

2860-40 Lorraine

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From: Kate Bergstrom
To: Council
Subject: (External Email) Development variance permit application DVP00489 3507 Lorraine Road
Date: Monday, October 21, 2024 1:08:30 PM

This email sent from outside the District of Saanich. Use caution if message is unexpected or sender is not known to you.

Lorraine Road is a narrow, dead-end half street, with no sidewalks and no turn around. The property currently on 3507 Lorraine Road is a rental house with four vehicles. In addition, there is a carriage house currently under construction on Lorraine Road and another property awaiting permit approval to build a carriage house. We are concerned about the amount of traffic on our narrow street. There are rock walls in front of some houses which limit parking, and large hedges which also make driving and parking difficult. Protected Garry Oaks are bordering some edges of the road. We are concerned that Lorraine Road is too small for this amount of traffic. Walking down our street is problematic, especially for neighbourhood children, and it is dangerous at times due to limited vision for drivers and pedestrians.

Thank you for your attention.
Kathleen Bergstrom and Kent Johnson
[REDACTED] Lorraine Road
Residents of Lorraine Road since 1997

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OCT 22 2024
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

2860-40 Lorraine

From: Cara Solas
To: Council
Subject: (External Email) Development Variance Permit Application DVP00489
Date: Sunday, October 27, 2024 6:42:08 PM

POST TO <u>GEN</u>	POSTED
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Re: 3507 Lorraine Road, Lot D (DD L73877, Block 8, Section 36, Victoria District plan 402B)

For Council Meeting to be held Monday October 28 at 7 pm

I live at [redacted] Lorraine Road, across the street from the proposed development. I am, in the main, supportive of the bid to subdivide the property to create an additional Single-Family dwelling. However, I have concerns about construction traffic and both development and post development parking.

Lorraine Road is roughly one block long, narrow (no sidewalks) and a deadend, with my home and the lot in question (3507 Lorraine) on either side of that deadend. There is no turn-around; vehicles use the various driveways (predominantly mine, as it is wide, at the end and usually unoccupied) to turn around. I fear that large trucks involved in the development of the property would similarly use my driveway and that their weight could cause damage to my property, my driveway and/or the drains situated beneath my driveway.

Currently, this end of the road is quite congested, as the existing house on 3507 Lorraine is rented to students, who collectively account for five and sometimes six vehicles. The existing house has two driveways, which accommodate 2 and sometimes 3 cars; the rest park on the street and verge. I am concerned that development parking (contractors, workmen, etc) and the need for access to the property (which may have one of the current driveways no longer available for parking) will create more congestion on this narrow street, potentially interfering with my access to my property and also my access to municipal services (ie. refuse, compost and recycling pickup - these trucks have difficulty getting down to me and achieving unobstructed access to my bins if there are cars on both sides of the road.)

I would like to request that consideration be given to requiring development parking and ample space for turnaround to be created on the property at 3507 during construction to lessen congestion and parking pressures on Lorraine during construction and to prevent my driveway becoming the turnaround for heavy equipment. I would further request that the new property have several permanent parking spots included in its development, to lessen the congestion and narrowing of Lorraine going forward, as density increases on the road (there are 2 development projects (additional units) already in progress on our street, potentially increasing parking pressures, even before this third development.)

Photos attached from today:

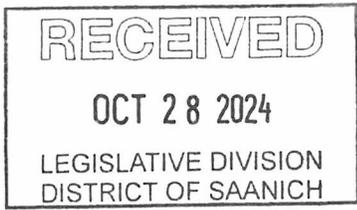
- 1 and 2. My driveway, taken from an upper window in my house, facing the property to be developed, single car in one of their driveways, with flatbed truck backing down deadend Lorraine
- 3. Deadend of Lorraine, my driveway is to the right (not visible), second driveway of 3507 is to the left (on side of the flatbed truck), also not visible
- 4. Deadend as viewed from street level at the end of my driveway, end of flatbed as parked in photo 2, facing deadend and the property at 3507
- 5. View of deadend Lorraine, my property to right (oak trees), 3507 to the left, showing the narrow road with two vehicles (white truck is parked; flatbed is preparing to unload; it's very tight when there is another vehicle parked on my side)

Many thanks for considering this perspective.

Respectfully submitted,

Cara

Cara Solas



3512 Lorraine Road









