

1304 Lovers Lane, Cobble Hill, BC V0R1L6
<http://mneildesigns.bc.ca>

Office/Mobile (250) 360.7307
Email ron@mneildesigns.bc.ca

October 3, 2023

Mayor & Council
District of Central Saanich
1903 Mount Newton Cross Road
Saanichton, BC, V8M 2A9
via emailed pdf

Re: Rezoning & Subdivision for 3 Lots, 6922 Saanich X Rd, Central Saanich, BC.

Dear Mayor & Council,

I write on behalf of my client, Mr. Sukhmeet Grewal, owner , applying for rezoning & subdivision proposal for 3 (three) lots located on Saanich Cross Road, Central Saanich B.C. All 3 homes now have suites added to further the goal of more mixed housing and still be a financially manageable project by the owner's family.

This application is to create 3 (three) R-1XS lots while one is larger in order to retain the existing dwelling in its place. Retention of this home will save the landfill site from debris & minimize disruption to neighbours in rear of site plus it is in good condition and recently renovated. We have designed the subdivision to have one common driveway close to existing driveway entrance to reduce impact to street & increase safety at nearby intersection as well as aid to retain existing trees. Lots fronting Saanich X rd will access the common road (driveway) but front Saanich X Rd. Project data updated to reflect all the same zone.

Rather than summarize a number of minor setback variances and deal with the demanded higher density we strongly suggest a **CD** zone using our project data.. Lot size, setbacks and floor area are a product of higher density, the panhandle is a result of retaining a good functional house.

Also attached is Tree Resource and Impact report from Michael Butcher, Southshore Forest Consultants., consulting Arborist. This subdivision also allows us to retain multiple trees at rear that aids in privacy for the neighbours and front two building footprints have been designed to create as little impact on trees as possible. Some affected trees near neighbours have their removal supported by neighbours.

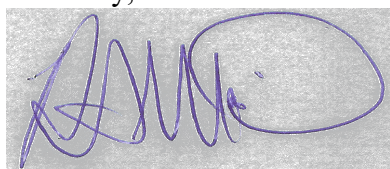
Our design cooperates with planned civil work by Central Saanich.

Landscape design has substituted other grading and banking to replace many of the simple retaining walls originally shown..

Owner/Applicant canvassed neighbours and everybody he could make contact with was in support, there was one to rear and neighbours across the street that contact could not be made. Please see earlier forms describing addresses of those contacted.

We look forward to presenting our Application, answering any further questions you have, and gaining your support. Housing this close to schools should be encouraged now.

Sincerely,



Ron McNeil, ASTTBC.BD , AScT.
mbltr914b

