughout the community predominantly located on the valley floor.*

- *Predominantly residential precinct that supports a range of low and medium density housing choices including secondary suites*
- *This area allows for residential and mixed-use commercial intensification of streets that connect centres and/or are serviced by transit*
- *Schools, community facilities and other institutional uses are permitted throughout the area*
- *Retail serving local residents is encouraged along transportation corridors*
- *Home-based businesses, live-work housing is encouraged*
- *Parks, open spaces and recreational facilities are integrated throughout the area*
- *This area allows for Neighbourhood Centres to emerge in the form of medium density mixed-use nodes at key intersections.*
- *Transit stops are located where appropriate*

**Figure 2: A Concept for Neighbourhood Areas**



## DEVELOPMENT PERMIT AREAS

The subject properties do not fall within any Environmental or Hazardous Development Permit Areas. That being said, a form and character development permit will be required if this rezoning is approved, as it would result in the creation of 19 small lots, which fall within the Intensive Residential Development Permit Area, as well as townhouses, which fall within the Multi-Family Development Permit Area.

## **COMMENTS**

### **DEVELOPMENT PROPOSAL**

This application is proposing to rezone 621 and 629 Rockingham Road from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1) and RM2A (Attached Housing) to create approximately 19 new single family small lots as a bare land strata, and a future townhouse site that is proposed to contain up to 10 units. A site plan is attached to this report as Appendix A.

The small lots would each have a minimum lot size of 200 m<sup>2</sup> and would not be permitted to have suites unless the subdivided lot was larger than 400 m<sup>2</sup>. Currently, the proposed plan only shows one lot exceeding the 400 m<sup>2</sup> threshold. The attached housing (townhousing) is proposed to be built where the existing duplex is located at 629 Rockingham Road. The applicant is not intending to move forward with the townhouses for approximately 2-3 years, as the structure is in good shape and currently being rented. As such, the applicant has not provided a layout for that portion of the site. If Council were to approve this rezoning application, the lots would be split-zoned, with the small lot single family portion of the site zoned RS1, and the portion with the existing duplex for future townhouses (Lot 20 on the site plan) zoned RM2A. The duplex would become a legal non-conforming use until it is removed. Council may wish to note that the creation of more family-housing units helps meet an identified gap in the City's Housing Needs Assessment.

If the subdivision were to proceed as proposed, the existing duplex would require a temporary rear lot line setback variance to the RM2A zone (abutting 647 Rockingham Road). If Council were to proceed with the granting the setback variance, it would only apply to the existing duplex and not to any additions or future townhouses. The setback variance required for the existing duplex would be to reduce the rear lot line setback from 7.5 m to 0.9 m. Council may wish to note that this duplex is already non-conforming as the setback requirement in the existing R2 zone is 1.5 m. This would have to be issued through a future Development Variance Permit, prior to subdivision approval.

The RM2A zone currently requires a minimum lot size of 1,800 m<sup>2</sup>, while the applicant is proposing a lot of only 1,608 m<sup>2</sup>. Council may wish to reduce the minimum required lot size in the RM2A zone to 1,600 m<sup>2</sup> as it is typically the minimum lot width and available frontage that helps facilitate a good design in townhousing. Council may wish to note that the minimum lot width required in the RM2A zone is 18 m, and this proposal would have a front lot line width (facing new interior access road) of 31.71 m, and an exterior side lot line (facing Rockingham) of 68.85 m – both of which far exceed the minimum requirement.

**Table 3: Proposal Data**

	<b>Permitted by RS1 (Residential Small Lot)</b>	<b>Permitted by RM2A (Attached Housing)</b>
<i>Density (FAR and/or min. lot size)</i>	200 m <sup>2</sup>	1,800 m <sup>2</sup> <b>1,608 m<sup>2</sup> proposed</b>
<i>Height</i>	9 m	3 storeys
<i>Site Coverage</i>	50%	45%
<i>Front Yard Setback</i>	3 m except that no garage or carport that faces a front lot line may be within 6 m	5.5 m
<i>Interior Side Yard Setback</i>	1.5 m	3 m
<i>Exterior Side Yard Setback</i>	3.5 m except that no garage or carport that faces a front lot line may be within 6 m	5.5 m
<i>Rear Yard Setback</i>	5.5 m	7.5 m <b>0.9 m proposed (temporary)</b>
<i>Parking Requirement</i>	2 parking spaces for primary dwelling, suites not permitted	2 parking spaces per unit and 2 visitor parking spaces (for 10 townhouses or less)

#### **PARKING**

As noted in the table above, each new single-family home is required to provide at least two on-site parking spaces either in a garage or driveway. In addition, for every two new lots created, one new street parking space must be created. As such, the applicant must create an additional 10 street parking spaces which are demonstrated on the site plan attached to this report as Appendix A. While the townhouse site has not been designed at this time, it will be required to provide two parking spaces per unit in addition to a minimum of two visitor parking spaces.

#### **TRAFFIC**

The Director of Engineering determined that a Traffic Impact Assessment is not required for this proposal.

#### **FRONTAGE IMPROVEMENTS**

Full frontage improvements to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering will be required. The Director has noted that a 1.8 m wide concrete sidewalk will be required across the entire frontage of the site along Rockingham Road in addition to road edge parking.

#### **SEWERS**

The City's sewer system exists along Rockingham Road. The applicant will be required to connect each lot to the municipal sewer and be responsible for the costs associated with connecting.

#### **DRAINAGE AND STORMWATER**

As a condition of rezoning, Council may wish to require the applicant to examine how storm water can be managed on-site and provide a technical memo from a qualified engineer in this regard to the satisfaction of the Director of Engineering prior to public hearing. A full stormwater management plan will be required prior to issuance of a building permit or subdivision approval, whichever comes first.

#### **WATER**

The owner will need to calculate Fire Underwriters Survey requirements and build according to the necessary fire separation requirements.

#### **CONSTRUCTION PARKING MANAGEMENT PLAN**

Council may wish to require a Construction Parking Management Plan as a condition of rezoning and require that it be provided to the satisfaction of the Director of Engineering prior to any land alteration. This should be secured within a covenant, prior to Bylaw Adoption.

#### **FINANCIAL CONTRIBUTIONS**

Rezoning the subject property to permit higher densities of development may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will connect the development to municipal sewers, and will complete frontage improvements, the direct capital costs to the municipality associated with this development will be negligible. A summary of the amenity contributions required pursuant to Council's Amenity Contribution Policy and Development Cost Changes required pursuant to DCC Bylaw No. 26 are listed in Tables 4 and 5 below.

**Table 4 – Amenity Contributions per Council Policy**

Amenity Item	Per unit contribution	Total (19 Single Family and 10 Townhouses)
<i>General Amenity Reserve Fund</i>	\$3,960 per small lot single family	@ 19 lots = \$75,240
	\$3,660 per townhouse unit	@ 10 units = \$36,600
<i>Affordable Housing Reserve Fund</i>	\$660 per small lot single family	@ 19 lots = \$12,540
	\$610 per townhouse	@ 10 units = \$6,100
<b>TOTAL POLICY CONTRIBUTIONS</b>		<b>\$130,480</b>

**Table 5 – Development Cost Charges**

Development Cost Charge	Per unit/lot contribution	Total = 19 single family lots and 10 townhomes
<i>Roads</i>	\$3,865	\$112,085
<i>Park Improvement (pending rate via Bylaw 2024)</i>	\$1,948	\$56,492
<i>Park Acquisition (pending rate via Bylaw 2024)</i>	\$130	\$3,770
<i>Incremental Storage Improvement Fees</i>	\$371.25	\$10,766.25
<i>Integrated Survey Area</i>	\$35	\$700
<b>Subtotal (DCCs paid to City of Langford)</b>		<b>\$183,813.25</b>
<i>CRD Water – small lot</i>	\$2,922	\$55,518
<i>CRD Water – townhouse</i>	\$1,644	\$16,440
<i>School Site Acquisition - small lot</i>	\$900	\$17,100
<i>School Site Acquisition - townhouse</i>	\$800	\$8,000
<b>TOTAL (estimate) DCCs</b>		<b>\$280,871.25</b>

**Option 1**

THAT the Planning, Zoning, and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of First Reading to Bylaw No. 2011 to amend the zoning designation of the property located at 621 and 629 Rockingham Road from R2 (One- and Two-Family Residential) to RS1 (Residential Small Lot 1) and RM2A (Attached Housing) subject to the following terms and conditions:
  - a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per lot/unit, prior to subdivision approval for the single-family lots and prior to Building Permit issuance for the townhouse units:
    - i. \$3,960 towards the General Amenity Reserve Fund for the creation of a single-family lot less than 550 m<sup>2</sup>;
    - ii. \$660 towards the Affordable Housing Reserve Fund for the creation of a small lot for the creation of a single-family lot less than 550 m<sup>2</sup>;
    - iii. \$3,660 towards the General Amenity Reserve Fund for the creation of a townhouse unit; and
    - iv. \$610 towards the Affordable Housing Reserve Fund for the creation of a townhouse unit;
  - b) That the applicant provides, **prior to Public Hearing**, a technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
  - c) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
    - i. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering, including the construction of a sidewalk and road edge parking along Rockingham Road, prior to the issuance of a building permit or subdivision approval, whichever comes first;
    - ii. That a Stormwater Management Plan be provided and all required measures recommended be implemented by the owner as a condition of subdivision approval, to the satisfaction of the Director of Engineering;



- iii. That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land.
2. Direct staff to amend Section 6.31A.02(1) within the RM2A (Attached Housing) Zone to change the minimum lot area required for subdivision from 1,800 m<sup>2</sup> to 1,600 m<sup>2</sup>.
3. Direct staff to provide notice that Council will consider issuing a Development Variance Permit with the following variance for the property at 621 and 629 Rockingham Road:
  - a. That Section 6.31A.06(3) be varied to reduce the rear lot line setback from the required 7.5 m to 0.9 m for the existing duplex structure only.

**OR Option 2**

THAT the Planning, Zoning, and Affordable Housing Committee recommend that Council:

1. Take no action at this time with respect to Bylaw No. 2011.

**SUBMITTED BY: Julia Buckingham, Planner II**

**Concurrence:** Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

**Concurrence:** Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

**Concurrence:** Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

**Concurrence:** Michael Dillabaugh, CPA, CA, Director of Finance

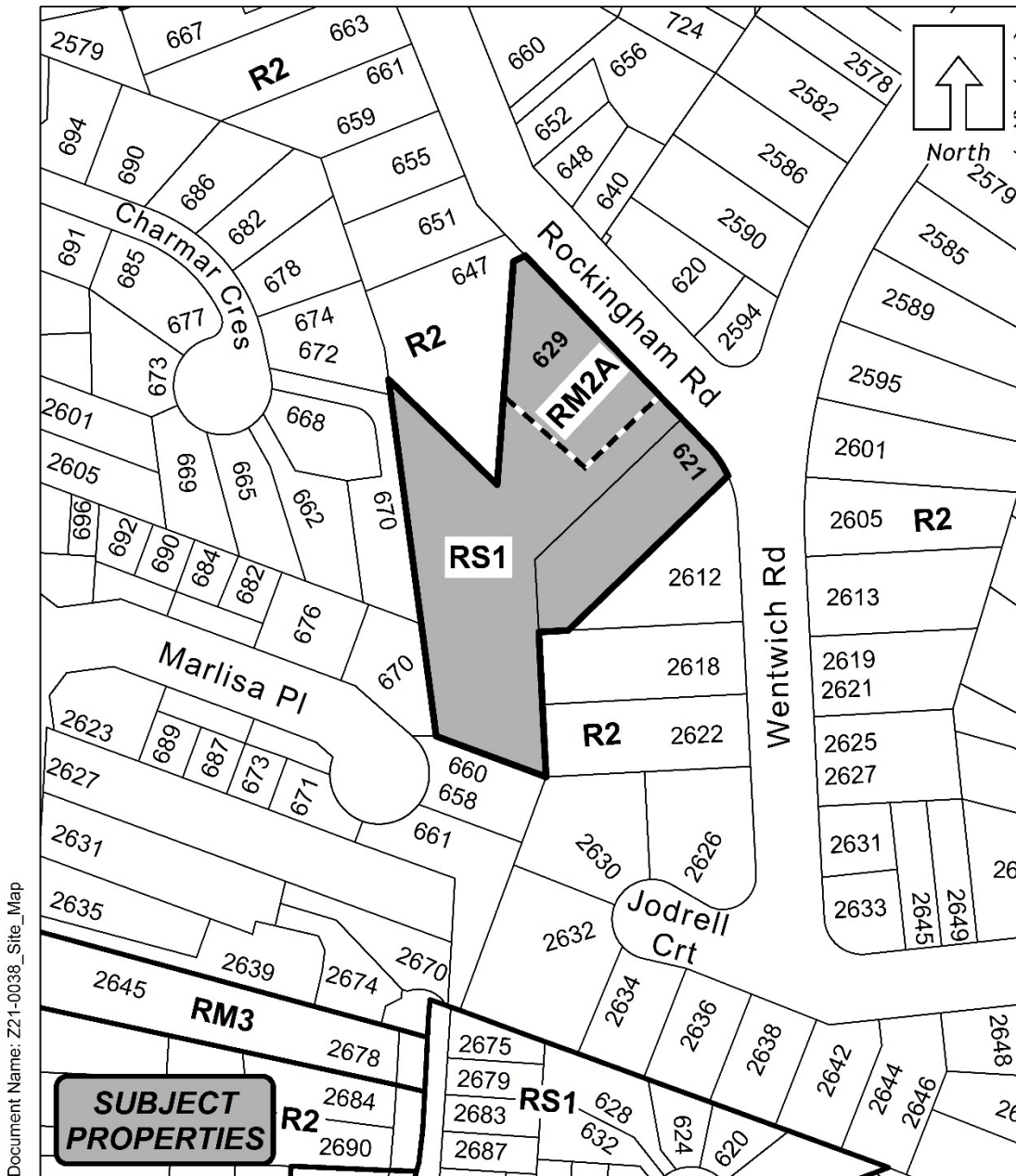
**Concurrence:** Marie Watmough, Acting Director of Corporate Services

**Concurrence:** Darren Kiedyk, Chief Administrative Officer



Appendix B – Site Map

**REZONING BYLAW AMENDMENT  
( Z21-0038 )  
621 & 629 Rockingham Rd**



Scale: N.T.S.

Last Revised: 10/25/2021

Appendix C – Location Map

**REZONING BYLAW AMENDMENT  
( Z21-0038 )  
621 & 629 Rockingham Rd**

