



Envision Development Corporation

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

Attention: His Worship Mayor Ryan Windsor and Members of Council

**Re: Development Permit with Variances Request for 7221 Peden Lane, Brentwood Bay**

Dear Mayor Windsor and Members of Council,

Envision Development Corporation is pleased to submit the following proposed Application for Development Permit for the creation of 2 residential duplexes with commercial spaces on the currently vacant lot at 7221 Peden Lane. Variances are also being requested for building setbacks at the rear southeast corner and along the street front west frontage, as well as for parking along the street front, and for the number of storeys for the building. The following letter is to provide rationale for this proposal and explanation as to its significant suitability as situated in its neighbourhood of Brentwood Bay and Moodyville.

7221 Peden Lane lies in the heart of Brentwood Bay's historic Moodyville district which comprises numerous unique landmark buildings and sites of historical significance. The site is situated within a 100 metre radius from Brentwood Bay, the Portside Marina, Moodyville General Store, and the Brentwood Bay Resort and Marine, and is primarily surrounded by a diverse range of residential housing typologies and small businesses. This site is located in the active and dynamic community of Moodyville. This seaside village comprises a variety of zoning usages which help it to maintain its historic charm and neighbourhood scale while also providing residential homes to community members.

**Siting**

Adjacent and to the south of the proposed project at 812 Verdier Avenue is The Orient Restaurant which has been closed for 2 years. Four attempts have been made to contact this property owner in the attempt to purchase this property to create a larger land assembly. The current property owner has indicated that they are not interested in selling their property. Adjacent and to the north of the subject property at 7227 & 7231 Peden Lane are two infill single-family residences. To the west and across Peden Road at 7226 Peden Lane is a mixed-use commercial and residential building which was constructed in 2012.

### Project Design, Zoning and Variance Requests

The project proposed at 7221 Peden Lane is designed to adhere to the existing C-3 zoning usage which permits combined residential and commercial purposes as defined in the Land Use Bylaw, Home Occupations, Part 4 Section 10. The project consists of two side-by-side adjoined residences with each unit containing a home office or commercial retail space at the street level. Traditional vernacular elements of exterior cladding and pitched rooflines will combine and add to the character of the project as a whole. The building cladding will be a mixture of shakes in a traditional and timeless hues of dark blue and warm neutral whites, and will also contain accents of a stone veneer at the commercial level and main entrances to the residences.

The upper levels are for residential occupancy and consist of living room, kitchen, and dining areas on the main level, and two bedrooms on the upper level of the north unit and three bedrooms on the upper level of the south unit. Access to the main and lower levels of the units is slightly recessed along the front face and is through a trellised walkway. The commercial or work spaces are accessed from the street frontage down a ramp and into patio areas. Rear yards are accessed from balconies off the main living areas of each unit. Each unit will also have roof top terraces which will be accessed from staircases and elevators within each unit.

The required zoning residential setback at the front lot line of this C-3 zoned property is 15 metres. A variance to the 15 metre residential setback requirement is being requested to allow for a 11.05 metre setback. Given the lot depth and existing C-3 zoning requirements for this property, a 15 metre setback would provide challenges in constructing a viable project on this property while maintaining all other property setbacks.

The proposed project has the parking accessed from the front yard and will provide rear yard enjoyment for the residential tenants as well as ensuring a privacy screening buffer to the surrounding neighbours. Residential driveways and permeable paved commercial spaces at grade are accessed from Peden Lane. A variance to the 2.5 metre setback requirement for parking in commercial zones is being requested for the 2 commercial parking spaces as part of this project.

The front yard contains a mixture of hardscape and softscape landscaping along the street frontage. New deciduous maple trees and numerous shrubs and smaller plantings will be incorporated and added to the north and south of the front yards and will help improve the site and street front with the addition of colours and textures as well as helping provide shade and erosion control to the immediate area. Horizontal cedar fencing along the rear and side yards of the property will offer privacy and screening for the proposed residences as well as all neighbouring properties. Permeable paved seating areas and thoughtful gardens have been incorporated into the landscaping for each of the units. A rear yard setback variance from 7.5 metres to 5.5 metres is being requested for the southeastern corner only due to the irregular property line at that location.

We believe that developing this vacant property in order to provide housing and workable commercial space is a unique opportunity and will be a meaningful addition to the vibrant and diverse seaside community of Brentwood Bay. Salient design features included of this project include the following:

- To align with Central Saanich's Infill Housing Development initiative by providing higher density duplex housing
- Designed to align with the values of Pocket neighbourhoods, as defined, and providing shared open spaces, landscaped courtyard patios "in order to foster community and encourage social interactions in the Moodyville neighbourhood"
- To "infill existing vacant sites in the village area to contribute to the energy, activity, and vitality of the area"...by contributing to greater pedestrian activity and the support for businesses
- "Respecting the privacy and peace of neighbouring residents" by keeping parking and traffic out of the rear yards
- To provide much needed residential housing to the existing Central Saanich neighbourhood as well as to the greater Capital Region as a whole
- Providing home-based occupation spaces which allow for greater flexibility of work and life balance in a post-pandemic time of community development and shifting business practices
- Contribute to the diverse and unique fabric of Brentwood Bay and Moodyville which includes existing residential and commercial zoning and uses
- Provide the community of Brentwood Bay with an attractive building asset and an engaging and vibrant presence.

In closing we've had meaningful consultation with neighbours in regards to this project and heard their thoughts and feedback. We welcome community input of this proposal and understand that lasting solutions are attained through such public engagement.

We would like to thank you in advance for your consideration of our interest and request to transform the vacant lot at 7221 Peden Lane into two attached residences with commercial home occupation spaces. We believe this project will enhance the already vibrant and active community of Brentwood Bay and will encourage families and residents to enjoy the many opportunities available in this seaside community. We are based in the neighbourhood and welcome the opportunity to invest in this community which we enjoy and appreciate so greatly.

Thank you, in advance.

Sincerely,

Chris Troke and Mark Lindholm, Envision Designs & Development