



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, May 30, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z21-0008

SUBJECT: Application to Rezone 3208 and 3212 Happy Valley Road from the RR2 (Rural Residential 2) Zone to the RT1 (Residential Townhouse 1) Zone to allow for the development of approximately 16 Townhouse Units

PURPOSE

Terry Farnese of Farnese & Associates has applied on behalf of the property owners to rezone 3208 and 3212 Happy Valley Road from the RR2 (Rural Residential 2) Zone to the RT1 (Residential Townhouse 1) Zone in order to allow for a townhouse development of approximately 16 units.

PREVIOUS APPLICATIONS

The City has not received any previous planning applications on the subject properties.

Table 1: Site Data

<i>Applicant</i>	Terry Farnese	
<i>Owners</i>	Stephen Elsas, Michele Elsas, Aaron Elsas, Daniel Elsas	
<i>Civic Addresses</i>	3208 and 3212 Happy Valley Road	
<i>Legal Descriptions</i>	Lot 5, Section 83, Esquimalt District, Plan 6859 Lot 6, Section 83, Esquimalt District, Plan 6859	
<i>Size of Properties</i>	2,580m ² (0.6 acres)	
<i>DP Areas</i>	Drainage Concern, Riparian Area, Sooke Road Revitalization Area	
<i>Zoning Designation</i>	Existing: Rural Residential (RR2)	Proposed: Residential Townhouse (RT1)
<i>OCP Designation</i>	Existing: Neighbourhood	Proposed: Neighbourhood

SITE AND SURROUNDING AREA

Each property contains detached dwelling units along with accessory buildings. These properties are generally flat and contain a variety of bushes and trees throughout. To the north and west are commercial sites. South and east of these properties are residential uses and one of Langford’s Fire Halls.

Council may wish to require that the applicant submit a memo prepared by a Landscape Architect prior to Public Hearing that examines the existing trees on site as well as within the frontage and provides comment on the potential for tree retention as part of the development plan.

Figure 1 - Current Condition of Subject Properties



Table 2: Surrounding Land Uses

	<i>Zoning</i>	<i>Use</i>
<i>North</i>	District Commercial (C3)	Commercial
<i>East</i>	Neighbourhood Commercial (C1) Community Institutional (P2)	Commercial Fire Hall
<i>South</i>	Rural Residential 2 (RR2)	Residential
<i>West</i>	Rural Residential 2 (RR2)	Care Facility

Figure 2 - Subject Properties

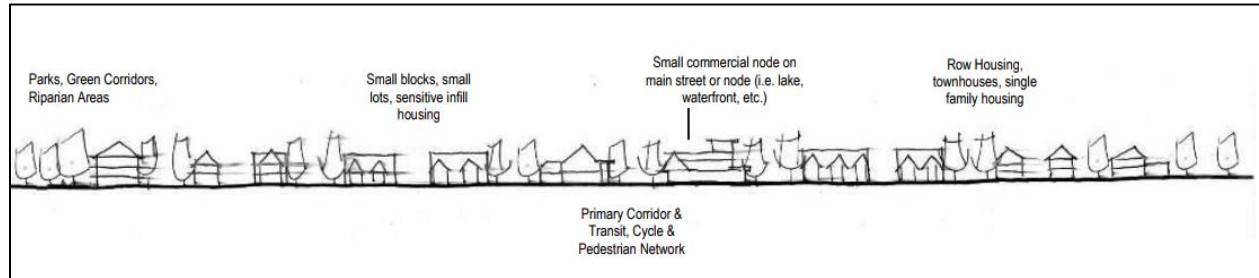


OFFICIAL COMMUNITY PLAN

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

- 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
- 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.

Figure 3 - A Concept for Neighbourhood



DEVELOPMENT PERMIT AREAS

The subject property is located within the Drainage Concern, Riparian Area, and Sooke Road Revitalization Development Permit (DP) Areas. A DP to address the environmental aspects would need to be issued prior to any alterations to the land. A DP would also be required for the Form and Character of the units, which would also include aspects that address the Sooke Road Revitalization design concept.

DEVELOPMENT PROPOSAL

The applicant is proposing to consolidate the two subject properties and create a single strata that would include approximately 16 townhouses. There would be a centralized common driveway with access to Happy Valley only. An overall concept plan that illustrates the proposed layout is attached as Appendix A. A rendering of the intended design is provided in Appendix B. As noted, this design will be further review and assessed in relation to the applicable design guidelines as part of the DP Process. No variances are requested.

Table 3: Proposed Data

	Permitted by RR2 (Current Zone)	Permitted by RT1 (Proposed Zone)
<i>Permitted Uses</i>	<ul style="list-style-type: none"> • Dwelling, One-Family • Dwelling, Two-Family • Group Day Care 	<ul style="list-style-type: none"> • Dwelling, One-Family • Townhouse
<i>Density</i>	n/a	1.2 FAR
<i>Height</i>	10.5m (34.4 ft)	10.0m (32.8 ft)
<i>Site Coverage</i>	n/a	60% max
<i>Front Yard Setback</i>	7.5m (24.6 ft)	3.0m (9.8 ft), and 5.5 (18 ft) for the garage portion
<i>Interior Side Yard Setback</i>	3.0m (9.80 ft)	1.2 (4 ft)

<i>Exterior Side Yard Setback</i>	3.0m (9.8 ft), and 5.5 (18 ft) for the garage portion	3.5m (11.5 ft), and 5.5 (18 ft) for the garage portion
<i>Rear Yard Setback</i>	10m (32.8 ft)	5.5m (18 ft)
<i>Parking Requirement</i>	2.0 per dwelling 1.0 per secondary suite	2.0 per dwelling, plus 3 visitor stalls

FRONTAGE IMPROVEMENTS

Happy Valley Road

The applicant will be required to provide full frontage improvements along Happy Valley Road in accordance with Bylaw 1000, prior to issuance of a building permit. Improvements are anticipated to include boulevard landscaping with irrigation, street lighting, a bike lane, sidewalk that may include red brick pavers as per the Sooke Revitalization DP area, and possibly parking scallops.

In order to determine if the above improvements can fit within the existing road right of way, Engineering has requested that frontage drawings are provided prior to Public Hearing in case road dedication is required. Additionally, a Traffic Impact Assessment is requested to examine the proposed driveway location in relation to Firehall Creek Road.

Private Strata Road

The applicant will need to construct the private strata road prior to subdivision approval, and to appropriate engineering standards.

SEWERS

A sewer main does exist within Happy Valley along the frontage of this site. The developer will be required to connect the new development to this main and obtain approval of civil engineering drawings for this work. Any sewer extensions or modifications within the municipal road right-of-way will be constructed by West Shore Environmental Services at the applicant's expense.

DRAINAGE AND STORMWATER MANAGEMENT

This site is located within an area where stormwater is to be managed through infiltration. As a condition of rezoning, Council may wish to request the applicant to examine how stormwater can be managed on-site and have a technical memo from a qualified engineer be provided 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.

FINANCIAL CONTRIBUTIONS

Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is required to complete all frontage improvements, the direct capital costs to the City associated with this development will be negligible. A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 and 5 below.

COUNCIL'S AMENITY CONTRIBUTION POLICY

The amenity contributions that apply as per Council's current Affordable Housing, Park and Amenity Contribution Policy are summarized in Table 4 below, which is based on 16 residential units.

Table 4: Amenity Contributions per Council Policy

Amenity Item	Per Unit Contribution	Total (16 units)
<i>Affordable Housing Reserve Fund</i>	\$610	\$9,760
<i>General Amenity Reserve Fund</i>	\$3,660	\$58,560
Total		\$68,320

DEVELOPMENT COST CHARGES

The development cost charges that would apply to this development are summarized in Table 5 below, and are based on 16 residential units.

Table 5: Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total (16 units)
<i>Roads</i>	\$3,865	\$61,840
<i>Park Improvement</i>	\$1,890	\$30,240
<i>Park Acquisition</i>	\$1,100	\$17,600
<i>ISIF Fees</i>	\$371.25	\$5,940
Subtotal (DCC's to Langford)		\$115,620
<i>CRD Water</i>	\$1,644	\$26,304
<i>School Site Acquisition</i>	\$800	\$12,800
TOTAL DCC's (estimated)		\$154,724

OPTIONS:

Option 1

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

1. Proceed with consideration of Bylaw No. 1993 to amend the zoning designation of the property located at 3208 and 3212 Happy Valley Road from Rural Residential 2 (RR2) Zone to Residential Townhouse 1 (RT1) Zone, subject to the following terms and conditions:
 - a) That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per new dwelling unit, prior to issuance of a building permit:
 - i. \$3,660 towards the General Amenity Reserve Fund; and
 - ii. \$610 towards the Affordable Housing Reserve Fund.
 - b) That the applicant provides, **prior to Public Hearing**, the following:
 - i. A technical memo from a qualified engineer that verifies storm water can be adequately managed onsite, to the satisfaction of the Director of Engineering; and
 - ii. Frontage drawings to determine if road dedication is required, to the satisfaction of the Director of Engineering.
 - iii. A memo prepared by a Landscape Architect that examines existing trees on site and in the frontage and provides comment on the potential for tree retention as part of the development plan, to the satisfaction of the Director of Planning;
 - 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 complete the following prior to issuance of a building permit, to the satisfaction of the Director of Engineering:
 - i. Full frontage improvements to Bylaw 1000 standards and any recommendations stemming from the Traffic Impact Assessment; and
 - ii. A storm water management plan; and
 - iii. A construction management plan.

OR Option 2

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council take no action at this time with respect to this application to rezone 3208 and 3212 Happy Valley Road.

SUBMITTED BY: Robert Dykstra, MCIP, RPP Senior Planner

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

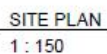
Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

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

Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

SITE PLAN



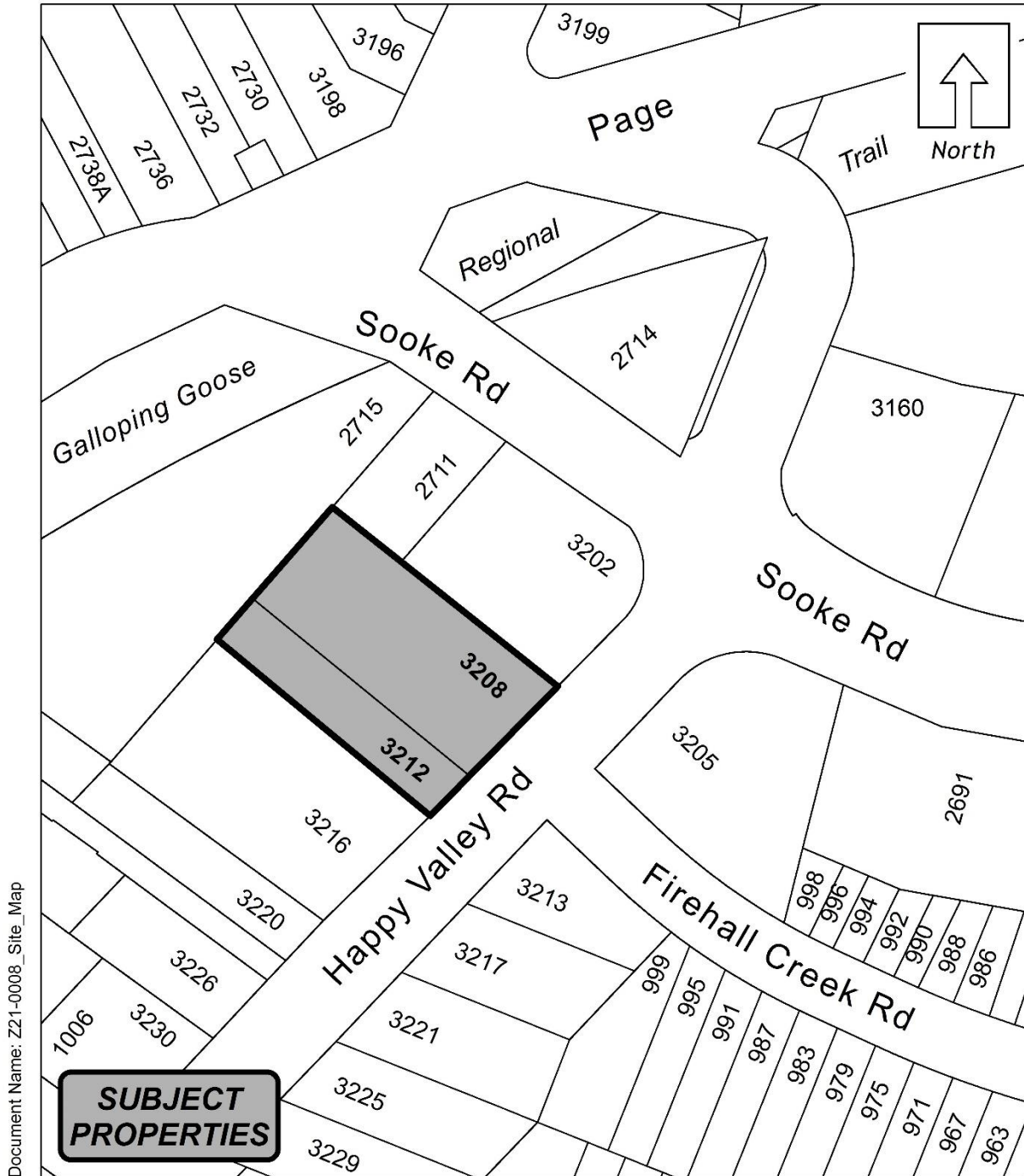
Appendix B
RENDERINGS



Appendix C

SITE MAP

**REZONING BYLAW AMENDMENT
(Z21-0008)
3208 & 3212 Happy Valley Rd**



Document Name: Z21-0008_Site_Map

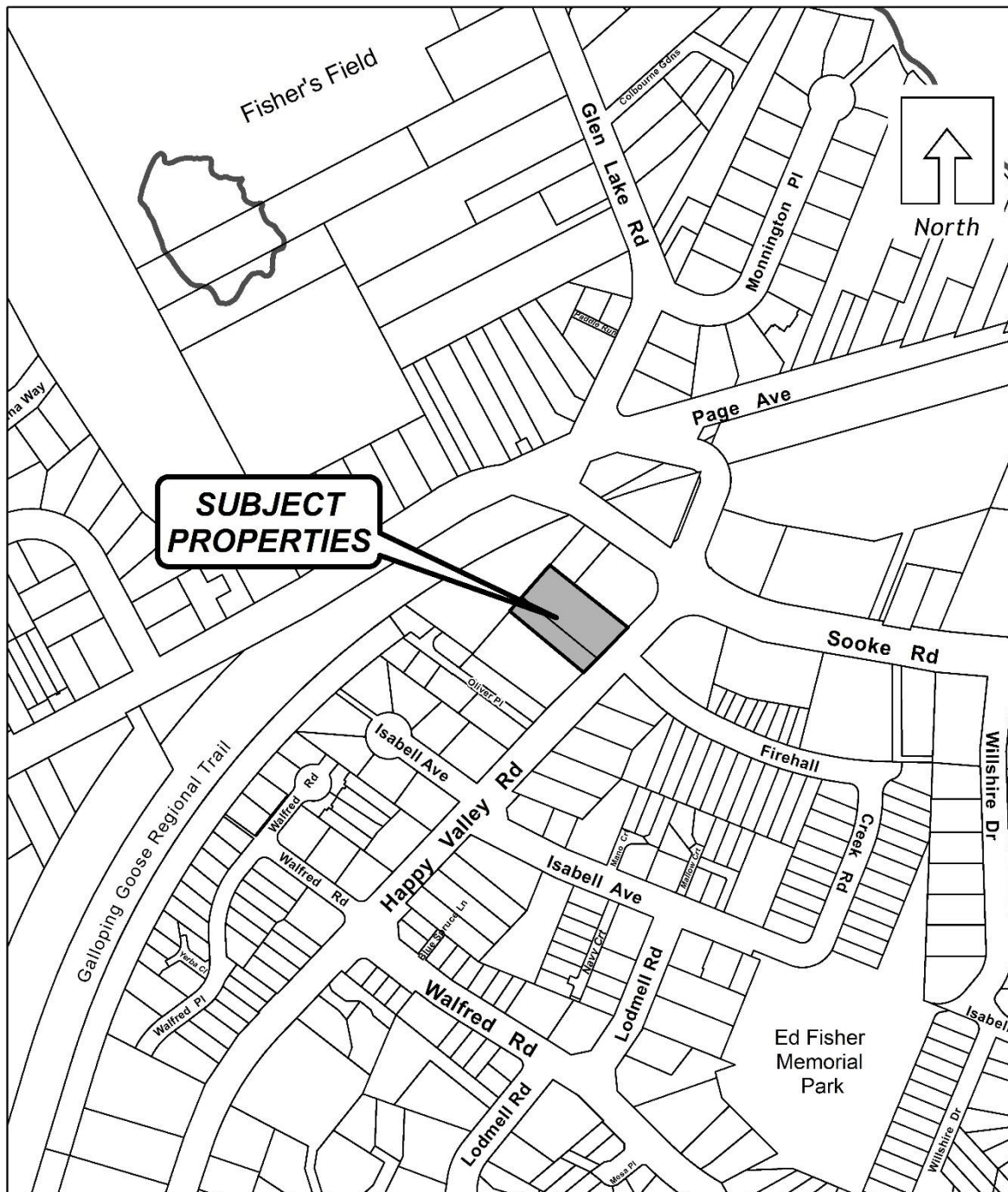
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Last Revised: 5/3/2021

Appendix D

LOCATION MAP

**REZONING BYLAW AMENDMENT
(Z21-0008)
3208 & 3212 Happy Valley Rd**



Document Name: Z21-0008_Location_Map

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Last Revised: 5/3/2021