

CDW Nov. 18/09

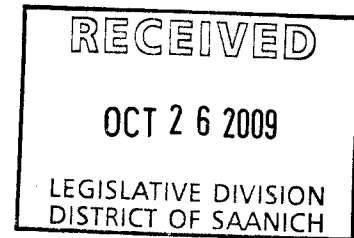
DISTRICT OF SAANICH

6/11/09  
Mayor  
Councillors  
Administrator  
Com. Assoc.  
Applicant  
Front Counter  
CD

**Report To:** MAYOR AND COUNCIL  
**Date:** OCTOBER 22, 2009  
**From:** ANNE TOPP, ACTING DIRECTOR OF PLANNING  
**Subject:** SUBDIVISION/REZONING APPLICATIONS  
**Files:** SUB00596; REZ00439 - 5087 & 5093 LOCHSIDE DRIVE

**Project Details**

**Project Proposal:** The applicant proposes to rezone two adjoining properties from RS-18 to RS-8 and RS-12 for the purpose of subdivision to create one additional lot for single family dwelling use.  
**Address:** 5087 & 5093 Lochside Drive  
**Legal Description:** Lot 6, Plan 9222 and Lot 10, Plan 11552, Section 30, Lake District  
**Owners:** Darien Verbrugge & Sheila Meredith  
**Applicant:** Wayne Christmas  
**Application Received:** Initial application \* April 7, 2009  
Revised plan \* September 25, 2009  
**Parcel Size:** Total site area \* 2831 m<sup>2</sup>  
**Existing Use of Parcel:** Single Family Dwelling (RS-18)  
**Existing Use of Adjacent Parcels:** North: Single Family Dwelling (RS-6) and Residential Mixed (RM-3)  
South: Single Family Dwelling (RS-10)  
East: Single Family Dwelling (RS-18)  
West: Single Family Dwelling (RS-18)  
**Current Zoning:** RS-18 (Single Family Dwelling Zone)  
**Minimum Lot Size:** 2.0 ha  
**Proposed Zoning:** Proposed Lot A: RS-12 (Single Family Dwelling Zone)  
Proposed Lots B & C: RS-8 (Single Family Dwelling Zone)  
**Proposed Minimum Lot Size:** 761 m<sup>2</sup>  
**Local Area Plan:** Cordova Bay Local Area Plan  
**LAP Designation:** Residential II  
**Community Assn Referral:** Cordova Bay Residents Association \* Referred May 6, 2009





## Comment & Analysis

### Proposal

The applicant has applied to rezone two adjoining properties from RS-18 to RS-8 and RS-12 for the purpose of subdivision to create one additional lot for single family dwelling use. The existing dwelling would be retained on a 1250 m<sup>2</sup> proposed Lot A with RS-12 zoning. Proposed Lots B and C would be zoned RS-8 and feature lot areas of 761 m<sup>2</sup> and 822 m<sup>2</sup> respectively. The existing dwelling on proposed Lot C would also be retained. A new single family dwelling would be constructed on proposed Lot B. Proposed lot sizes comply with the minimum and average lot areas specified in LAP Policy 7.3. No variances are requested.

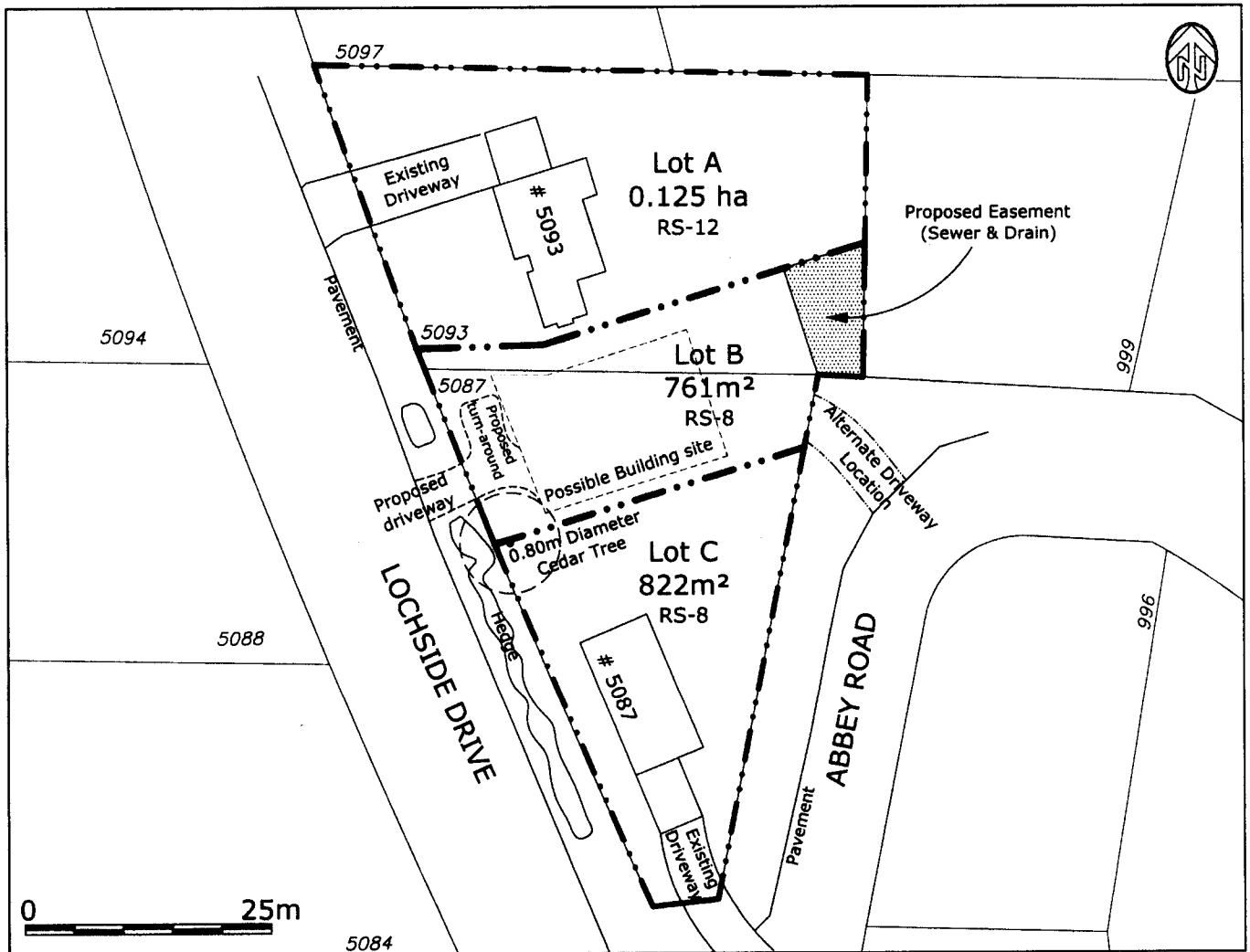


Figure #2: Tentative Subdivision

**Background / Neighbourhood Context**

The triangular shaped site is comprised of two adjacent parcels located on the east side of Lochside Drive at Abbey Road. The land slopes down from west to east with a +/- 7 m decrease in elevation between Lochside Drive and Abbey Road. An existing driveway near the northwesterly corner of the site provides access to the dwelling on proposed Lot A. The dwelling on proposed Lot C has a driveway leading to Abbey Road.

The immediate neighbourhood along Lochside Drive is characterized by single family dwelling lots ranging in size from +/- 600 m<sup>2</sup> to 1500 m<sup>2</sup>. The proposed subdivision would be compatible with the pattern of lot development in the area.

**Views and Environment**

Local Area Plan Policy 7.7 requires consideration of impacts on views from adjacent dwellings. The site is situated on the east side of Cordova Ridge which features general west to east down sloping topography. Given that the homes on the west side of Lochside Drive are sited +10 m higher in elevation, based on GIS contour information, it is unlikely that a new dwelling on proposed Lot B would obstruct any established views from neighbouring properties.

Saanich Environmental Services and Parks staff have reviewed the proposal and advise that the site is developed with ornamental trees and cultivated grasses. There are no natural features recommended for covenant protection. A 0.8 m diameter Cedar tree located near the southwesterly corner of proposed Lot B is a protected tree under the Tree Preservation Bylaw and contributes to the treed nature of Lochside Drive.

The vegetation along the Lochside Drive is a significant feature of the streetscape and recognized in the Lochside Drive Action Plan. The applicant's site plan shows potential Lot B driveway locations from both Lochside Drive and Abbey Road; however the owners would prefer access from Lochside Drive leading to a building site on the westerly portion of the lot. The proposed driveway is located where there is a gap in the existing boulevard vegetation. Where possible, servicing corridors should follow the driveway alignment. Additionally, one Boulevard Street Tree would be required as specified in Schedule "I" of the Subdivision Bylaw.

Restricting the proposed Lochside Drive access location and requiring an on-site turning area, as shown on the tentative plan (Figure #2), would maintain the street character provided by the vegetation along the Lochside Drive Boulevard. The proposed on-site turning area is intended to eliminate backing movements onto the street and should minimize impacts to trail users and local neighbourhood traffic. A suitable covenant, respecting driveway location and required on-site turning area, could be considered in the subdivision process.

**Community Consultation**

The Cordova Bay Association has received a formal presentation from the applicant and has provided a letter of no objection to the proposal, subject to there being no variances allowed for proposed Lot B.

---

**Summary**

---

The proposal would comply with the lot size requirements based on Local Area Plan Policy 7.3. There would be no impact on established view corridors from existing dwellings and minimal impact on the existing streetscape provided that driveway(s) and a turning area are located as shown on the tentative plan.

The following items will be considered by the Approving Officer in the subdivision review process:

- Provision of a suitable covenant to restrict the proposed Lochside Drive access location and width, and to require the provision of an onsite turning area as shown on the tentative plan of subdivision.

---

**RECOMMENDATION**


---

That the application to rezone the site from RS-18 to RS-8 and RS-12 be approved.

Report prepared by:

  
\_\_\_\_\_  
Chuck Bell, Planner

Report reviewed by:

  
\_\_\_\_\_  
Anne Topp, Acting Director of Planning

CB/vnb

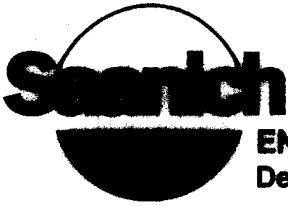
H:\Tempest\Prospero\Attachments\Sub\Sub00596\5087\_Lochside Drive Revised Report To Council.Doc

cc: T. Wood, Municipal Administrator

**ADMINISTRATOR'S COMMENTS:**

I recommend a Public Hearing be called.

  
for  
Tim Wood, Administrator



**ENGINEERING**  
Development

# Memo

To: Subdivision Office  
From: Jagtar Bains – Development Coordinator  
Date: October 15, 2009  
Subject: Servicing Requirements for Development

---

**PROJECT: TO REZONE FROM RS-18 TO RS-12 AND RS-8 TO CREATE ONE ADDITIONAL LOT FOR SINGLE FAMILY DWELLING USE**

**SITE ADDRESS: 5087 LOCHSIDE DR**

**PID: 005-577-756**

**LEGAL: LOT 6 SECTION 30 LAKE LAND DISTRICT PLAN 9222**

**DEV. SERVICING FILE: SVS01548**

**PROJECT NO: PRJ2009-00234**

The intent of this application is to subdivide the existing two lots into three lots for single family use. Some of the more apparent Development Servicing requirements are as listed on the following pages(s).

A handwritten signature in black ink, appearing to read "Jagtar Bains".

Jagtar Bains  
DEVELOPMENT COORDINATOR

cc: Von Bishop, MANAGER OF DEVELOPMENT

**REVISION**

ENTERED  
IN CASE

**RECEIVED**  
OCT 15 2009  
PLANNING DEPT.  
CORP. OF SAANICH

# Development Servicing Requirements

Development File: SVS01548  
Civic Address: 5087 LOCHSIDE DR  
Page: 1

Date: Oct 15, 2009

## Drain

DRAIN - 1. THE EXISTING SUBSTANDARD DRAIN ON ABBEY ROAD, BETWEEN THE EXISTING MANHOLE FRONTING PROPOSED LOT C AND THE CULVERT CROSSING FRONTING 995 ABBEY ROAD, MUST BE UPGRADED TO MUNICIPAL STANDARDS. ALSO, THE EXISTING MANHOLE ON ABBEY ROAD, FRONTING PROPOSED LOT C MUST BE REPLACED WITH A STANDARD MUNICIPAL MANHOLE. THE COST OF THIS UPGRADING WILL BE SHARED BY THE DISTRICT.

DRAIN - 2. ENSURE THAT THE EXISTING HOUSES ARE CONNECTED TO THE STORM DRAIN.

DRAIN - 3. STORM WATER MANAGEMENT MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. THIS SUBDIVISION/DEVELOPMENT IS WITHIN TYPE II WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, OIL/GRIT SEPARATOR OR GRASS SWALE AND SEDIMENT BASIN. FOR FURTHER DETAILS, REFER TO SECTION 3.5.16, STORM WATER MANAGEMENT AND EROSION CONTROL OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW.

## Gen

GENERAL - 1. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.

GENERAL - 2. PRIVATE EASEMENTS WILL BE REQUIRED FOR SEWER AND STORM DRAIN ACROSS PROPOSED LOT B IN FAVOR OF PROPOSED LOTS A AND C AFTER THE EXACT LOCATIONS OF THE EXISTING CONNECTIONS HAVE BEEN DETERMINED.

GENERAL - 3. THE EXISTING RETAINING WALL FOR LOT A IS ENCROACHING ON PROPOSED LOT B. THIS WALL MUST BE RELOCATED OR COVERED BY AN EASEMENT.

## Road

ROAD - 1. A CASH CONTRIBUTION IS REQUIRED IN LIEU OF ROAD IMPROVEMENTS ALONG THE FRONTAGE OF THIS SUBDIVISION ON LOCHSIDE DRIVE BASED ON RESIDENTIAL ROAD STANDARDS.

ROAD - 2. IT IS RECOMMENDED THAT DRIVEWAY TO PROPOSED LOT B BE CONSTRUCTED FROM ABBEY ROAD. IF THE DRIVEWAY IS PROVIDED FROM LOCHSIDE DRIVE THEN IT MUST BE DESIGNED TO ACCOMMODATE FUTURE ROAD/TRAIL IMPROVEMENTS INCLUDING THE CONSTRUCTION OF ON-SITE TURNING AREA.

ROAD - 3. A STREET LIGHT IS REQUIRED ON THE EXISTING POLE FRONTING PROPOSED LOT B ON LOCHSIDE DRIVE.

## Sewer

SEWER - 1. SUBSEQUENT SEWER CONNECTION WILL BE REQUIRED FOR PROPOSED LOT B FROM THE EXISTING MAIN ON ABBEY ROAD.

SEWER - 2. THE EXISTING SEWER CLEANOUT ON ABBEY ROAD, FRONTING PROPOSED LOT B, MUST BE REPLACED WITH A STANDARD MUNICIPAL MANHOLE.

## Water

WATER - 1. PROVISIONAL WATER CONNECTION WILL BE REQUIRED FOR PROPOSED LOT B.

WATER - 2. THE EXISTING 13MM WATER SERVICES TO PROPOSED LOTS A AND C, MUST BE UPGRADED TO 19MM.

WATER - 3. ENSURE THAT THE EXISTING WATER LINE FOR 5093 LOCHSIDE DRIVE IS NOT ENCROACHING ON PROPOSED LOT B.

