



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, April 25, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z22-0006

SUBJECT: Application to Rezone 892 Walfred Road from Rural Residential 5 (RR5) to One- and Two-Family Residential (R2) to accommodate a five lot bare land strata subdivision

PURPOSE

Rachael Sansom of Grayland Consulting Ltd. has applied on behalf of Steve and Deineke Boudewyn to rezone 892 Walfred Road from Rural Residential 5 (RR5) to One- and Two-Family Residential (R2) to accommodate a five lot bare land strata subdivision.

BACKGROUND

PREVIOUS APPLICATIONS

There have been no previous planning applications for this property.

Table 1: Site Data

<i>Applicant</i>	Rachael Sansom, Grayland Consulting Ltd.
<i>Owner</i>	Steve and Deineke Boudewyn
<i>Civic Address</i>	892 Walfred Road
<i>Legal Description</i>	Parcel A (DD G34941), of Lot 4, Section 78, Esquimalt District, Plan 22056
<i>Size of Property</i>	5,214 m ² (1.27 acres)
<i>DP Areas</i>	Potential Habitat and Biodiversity and Interface Fire Hazard
<i>Zoning Designation</i>	Rural Residential 5 (RR5)
<i>OCP Designation</i>	Hillside or Shoreline

SITE AND SURROUNDING AREA

The subject property is located on the north side of Walfred Road, directly adjacent to the City of Colwood border. The site is heavily treed and the property slopes towards Walfred Road.

The surrounding properties are primarily large lots zoned for rural residential use, and with similar topography and environmental conditions. It is noted that to the west, near Jacklin Road, there are various new small lot subdivisions that have been completed in the past several years. To the north, the property located at 894 Walfred Road was rezoned to RS4 (now R2) to allow a 15-lot subdivision. Construction works are underway on this site and sewer will be extended down Walfred Road, to the subject property, as part of the subdivision requirements. Further to the south-east, the property at 890 Walfred was rezoned to the R2 Zone to allow an 8-lot subdivision.



Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	R2 and City of Colwood	One- and Two-Family Residential
<i>East</i>	City of Colwood	Residential
<i>South</i>	R2 and City of Colwood	One- and Two-Family Residential
<i>West</i>	RR5	Rural Residential

COMMENTS

OFFICIAL COMMUNITY PLAN

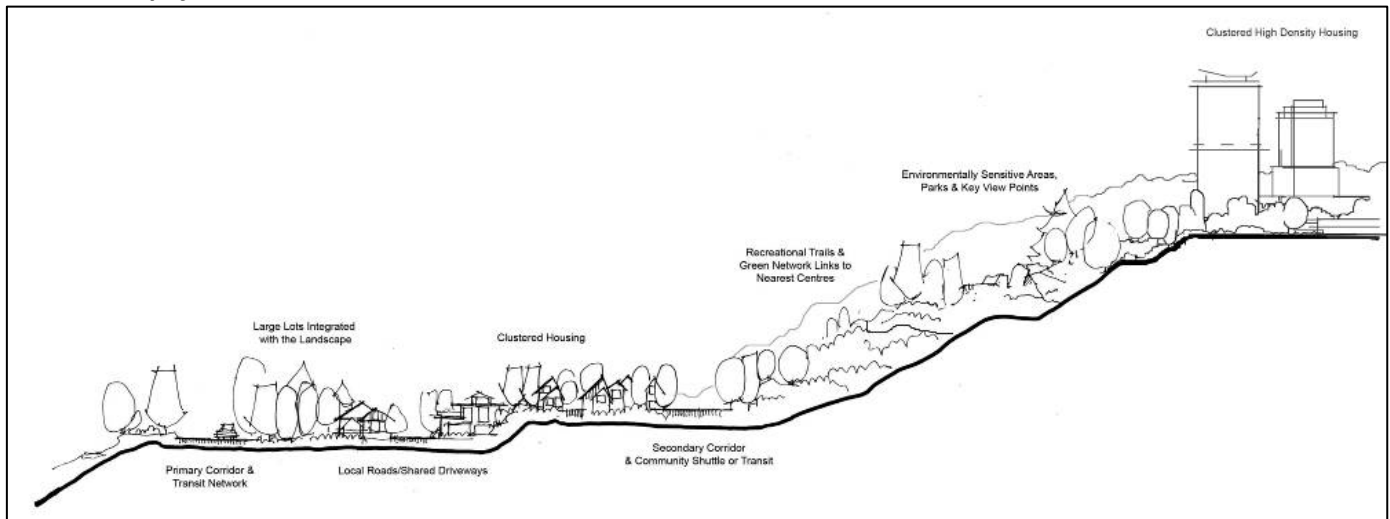
The subject property is designated as *Hillside or Shoreline* within the Official Community Plan Bylaw No. 1200 as described below:

Hillside or Shoreline

Predominantly existing low intensity settled areas throughout community with a high percentage of open space and undeveloped areas located on a hillside or near the shoreline.

- Predominantly residential precinct that supports a range of clustered low, medium and high density housing choices including secondary suites. Higher building forms, such as point towers, will be permitted on hillsides to maximize open space provided some conditions are satisfied (see policies for this area)
- Schools, community facilities and other institutional uses are permitted throughout the area
- Home-based businesses, live-work housing is encouraged; Home-based accommodations (e.g. Bed & Breakfasts) are permitted.
- Parks, open spaces and green corridors (creeks, wildlife corridors, trails, etc.) are integrated throughout the area. Large playfields are discouraged due to grading requirements. Site and topographic responsive pocket parks, enhanced viewpoints, graded hiking and walking trails, children's play areas, including 'tot lots' and outdoor exercise areas are strongly encouraged on hillside areas.
- This area allows for *Neighbourhood Centres* to emerge in the form of high and medium density clustered mixed-use nodes
- Transit stops are located where appropriate

A Concept for Hillside or Shoreline Areas

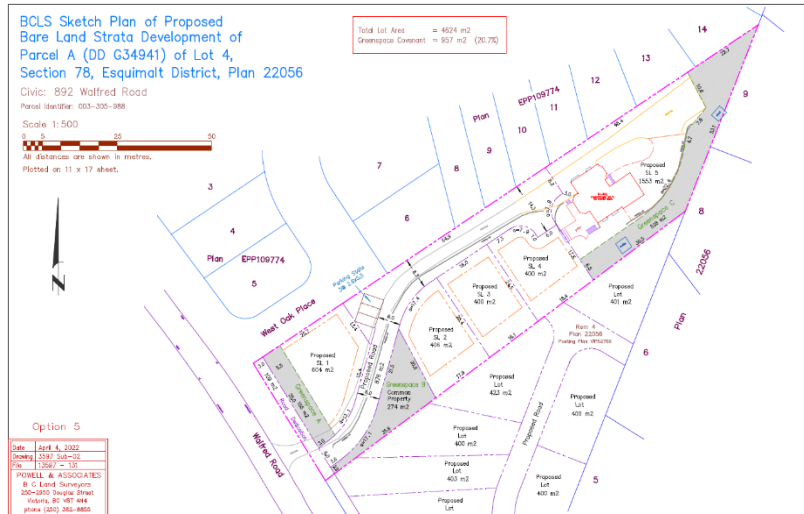


DEVELOPMENT PERMIT AREAS

The subject property is located within the Potential Habitat and Biodiversity and Extreme Interface Fire Hazard Development Permit Areas. Detailed reports prepared by registered professionals and issuance of a Development Permit will be required prior to the alteration of the land. A Development Permit for the form and character of Intensive Residential development will not be required, as the guidelines contain an exemption for subdivisions containing three or fewer lots less than 550 m², as is proposed in this application.

DEVELOPMENT PROPOSAL

The applicant is proposing to rezone the subject property to R2 (One- and Two-Family Residential) to allow for a 5-lot bare land strata subdivision. The existing dwelling would remain. The size of the lots range between 400 m² and 1553 m², all of which would be eligible for a secondary suite as they exceed 400 m². Each lot is required to have at least two parking spaces for the primary dwelling and a third space is required for any lot that contains a secondary suite.



As the applicant is intending to create five lots, they will be required to create three on-street parking spaces as per Bylaw No. 1000. They have demonstrated on their site plan where they intend for these spaces to be located.

The applicant has also provided undisturbed greenspace totaling approximately 957 m² or 20% of the site area. The proposed green space at the front of the property shall be registered as strata common property, and the proposed greenspace on SL5 around the existing house shall be protected by a non-disturbance covenant. Of note, the adjacent properties located at 894 and 890 Walfred Road which were adopted on June 1st, 2020 and January 10th, 2022 respectively, did not provide any protected greenspace. However, 902 Walfred Road, adopted on March 22nd, 2022 provided 31% of protected greenspace. Council may wish to require that the applicant register a non-disturbance covenant over the private and common property greenspace areas to ensure these areas are retained as proposed.

Table 3: Proposal Data

	Permitted by RR5 (Current Zoning)	Permitted by R2 (Proposed Zone)
Minimum Lot Size	4,046.86 m ² (1 acre)	400 m ²
Minimum Lot Width	n/a	12 m
Maximum Height	10.5 m (34.4 ft)	9 m (29.5 ft.)
Maximum Site Coverage	n/a	50%
Front Yard Setback	7.5 m (24.6 ft)	3 m (9.8 ft), and 5.5m (18ft) for the garage portion
Interior Side Yard Setback	3 m (9.8 ft)	1.5 m (4.9 ft)

<i>Exterior Side Yard Setback</i>	5.5 m (18 ft)	3.5 m (9.8 ft)
<i>Rear Yard Setback</i>	10 m (32.8 ft)	5.5 m (18 ft) , and 5.5m (18ft) for the garage portion
<i>Parking Requirement</i>	2 spaces per dwelling and 1 space for a secondary suite (if permitted)	2 spaces per dwelling and 1 space for a secondary suite (if permitted)

PARKS AND BOULEVARD

The Parks Department has indicated that vegetation within the road allowance on Walfred Road should be retained. If any vegetation is required to be removed, the applicant is required to replant the area and provide a temporary irrigation system from a private irrigation system, to be secured by way of a Section 219 Covenant.

The Parks Department has not requested that any park land be provided with this development. As such, in accordance with Section 510 of the *Local Government Act*, 5% cash-in-lieu of park land of the assessed value, following rezoning, would be required as a condition of subdivision approval.

INFRASTRUCTURE

Full frontage improvements in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Engineering will be required as a condition of subdivision approval. Of note, the Engineering Department has indicated that the proposal will be required to provide streetlights, cash-in-lieu for a multi-use path and no on-street parking on Walfred Road.

STORMWATER MANAGEMENT

The applicant will be required to provide a stormwater management plan to the satisfaction of the Director of Engineering prior to subdivision approval or the issuance of a building permit, whichever is first. Council may wish to require a stormwater technical memo prepared by the project engineer prior to Public Hearing to verify that storm water can be adequately managed on-site for the proposed development.

FINANCIAL CONTRIBUTIONS

COUNCIL'S AFFORDABLE HOUSING, PARK AND AMENITY CONTRIBUTION POLICY

Rezoning the subject property may increase the assessed value of the property, and this may increase municipal revenue. As the applicant will be responsible for frontage improvements and connection to the municipal sewer system, the direct capital costs to the municipality associated with this development will be negligible. A summary of the Amenity Contributions and Development Cost Charges that the developer will be expected to pay is outlined below in Tables 4 and 5.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit contribution	Total (5 lots)
<i>Affordable Housing Reserve Fund</i>	\$660 (Small Lot)	\$1,980 (3 lots)
	\$1,000 (Single Family – 550+ m ² lot)	\$2,000 (2 lots)
<i>General Amenity Reserve Fund</i>	\$3,960 (Small Lot)	\$11,880 (3 lots)
	\$6,000 (Single Family – 550+ m ²)	\$12,000 (2 lots)
TOTAL POLICY CONTRIBUTIONS		\$27,860

Table 5 – Development Cost Charges

Development Cost Charge	Per unit contribution	Total (4 new lots)
<i>Roads</i>	\$5,876	\$23,504
<i>Storm Drainage</i>	\$1,878	\$7,512
<i>Park Improvement</i>	\$1,890	\$7,560
<i>Park Acquisition</i>	\$1,100	\$4,400
<i>Incremental Storage Improvement Fees</i>	\$495	\$1,980
<i>Integrated Survey Area</i>	\$35	\$140
Subtotal (DCCs paid to City of Langford)		\$45,096
<i>CRD Water</i>	\$2,922	\$11,688
<i>School Site Acquisition</i>	\$1,000	\$4,000
TOTAL (estimate) DCCs		\$60,784

OPTIONS:

Option 1

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

1. Proceed with consideration of Bylaw No. 2067 to amend the zoning designation of 892 Walfred Road from the RR5 (Rural Residential 5) Zone to the R2 (One- and Two-Family Residential) Zone subject to the following terms and conditions:
 - a. That the applicant provides, as a bonus for increased density, the following contributions per lot **prior to subdivision approval**:
 - i. \$660 (Small Lot) towards the Affordable Housing Fund;
 - ii. \$1,000 (Single Family – 550 m² or more) towards the Affordable Housing Fund;
 - iii. \$3,960 (Small Lot) towards the General Amenity Fund; and
 - iv. \$6,000 (Single Family – 550 m² or more) towards the General Amenity Fund.
 - b. That, **prior to Public Hearing**, the applicant provides 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 that title, that agrees:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to subdivision approval or the issuance of a building permit, whichever is first:
 1. Full frontage improvements; and
 2. A storm water management plan;
 - ii. That a Construction Parking and Traffic Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land;
 - iii. That vegetation within the road allowance on Walfred Road should be retained. If any vegetation is removed, the applicant is required to replant the area and provide a temporary irrigation system from a private irrigation system to the satisfaction of the Manager of Parks;
 - iv. That a non-disturbance covenant be registered over 20% of the lands to preserve these areas as greenspace prior to subdivision approval, to the satisfaction of the Approving Officer.

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. 2067.

SUBMITTED BY: Matt Notley, Planner I

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

Concurrence: Donna Petrie, Manager of Business Development and Events

Concurrence: Will Ying-udomrat, Manager of Legislative Services

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

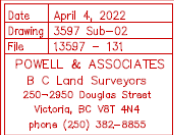
Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

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

Concurrence: Marie Watmough, Acting Director of Corporate Services

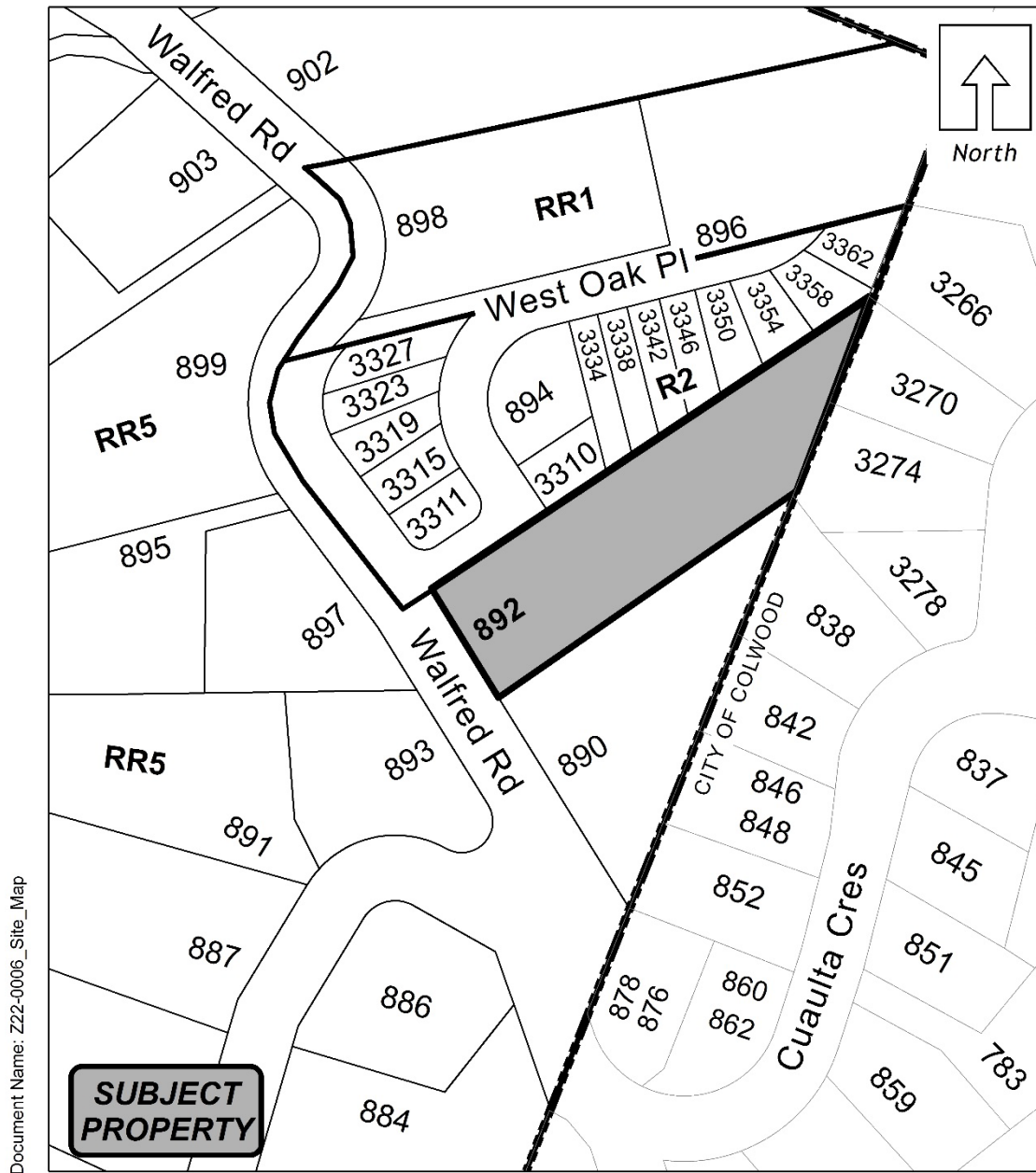
Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A – Proposed Site Plan



Appendix B – Site Map

**REZONING BYLAW AMENDMENT
(Z22-0006)
892 Walfred Rd**

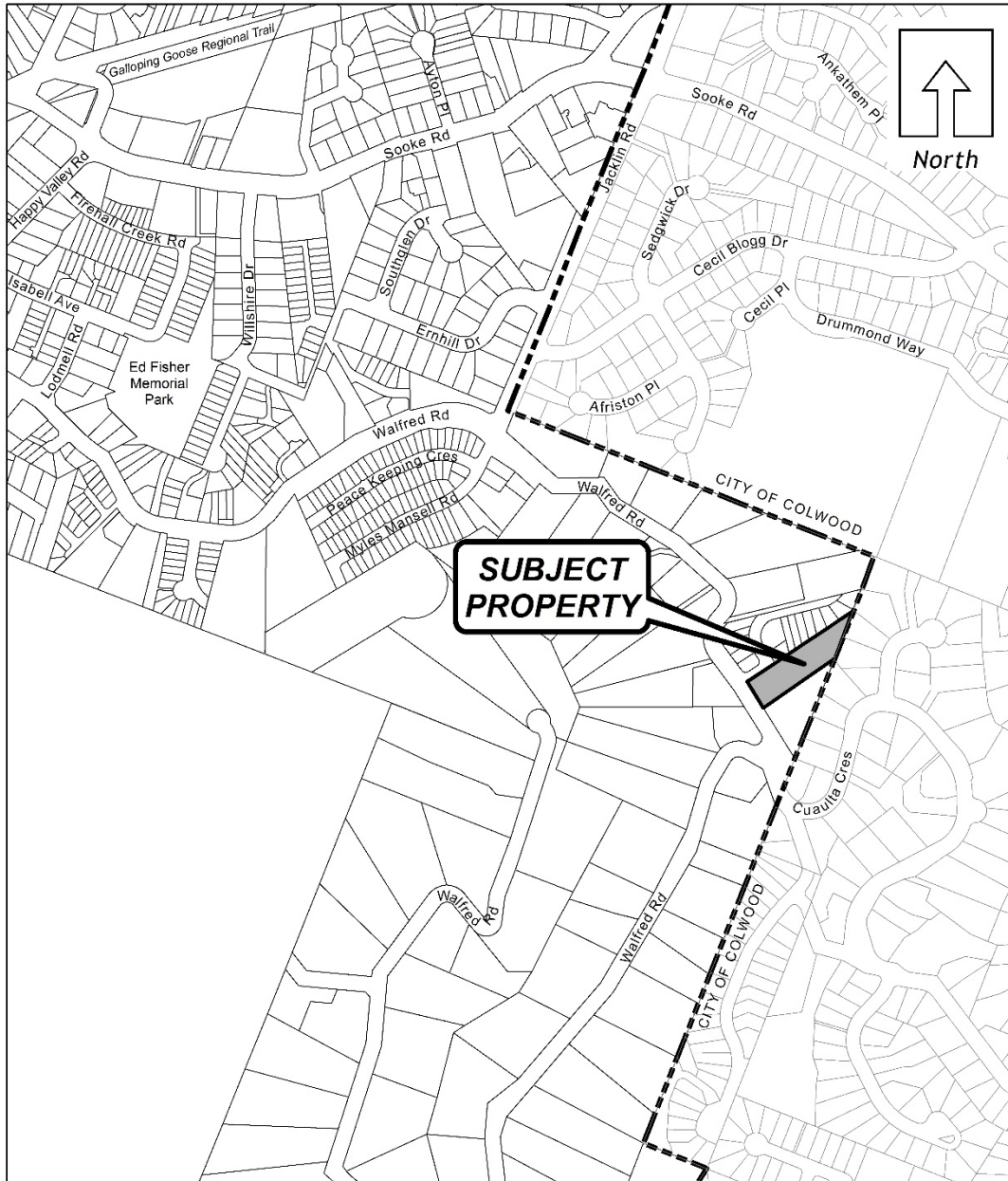


Scale: N.T.S.

Last Revised: 3/1/2022

Appendix C – Location Map

**REZONING BYLAW AMENDMENT
(Z22-0006)
892 Walfred Rd**



Document Name: Z22-0006_Location_Map

Scale: N.T.S.

Last Revised: 3/1/2022