



Staff Report to Special Sustainable Development Advisory Committee

DATE: Monday, December 11, 2023

DEPARTMENT: Planning

APPLICATION NO.: Z23-0018

SUBJECT: Bylaw No. 2151 - Application to Rezone 2832, 2834, 2836, and 2838 Knotty Pine Road from One- and Two-Family Residential (R2) to City Centre 2 (CC2)

EXECUTIVE SUMMARY:

Alex Gannochka has applied on behalf of 829 Development Group Ltd. to rezone 2832, 2834, 2836, and 2838 Knotty Pine Road from One- and Two-Family Residential (R2) to City Centre 2 (CC2) to allow for a townhouse development containing approximately 27 units. The project includes a park dedication on the corner of Knotty Pine and Orono, equivalent to 5% of the lot area. This park dedication will provide symmetry with the park being dedicated to the City across the street on the eastern corner of Knotty Pine and Orono. The proposal includes one setback variance request from one of the units to the park they plan to dedicate.

BACKGROUND:

PREVIOUS APPLICATIONS

No previous planning applications have been made for the subject properties.

Table 1: Site Data

<i>Applicant</i>	Alex Gannocha, Adept Engineering
<i>Owner</i>	829 Development Group
<i>Civic Address</i>	2832, 2834, 2836, and 2838 Knotty Pine
<i>Legal Description</i>	LOT 14, SECTION 5, ESQUIMALT DISTRICT, PLAN 10444 (2832 Knotty Pine) LOT 8, SECTION 5, ESQUIMALT DISTRICT, PLAN 10795 (2834 Knotty Pine) LOT 9, SECTION 5, ESQUIMALT DISTRICT, PLAN 10795 (2836 Knotty Pine) LOT 10, SECTION 5, ESQUIMALT DISTRICT, PLAN 10795 (2838 Knotty Pine)
<i>Size of Property</i>	3,068 m ²

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

SITE AND SURROUNDING AREA

The subject properties are located in Langford’s City Centre on the corner of Knotty Pine Road and Orono Avenue. Each property is flat and contains an existing rancher style single-family home and a few mature trees. The surrounding neighbourhood is made up of primarily single-family homes and duplexes, with four to six storey apartments and townhouses being constructed in the area as Langford continues to densify the City Centre. The site is within walking distance to many shops and services on Jacklin Road and Goldstream Avenue. The nearest park, Centennial Park, is approximately 300 m away and contains tennis courts, baseball diamonds, a playground, and a spray park. The site is also approximately 500 m from the E&N trail.

Ruth King Elementary School is located less than 500 m away on Jacklin Road and Spencer Middle School is located approximately 1000 m away, located on Goldstream Avenue. School District No 62 has been made aware of this application such that they can consider the proposed increase in density in this area as part of their long-range facility planning.

An arborist report has been submitted to assess the trees on site and will be discussed later within this report.

Figure 1: Subject Properties



Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	R2 (One- and Two-Family Residential)	Single Family Homes
<i>East</i>	CC2 (City Centre 2)	Townhomes (under construction)
<i>South</i>	R2 (One- and Two-Family Residential)	Single Family Homes
<i>West</i>	R2 (One- and Two-Family Residential)	Single Family Homes

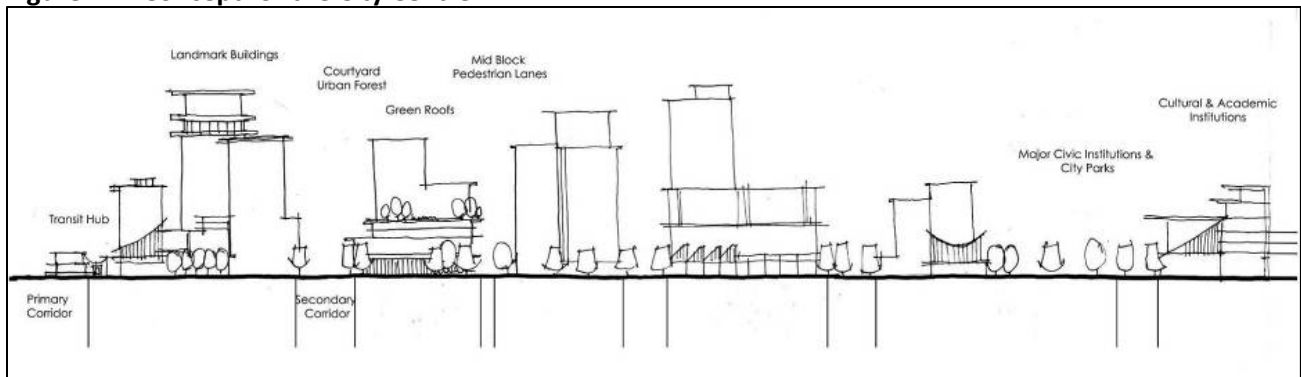
COUNCIL POLICY

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



This proposal meets several objectives and policies of the City Centre designation, including the creation of pocket parks and increasing public space (Policy 1.3.3), increasing housing density near transit corridors

and the E&N trail (Policy 1.5.1), and providing housing diversity by building townhomes in an area where new development has been predominately apartments (Policy 1.6.3).

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.

DESIGN GUIDELINES

The subject properties are located within 'S1 Centennial Park' of the City Centre Neighbourhoods in the Design Guidelines as outlined in Figure 2. For this region of the City Centre, the design intent is as follows:

Surrounding a large green space, the Centennial Park neighbourhood boasts late century single family dwellings located on cul-de-sac roads.

This neighbourhood is very suitable for mixed-use development, shared streets and enlarged walkways as well as high-density apartment buildings near Goldstream Ave. Other opportunities for development in this neighbourhood include townhouses and medium density apartments to replace the single-family dwellings on cul-de-sacs and shared streets.

Emphasis within the Centennial Park neighbourhood shall be placed on a family focus and being able to move through the housing continuum by addressing various housing types.

Further to these Neighborhood Guidelines, the subject properties are identified as being appropriate for consideration of the City Centre 2 (CC2) Zone on the City Centre Concept Map recently added to the City Centre design guidelines. The CC2 zone calls for apartments up to 4 storeys and townhouse units. As such, this townhouse proposal is consistent with the City Centre Concept Map.

LOW CARBON CONCRETE

In accordance with Council's Low Carbon Concrete Policy POL-0167-PLAN, Council may wish to require the applicant to utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data for the construction of the proposed development.

Figure 3: S1 Centennial Park



COMMENTARY:

DEVELOPMENT PROPOSAL

The applicant has applied to rezone 2832, 2834, 2836, and 2838 Knotty Pine Road from the One- and Two-Family Residential (R2) zone to the City Centre 2 (CC2) zone to allow for the development of approximately 27 townhouse units. The CC2 zone allows for townhomes and apartments up to 4 storeys. When building townhomes under the CC2 zone, the bylaw states that townhomes are subject to the regulations of the RT1 (Residential Townhouse) Zone for things like setbacks, height, and lot coverage.

The site layout of this proposal has been designed to be a mirror of the applicant's other project directly across the street at 2833, 2835, 2837, and 2839 Knotty Pine which Council approved in April, 2023. Primary access to the site will occur off Orono Avenue with garage access provided through a central drive-aisle through the site. This allows for an attractive walk-up style along Knotty Pine, with more opportunities for street trees. A second row of townhomes would run along the rear of the site, as shown in Figure 4. A more detailed site plan has been attached to this report for reference.

Figure 4: Conceptual Site Layout

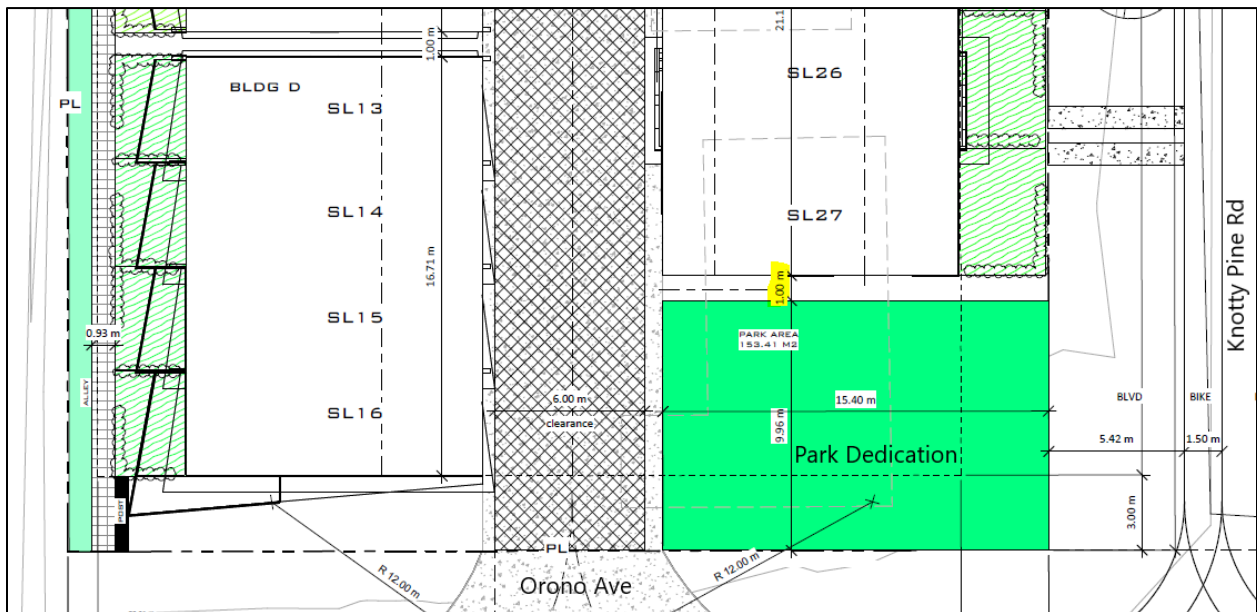


As presented above, another driveway is shown on Knotty Pine. This is to facilitate recycling and garbage pickup and some of the visitor parking spaces. There will be no vehicle access to the central drive aisle from the Knotty Pine driveway.

The proposal also includes a park dedication on the corner of Knotty Pine and Orono equivalent to 5% of the lot area. This will provide symmetry to the matching park dedication across the street that the City requested through the rezoning of 2833, 2835, 2837, and 2839 Knotty Pine. While no trees currently exist within the park dedication area, the applicant will be required by the Parks Department to make improvements, including tree plantings. Further details of the park improvement will be determined by the Director of Parks, Recreation and Facilities prior to the dedication of the land. The Parks Department has requested that the strata be responsible for the maintenance of the boulevard from back of curb, excluding street trees and irrigation, which would remain the responsibility of the City. Given this, Council may wish to secure this requirement through a Section 219 covenant.

Due to the park dedication, the applicant is seeking a small setback variance to the southerly interior side lot line, reducing the requirement from 1.2 m to 1 m. This is for unit 27 only as it abuts the park dedication area, which will become an interior side lot line. If the applicant were to retain the area as strata common property, the variance would not be necessary. Additionally, a setback of 1 meter will still allow the residents to conduct maintenance to the side of their home without encroaching into City park. Given this, Council may wish to authorize the Director of Planning to issue the variance within the Form and Character Development permit.

Figure 5: Park Dedication Area and Setback Variance Request (highlighted)



The proposed townhomes are intended to be three storeys in height and contain a mix of unit types including two-bedroom, two-bedroom plus den, and three-bedroom units. All units have a private outdoor space at grade, and a shared outdoor amenity space is planned for the northwest corner of the

site, in addition to the above noted Park dedication. The applicant has provided a rendering of their proposal, shown below in Figure 6.

Figure 6: Project Rendering



The building massing matches what is approved across the street and the proposed building materials are stone veneer, fibre cement boards, and wood-look siding in either metal or hardy board. The final design will be confirmed through the Form and Character Development Permit process, in compliance with the City's Design Guidelines. The applicant is demonstrating 90% active building frontage across the two frontages and is meeting their 5% common outdoor amenity space through their proposed Park dedication.

Resident parking will be provided in accordance with Section 4.01 of Zoning Bylaw No. 300 with two stalls for each unit, in addition to 5 visitor parking stalls. The applicant has designed their garages to be a minimum of 3 m by 6 m to align with the potential bylaw change to increase the minimum garage size occurring through Omnibus No. 60 through Bylaw No. 2082.

The applicant has also included separated storage/utility spaces beside the garages and/or carport spaces to help alleviate the desire to store items inside the garages. Regardless, Council may still wish to require

that any garage or carport that is allocated as a required off-street parking space be used for the parking of vehicles and not the storage of items that would prevent parking within that space; this should be secured through a separate covenant. Council may wish to have the covenant registered in favour of the strata, so they are responsible for enforcing the covenant instead of the City.

For the properties to be developed as presented, the four properties would need to be consolidated into one lot. As such, Council may wish to require that the four properties are consolidated prior to the issuance of a development permit.

Table 3: Proposal Data

	Permitted by R2 (Current Zoning)	Permitted by RT1 (Proposed Zoning – CC2 Zone defers to RT1 regulations for townhomes)	Proposed by Rezoning Application
<i>Density (FAR and/or min. lot size)</i>	400 m ² min. lot size	3.0 FAR	1.01 FAR
<i>Height</i>	9 m (30 ft)	3 Storeys	3 storeys
<i>Site Coverage</i>	40%	60%	48.5%
<i>Front 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	1 m*
<i>Interior Side Yard Setback</i>	1.5 m (5.0 ft)	1.2 m (3.9ft)	4.79 m
<i>Exterior Side Yard Setback</i>	3.0 m (9.8 ft), or 5.5 m (18 ft) for the garage portion	3.5 m (11.5 ft), or 5.5m (18 ft) for the garage portion	3.5 m
<i>Rear Yard Setback</i>	5.5 m (18 ft)	5.5 m (18 ft)	5.5 m
<i>Vehicle Parking Requirement</i>	2 per dwelling unit + 1 per suite	2 per dwelling unit plus 2-5 visitor spaces depending on number of units	2 per dwelling unit plus 5 visitor parking spaces
<i>Bicycle Parking Requirement</i>	N/A	1 per dwelling unit	1 per dwelling unit

***variance requested**

TREES

The project arborist has identified four trees on the subject properties that exceed a dbh of 20 cm that would otherwise be protected through the City’s Tree Bylaw. The four trees are a Cherry (25 cm dbh), Douglas Fir (42 cm dbh), Spruce (28 cm dbh), and Garry Oak (118 cm dbh). The arborist has identified that all trees would need to be removed based on the proposed building footprint but are otherwise healthy.

As no trees are intended to be retained on site, no tree mitigation measures, or a project arborist would be required throughout construction. The arborist report has been attached to this report for reference.

The applicant has provided a conceptual landscape plan which has also been attached to this report for reference. The plan demonstrates that the applicant will be able to plant 51 trees of varying species. Along the western interior side lot line, many smaller species and columnar varieties are intended to be planted which allow for more planting opportunities within the narrower setback, with larger varieties to be planted along Knotty Pine and within the common property in the northwest corner. Council can anticipate additional tree plantings to occur within the park dedication area and within the boulevard on Knotty Pine. Further detail on the park and boulevard tree plantings will be determined by the Parks Department.

MULTI-MODAL NETWORK

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The subject properties are located near downtown Langford and therefore are within close walking distance to many shops and services. While no sidewalk is planned to be constructed on the western side of Knotty Pine, one is being constructed on the eastern side. The northern side of Orono Avenue will also have a sidewalk constructed. The site is situated close to bus stops that provide frequent service to downtown Victoria, Sooke, and other neighbourhoods throughout Langford and the West Shore. The site is also very near to the E&N Trail which provides a safe cycling and walking route from Langford through View Royal and Esquimalt, terminating in downtown Victoria. Primary vehicle access to the development will be provided off Orono Avenue. The proposal has also been referred to BC Transit and the Ministry of Transportation and Infrastructure, and both organizations have stated they have no concerns.

The Director of Engineering has noted that no Traffic Impact Assessment is necessary for the proposed development.

FRONTAGE IMPROVEMENTS

Full frontage improvements to Bylaw No. 1000 standards will be required. The Director of Engineering has noted that this will include a bike lane, streetlights, and boulevard improvements along Knotty Pine Road and sidewalk, bike lane, streetlights, and boulevard improvements along Orono Avenue.

INFRASTRUCTURE

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 or subdivision approval, whichever is first. As part of their application, the applicant has submitted a stormwater technical memo outlining how they plan to adequately manage stormwater on-site. This memo has been reviewed and approved by the Director of Engineering.

SEWERS

A sewer main exists along Knotty Pine Road and a connection from the units to this main would be required. Any improvements, extensions, or modifications needed to the sewer main within the municipal road right-of-way will be completed by West Shore Environmental Services at the applicant's expense.

CONSTRUCTION IMPACT MITIGATION

CONSTRUCTION PARKING MANAGEMENT

Council may wish to require a Construction Parking and Traffic 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.

MITIGATION PLAN

As per Bylaw No. 1000, Section 2.5, a Mitigation Plan is required prior to land alteration to the satisfaction of the Director of Engineering (this is an interim measure for all developments, until a Good Neighbour Policy is adopted). A Mitigation Plan is required where there are reasonable grounds to anticipate any discharge of contaminants, pollutants, silts, airborne particulates (dust) or material (toxic or natural) to any watercourses, municipal ditches and sewage systems, public or private lands, waters or the atmosphere.

NEIGHBOURHOOD CONSULTATION

The applicant has informed staff that they have been in touch with most of the neighbours and have received positive feedback. As noted previously, the townhouse project across the street on Knotty Pine is owned by the same company as this proposal.

FINANCIAL IMPLICATIONS:

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 responsible 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 and Amenity Contribution Policy are summarized in Table 4 below, based the total density of 27 residential units.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit / area contribution	Total (27 units)
<i>General Amenity Reserve Fund</i>	\$3,800 per residential unit	\$102,600
<i>Affordable Housing Reserve Fund</i>	\$1,000 per residential unit	\$27,000
TOTAL POLICY CONTRIBUTIONS		\$129,600

Table 5 - Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total (27 units)
<i>Roads</i>	\$3,865	\$104,355
<i>Park Improvement</i>	\$1,948	\$52,596
<i>Park Acquisition</i>	\$130	\$3,510
Subtotal (DCC's to Langford)		\$160,461
<i>ISIF</i>	\$331.65	\$8,954.55
<i>CRD Water</i>	\$1,644	\$44,388
<i>School Site Acquisition</i>	\$800	\$21,600
TOTAL DCC's (estimated)		\$235,403.55

LEGAL IMPLICATIONS:

Should Council choose to proceed with consideration of Bylaw No. 2151, a Public Hearing will be scheduled in accordance with the requirements of the *Local Government Act*.

The amenity contributions specified in Table 4 above are incorporated into Bylaw No. 2151 and will be payable at the time of building permit along with the current Development Cost Charges specified in the various DCC Bylaws.

Council's other conditions of approval would be registered in a Section 219 Covenant in priority of all other charges on title prior to consideration of Bylaw Adoption.

OPTIONS:

Option 1

That the Sustainable Development Advisory Committee recommend that Council:

1. Proceed with consideration of First Reading of Bylaw No. 2151 to amend the zoning designation of the properties located at 2832, 2834, 2836, and 2838 Knotty Pine Road from R2 to CC2 subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling 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, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
 - i. That the following will be provided and 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;
 2. A storm water management plan;
 3. A mitigation plan, and
 4. A construction parking management plan.
 - ii. That the properties be consolidated prior to issuance of a Development Permit for Form and Character;
 - iii. That a separate covenant be registered prior to the registration of a strata plan for the proposed development agreeing that the garages are to be used for the parking of vehicles and not the storage of items preventing the parking of vehicles therein, in favour of the strata;
 - iv. That 5% of the lot area on the corner of Knotty Pine Road and Orono Avenue be dedicated to the City as park prior to the issuance of a building permit;
 - v. That the strata be responsible for maintaining and irrigating boulevard landscaping with the exception of boulevard trees and boulevard tree irrigation, which will be maintained by the City;

- vi. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;

AND

- 2. Authorize the Director of Planning to issue a setback variance to the southern interior side lot line, reducing the requirement from 1.2 m to 1 m along the park boundary.

OR Option 2

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application to rezone 2832, 2834, 2836, and 2838 Knotty Pine Road under Bylaw No. 2151 until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

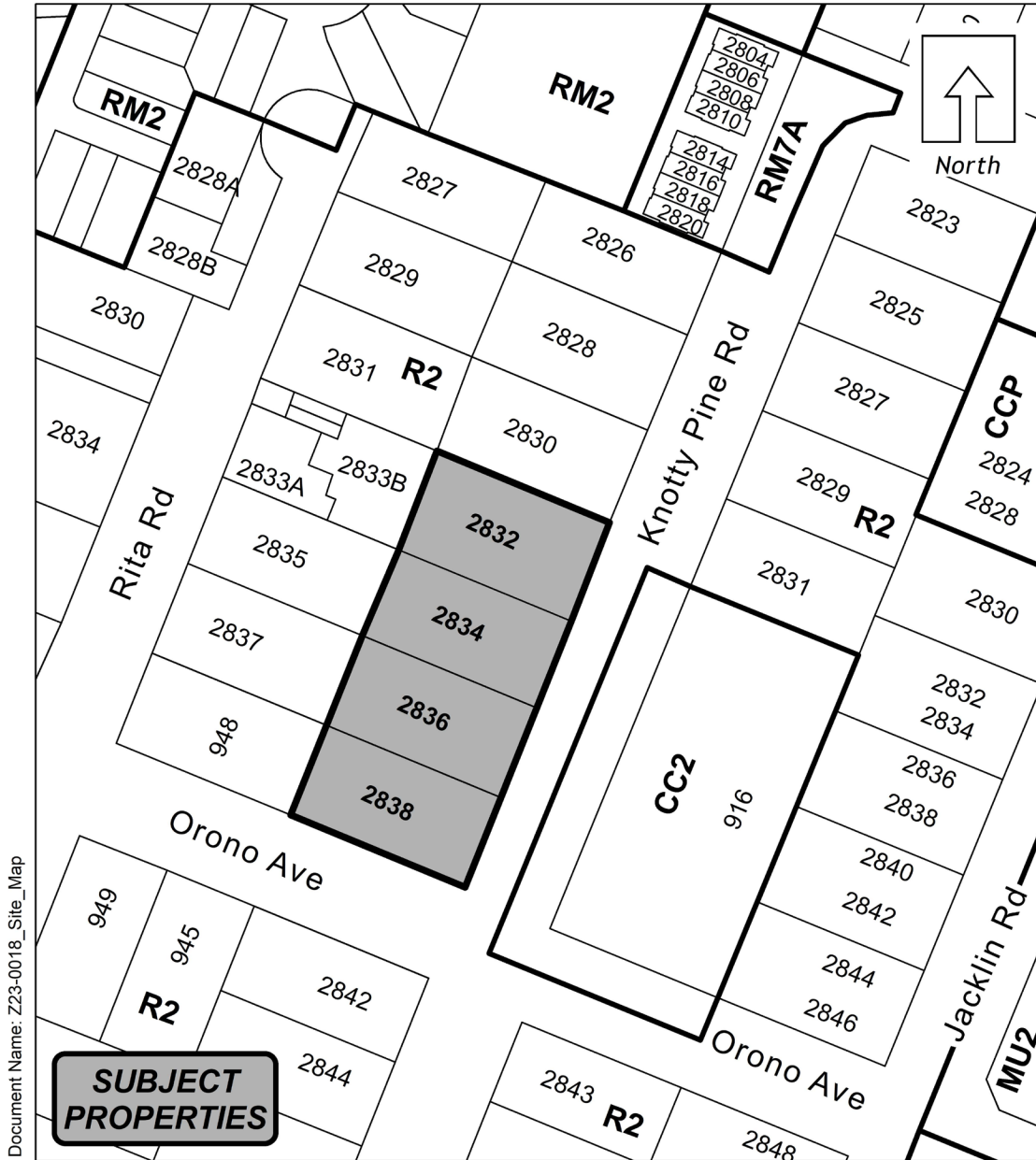
- a. _____;
- b. _____;
- c. _____;

SUBMITTED BY: Julia Buckingham, Planner II

- Concurrence:** Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision
- Concurrence:** Donna Petrie, Senior Manager of Business Development and Events
- Concurrence:** Yari Nielsen, Director of Parks, Recreation and Facilities
- Concurrence:** Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision
- Concurrence:** Katelyn Balzer, P.Eng., Director of Engineering and Public Works
- Concurrence:** Michael Dillabaugh, CPA, CA, Director of Finance
- Concurrence:** Marie Watmough, Deputy Director of Corporate Services
- Concurrence:** Braden Hutchins, Director of Corporate Services
- Concurrence:** Darren Kiedyk, Chief Administrative Officer

Appendix A – Site Map

**REZONING BYLAW AMENDMENT
(Z23-0018)
2832, 2834, 2836 & 2838 Knotty Pine Rd**



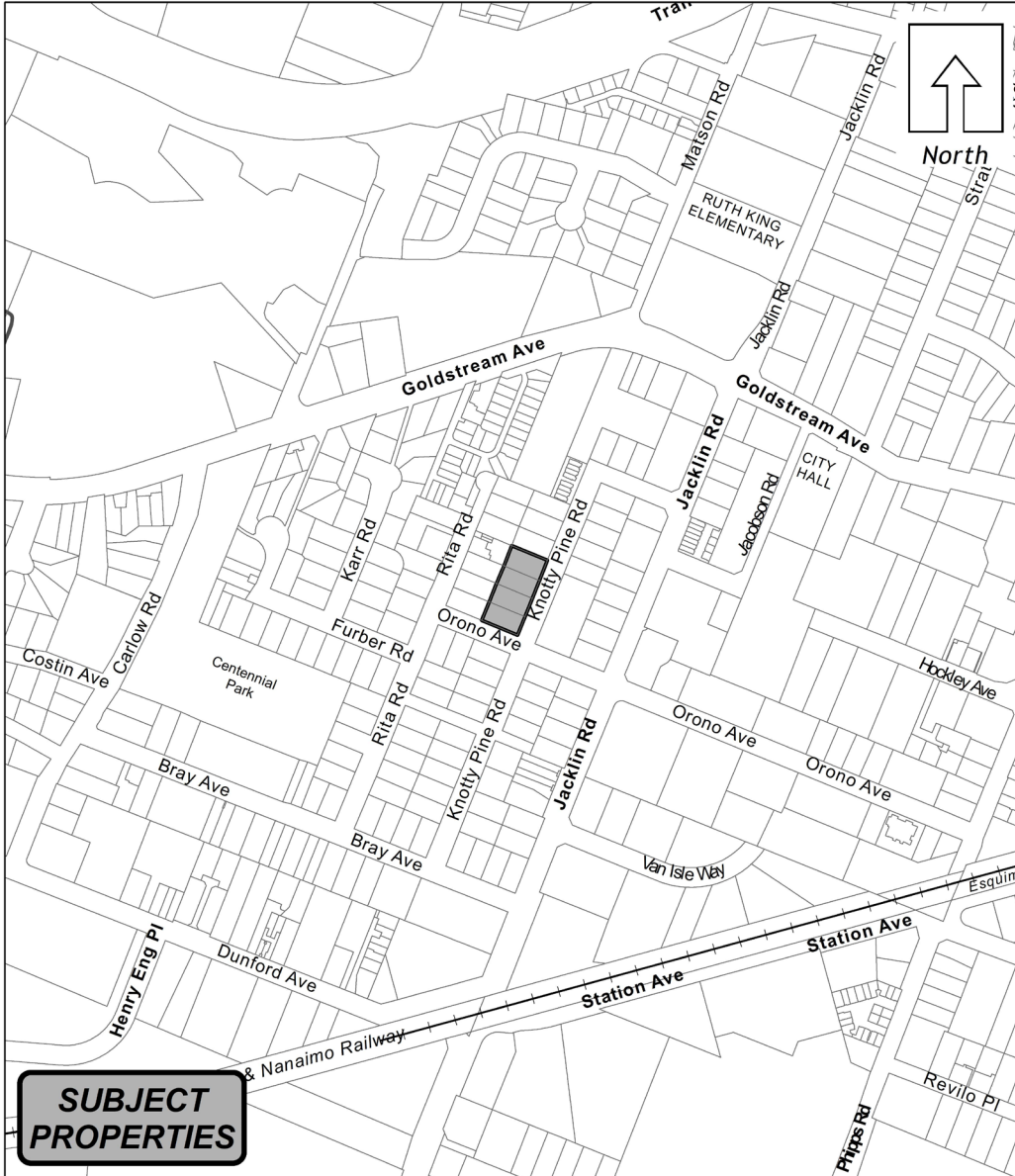
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Scale: N.T.S.

Last Revised: 2023-08-30

Appendix B – Location Map

**REZONING BYLAW AMENDMENT
(Z23-0018)
2832, 2834, 2836 & 2838 Knotty Pine Rd**



Document Name: Z23-0018_Location_Map

Scale: N.T.S.

Last Revised: 2023-08-30