

Lochside Drive

clw Aug 17/09

DISTRICT OF SAANICH

Report To: MAYOR AND COUNCIL
Date: JULY 16, 2009
From: RUSS FUOCO, DIRECTOR OF PLANNING
Subject: REZONING AND SUBDIVISION APPLICATIONS
Files: SUB00596; REZ00439 - 5087 & 5093 LOCHSIDE DRIVE

Mayor
Councillors
Com. Assoc.
Applicant
Front Counter

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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 and 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: April 7, 2009

Parcel Size: Total site area = 2831 m²

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

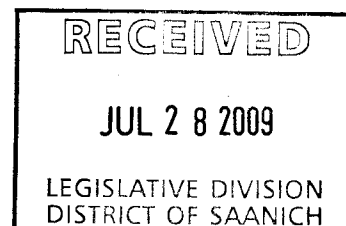
Proposed Zoning: Proposed Lot A: RS-12 (Single Family Dwelling Zone)
Proposed Lots B & C: RS-8 (Single Family Dwelling Zone)

Proposed Minimum Lot Size: 761 m²

Local Area Plan: Cordova Bay Local Area Plan

LAP Designation: Residential II

Community Assn Referral: Cordova Bay Residents Association-Referred May 6, 2009



Planning Policy

The property is designated "Residential II" on map 7.1 in the Cordova Bay Local Area Plan. Local Area Plan Policies 7.3 and 7.7 are applicable:

"7.3 Allow a minimum lot area of 665 m² for a conventional lot, and 930 m² * for a panhandle lot within the area designated Residential II on Map 7.1 provided that the average lot area within the land being subdivided is not less than 930 m² and that no lot is created which has an area in excess of 1500 m². Where a parcel is greater than 1860 m² and where road dedication would reduce the net area to less than 1860 m², the parcel area prior to dedication may be used for lot averaging purposes."

* excludes panhandle area.

"7.7 Consider the impact of new development on established views through the rezoning, development permit, and subdivision process."

Lochside Drive Action Plan applicable guidelines:

"1.2.1 Recognize trail users and local neighbourhood traffic as the dominant users within the right-of-way."

"1.2.2 Maintain the rural character of the streetscape including tree canopy."

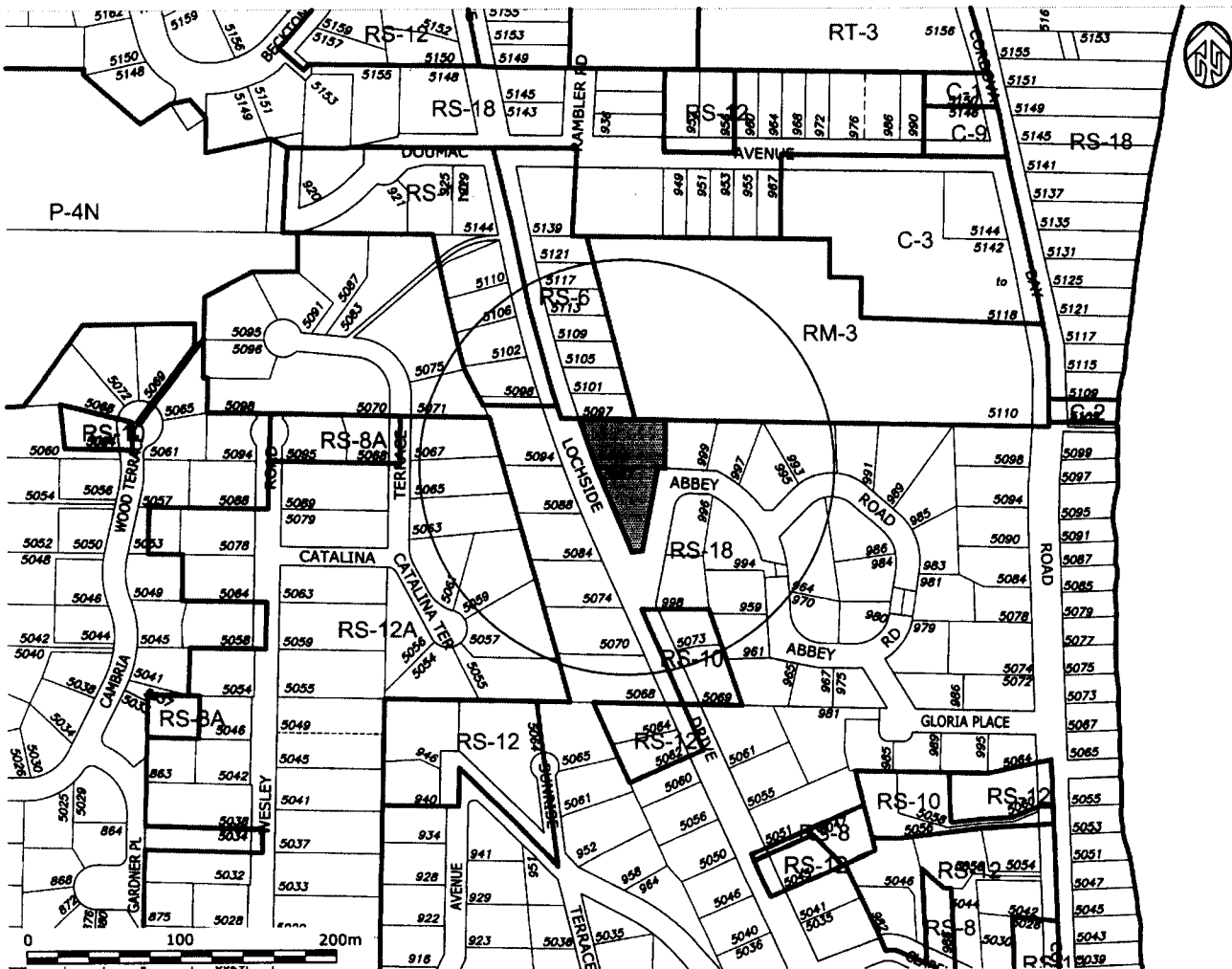


Figure #1: Location Plan

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 1248 m² RS-12 zoned proposed Lot A. Proposed Lots B and C would be zoned RS-8 and feature lot areas of 761 m² and 822 m² 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.

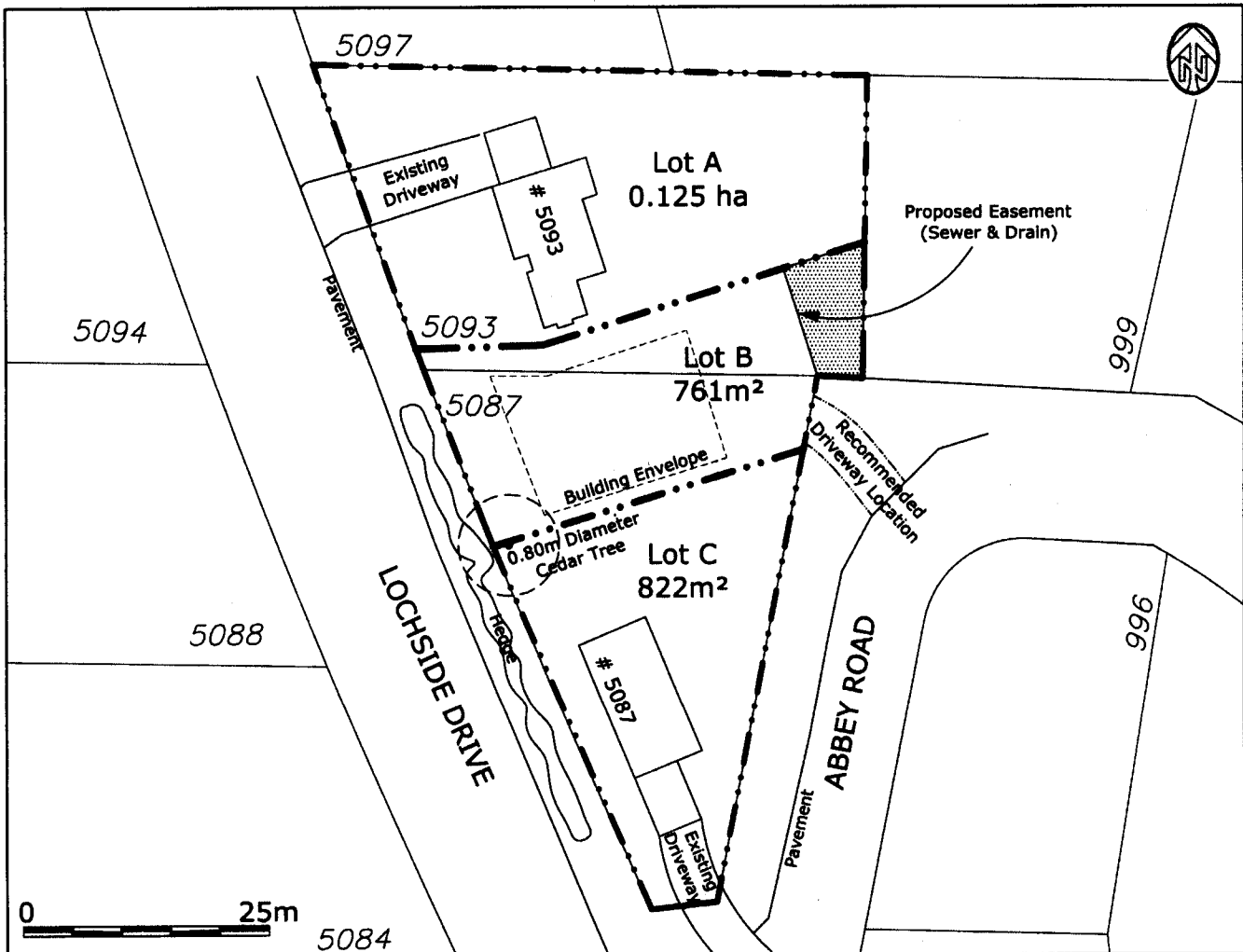


Figure #2: Tentative Subdivision

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 surface of 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 m² to 1500 m². 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 contributes to the treed character of Lochside Drive and should be protected during development. Restricting the access location for the proposed new lot to Abbey Road would avoid driveway construction impacts to the tree.

The vegetation along the Lochside Drive is a significant feature of the streetscape and recognized in the Lochside Drive Action Plan. The applicant has provided a proposed site plan showing potential driveway locations on both Lochside Drive and Abbey Road. If the proposed Lot B driveway were to be restricted to Abbey Road, no additional access points to Lochside Drive would be necessary and an existing hedge within the boulevard could be retained. Where possible, servicing corridors would follow the existing driveway alignments. Additionally, one Boulevard Street Tree would be required as specified in Schedule "I" of the Subdivision Bylaw. Restricting any new access driveway construction to Abbey Road should maintain the treed character of the Lochside Drive streetscape. A suitable covenant 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 variance 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 no new driveway access to Lochside Drive.

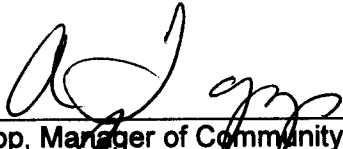
The following items will be considered by the Approving Officer in the subdivision review process:

- Provision of a suitable covenant to prohibit the construction or use of any driveway access on proposed Lot B leading to Lochside Drive.

RECOMMENDATION

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

Report prepared by:



Anne Topp, Manager of Community Planning

Report reviewed by:



Russ Furr, Director of Planning

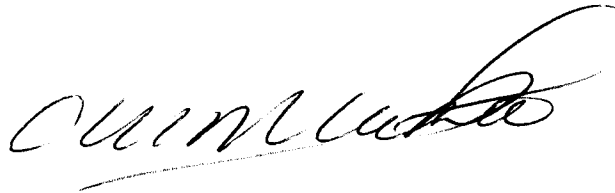
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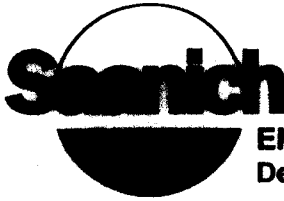
cc: T. Wood, Municipal Administrator

ADMINISTRATOR'S COMMENTS:

I recommend a Public Hearing be called.



 Tim Wood, Administrator



ENGINEERING
Development

Memo

To: Subdivision Office
From: Jagtar Bains – Development Coordinator
Date: July 28, 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

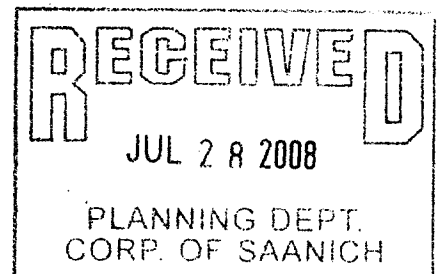
PROJECT NO: PRJ2009-00234

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", is written over a horizontal line.

Jagtar Bains
DEVELOPMENT COORDINATOR

cc: Von Bishop, MANAGER OF DEVELOPMENT



Development Servicing Requirements

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

Date: Jul 28, 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.

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. DRIVEWAY TO PROPOSED LOT B IS TO BE CONSTRUCTED FROM ABBEY ROAD ONLY. THE EXISTING POLE, FRONTING THIS LOT ON ABBEY ROAD, WILL REQUIRE RELOCATION TO ACCOMMODATE THIS DRIVEWAY.

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

ROAD - 4. THE EXISTING PAVEMENT ON ABBEY ROAD, FRONTING THIS SUBDIVISION, MUST BE WIDENED TO 6.0 M COMPLETE WITH ASPHALT WATER CONTROL.

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.

