

February 16, 2022

District of Central Saanich  
1903 Mount Newton Cross Road  
Saanichton, BC  
V8M 2A9



**Re: Rezoning of 1146 Sluggett Road, Brentwood Bay, BC**

Dear Mayor and Council,

I would like to take this opportunity for providing a rationale for proposed project at the above-mentioned address.

This property is a 1245 Sq m (13,400 Sq ft) lot, currently zoned as R2 in the Urban Settlement Area. It has a duplex on it. As per the Central Saanich Zoning Bylaw, minimum lot size for an R2 lot is 460 Sq m (4951 Sq feet). Therefore, the lot, which is close to the Village centre, is grossly underutilized, with a very old dwelling unit on it (built around 1960). Through this proposal, I am requesting rezoning and sub-dividing the property to construct one duplex and one single family dwelling unit, which will not only create appropriate additional housing opportunities in the District, but will also improve the overall street appeal in the neighborhood by removing an old property and replacing it with two new units.

Some of the key features of the proposal are:

- Proposal to create one duplex (R2S) and one single family home R-1XS (3 independent units).
- No variance being requested on R-1XS lot. A smaller unit being proposed on this lot with a lot coverage of only 24% as against the permitted 40%. Floor area ratio being proposed is only 0.47:1 as against permitted 0.60:1.
- Design of the unit on R-1XS lot has been done with the aim of reducing living space on the upper floor to provide a low profile of the unit towards the rear.
- No frontage, lot size or floor area ratio variances being requested on either of the lots.
- Variance of lot coverage being requested for R2S lot; however, in spite of this, the proposal has floor area ratio of only 0.40:1, as against permitted 0.45:1.
- Though variance of lot coverage is being requested for the R2S lot, when the total lot coverage is combined for both the lots, it will still enable construction of these units without adding to the overall lot coverage, due to the relatively smaller size of the single-family dwelling unit.

In addition, I have been very diligent with the proposal and the design to ensure that it is fully aligned with the District's Official Community Plan, especially with the new design guidelines for infill development as per Section 11.10 of the OCP, as well the separate sections that apply to duplexes and small lots. I am highlighting some of the key features of the proposal and how it aligns with the OCP:

- Integration of triple bottom line considerations- environmental, social and economic, into the proposal, by creating an energy-efficient unit, reduction of GHG emissions (as compared to the

current property), no adverse environmental impact, and creating a variety of housing/rental options.

- The proposal, if approved, will create 3 independent units, including a 1-bedroom rental suite, within easy walking distance to transit, services, recreation and other daily needs.
- The proposal allows for a modest, low-impact growth within the established Urban Settlement Area, while retaining and protecting the current rural village character.
- By proposing the step-3 energy code units, the project will help reduce GHG emissions.
- Support the OCP Fundamental Principle of using the limited land supply wisely by intensive land use and higher overall densities within the Urban Settlement Area.
- By infilling and intensification of the existing residential areas, as against new developments, the proposal does not need any new utility infrastructure.
- By aligning the proposal with the District's Objective of ensuring that the lands designated for residential use within the Urban Settlement Area Boundary accommodate the projected growth of the District, the proposed project will directly contribute to offsetting the shortfall as identified in the 2019 Report on "Housing Capacity, Needs Assessment and Growth Projections".
- Specific design considerations:
  - Supports creation of a socially diverse community by creating a range of housing opportunities in the form of a strata-fee free duplex, a single-family unit and a small rental unit. In addition, the design of the duplex units has been done in a way so as to have a master bedroom on the main level in one unit and on the upper level in the other unit. This will allow the units to be occupied/purchased by families with diverse preferences/age groups.
  - Appropriate design aesthetics and respect for local character and context have been given in the proposal. A total of 9 parking stalls (including two newly created parallel parking stalls on street) have been proposed to prevent any inconvenience to the neighborhood.
  - Strategies to reduce overlook and increase privacy have been incorporated into the design. The design minimizes shadowing and privacy impacts as much as possible, with no decks on the upper levels overlooking the neighbors and minimum/small windows on the upper level. The plan also incorporates adequate green foliage for added privacy for neighbours.
  - The proposed development integrates with the existing neighbourhood with respect to building height, massing and prevalent roof forms.
  - Pedestrian entrances emphasized with garage entries recessed behind/on the sides.
  - Colour schemes incorporating natural tones compatible with the neighbourhood.

I hope the above proposal meets the requirements of the District.

I look forward to the support from the Honorable Mayor and Council for this project.

Sincerely,  
Sunny Dhaliwal