



The Corporation of the District of Saanich

Report

To: Mayor and Council

From: Lindsay Chase, Director of Planning
Harley Machielse, Director of Engineering

Date: February 6, 2025

Subject: Subdivision and Development Variance Permit Application

File: SUB00942; DVP00521 • 2660 and 2670 MacDonald Drive East

RECOMMENDATIONS

That Development Variance Permit DVP00521 be approved to allow reduced lot width and variances to engineering requirements.

PURPOSE

The purpose of this Report is to seek Council's decision on a Development Variance Permit for variances to lot width and engineering requirements, in association with an application to subdivide for a boundary adjustment. The applicant is Nathan Bomford Design & Consulting (Nate Bomford).

DISCUSSION

Land Use and Neighbourhood Context

The subject parcels are located in the Cadboro Bay Local Area, on the northeast side of MacDonald Drive East within the Neighbourhood Official Community Plan (OCP) designation. The area is a predominantly single-family dwelling neighbourhood. The subject properties are zoned RS-14 with generally larger RS-16 zoned parcels to the north and east and smaller RS-10 zoned parcels to the south and west closer to Arbutus Road (see Figure 1). Cadboro-Gyro Park is 490 m to the southwest; the boundary of Cadboro Bay Village is 175 m to the southwest; Frank Hobbs Elementary School is 840 m to the west; Arbutus Middle School is 1.5 km to the northwest; and Mount Douglas Secondary School is approximately 2.4 km distant.

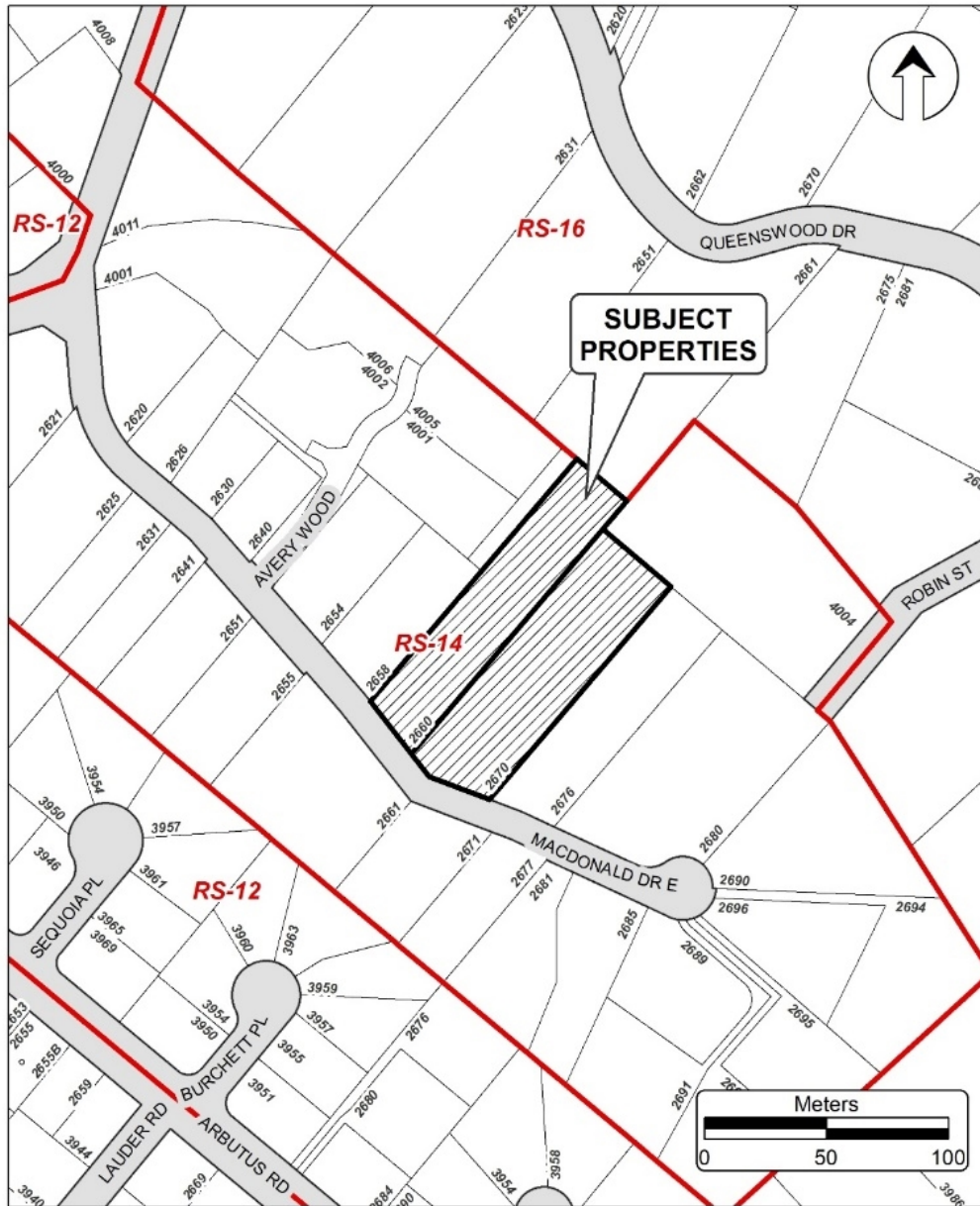


Figure 1: Neighbourhood Context

Proposed Development

The applicants propose creating two new lots via a subdivision for a boundary adjustment. 2670 MacDonald Drive East (proposed Lot 2) will increase to the size of 5,859 m² (from 4,373 m²) and 2660 MacDonald Drive East (proposed Lot 1) will decrease to the size of 2,020 m² (from 3,562m²)(see Figure 2). No change to the current RS-14 zoning is proposed. The lot width of proposed Lot 1 is the same as when the lot was originally subdivided in 1946 (see Figure 4), however because these are considered new lots the current Zoning Bylaw lot width requirement applies and a variance is required.

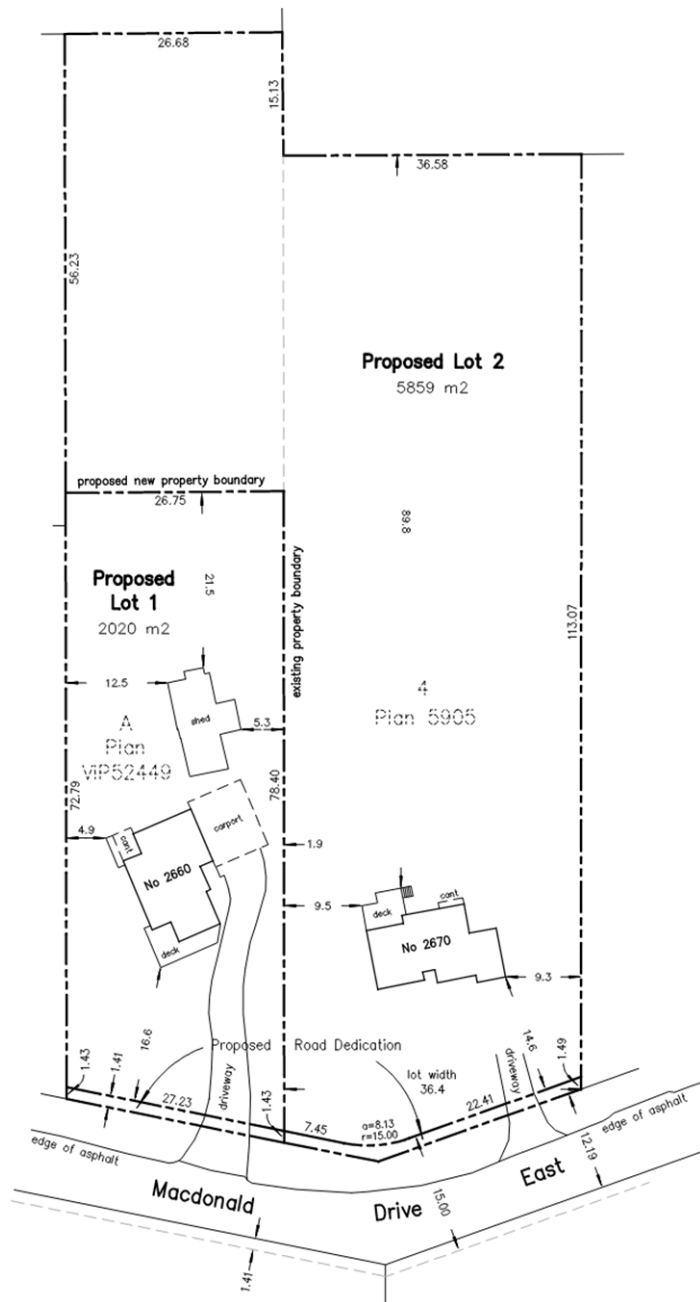


Figure 2: Proposed Boundary Adjustment Subdivision (from plans by Powell and Associates)

Policy Analysis

The following District of Saanich Planning policies are most applicable to the subject proposal:

Official Community Plan (2024)

7.4.2 “Support the following uses in Neighbourhoods:

- a. Residential; ...”

Cadboro Bay Local Area Plan (2024)

5.5.2 “Maintain minimum lot sizes as noted in Map 5.3 as the following: 4000 m² in the north area; 2020 m² in the central area; and 930 m² in the southern area.” (see figure 3)

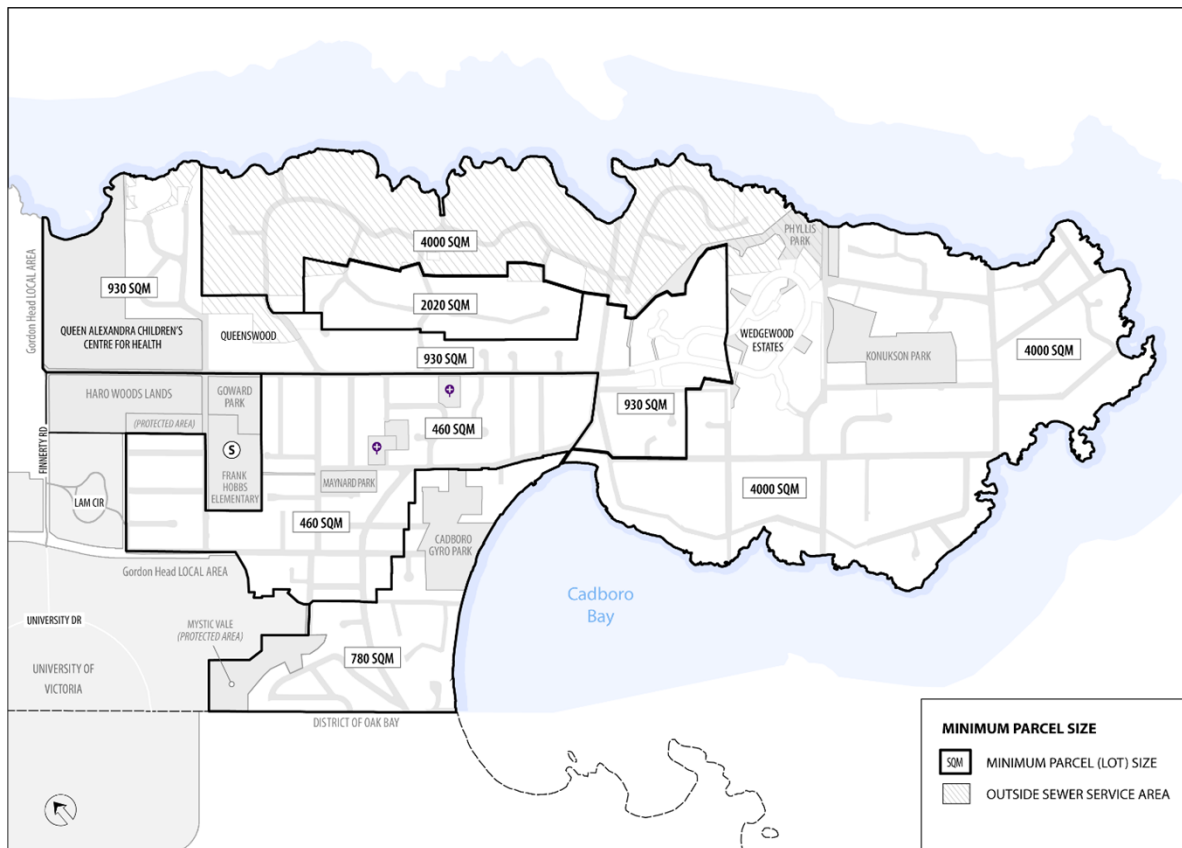


Figure 3: Map 5.3 from the Cadboro Bay Local Area Plan

Variances

This application would require variances as outlined in Table 1 and discussed below.

Table 1: Request Variances

Requested Zoning Bylaw 2003 Variance			
Proposed Lot 1	Proposed	Required	Variance
Lot width	26.75 m	30 m	3.25 m

Requested Subdivision Bylaw, 1995 Variances			
Proposed Lots 1 and 2	Proposed	Required	Variance
Schedule F - Section 1.2	None	Enclosed storm system or onsite disposal system	Waived
Schedule H - Section 3.5.16	None	Onsite stormwater management	Waived
Schedule C - Section 2.3.4(d)	None	Road widening	Waived

Schedule H - Section 4.3.3	None	Extension of existing sanitary services	Waived
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Lot width

The RS-14 (Single-Family Dwelling) Zone has a minimum lot width requirement of 30 m. Proposed Lot 1 would have a lot width of 26.75 m, requiring a variance of 3.25 m. The lot width of proposed Lot 1 is the same as when the lot was originally subdivided in 1946 (see Figure 4), however because these are considered new lots the current Zoning Bylaw lot width requirement applies, and a variance is required. The lot width variance is minor and is not anticipated to impact the liveability of future owners, neighbouring properties, or the streetscape. The variance to lot width does not impact the viable building envelope on the proposed lot. The requested variance can be supported.

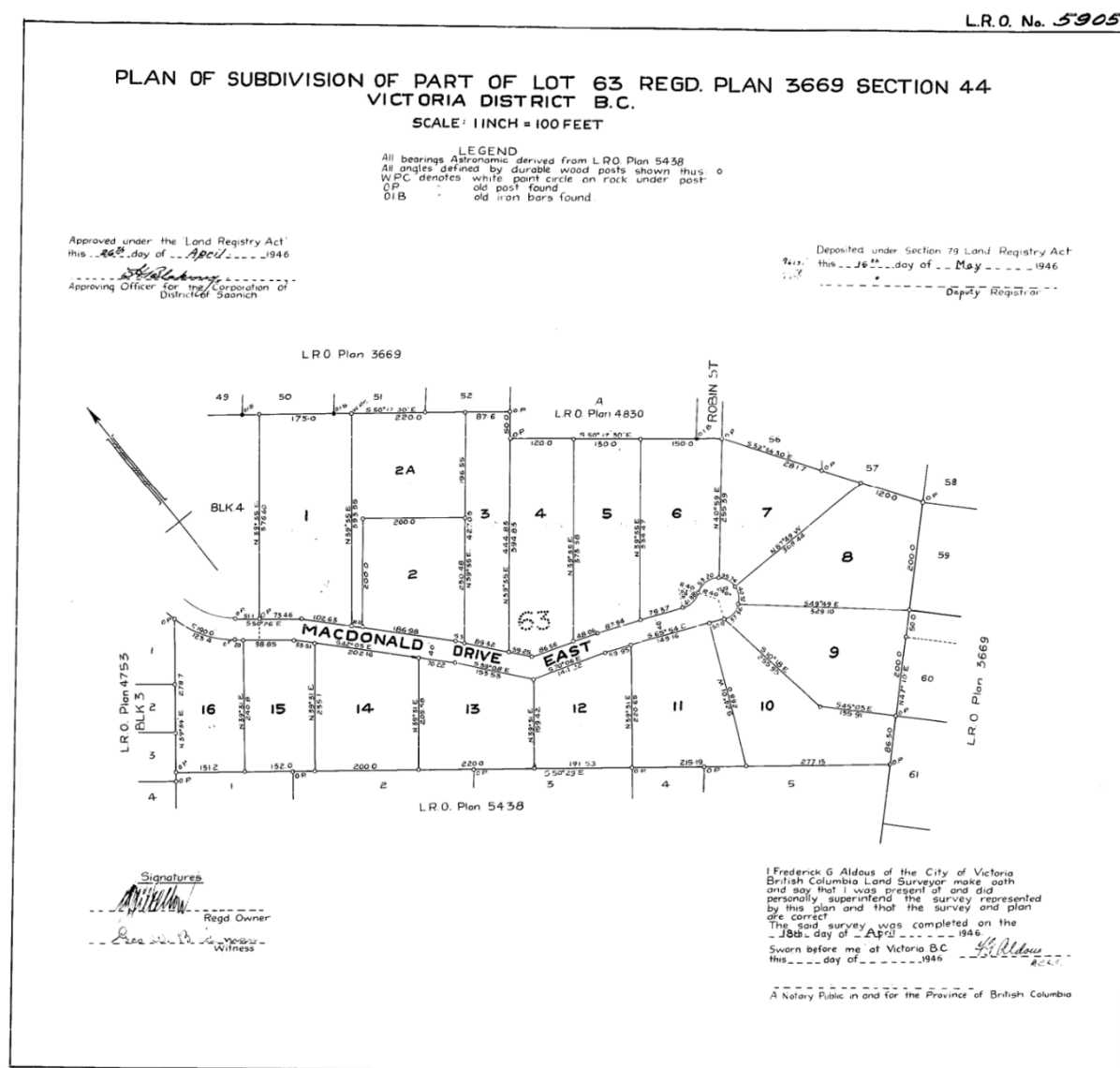


Figure 4: Original Subdivision from 1946 showing current configuration of lots 3 and 4

Engineering Requirement Variances

The lots that form the proposed subdivision, as noted, are zoned as RS-14 and are situated on a dead-end road (MacDonald Drive East). Under the Subdivision Bylaw, this zone is categorized as "Service Level 2" with respect to the level of servicing required. Generally, this means that all parcels shall have municipal storm (with some exceptions), sanitary and water connections. Further, as the property fronts a residential road, it is a requirement that the road be widened to be a minimum of 6 m wide, complete with an asphalt water control.

The two lots in question are currently serviced with municipal water and sanitary, however, there is no municipal storm system or approved equivalent, serving either property. There is an existing paved roadway with water control, varying in width between from 4 m to 5 m.

Staff recognize that while the proposal is classified as a subdivision, it is not a typical case as there are no net increase of legal lots created. Through ongoing email correspondence with the applicant, staff have communicated their support for pursuing a variance to most Engineering requirements that have been triggered by this proposal.

The requested variances, are as follows:

1. To vary (by waiving) the requirement for an enclosed storm system or onsite disposal system required by Section 1.2 of "Schedule F" of Subdivision Bylaw No. 7452.
2. To vary (by waiving) the requirement for onsite stormwater management required by Section 3.5.16 of "Schedule H" of Subdivision Bylaw No. 7452.
3. To vary (by waiving) the requirement for roadway widening required by Section 2.3.4. (d) of "Schedule C" of Subdivision Bylaw No. 7452.
4. To vary (by waiving) the requirement for the municipally owned portion of the existing sanitary services to extend to the new property line, complete with an inspection chamber, required by the Master Municipal Construction Documents (MMCD) Standard Drawing S7, as noted by Section 4.3.3 of "Schedule H" of Subdivision Bylaw No. 7452.

It should be noted, as Staff have communicated to the applicant, in the event the requested variances are approved, subsequent or any in progress building permit application on either parcel may trigger the requirements being varied in this report, wholly, or in part, as per the Building Bylaw and subsequently, the Subdivision Bylaw. Additional improvements may be applied in accordance with any successor Bylaw in effect at the time of building permit application. Based on this information variances can be supported.

Consultation

Both parcels posted signs giving notice of the lot boundary adjustment. Planning sent a referral to the Cadboro Bay Residents on October 9, 2024. At the time of this report no comments have been received.

PROCEDURES

Should Council decide to approve the recommendations, the following procedure will occur:

1. At the meeting, approval and issuance of the Development Variance Permit.

COUNCIL OPTIONS

1. That Council approve the Development Variance Permit. Staff recommend this option.
2. That Council reject the Development Variance Permit.

Should Council choose this option, with respect to Site Servicing, the applicant would be required to construct all works or bond for same, in accordance with the Subdivision Bylaw, prior to Subdivision Approval.

3. That Council provide alternate direction to staff.

FINANCIAL IMPLICATIONS

There are no immediate implications to the District of Saanich 2024-2028 Financial Plan.

CONCLUSION

The proposed boundary adjustment subdivision is consistent with the Official Community Plan and Local Area Plan. The parcel width has been the same since 1946 but requires a variance to comply with the current Zoning Bylaw. The lot width variance will not unduly affect the use and enjoyment of neighbouring parcels.

Further, each lot has a single-family dwelling with no history of issues relating to stormwater runoff or to the existing municipal infrastructure serving the properties, including the roadway. With there being no change in land use, nor any increase in lots created and considering the context and location of the subdivision, forgoing the above noted servicing improvements is not expected to result in any negative implications to the public or to those who reside on the properties today.

For the above noted reasons, staff support the Development Variance Permit application.

Prepared by: James McLaren, Senior Planning Technician

Reviewed by: Sarah de Medeiros, Subdivision Coordinator

Approved by: Lindsay Chase, Director of Planning

Approved by: Harley Machielse, Director of Engineering

Attachments: DVP00521
Plan of Subdivision
Site Servicing Requirements

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.

Brent Reems, Chief Administrative Officer