

January 16, 2023

Zoning and Planning Department  
District of Central Saanich  
1903 Mt. Newton Crossroad  
Saanichton, BC V8M 2A9



Re: Application to rezone 6310 Spinglea Road

## 1. INTRODUCTION

This application is to rezone the property located at 6310 Spinglea Road. The property was previously developed in 1975. The R1 Large Lot Single Family zoned property is 1,832 m<sup>2</sup> (19,720 sq feet) 0.453 acres. The large lot is has a slight slope, being highest on the west at 89.5 and lowest on the east at 87.5. There is very little change in the slope from north to south ranging from 0m to 0.6m. The property is located in the Tanner Ridge area, to the south of Tanner Road, inside the Urban Settlement Area. We are proposing to build two new single family dwellings, one on each, east and the west side, of the existing home.

The new, infill homes, will provide a much needed source of family housing, just 2 km away from the Keating Commercial Area. Workers will be able to raise their families in their own community while eliminating wasteful and time-consuming commutes. To ensure this development has a positive effect on the existing neighbours, we are discussing our proposal with neighbours and friends in the area. We have noticed several businesses on the Peninsula posting "Help Wanted" notices seeking skilled and young workers. The feedback that we have received so far has been very positive with several families seeking the type of homes we are proposing. The families all want to live closer to work and their children's schools.

## 2. DESIGN AND PLANNING BACKGROUND

### Central Saanich Official Community Plan

1. 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 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 developed, 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 additional homes that not only minimize their environmental impact but provides new homes with a net environmental benefit. These new homes will all include high efficiency fixtures, LED lighting, energy efficient heating and electric car charging. The retained existing home will be updated with a ductless heat pump and Low E efficient windows.

**c. Economic Development**

We have noticed that 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 only 2km away from the Keating Industrial Park, every company that I consulted was enthusiastically supportive and hoped the additional, affordable, local housing would be approved.

**SITE LAYOUT**

Detailed site plans and house plans are included. A common, 6 meter wide, access road has been proposed along the south boundary of the lot. This common access road will facilitate the development. This proposal has been developed taking into account the OCP recommendation that panhandle lots are not preferred form of development within the Urban Settlement Area. This proposal includes three, small lot subdivision, creating an infill neighbourhood.

**VARIANCE DESCRIPTION**

A front yard variance is requested for the existing home on the proposed Lot B. The variance reduce setback on Lot B, from 6.0m to 4.77m. Reducing the front yard setback allows retention of the existing home on Lot B and supports the feasibility building envelopes. With the creation of a common access road, all homes will be orientated towards the south side. This front yard setback variance will not affect the privacy or shadowing of the proposed homes or the adjacent and existing homes.

Rear Yard variance is requested on Lot B. The variance reduce the set back on Lot B from 7.5 m to 4.51 m. Reducing the rear yard setback allows retention of the existing home on Lot B and supports the feasible building envelopes.

There are not any windows on the north side of the existing home on Lot B, nor are any windows proposed. The proposed infill home on Lots A & C will have living area on the main floor, thus maintaining existing privacy to the neighbour on the north boundary of Lots A & C. The upper windows on the north of the proposed plan for Lots A & C are for the master and bedroom Bed #2. The roof of the proposed house plan for Lots A & C includes hip roof design to lessen the massing in the upper portion of the building, particularly to the northerly neighbour. The front (south side) of the proposed house plan for Lots A & C includes stepped dorms and hip roofs, providing articulation and adding character to the infill housing. The roof ridge line of the proposed home to be built on Lots A and C will run south to north, maximizing the sun and light exposure to the northern neighbours.

To reduce waste and demolition of usable housing, the existing home is to be retained. The doorway accesses to the retained home are currently located on the east and west sides. The new home positioning is aimed to not impact existing neighbour's privacy.

#### **PARKING**

In new subdivisions parking is commonly a problem. According to the municipal guideline this subdivision is require to have 6 parking spaces. Our proposed subdivision will have 11 parking spaces, exceeding the required capacity.

#### **Emergency Vehicle Access**

Lot A (western lot) is 42 meters along the common access road, from the main Springlea Road, ensuring emergency vehicles can easily access all proposed homes.

#### **Landscape Plan**

All proposed homes will be landscaped in a similar style to the existing homes in the neighbourhood. Each home will be landscaped with a flower bed in the front yard including a replacement trees and the remaining areas will be landscaped with grass. A landscape plan is included with the 24 x 36 plans attached to this letter. The existing 12' cedar hedging located on 6310 Springlea Road, between existing neighbours would be retained, supporting sensitivity to privacy for all.

Lot C, on the east side, next to Springlea Road will transform the bare front landscape of Springlea with attractive hedging and plans. In speaking with our neighbour at 6311 Springlea Road, they requested hedging along the eastern boundary of the infill and we are happy to work together with the neighbours wishes for plant choices and privacy boundaries.

#### **Traffic Analysis**

6310 Springlea Road is the first house from the intersection of Tanner and Springlea Road. Springlea Road is adjacent Tanner Road, a major municipal road, feeder road to Pat Bay Hwy. BC Transit buses #70 & #75 have high frequency service along Tanner Road, 7 days per week, hourly at peak times. Tanner Ridge areas is serviced by buses traveling to the Royal Oak exchange and Saanichton exchange. There are bus routes that travel past Springlea Road, to

and from BC Ferries, to and from downtown Victoria, without requiring a bus transfer. No local traffic would be affected by the addition of two single family lots in this street.

### 3. INFILL HOUSING

During conversations with the neighbours, everyone one was keen to have home ownership options at affordable pricing available for their friends and family. A substantial number of people consulted have relatives and friends who would like to move to the peninsula but found the family housing stock too limited and expensive.

Every single business that we have consulted expressed concern that they have multiple employees and in some cases the majority of their workforce is commuting significant distances each day. Without a sufficient supply of reasonably priced family housing in Central Saanich, employees are spending a substantial amount of their day commuting and idling in the “Colwood Crawl”. Many employees are less willing to travel long distances or to tolerate lengthy travel times. By applying infill housing to our large lot, we will be participating in solutions for the largest business concerns of this year. The Saanich Peninsula Chamber of Commerce identified “staffing challenges, due largely to unreasonable housing costs, is the number one challenge for businesses on the Saanich Peninsula”. The existing, exceptionally large lot is outdated and too expensive for young families. By supporting this infill proposal, the smaller lots and smaller homes are much more affordable. Home ownership and rental options will be improved in the Tanner Ridge neighbourhood by supporting this infill proposal.

The proposed infill is in a prime location to ease the supply shortage with a location 2 km from Keating Commercial District. As mentioned above, this subdivision is situated along the major municipal road with high frequency transit service route serving the local commercial districts (Keating, Brentwood, Saanichton), Sidney and Victoria. This will greatly assist in creating an affordable healthy lifestyle. The well used, walking and bike friendly Lochside Regional Trail is accessible within 3 km.

### 4. 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 present and well into the future.

This subdivision addresses sustainability in a variety of forms:

- Each of the 2 new homes will be built to Step Code 3
- Energy efficient heat pumps will be installed as standard heating/cooling equipment in each new home and the retained 1975 home. These heat pumps use approximately 30% of the energy that conventional electric heating uses while emitting zero emissions.
- Each new home and the retained home will be wired for Level 2 high speed electric car charging.
- A complete appliance package is included with each new home and all appliances will be Energy Star certified. For an appliance to be certified it must be tested by Natural Resources Canada and deemed energy efficient.

- All light fixtures will be LED fixtures or installed with LED bulbs
- All windows in the new and retained residence will be Low E energy efficient glass
- All new exterior doors will be insulated fiberglass
- All paint and carpeting will be certified low VOC compliant

The retained home will be updated with:

- Energy efficient ductless heat pumps
- Low E energy efficient windows

The combination of these features will make these some of the most efficient environmentally friendly homes in the community that provide a significant reduction in GHG emissions and energy use.

The location of this development does not affect any riparian habitat areas and will not be affected by the Riparian and Sensitive Aquatic Ecosystem Development permit process.

## **5. COMMUNITY CONSULTATION**

Having discussed this subdivision proposal with the neighbouring homeowners and local community members, we have incorporated their feedback into this natural extension that maintains the form and character of the community. We have been following the positive developments in the following areas and have gained valuable information from the property owners in the following areas:

- Marisa Court (off Barbara Place)
- Timber Ridge Development and expansion
- Seabrook Road Development
- Jeffrey and East Saanich Road Development
- Saanich Cross Road/Central Saanich
- Harvest Ridge Development
- 6368 Rodolph Road

We have continued to engage with the neighbourhood throughout this proposal and incorporate their feedback wherever possible.

## **6. COMMUNITY AMENITY CONTRIBUTION**

1. \$2,000 dollars per lot will be contributed for each lot, for a total of \$6,000 dollars to Central Saanich's affordable housing fund.
2. As part of the zoning application, we committed \$5,500 dollars per lot, for a total of \$16,500 dollars towards General Community Amenity fund.

## **7. SERVICING PLAN**

A detailed site servicing plan will be provided with the subdivision application if the rezoning application is approved. The servicing plan will make efficient use of the existing municipal infrastructure, be engineered to meet all municipal standards and be 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.

### **Hydro**

Hydro will run underground along the strata common road access. There is a power pole at the south east corner of the existing lot.

### **Municipal Water**

Water will be provided from the existing water line feeding the homes on Springlea Road with individual water meters from each home regulated by the strata.

### **Sewer**

A municipal sewer connection is available on Springlea Road

### **Natural Gas**

Natural Gas is available on Springlea Road.

### **Storm Water**

All storm water from the new and retained home will be tied into the engineered storm water management system that services Springlea Road. There would be improvements to Springlea Road with the open ditch being culverted and the paved roadway being expanded.

## **8. ARBORIST ASSESSMENT**

An Arborist will be hired to conduct an analysis of the existing 4 protected trees and how the subdivision will affect them. It is likely that the Arborist will find due to the maturity of the protected trees on the properties and the location of the proposed structures it is extremely unlikely they would survive construction activity and should be removed. A landscape and replanting plan will be submitted with the application for a protected tree cutting permit.

We plan to support the retention of the existing 12' privacy hedging that is in place. We plan to support the growing hedging that the neighbour has already planted running along the northern boundary.

## **9. SUMMARY**

This proposed subdivision is a natural infill of the large lot on Tanner Ridge community that will provide much needed family housing while maintaining the neighbourhood form and character. It is a unique opportunity to efficiently infill following the OCP goals. We anticipate a high demand from owner occupiers and the positive addition to the community their families will bring. This proposed subdivision provides numerous benefits to the community with minimal, if any drawbacks.

We appreciate the District taking the time to review our proposal and application. Please feel free to contact us at any time with questions,

Appreciatively,

Kevin and Cindy Bates

A solid black rectangular redaction mark covering the signature area.