



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, August 29, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z22-0023

SUBJECT: Bylaw No. 2098 - Application to Rezone 2833, 2835, 2837, and 2839 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

PURPOSE

Alex Gannochka of ADEPT Engineering Ltd. has applied on behalf of 829 Development Group Ltd. to rezone 2822, 2835, 2837, and 2839 Knotty Pine Road from One- and Two-Family Residential (R2) to City Centre 2 (CC2) to allow for a townhouse development with approximately 27 units.

BACKGROUND

PREVIOUS APPLICATIONS

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

Table 1: Site Data

<i>Applicant</i>	Alex Gannochka, ADEPT Engineering Ltd.
<i>Owner</i>	829 Development Group Ltd.
<i>Civic Address</i>	2822, 2835, 2837, and 2839 Knotty Pine Road
<i>Legal Description</i>	LOT 1, SECTION 5, ESQUIMALT DISTRICT, PLAN 10444 LOT 7, SECTION 5, ESQUIMALT DISTRICT, PLAN 10795 LOT 6, SECTION 5, ESQUIMALT DISTRICT, PLAN 10795 LOT 5 SECTION 5 ESQUIMALT DISTRICT PLAN 10795
<i>Size of Property</i>	2,874.9 m ²
<i>DP Areas</i>	City Centre
<i>Zoning Designation</i>	R2 (One- and Two-Family Residential)
<i>OCP Designation</i>	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 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.

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

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>	R2 (One- and Two-Family Residential) MU2 (Mixed Use Residential Commercial) MU1 (Mixed Use Residential Commercial)	Duplexes Mixed Use Buildings and Apartments
<i>South</i>	R2 (One- and Two-Family Residential)	Single Family Homes
<i>West</i>	R2 (One- and Two-Family Residential)	Single Family Homes

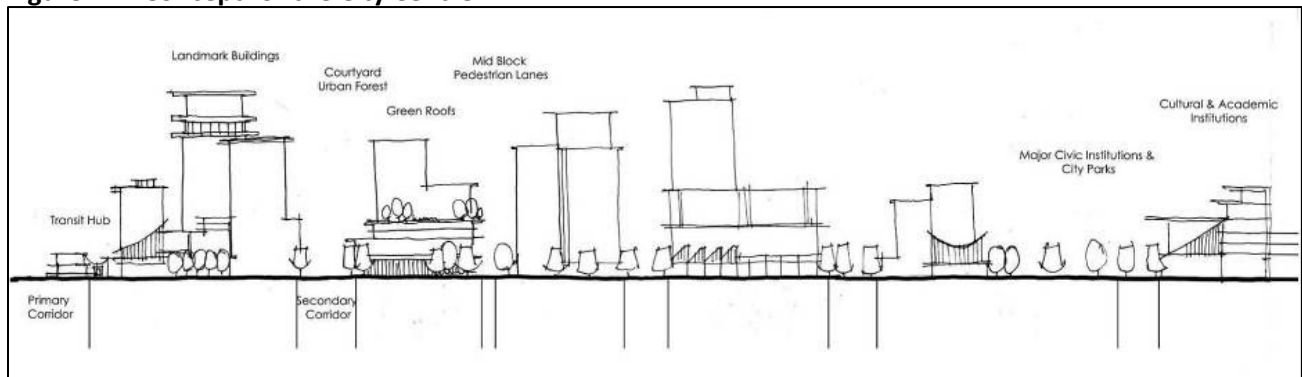
COMMENTS

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 1: A Concept for the City Centre



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.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant has applied to rezone 2833, 2835, 2837, and 2839 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.

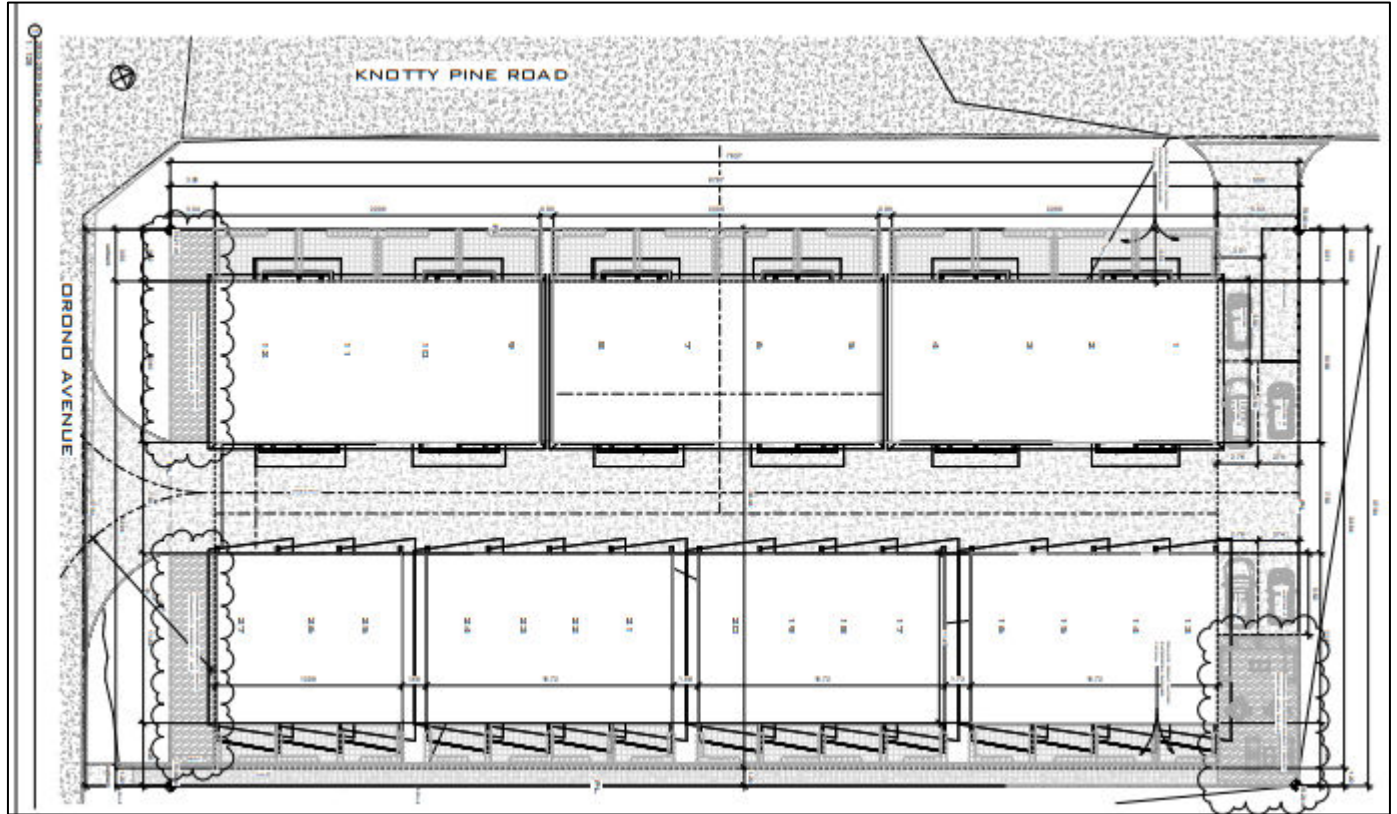
Primary access to the site will occur off Orono Avenue, with a secondary entrance on Knotty Pine to facilitate recycling and garbage pickup as well as provide access to some of the visitor parking spaces. The layout of the townhouses is designed to have an attractive walk-up style facing Knotty Pine, with garage access provided through a central drive-aisle through the site. A second row of townhomes would run along the rear of the site. This helps to allow for more street parking along Knotty Pine and a more pleasant walking experience as each individual driveway won't have to interrupt the sidewalk. This also helps to

Figure 3: S1 Centennial Park



achieve the required 80% active building frontage. A preliminary site layout can be seen below as Figure 4.

Figure 4: Preliminary Site Layout



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. Council may 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.

Currently, the applicant is short on their required common outdoor amenity space (5% of the lot size) by 3 m² and has shown it separately in three different areas. Staff have asked the applicant to revise their proposal to demonstrate the full 5% in one continuous area so that it will function better for future residents. They also intend to make some small adjustments to add additional landscape buffering on the interior side lot line and rear lot line. As such, Council may wish to require that a revised site plan is submitted prior to Public Hearing. If anything, these changes may result in the loss of a unit or two.

The applicant has submitted some renderings to demonstrate the general design they hope to construct should this project be approved. The exact design details would be confirmed through the Form and

Character Development Permit process, in compliance with the City’s Design Guidelines. The renderings can be seen below in Figure 5.

Figure 5: Proposed Design – Facing Knotty Pine



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.

The applicant is not requesting any variances.

Table 3: Proposal Data

	Permitted by R2 (Current Zoning)	Permitted by RT1 (CC2 Zone defers to RT1 regulations for townhouse use)
<i>Density (FAR and/or min. lot size)</i>	400 m ² min. lot size	3.0 FAR
<i>Height</i>	9 m (30 ft)	3 Storeys
<i>Site Coverage</i>	40%	60%
<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
<i>Interior Side Yard Setback</i>	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	3.5 m (11.5 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
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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. The site is also situated close to many 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.

FRONTAGE IMPROVEMENTS

Full frontage improvements to Bylaw No. 1000 will be required. The Director of Engineering has noted that this will include a 2.2 m wide sidewalk, bike lane, road edge parking, boulevard improvements, and streetlighting. The Director has noted that while no Traffic Impact Assessment is warranted for this proposal, residential occupancy of the site will not be permitted until after the completion of the new signal light at the intersection of Jacklin Road and Orono Avenue. The City intends to install the signal in 2023 or 2024.

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 any alteration of land. 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 that the applicant utilize post-industrial CO₂ 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 27 units.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit contribution	Total (27 units)
<i>General Amenity Reserve Fund</i>	\$3,800	\$102,600
<i>Affordable Housing Reserve Fund</i>	\$1,000	\$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
<i>Incremental Storage Improvement Fees</i>	\$371.25	\$10,023.75
Subtotal (DCCs paid to City of Langford)		\$170,484.75
<i>CRD Water</i>	\$1,644	\$44,388
<i>School Site Acquisition</i>	\$800	\$21,600
TOTAL (estimate) DCCs		\$236,472.75

OPTIONS:

Option 1

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

1. Proceed with consideration of First Reading of Bylaw No. 2098 to amend the zoning designation of the properties located at 2833, 2835, 2837, and 2839 Knotty Pine Road from One- and Two-Family Residential (R2) to City Centre (CC2) 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;
 - iii. A revised site 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 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, inclusive of sidewalks, bike lanes, road edge parking, streetlighting, and boulevard upgrades; and
 2. A storm water management plan.
 - ii. That a Construction Park and Traffic Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of land;
 - iii. That no residential occupancy of the development shall occur until a signal light is installed and fully operational at the intersection of Jacklin Road and Orono Avenue, to the satisfaction of the Director of Engineering;
 - iv. That the four subject properties be consolidated prior to the issuance of a Development Permit for Form and Character;
 - v. That a separate covenant be registered agreeing that the garages and carports are to be used for the parking of vehicles and not the storage of items preventing the parking of vehicles therein.

- vi. That all concrete used on-site will be produced using post-industrial CO₂ mineralization technology, or equivalent which offers concrete with lower embodied CO₂ 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 3rd 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. 2098.

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: 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

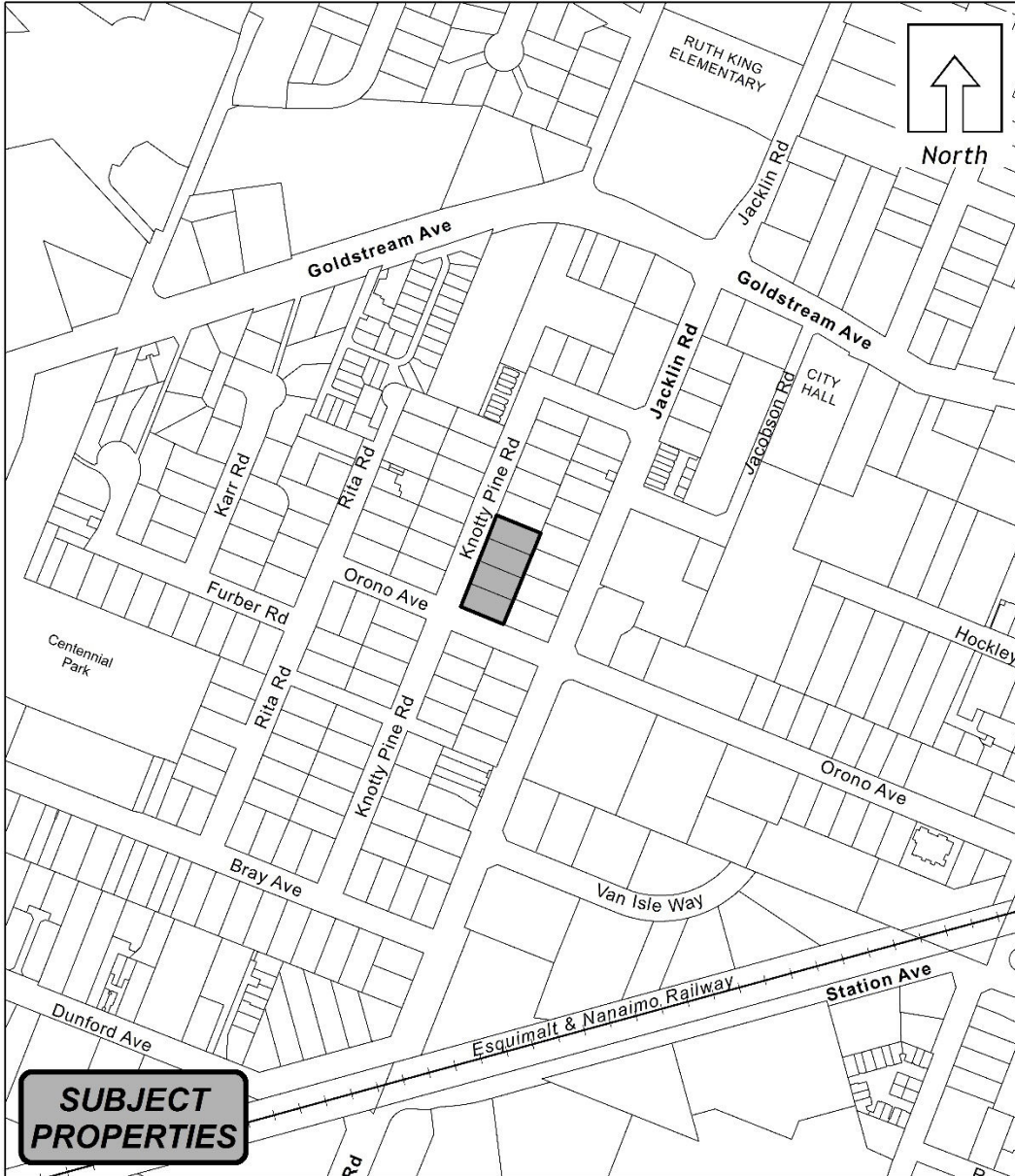
Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix B – Location Map

**REZONING BYLAW AMENDMENT
(Z22-0023)
2833, 2835, 2837 & 2839 Knotty Pine Rd**



Document Name: Z22-0023_Location_Map

Scale: N.T.S.

Last Revised: 6/14/2022