



Thursday, October 29th, 2020

To: Staff & Council of the Municipality of Central Saanich,
From: [REDACTED] Ron Bickford
Re: 938 Verdier Avenue

Dear Staff & Council,

[REDACTED] Ron, both long-term residents of Brentwood Bay, have teamed up and would like to apply for a rezoning of 938 Verdier Avenue from R-2 to R1-XS, for the purpose of providing three new homes for the Brentwood community.

The proposal meets many of the guidelines for residential infill, according to the OCP's designation of the lot:

- The new development will be occurring as an infill project, within an existing neighbourhood. Although the lots will need to be zoned R1-XS because of their widths, they are actually fairly large lots, for the R1-XS zone. (5500sq' -- 5900sq')
- The landscape design incorporates rain gardens, as well as driveways and paths made of permeable pavers, both of which will reduce storm water run-off from the property. Drought resistant and climate adaptive plants will reduce the need for irrigation.
- Upon special request from the corner lot's future owner, garden boxes for edible landscaping will be included.
- With the use of ICF walls to the underside of the trusses, triple glazed windows, high quality heat pumps and hot water tanks, under-slab and attic insulation, we expect these homes will be built to meet Step 4 (and quite possibly Step 5) of the energy code. Trusses will be designed with the ability to receive solar panels in the future.
- The homes will include EV charging stations for both the primary dwelling and the suite dwellers, as well as indoor space for parking bicycles.
- All three homes are designed for a wide range of ages and abilities. Suites will provide additional accommodation for members of the community or for a live-in care-giver. In two of the three homes, a space is provided for future elevators to be installed, to improve accessibility and the option to age in place.
- The homes will fit in well with the surrounding neighbourhood, in that they will be of similar height and have soft, natural colour schemes. Pedestrian entrances will be emphasized through landscaping and meandering paths leading to doorways.
- The corner site will incorporate a secondary entrance on the flanking street, for additional pedestrian interaction. All three front yards are designed for active and outdoor living, with the inclusion of porches and verandahs facing Kimpata.

- Mechanical equipment will be installed within conditioned attic spaces, to avoid disturbance to neighbouring properties.
- In favour of the existing home to the North, the Lot 1 building is located tight to its' South property line.
- Natural vegetation and fencing will be used to optimize private outdoor spaces, with a minimum of 15sq.m. for each dwelling unit, including the suites.
- A single driveway off of Verdier will serve all three dwellings. All parking spaces will be contained on the property, at the backs of the buildings, thus reducing the impact on the pedestrian environment and streetscapes.
- With regards to the community amenity and general amenity reserve funds, we ask that you consider allowing some consideration, given the number of additional costs that will be incurred with this project:
 - Proposal is to install a culvert and fill in the ditch along Verdier, which will not only allow the construction of the provincially mandated Type 1A driveway with variable shoulder width and a 6 meter entrance but will considerably 'clean up' the streetscape as viewed from this side.
 - The shared driveway and all pathways will be constructed completely out of permeable pavers, and these will come at a great cost.
 - Elevated planter boxes for edible landscaping and unique private outdoor spaces are above and beyond what would normally be included in a basic landscape design
 - Electric vehicle charging stations and other upgrades such as ICF construction and high quality windows – all to achieve a very high energy code rating - come with a high up-front costs

In summary, we feel that the re-development of this over-grown corner containing a single large, damp and drafty old home, would be a great improvement to the neighbourhood.

- The three new homes will fit in well with the area and will provide energy efficient and affordable dwellings for the residents of Brentwood Bay.
- Over-sized and damaged trees, and a generally over-grown and messy property will be replaced with well thought out landscaping that incorporates outdoor living spaces and pedestrian friendly street views (Please see Gye and Associates' arborists' report dated Sept. 2nd 2020)
- Having vehicle access for all three homes coming off of Verdier, will have the least amount of vehicle impact on the existing neighbourhood, and will ensure very little additional traffic along Kimpata.

Thank you for considering our application for this project.

Sincerely,



Ron Bickford

