

## **Camosun Community Association**

### **Neighbourhood Meeting**

*regarding proposed rezoning of*

**1535 Oak Crest Drive**

**January 26<sup>th</sup>, 2012**

**Secretary:** *Caleb Horn, Director, Camosun Community Association*

**Applicant:** *Three members of Bernhardt family present, as well as architect Greg Damont of D'Ambrosio Architecture.*

**14 members of the the public** are recorded attending as per the sign-up sheet.

7:05 Call to order, welcome, and introductions

7:10 Applicant presents proposal:

- To be first “passive house” in Greater Victoria.
- Passive house standard in Germany.
- Environmentally-sustainable through reduction of energy loss.
- Mechanical ventilation system.
- Reclaimed heat circulation as primary heat source (secondary heating coil to provide supplementary heat).
- Rainwater collected for irrigation and possibly toilets.
- Will use one quarter the energy compared to an average newer home and one tenth the energy compared to an average older home.
  
- Proposed house 100ft<sup>2</sup> larger than allowed under current zoning.
- Property currently zoned as RS-6 which permits up to a 3300ft<sup>2</sup> house (proportion of this must be basement) plus a 500ft<sup>2</sup> garage (3800ft<sup>2</sup> total).
- Proposed rezoning to RD-1 will allow for two separate strata titled units and the 3900ft<sup>2</sup> building.
- House's footprint will increase by 700ft<sup>2</sup> compared to current house.
- 1.5m further back from road, with 9m wing towards east.
- Roof will be approximately 1m higher.
  
- Two families to live in home, Bernhardt Sr. in upper unit and Bernhardt Jr. in the other.
- “Aging in place” policy as both families intend to stay in neighbourhood.
- Top unit is accessibility-friendly.

- Single family dwelling -like massing, with parking below.
- Wood siding and stucco cladding.
- Windows with aluminium-clad wood.
- Double-pitched roof with south-facing solar panels at back of home.
- No bright galvanized materials to be used.
- All existing Garry Oaks retained.
- Rezoning application submitted one week prior to meeting, expected process to take 4 to 6 months.
- Construction to start after rezoning and building permit issued.
- Start date anticipated in 6 to 8 months and construction to take approximately 5 to 6 months of exterior work (plus 4 months of interior).
- It is hoped that the current home can be sold and moved to another property.

7:40 Questions (from the public) and answers (by the applicant):

Q: Will rezoning set a precedent in the neighbourhood for an increased number of duplexes?

A: Probably not, as Saanich examines the merits of rezoning to RD-1 on a case-by-case basis.

Q: How come this proposal could not go through the board of variance instead of a rezoning process?

A: The BoV cannot grant variances in size, but Saanich staff has suggested that they may redefine the bylaw to allow for houses with more energy-efficient walls (the thicker walls increased the footprint of this building by about 200ft<sup>2</sup>). The option of redefining the bylaws may prove to be a longer process than rezoning so the applicant chose to go ahead with the rezoning.

Q: The street currently sees little traffic and is safe for children to use. Will there be an increase of traffic?

A: No extra traffic outside of construction is anticipated. The home will not advertised as a “show home” for the general public. Bernhardt Jr. commented that he has young children as well and that he hopes they will be able to play in the street.

Q: How can it be guaranteed that the applicants will continue to live in the house and not have it rented out as suites?

A: Bernhardt Sr. reiterated his intentions of “aging in place” and remaining in the community. Saanich encourages people to stay in their community and this home will provide a good mix of age groups long into the future. There is no intention to sell the house after it is constructed.

Q: What is the cost per square foot to build this home?

A: Uncertain as to the final cost, but there is no unlimited budget. Costs for windows and doors are expected to be greater than usual, but overall operating costs are hoped to be much lower than average.

Q: At what property size threshold will Saanich consider allowing RD-1 rezonings?

A: Additional information needed. **Note: applicant's response by email attached.**

Q: Will the the addition of this house to the neighbourhood have an effect on property values?

A: By having two units on one property, as opposed to one, it could be argued that property values may increase. However, additional information will be sought and relayed back to those in attendance through email. **Note: applicant's response by email attached.**

Q: What is the size of house allowed under RD-1 zoning?

A: Fifty percent of the property's area, so in this case a 9000ft<sup>2</sup> house on a 18,000foot<sup>2</sup> lot. The setback requirements, however, are greater for RD-1 lots than for RS-6 lots.

Q: Will there be visitor parking?

A: Yes, there will be an empty space at the end of the driveway and additional vehicles will park along the driveway if needed.

8:15 Closing remarks and adjournment

# 1535 Oak Crest Dr.

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**Rob Bernhardt**

To: Caleb Horn

30 January 2012 08:45

Hello Caleb,

Thanks for taking the time to organize the community meeting last Thursday. During the meeting we were asked to provide information on how many lots on Oak Crest Dr. potentially meet duplex zoning size requirements and the likely impact of our proposal on nearby homes.

Greg Damant, our architect, has checked the size of the lots on Oak Crest Dr. It turns out that most of the lots meet the minimum size requirement for duplex zoning. However, there are a number of other criteria (minimum lot width, etc.) which quite a few of these lots do not meet. Given the number of factors to be considered, it may be best to obtain guidance on this subject from District of Saanich. The District has a clear vision of how and where the the community wishes to develop, which involves more than lot size.

We were also asked for information on how the building we are planning may affect property values in the area. As with zoning, this is not a subject we are expert in. Normally, the construction of a quality home improves the value or marketability of nearby properties. Our application is to build a duplex, rather than single-family home with a legal secondary suite. This rezoning does not result in an increase in building occupancy or traffic, which remain the same under either scenario. A market value impact of rezoning may arise from the higher probability of owners occupying both suites, rather than renters occupying a secondary suite, which should be good for property values. In the absence of rezoning, the property would be developed differently, perhaps relying on a detached garage to provide additional space. For these reasons we believe our proposal does more to sustain property values in the neighbourhood than developing the property with a secondary suite.

If there is any other information we can provide, please let me know.

Regards,

Rob Bernhardt