

2870-30 Kenneth

Angela Hawkshaw

From: Scott MacDougal
Sent: Monday, October 28, 2024 9:06 AM
To: Council
Subject: (External Email) Concerns Regarding Rezoning Proposal at 560 Kenneth St, Lot 7, Section 50

POST TO <u>GEN</u>	POSTED
COPY TO <u>LC</u>	
INFORMATION <input checked="" type="checkbox"/>	
REPLY TO WRITER <input type="checkbox"/>	
COPY RESPONSE TO LEGISLATIVE DIVISION REPORT <input type="checkbox"/>	
FOR _____	
ACKNOWLEDGED _____	

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

Dear Saanich Municipal Hall Council,

I am writing to express my concerns about the proposed rezoning of 560 Kenneth St, Lot 7, Section 50, from single-family RS-6 to RS-2. As the owner of the property two doors down at 570 Kenneth St, I am opposed to this rezoning for several reasons:

1. Increased Density and Limited Parking

The current street parking is already quite limited, and the addition of multiple large residences with in-law suites would likely exacerbate this issue. Changing this property from a single-family home to two high-capacity residences would add significant density to this mid-block section, disrupting the neighborhood's aesthetic and impacting privacy for nearby homes.

2. Pedestrian Safety Concerns

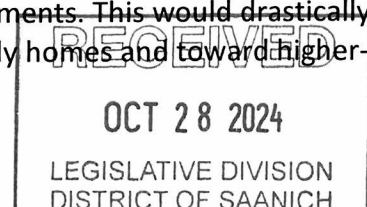
Kenneth St is frequently used as a shortcut by commuters avoiding traffic on McKenzie Ave, leading to high traffic volumes and speeds. With no sidewalks, this poses a danger to the many pedestrians, including children attending local schools like McKenzie Elementary, Glanford Middle, Pacific Christian, Rogers, and Northridge, who regularly walk along the Raymond St North path. Increasing vehicle traffic on our already busy street would only heighten these risks with no speed bumps currently on Kenneth st there are often speeders coming down Kenneth trying to avoid McKenzie ave.

3. Future Traffic Impact

When McKenzie Ave is reduced from four lanes to two, with added bike lanes, it's likely even more drivers will divert to Kenneth St. This street is already heavily used as a cut-through route during rush hour, and this change will likely intensify traffic further, making it increasingly difficult to safely navigate in and out of driveways. Backing out of our driveway with limited visibility is already challenging, and I am concerned about the potential for more frequent close calls.

4. Long-Term Impact on the Neighborhood Character

Finally, allowing this rezoning could set a precedent, encouraging other property owners to demolish single-family homes in favor of higher-density developments. This would drastically alter the character of Kenneth St, shifting away from single-family homes and toward higher-density multi-suite properties.



Thank you for taking the time to consider these concerns.

Sent from [Outlook](#)

2870-30 Kenneth

From: Shelley
To: Council
Cc: Shelley; Scott Eddy
Subject: (External Email) rezoning of 560 Kenneth St
Date: Sunday, October 27, 2024 11:51:43 AM

POST TO <u>GEN</u>	POSTED
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ACKNOWLEDGED _____	

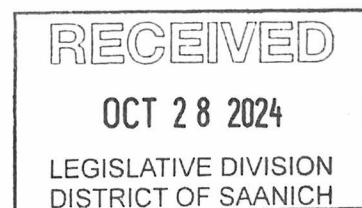
This email sent from outside the District of Saanich. Use caution if message is unexpected or sender is not known to you.

I am writing in reference to the proposed rezoning of 560 Kenneth St, Lot 7, Section 50, from single family RS-6 to RS-2. As the [REDACTED] at [REDACTED] Kenneth St, we are not in favour of this rezoning for the following reasons:

1. There is a lack of on street parking to facilitate the increased number of residents which would likely dwell in the houses. I would expect that this property would go from a single family home without a suite to two new large capacity houses with inlaw suites in both. This kind of density in the mid block of Kenneth St does not make sense aesthetically and would greatly decrease the privacy of the houses on the other sides.
2. Kenneth St is a very busy thorough fare of commuters cutting from Glanford Ave to Carey Rd when the traffic is backed up on Mckenzie Ave. The volume and speed of traffic is dangerous to the many pedestrians that walk in the area using the Raymond St North path. Adding more traffic to our street which doesn't have sidewalks will increases risk to pedestrians. Children from Mckenzie Elementary, Glanford Middle School, Pacific Christian School, Rogers, and Northridge School walk in the area and will be more vulnerable to the increased vehicle traffic.
3. When the redevelopment of Mckenzie Ave happens and goes from 4 traffic lanes to 2 with bike lanes, this will push more traffic onto the side streets that are already used as a cut through at rush hour. I would expect that this will be a daily super highway of traffic trying to avoid Mckenzie Ave. It is already a nightmare trying to back out of our driveway which is on a steep incline with poor sight lines. There will be more near miss collisions with traffic speeding down the street on a daily basis.
4. Having more cars parked on the road across from our house will make backing out of our driveway with a boat or trailer nearly impossible. We already have to approach the neighbours to move cars in order to access our driveway with recreation vehicles.
5. This will set a precedent for other property owners on the street to demolish older houses and subdivide from one single family house to potentially 4 suites.

Sincerely,

Shelley and Scott Eddy
[REDACTED] Kenneth St.



2870 - 30 Kenneth

Angela Hawkshaw

From: David Collins [REDACTED]
Sent: Monday, October 28, 2024 11:54 AM
To: Council
Subject: (External Email) Comment in Response to a Proposed Rezoning

POST TO	GEN	POSTED
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FOR		
ACKNOWLEDGED:		

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Meeting Date:
28 October 2024

Agenda Item:
Zoning Bylaw 2003, Amendment Bylaw, 2024, No 10096
Proposed Rezoning for a subdivision on Kenneth Street

Comment:

My name is David Collins. I live in Saanich near the intersection of Mann and Wilkinson. This letter concerns the rezoning of 560 Kenneth St.

The requested rezoning from RS-6 to RS-2 allows the minimum lot size to be reduced from 560m² to 400m². This would allow two lots instead of one lot which is 849m².

This property already qualifies for SSMUH. That would allow multiple strata-titled dwelling units on the undivided lot. Dwellings on two potential fee simple lots would yield a higher price over similar dwellings on strata-titled lots.

This proposed rezoning doesn't increase the available housing stock. It only serves to increase the unaffordability of the housing stock. For that reason it should be denied.

Warm Regards,

- David Collins

David Collins
Saanich, BC Canada

