



# THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

1903 Mt. Newton Cross Road, Saanichton, B.C. V8M 2A9  
Phone (250) 544-4209 Fax (250) 652-4737 www.centralsaanich.ca

## Land Use / OCP Amendment Permit Application

This collection of personal information is authorized under the *Local Government Act*, Community Charter and Section 26(c) of the Freedom of Information and Protection of Privacy Act. The information will be used for processing this permit application. Questions can be directed to the District's Privacy Officer at: 1903 Mt. Newton X Road, t. 250-652-4444, e. [municipalhall@csaanich.ca](mailto:municipalhall@csaanich.ca)

- Rezoning – Land Use Bylaw
- Text Amendment - Land Use Bylaw
- Heritage Revitalization Agreement
- Text Amendment - OCP Bylaw
- Land Use Designation Change – OCP Bylaw

### Project Info

Address 7256 East Saanich Rd., Saanichton, BC V8M 1Y4					Zoning R-1
Lot B	Section 10	Range 3E	Plan V1P53438	PID 017-373-450	Folio 31060132

### Owner

Name Matt & Nicole Peulen		
#/Street 7256 East Saanich Rd.,	City Saanichton, BC	Postal Code V8M 1Y4
Telephone	Fax	email

### Applicant (if not owner)

Name		Business Licence
#/Street	City	Postal Code
Telephone	Fax	email

### Property

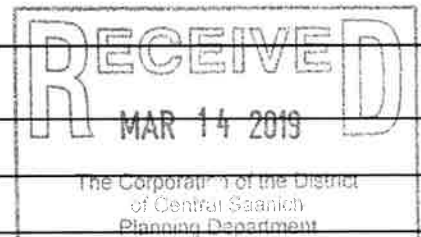
Current zoning: R-1 Current OCP designation: Residential

Property size: 1247.12 m<sup>2</sup> Proposed zoning: R-1S Proposed OCP designation: Residential

Description of existing use/development: Large lot Single Family Residential - R-1

Details of proposal (include cover letter): Rezone to 2 small lot Single Family Residential (R-1S) for single family dwelling use

Rationale for Community Amenity Contribution offered: \_\_\_\_\_



(use an additional page if necessary)

### Application Requirements:

- Community Amenity Contribution Proposal
- 1 set of 24 x 36 plans + 1 reduced 11x17 set
- Survey Certificate (BCLS) of all structures, watercourses, etc.
- Property Title - current within the past 30 days
- Site Plan to scale, showing all structures, setbacks, access, adjacent building separation, watercourses, site contours, water supply, storm and sewage disposal, etc.
- Building Floor Plans and Elevations (identifying specific finishes).
- Calculations for site area, coverage, bldg. area, floor space ratio, bldg. height, grade, and parking stalls.
- Landscape Plan, including landscape details and specifications, screening, fences, lighting, bicycle parking
- Signage Details (if applicable).

### Owner Authorization

I, the owner of the above property, hereby authorize and appoint

as my agent for the purposes of this bylaw change permit application.

Owner (required if not applicant) \_\_\_\_\_ Date \_\_\_\_\_

The Applicant and/or Owner hereby declare that all information submitted is true and correct.

[Signature] Mar 14/18  
Applicant Date

### Fees

- Rezoning or Heritage Application, or OCP Text Amendment Application \$3400.00\*
- Joint Rezoning & OCP Application \$3900.00\*
- Site Profile \$50.00 N/A
- Notification Sign \$90.00 actual cost billed to applicant
- HRA Notification Sign actual cost billed to applicant
- Public Hearing Sign actual cost billed to applicant

\*includes \$1500.00 Public Notification Fee – refundable if application doesn't proceed to Public Hearing.

Office Use	
TOTAL FEES	\$ 3490 -
Received by <u>[Signature]</u>	Date <u>Mar 14/19</u>
Application/File Number <u>3360-20-3/19</u>	

PL000806



March 14, 2019

Mr. Jarret Matanowitsch  
Director, Planning & Building Services  
District of Central Saanich  
1903 Mt. Newton Cross Road  
Saanichton, BC  
V8M 2A9

**Re: Rezoning and Subdivision Applications for 7256 East Saanich Road**

Dear Mr. Matanowitsch,

I would like to submit the following application to rezone and subdivide the property at 7256 East Saanich Road to create a new single family residence and the opportunity for an additional family to enjoy living in Central Saanich, close to employment, schools, shopping and recreation.

I plan on retaining the existing heritage house on the property and am preparing to move my family there as the existing house, location and nearby amenities are perfect for family life.

The application proposes to rezone and subdivide the existing 1,247 sq.m R-1 lot into two R-1S lots, retaining the existing heritage house in its current location while subdividing the large side yard, currently occupied by a detached garage, to create the new lot. The existing house will be retained on a 700 sq.m. lot (Lot 1) with the remaining 547 sq.m lot (Lot 2) available for a new 219 sq.m house to be built.

The proposal conforms to all requirements of the R-1S zone without any variances.

Also, the proposal aligns with comments from the public engagement portion of the District's Residential Infill and Density Study and its location is very suitable to promote transportation choices that promote the goals of Climate Leadership Plan.

The recent community engagement process of the Residential Infill and Development Study found:

- *General support for infill housing in areas that can support increased density (ie arterial roads, village centres)*
- *Significant interest in carriage houses and small lot infill, particularly for young families and seniors*
- *Support for increasing housing supply that will improve housing affordability*

The proposal, as submitted, conforms with the themes of support found in the community engagement report.



The Climate Leadership Plan notes that 66% of greenhouse gas emissions in Central Saanich are from transportation sources. A major shift toward active transportation modes is required to achieve reductions in GHG emissions from transportation sources.

This location is an ideal opportunity to put infill housing within immediate proximity of active transportation infrastructure as it promotes the daily use of this infrastructure.

The location, 7256 East Saanich Road, is in the centre of Central Saanich, within the urban containment boundary, and close to several amenities meeting the daily needs of a typical family. East Saanich Road has bike lanes on both sides, sidewalk on the east side of the street, and bus stops on both sides of East Saanich Road in the immediate area of the subject property. The northbound stop is directly across the street from the subject property and the southbound stop is about 60 m north of the subject site.

The property is within walking and cycling distance to:

- Saanichton Village (25 min. walk, 7 min. bike)
- Centennial Park (18 min. walk, 5 min. bike)
- Keating Elementary School (17 min. walk, 4 min. bike),
- Stellys Secondary School (21 min. walk, 6 min. bike)
- Keating Business Area (21 min. walk, 5 min. bike).

Bus service is available southbound, to downtown Victoria, on the #72 line every 30 minutes with a trip duration of 39 minutes. Bus service, northbound to Sidney, takes 22 minutes on the #72 line and is available every 30 minutes as well.

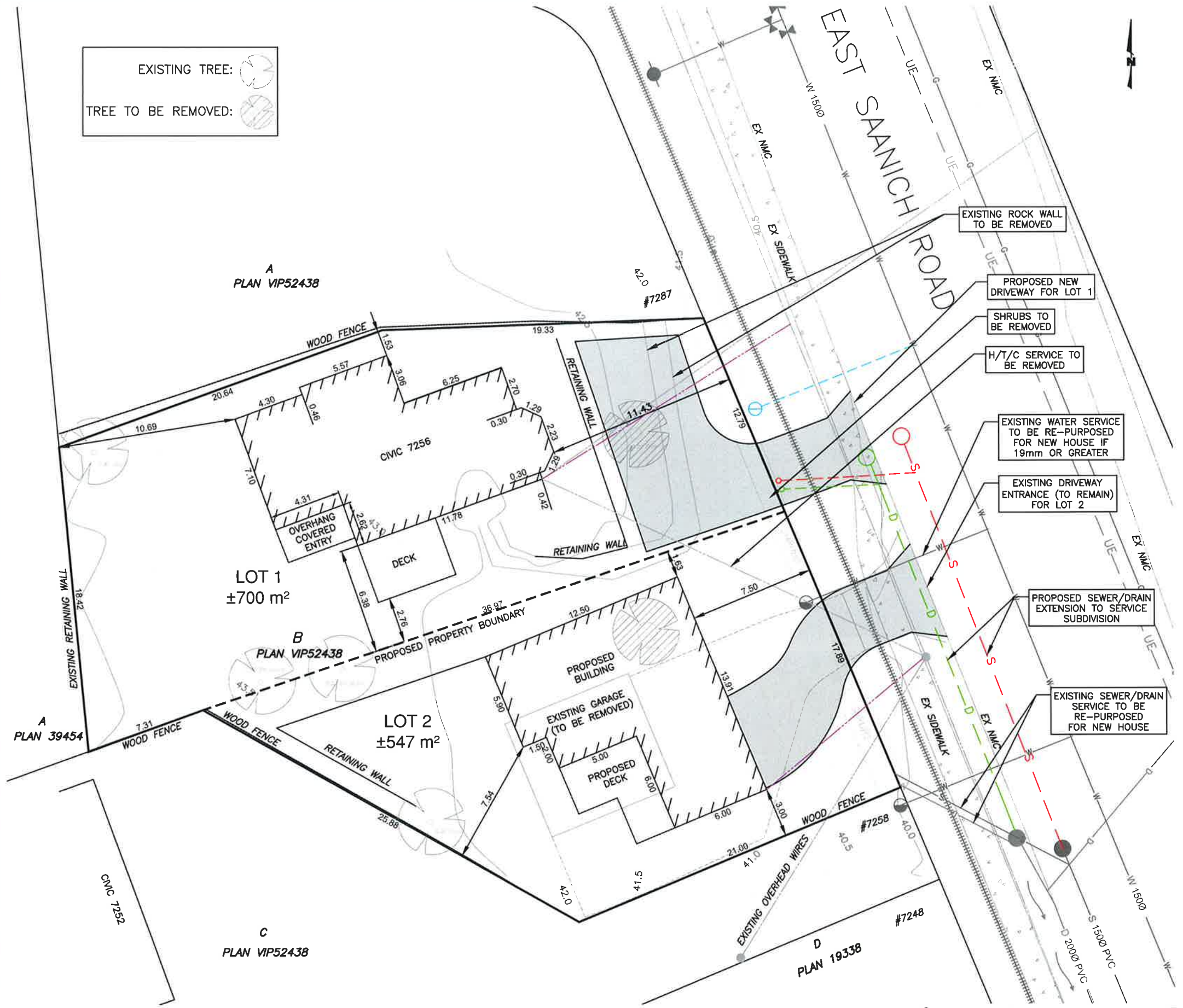
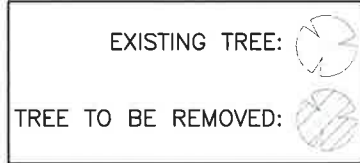
I feel an infill lot, in this location, will be of great value to a young family looking for a location close to all the amenities they need. Increased supply of small lot infill housing throughout the District can help to alleviate the housing need at all market levels.

Thank you for your consideration of this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Peulen".

Matt Peulen  
President  
Stride Properties Ltd.



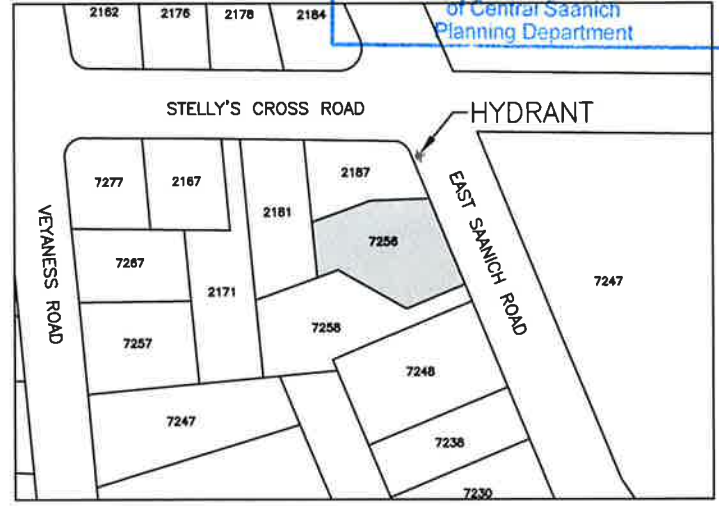
**ZONING SUMMARY:**

Current Zoning: LARGE LOT SINGLE FAMILY RESIDENTIAL: R-1  
 Proposed Zoning / Rezoning: SMALL LOT SINGLE FAMILY RESIDENTIAL: R-1S  
 Uses: Single family dwelling

**Requirements for R-1S:**

Lot Size: 480.0 m<sup>2</sup>  
 Lot Width: 14.75 m  
 Height of Building: 7.0 m  
 Floor Space Ratio: 0.40  
 Lot Coverage: 30%  
 Lot Setbacks:  
 Front: 7.5 m  
 Rear: 7.5 m  
 Interior Side N: 1.5 m  
 Interior Side S: 3.0 m

Lot 1: Existing Building	Lot 2: Proposed Building
Lot Size: 700 m <sup>2</sup>	Lot Size: 547 m <sup>2</sup>
Lot Width: 14.75 m	Lot Width: 18.40 m
Building Floor Area: 135.70m <sup>2</sup> (first level) ~135.70m <sup>2</sup> (second level)	Building Floor Area: 131.75 m <sup>2</sup> (first level) 87.0 m <sup>2</sup> (second level)
Gross Floor Area: 271 m <sup>2</sup>	Gross Floor Area: 218.75 m <sup>2</sup>
Floor Space Ratio: 0.39	Floor Space Ratio: 0.40
Lot Coverage: 19%	Lot Coverage: 24%
Lot Setbacks: Front: 11.43 m Rear: 10.69 m Interior Side N: 1.53 m Interior Side S: 6.38 m	Lot Setbacks: Front: 7.50 m Rear: 7.54 m Interior Side N: 1.63 m Interior Side S: 3.00 m
Parking: 2 spaces	Parking: 2 spaces



LOCATION PLAN  
SCALE 1:2500

SITE PLAN  
SCALE 1:250



**7256 EAST SAANICH ROAD**  
 CONCEPTUAL SITE SERVICING DESIGN  
 PROPOSED 2 LOT SUBDIVISION  
 DISTRICT OF CENTRAL SAANICH

PROJECT NUMBER: 2177	
ISSUED: JAN 30, 2019	
DRAWN BY: JL	CHECKED BY: JB

www.islanderengineering.com