

Central Saanich Planning Department

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

Re: Development Permit Rationale Letter – 1255 Marchant Road

Dear Central Saanich Planning and Development Department,

Please find attached the development permit application for 1255 Marchant Road to build four stratified single family homes. We believe the proposed development will be aesthetically pleasing to the neighborhood and community; matching the existing form and character while addressing the need for family housing in Brentwood.

1. [Proposal Overview](#)

Planning & Development Overview:

After carefully reviewing Bylaw 2196 and its effect on this property along with the form and character of the surrounding Brentwood community we felt it was prudent to proceed with a design limited to two storey's. This proposal includes four two-story detached single family dwellings each with three to four bedrooms and a private yard making them an excellent addition to the family housing stock.

Two small detached two story homes will face Marchant Rd. These detached homes match the existing predominantly single family homes along Marchant Rd. The other two homes will be at rear (south) of the property accessed via a common driveway. There is a newly constructed raised crosswalk in front of this proposed development which will further lower vehicle speeds along Marchant Rd. The reduced vehicle speeds will further improve safety for both pedestrians and vehicles around the development.

- All units will include level 2 EV charging, the location of the chargers is noted on the 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 floor plans.
- 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 4 and the zero carbon standard.

Building Advisory, Engineering and Fire Department Highlights

- The driveway to the rear homes will provide a minimum of 4.5 metre in width for emergency vehicle access.
- 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 four units will flow through this tank prior to entering the municipal storm system.

2. Requested Variances

- Reduce the ALR buffer setback increase from 5.0 m to 1.0 m. A 1.8 m cedar hedge is proposed for the Southern property boundary to provide additional screening between the homes and the ALR property to the South.
- Increase the number of residential buildings from two to four, the number of units remains unchanged from the bylaw (four unit).

This development design has been carefully crafted to provide a much-needed supply of family housing while preserving the character of Central Saanich and Brentwood Bay. We appreciate the time taken by the staff to review our development permit application. Please do not hesitate to contact us for any reason at 250-686-5192 or email at david@lunnprojects.ca.

Sincerely,



David Lunn