

Mayor and Council

District of Central Saanich
1903 Mt. Newton
Crossroad Saanichton, BC
V8M2A9

Re: Application to Rezone 1255 Marchant Rd Brentwood

Dear Honorable Mayor and Councillors;

Please find attached the rezoning application for 1255 Marchant Road. We believe the proposed development will be aesthetically pleasing to the neighborhood and community while addressing the urgent need for attainable housing for first time home buyers and young families in our community.

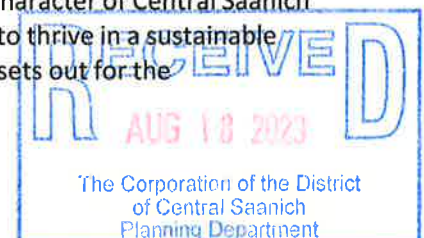
1. [Proposal Overview](#)

This application is to rezone 1255 Marchant Road from R-1 to the district's new residential multi-unit infill RM-6 zoning. The property is just under 1/3 of an acre, we are proposing to build 5 townhomes in two buildings. Building one will have two units and building two will have three units. All of the townhomes have three bedrooms and several of them also include a den to facilitate remote work, this ensures they will be suitable homes for families in the community. Increasing the local housing supply will allow workers to raise their families in their own home while eliminating wasteful and time-consuming commutes from the Westshore.

2. [Design and Planning Background](#)

Central Saanich Official Community Plan

The OCP Sets a thought-out long-term vision to preserve and maintain the character of Central Saanich while encouraging smart growth that allows the Citizens of Central Saanich to thrive in a sustainable manner. I believe we have effectively addressed the priorities that the OCP sets out for the Communities long term prosperity.



A. Use Limited Land Supply Wisely

Central Saanich is a unique combination of rolling agricultural land, urban development and economic industrial space. To preserve this balance while encouraging moderate growth land must be utilized efficiently. This is best accomplished by keeping development inside the Urban Settlement Area. The proposed subdivision makes very efficient use of the limited supply of land designated for development. The increased densification allows the agricultural and parks land to remain preserved. If the Urban Settlement Area is not efficiently development Central Saanich will either need to expand the settlement zone into agricultural land or limit housing supply further exacerbating the affordability crisis.

B. Address Climate Change

Careful consideration has been given to create a neighbourhood that not only minimizes its environmental impact but provides new homes that provide a net environmental benefit. These homes will all include high efficiency fixtures, LED lighting, energy efficient heating, electric car charging and be built to meet or exceed Step Code 3.

C. Economic Development

Like many areas in the CRD, businesses across Central Saanich are struggling to attract and retain employees. One of the major contributing factors to this shortage is the lack of affordable family housing in the community. With the development located just 2 km from the Keating Industrial Park these homes are in a prime location to help address the housing shortage for workers in the community.

D. Support Agriculture

The proposed development borders agricultural land to the South (6960 Rafiki Way). We have carefully consulted with the agricultural neighbours throughout the design process to ensure this development will not negatively impact the agricultural land.

Site Layout

Detailed site plans and house plans are included with this application, below is a summary of the site specifications.

	<u>RM-6</u>	<u>Proposed</u>
Floor Area Ratio	0.7	0.699
Lot Coverage	40%	35.1%
Front Setback (North)	6.0 M	6.0 M
Rear Setback (South)	9.0 M	7.5 M
Side Yard (West)	1.5 M	1.5 M
Side Yard (East)	1.5 M	1.5 M
Side Yard (Total)	4.5 M	3.0 M
Building Height	9.0 M	8.0 M

Variance Rationale

This application requires two minor variances from the RM- 6 bylaw. We are requesting to vary the rear yard setback from 9.0 metres to 7.5 metres. This variance allows the building two turnaround area to be expanded to provide easier and safer access. We recognize that there is also a guideline for expanded setbacks that border agricultural property. To mitigate this we are prepared to register a nuisance covenant on the title so that any future owners are made aware there is active agricultural land adjacent to their property.

The second variance we are requesting is to reduce the total side yard setback from 4.5 metres to 3.0 metres. The individual side yard setbacks will still exceed 1.5 metres, this reduction will only apply to building two. The side yard setbacks on building one are 1.5 metres (West) and 6.0 metres (East). Reducing the total side yard setback from 4.5 metres to 3.0 metres for building two allows all three units to include a garage. Garages are very beneficial for EV ownership and efficient effective EV charging both for electric cars and electric bicycles.

Streets and Mobility

The location of this development is in Brentwood Bay with numerous schools, parks and businesses within walking distance. There is a pedestrian pathway directly across from this property that leads to Brentwood Elementary School and into the Brentwood core. This area is well served by mainline bus routes (route 75, 81 and 83) that easily allow transit access to Victoria, the Westshore and the Peninsula. Given the variety of multi modal transportation options available this is an prime location to increase residential density.

3. Sustainability

Central Saanich has made sustainability a key component of all future development. Targeted growth must be balanced with environmental stewardship to foster healthy communities in the present and well into the future.

This subdivisions address sustainability in variety of forms

1. Each of the 5 townhomes will be built to meet or exceed step code 3.
2. Energy efficient heat pumps will be installed as standard heating/cooling equipment in each of the 5 townhomes. These heat pumps use approximately 30% of energy that conventional electric heating uses while emitting zero emissions.
3. All garages will be wired for Level 2 high speed electric car charging.
4. All light fixtures will be LED fixtures or installed with LED Bulbs.
5. All windows in each residence will be Low E energy efficient glass.
6. All exterior doors will be insulated fiberglass.
7. All paint and carpeting will be certified low VOC compliant.

The combination of these features will make these some of the most efficient environmentally friendly homes in the community. These new homes will provide a significant reduction in GHG emissions and energy use, particularly when compared with the legacy housing stock in the community.

4. Community Amenity Contribution & Site Servicing

There will be four additional units added to this property and as per the community amenity contribution targets \$8,000 will be contributed to the affordable housing fund (\$2,000 per additional unit) and \$22,000 will be contributed to the community amenity fund (\$5,500 per additional unit).

A preliminary site servicing plan has been included in this application. The detailed servicing plan will be engineered to meet all municipal standards and bylaws and subject to approval by municipal staff. However, we have reviewed a variety of servicing options to ensure that the current design is feasible and no major design changes will be necessary that would affect the zoning.

Hydro

Hydro will be run underground from the pole on the other side of Marchant Road and service both buildings with Telus and Shaw running in parallel.

Municipal Water

As per municipal regulations there will be a single municipal water connection for the strata with individual water meters for each home regulated by the Strata.

Sewer

As shown on the site survey there is a municipal sewer along Marchant Road that will be tied into.

Natural Gas

Natural gas will be run from the main line on Marchant Road to each building.

Storm Water

There is a storm drain line under Marchant Road that will be tied into. An engineered storm water management system will be built on the property to ensure the runoff from the property does not exceed the current volumes.

5. Summary

This subdivision design has been crafted to provide a much-needed supply of affordable family housing while preserving the character of Central Saanich and Brentwood Bay. If the rezoning and subdivision applications are successful, I will personally oversee the construction and completion of this sustainable, attainable development.

I appreciate the time taken to review this application, please do not hesitate to contact me for any reason at 250-589-1547 or email me at gl@garylunn.com.

Sincerely,



Gary Lunn

Central Saanich Planning Department

District of Central Saanich
1903 Mt. Newton
Crossroad Saanichton, BC
V8M2A9

Re: Rezoning Rationale Letter – 1255 Marchant Road

Dear Central Saanich Planning and Development Department,

After carefully reviewing the Development Application Comprehensive Review Letter provided by Central Saanich; the rezoning application for 1255 Marchant Road has been amended to incorporate the constructive feedback provided by each department.

1. [Proposal Revisions](#)

Planning & Development Revisions & Clarifications

- The Landscape plan has been updated to include additional replacement trees and note the proposed species along with further detail regarding the shrubbery.
- A landscaping cost estimate has been provided based on the revised landscape plan.
- A fencing detail for the privacy fencing along the property lines and internally has been included with the revised landscape plan.
- Building Energy Efficiency Details

A full energy model and report will be provided at the time of building permit application. The plans have had an initial review conducted by the Energy Modeler and they have confirmed that by using high efficiency windows, additional insulation and a heat pump (to name a few of the key items) the homes will be able to achieve step code 3 and the zero carbon standard (no natural gas). All of the houses at Timber Ridge phase 2 comfortably achieved step code 3 using these building techniques. These homes will also be built to Emission Level 4 with no natural gas heating.

- All units will include level 2 EV charging, the location of the chargers is noted on the updated floor plans (in the garage for each unit).
- Details on building material colours will be provided at the time of building permit application.
- Bicycle parking is included in the garages of each unit and is noted on the revised floor plans.

- Common Amenity Space

No common amenity space is proposed for this townhouse site. The rationale for this is that each home has been designed to include a private fenced yard of at least 45 square meters. In addition to the private amenity spaces there are multiple public parks and playgrounds within a short walking distance (Pioneer Park, Brentwood Elementary, Bayside Secondary to name a few).

Building Advisory, Engineering and Fire Department Revisions & Clarifications

- The driveway to the rear townhouse building has been widened to 4.5 metres and no parking signs will be posted to ensure emergency vehicle access is maintained.
- A new fire hydrant is proposed to be installed on the north side of Marchant Road opposite the development to ensure all buildings are within 120 metres of a fire hydrant.
- Storm Water Management

Prior to a servicing agreement being reached, detailed engineered drawings will be provided confirming all services meet the municipal bylaw standards including storm water management. The stormwater will be managed using an onsite retention system built underneath the driveway near the front (North) of the property. The storm water from all five units in both buildings will flow through this tank prior to entering the municipal storm system.

2. Requested Variances

- Rear yard setback to be reduced from 9.0 m to 7.5 m
- Side yard setback total to be reduced from 4.5 m to 3.0 m
- Setback requirement of additional 5 m for ALR buffer reduced to 0 m
- Vary S.6.4.5 to permit tandem parking with shared driveway for Residential Two-family.

We appreciate the time taken by the staff to review our application and provide a concise list of constructive comments. After carefully reviewing the comprehensive review letter we hope this revised application is satisfactory. Please do not hesitate to contact us for any reason at 250-686-5192 or email at david@lunnprojects.ca.

Sincerely,



David Lunn