



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

**DATE:** Monday, July 11, 2022

**DEPARTMENT:** Planning

**APPLICATION NO.:** Z22-0017

**SUBJECT:** Bylaw No. 2092 – Application to rezone 2647A and 2647B Deville Road from One- and Two-Family Residential (R2) zone to the City Centre 2 (CC2) zone to allow for the development of approximately 10 stacked townhouse units.

## **PURPOSE:**

Dave Stephens of LIDA Holdings Inc. has applied to rezone 2647A and 2647B Deville Road from the One- and Two-Family Residential (R2) zone to the City Centre (CC2) zone to allow for the development of approximately 10 stacked townhouse units.

## **BACKGROUND:**

### **PREVIOUS APPLICATIONS**

The City has not received any previous planning applications of the subject property.

**Table 1: Site Data**

<i>Applicant</i>	Dave Stephens, LIDA Holdings Inc.
<i>Owner</i>	LIDA Holdings Inc.
<i>Civic Address</i>	2647A and 2647B Deville Road
<i>Legal Description</i>	2647A Deville Road: Strata Lot 1, Section 111, Esquimalt District, Strata Plan 1740 Together With An Interest In The Common Property In Proportion the Unit Entitlement of the Strata Lot as Shown on Form 1. PID: 013-714-201 2647B Deville Road: Strata Lot 2, Section 111, Esquimalt District, Strata Plan 1740 Together With An Interest In The Common Property In Proportion the Unit Entitlement of the Strata Lot as Shown on Form 1. PID: 013-714-252
<i>Size of Property</i>	1,370 m <sup>2</sup> (0.33 acres)
<i>DP Areas</i>	City Centre

<i>Zoning Designation</i>	Current: One- and Two-Family Residential (R2)	Proposed: City Centre 2 (CC2)
<i>OCP Designation</i>	City Centre	

#### SITE AND SURROUNDING AREA

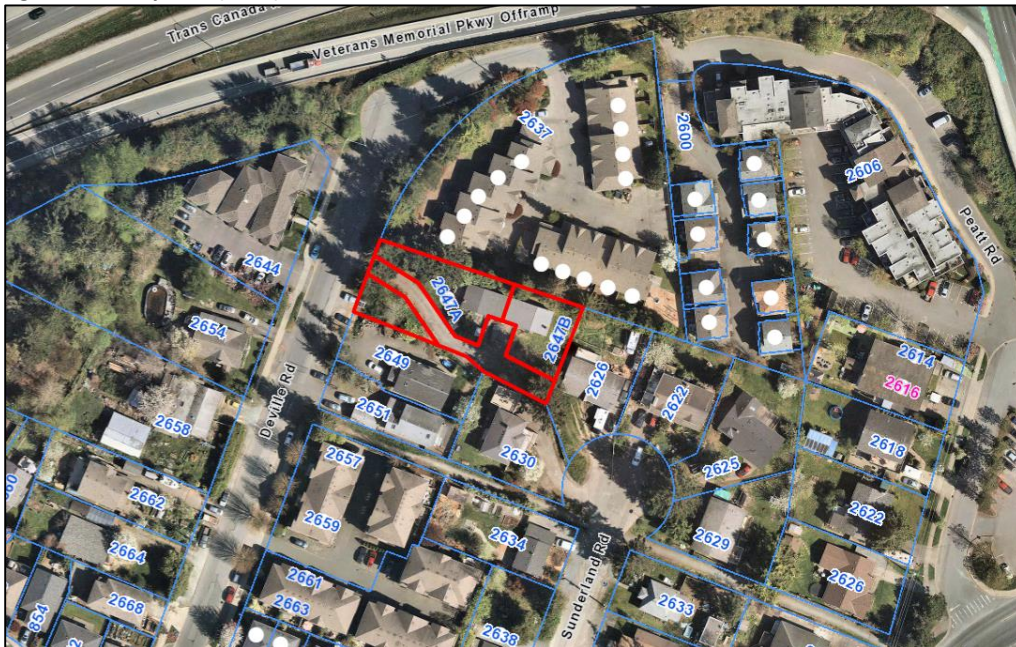
The subject properties are located on the east side of the north end of Deville Road. There is currently a two-family dwelling on the property that is proposed to be demolished. The northern lot line of the property is adjacent to an apartment complex.

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.

**Table 2: Surrounding Land Uses**

	<b>Zoning</b>	<b>Use</b>
<i>North</i>	RM2	Attached Housing
<i>East</i>	R2	One- and Two-Family Residential
<i>South</i>	RM7	Medium-Density Apartment
<i>West</i>	RM7	Medium-Density Apartment

**Figure 1: Orthophoto (2021)**

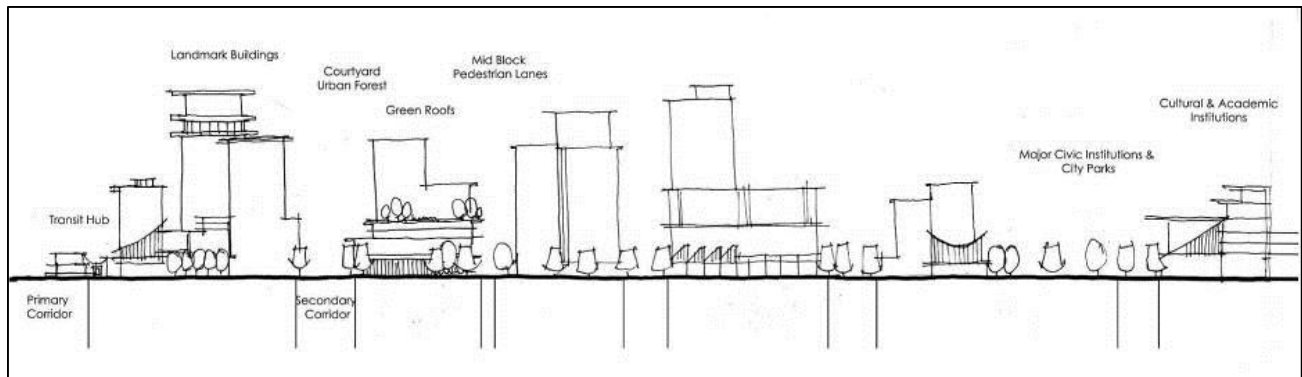


## OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designated the subject properties as “City Centre”, which is defined by the following text:

- A major regional growth centre that support a wide range of high-density housing, including affordable and rental housing
- A major employment area for institutional, office, commercial, light industrial uses
- Major civic uses and public buildings are key landmarks
- A major place of community gathering and celebration
- A wide range of public squares, parks and open spaces are integrated throughout
- The City’s major entertainment and/or cultural precinct
- Inter-city and/or inter-regional transit hub connect residents

**Figure 2: A Concept for the City Centre**



## DESIGN GUIDELINES

The subject properties are located within the Deville (N4) neighbourhood of the City Centre Design Guidelines as outlined below. For this region of the City Centre, the design intent is as follows:

*The Deville neighbourhood is located at the northern edge of the City centre restricted by the Highway to the north. This neighbourhood is comprised predominantly of residential buildings. Further residential development shall consist primarily of medium-density buildings along Peatt Road and Brock Avenue that maximize the infill density of the neighbourhood. A development emphasis should incorporate green and open space into the residential developments to increase active space for residents within the neighbourhood.*



#### DEVELOPMENT PERMIT AREAS

The subject properties are not located within any environmental or hazardous development permit areas. However, a form and character development permit would be required prior to the issuance of a building permit to review overall compliance with the City Centre and Multi-Family design guidelines as well as zoning bylaw requirements.

It is further noted for Council's information that the subject properties are designated as being appropriate for consideration of the CC2 zone within the City Centre Concept map within the City Centre Design Guidelines.

#### **COMMENTS:**

##### DEVELOPMENT PROPOSAL

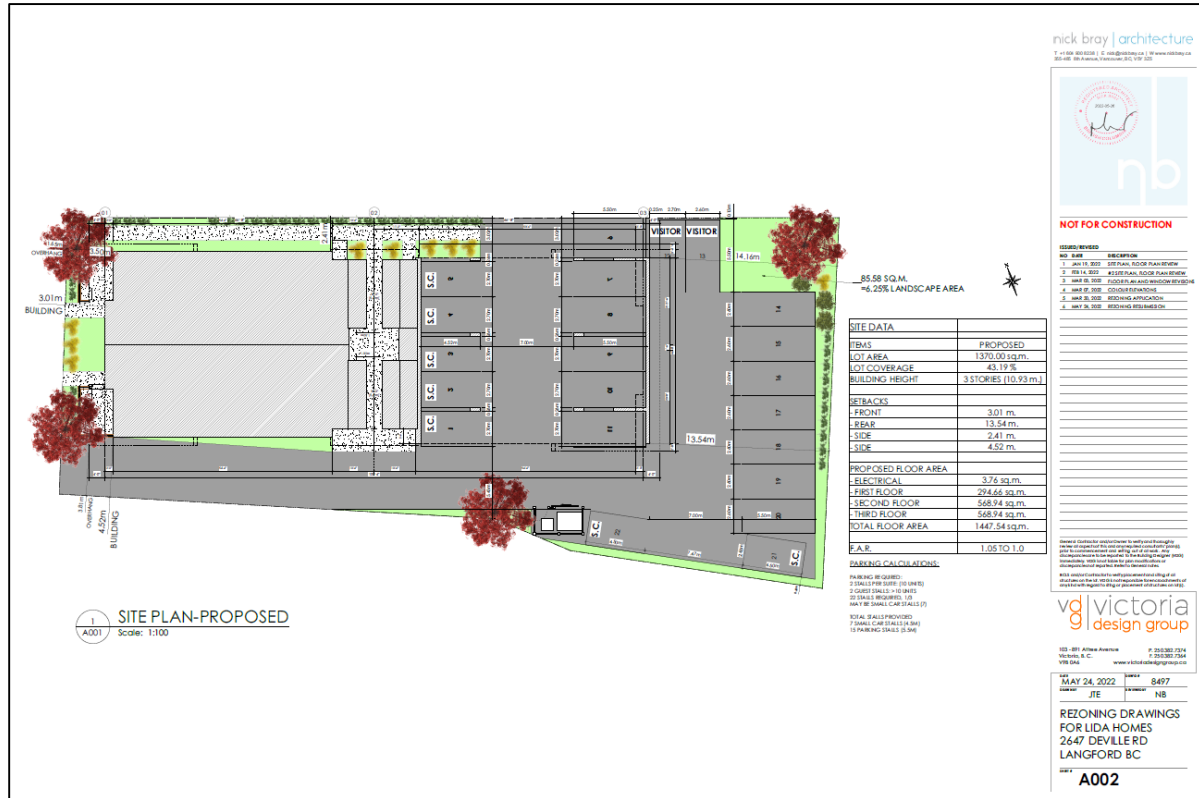
The applicant has applied to rezone 2647A and 2647B Deville Road from the One- and Two-Family Residential (R2) zone to the City Centre 2 (CC2) zone to allow for the development of approximately 10 stacked townhouse units. A stacked townhouse design has dwelling units that share common walls and common ceilings/floors similar to an apartment building; however, all the units have individual accesses from the ground level, as opposed to shared hallways, staircases and/or elevators.

The existing buildings would be demolished. The proposal generally meets the guidelines for multi-family residential development; however, a more thorough review of the design and layout of the units will be completed during the Form and Character Development Permit process, and additional changes may be required.

Access to the site will be off Deville Road, with units facing the street, providing a "walk up" presence. Resident parking will be provided in accordance with Section 4.01 of Zoning Bylaw No. 300 with two stalls for each unit. The applicant has also included the necessary amount of visitor parking located at the rear of the property.

The two properties associated with this development proposal would be consolidated, but not at this moment. To ensure these properties are consolidated as presented with this rezoning application, Council may wish to require subdivision to occur prior to issuance of a Development Permit.

**Figure 3: Site Plan**



**Table 1: Proposal Data**

	Permitted by R2 (Current Zone)	Permitted by RT1 (CC2 Zone defers to RT1 regulations for townhouse use)
Density (min. lot size)	N/A	100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> )
Height	9 m (30 ft)	Three Storeys
Site Coverage	40%	60%
Front Yard Setback	3.0 m (9.8 ft), or 5.5 m (18 ft) for the garage portion	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion
Interior Side Yard Setback	1.5 m (5.0 ft)	1.2 m (3.9ft)

<i>Exterior Side Yard Setback</i>	3.0 m (9.8 ft), or 5.5 m (18 ft) for the garage portion	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion
<i>Rear Yard Setback</i>	5.5 m (18 ft)	5.5 m (18 ft)
<i>Parking Requirement</i>	2 per dwelling unit + 1 per suite (if permitted)	2 per dwelling unit plus 2-5 visitor spaces depending on number of units

#### INFRASTRUCTURE

Full frontage improvements are required in accordance with Bylaw No. 1000 and to the satisfaction of the Director of Engineering prior to the issuance of a building permit. Of note, the Engineering Department has indicated that the proposal will be required to build a sidewalk and provide boulevard landscaping.

#### STORMWATER MANAGEMENT

The applicant will be required to provide a stormwater management plan to the satisfaction of the Director of Engineering prior to the issuance of a building permit. 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.

#### 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 issuance of a Building Permit. This should be secured within a covenant, prior to Bylaw Adoption.

#### CARBON MINERALIZED CONCRETE

In accordance with Council's Carbon Mineralization in Concrete Policy POL-0167-PLAN, which went into effect on June 1, 2022, Council may wish to require to the applicant to utilize post-industrial CO<sub>2</sub> mineralized concrete for the construction of the proposed development.

### **FINANCIAL CONTRIBUTIONS**

#### FINANCIAL IMPLICATIONS

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.

#### COUNCIL'S AMENITY CONTRIBUTION POLICY

The amenity contributions that apply as per Council's current Affordable Housing and Amenity Contribution Policy as summarized in Table 4 below, which is based on 10 units.

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

Amenity Item	Per unit contribution	Total (Approx. 10 units)
<i>Affordable Housing Reserve Fund</i>	\$1,000 per unit	\$10,000
<i>General Amenity Reserve Fund</i>	\$3,800 per unit	\$38,000
<b>TOTAL POLICY CONTRIBUTIONS</b>		<b>\$48,000</b>

**Table 5 – Development Cost Charges**

Development Cost Charge	Per unit contribution	Total (Approx. 10 units)
<i>Roads</i>	\$3,865	\$38,650
<i>Park Improvement</i>	\$1,948	\$19,480
<i>Park Acquisition</i>	\$130	\$1,300
<i>ISIF Fees</i>	\$371.25	\$3,712.50
<b>Subtotal (DCCs paid to City of Langford)</b>		<b>\$63,142.50</b>
<i>CRD Water</i>	\$1,644	\$16,440
<i>School Site Acquisition</i>	\$800	\$8,000
<b>TOTAL (estimate) DCCs</b>		<b>\$87,582.5</b>

#### OPTIONS:

##### Option 1

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

1. Consider proceeding with First Reading of Bylaw No. 2092 to amend the zoning designation of the properties located at 2647A and 2647B Deville Road from One- and Two-Family Residential (R2) zone to City Centre (CC2) zone subject to the following terms and conditions:
  - a. That the applicant provides, as a bonus for increased density, the following contributions per unit, **prior to the issuance of a building permit**:

- i. \$1,000 towards the Affordable Housing Reserve Fund; and
  - ii. \$3,800 towards the General Amenity Reserve Fund.
- b. That the applicant provides the following, **prior to Public Hearing**:
  - i. 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;
  - ii. 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 that title, that agrees:
  - i. That the two subject properties be consolidated prior to the issuance of a Development Permit for Form and Character;
  - ii. That the following be implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit,
    - 1. Full frontage improvements; and
    - 2. A storm water management plan.
  - iii. That a Construction Park and Traffic Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of land.
  - iv. That all concrete used on-site will be produced using post-industrial CO<sub>2</sub> mineralization technology, or equivalent which offers concrete with lower embodied CO<sub>2</sub> than all other competing bids, and that **prior to the issuance of a Building Permit** the applicant shall provide a product-specific Type III Environmental Product Declaration that is 3<sup>rd</sup> party verified specifying the total embodied carbon content of concrete.

**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. 2092.



**SUBMITTED BY: Matt Notley, Planner I**

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

**Concurrence:** Donna Petrie, Senior 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:** Audrey Kryklywyj-Shortreid, Deputy Director of Finance

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

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

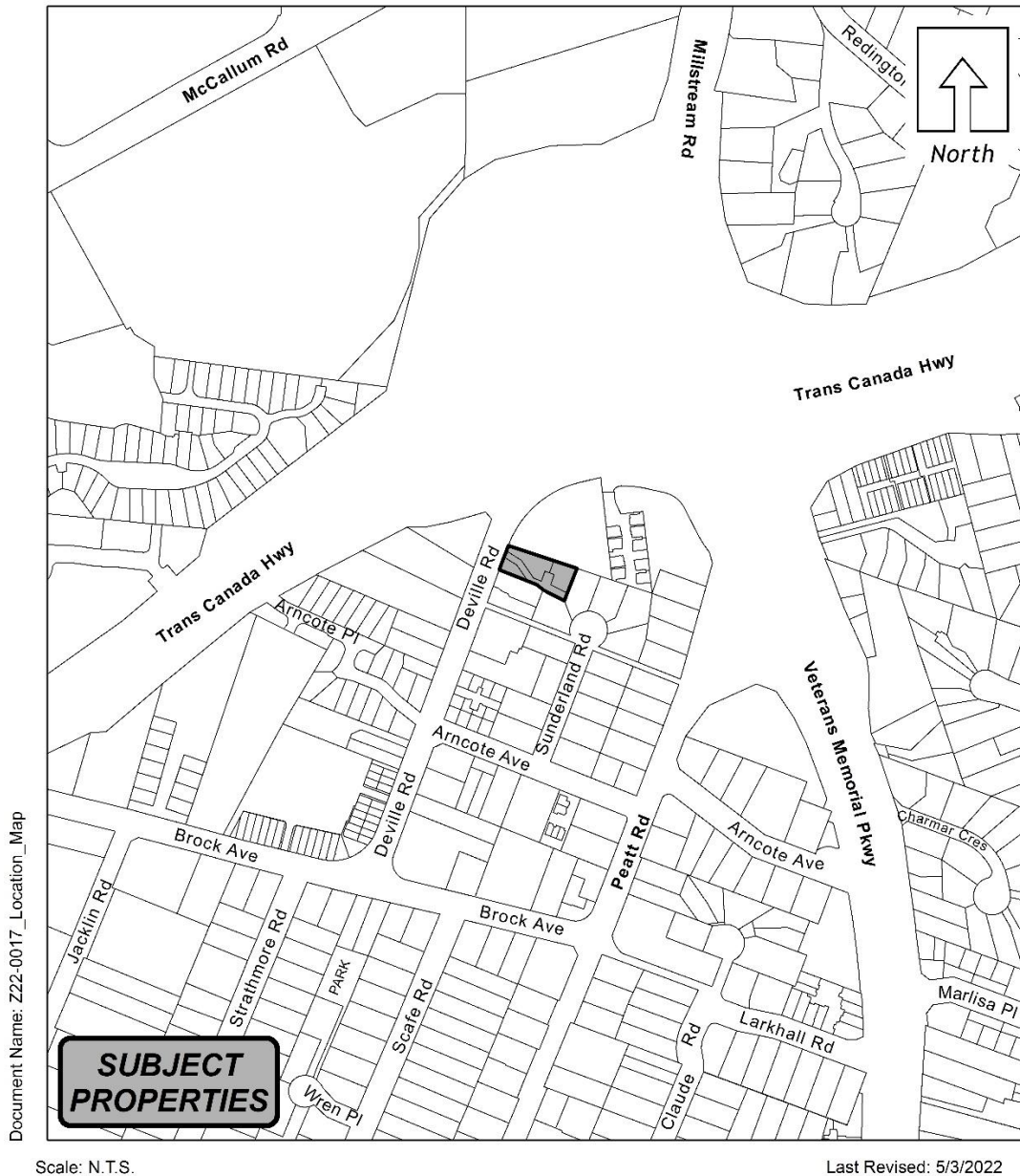
**Appendix A – Site Map**

**REZONING BYLAW AMENDMENT  
( Z22-0017 )  
2647A Deville Rd & 2647B Deville Rd**



**Appendix B – Location Map**

**REZONING BYLAW AMENDMENT  
( Z22-0017 )  
2647A Deville Rd & 2647B Deville Rd**



## Appendix C – Elevations

