

1. **560 KENNETH STREET – REZONING AND SUBDIVISION APPLICATION**

Report of the Director of Planning dated October 1, 2024.

To give three readings to “Zoning Bylaw, 2003, Amendment Bylaw, 2024, No. 10096” to rezone 560 Kenneth Street from the RS-6 (Single Family Dwelling) Zone to the RS-2 (Single Family Dwelling) Zone and approve Development Variance Permit DVP00519.

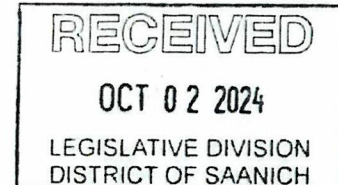


The Corporation of the District of Saanich

C-October-28-2024

Report

To: Mayor and Council
From: Lindsay Chase, Director of Planning
Date: October 1, 2024
Subject: Rezoning and Subdivision Application
File: SUB00954; REZ00761; DVP00519 • 560 Kenneth Street



RECOMMENDATION

1. That the application to rezone 560 Kenneth Street from the RS-6 (Single-Family Dwelling) Zone to the RS-2 (Single-Family Dwelling) Zone be approved.
2. That the application for Development Variance Permit DVP00519 be approved to allow reduced lot width and variances for setbacks and height for buildings on each lot.

PURPOSE

The purpose of this Report is to seek Council's decision on a rezoning from the RS-6 (Single-Family Dwelling) Zone to the RS-2 (Single-Family Dwelling) Zone, in association with an application to subdivide to create one additional lot for a total of two lots for Single-Family dwelling use. The Report is also seeking Council's decision on a Development Variance Permit for variances for setback and height that will allow the applicant to construct proposed homes on each parcel. Variances are requested for lot width, side yard setbacks (separate and combined), and building height. The applicant is Kors Development Services Inc. (Denise Kors).

DISCUSSION

Land Use and Neighbourhood Context

The parcel is located in the Carey Local Area within the Neighbourhood Official Community Plan (OCP) designation (see Figure 1). Under the Small Scale Multi Unit Housing (SSMUH) regulations, the lot is eligible for up to four dwelling units as of right. Both Glanford Avenue and McKenzie Avenue are Frequent Transit Corridors, and Kenneth Street itself forms part of the long-term All Ages and Abilities bicycle network. The lot contains a 1959 Single-Family dwelling and shed that would be removed.

The area is a predominantly single-family dwelling neighbourhood—the prevailing zoning is RS-6 (Single-Family Dwelling) Zone, though there are a few RS-4 (Single-Family Dwelling) Zoned parcels in the vicinity. Nearby parks include Glanford Park (200 m away) and Swan Creek Park (323 m away). The closest school is McKenzie Elementary School, located 234 m to the south. Both the parks and school are within easy walking distance.

Consultation

The applicant contacted the five surrounding properties and the Carey Area Resident's Association (CARA). Planning also sent a referral to CARA however no response has yet been received. The Ministry of Transportation and Infrastructure (MoTI) was also notified, and a response was received March 1, 2024, indicating no objection to the proposed application.

Proposed Development

The 850 m² site slopes gently down 1.5 m from the Kenneth Street frontage to the rear (north) of the parcel. The oddly-shaped rear portion of the lot is the result of a subdivision in 1959 which created the first lots on O'Connell Place to the north. Rights-of-way for both sewer and storm drain mains are also located in the rear of the property. Driveway access to the proposed lots would be from Kenneth Street.

The applicant proposes to subdivide the parcel to create one additional lot for a total of two lots for Single-Family dwelling use (see Figure 2). Proposed Lot A, the westernmost lot, would have a lot area of 450 m², and proposed Lot B to the east would have an area of 400 m². The area of these lots would meet the minimum 400 m² lot size of the RS-2 (Single-Family Dwelling) Zone. However, the RS-2 (Single-Family Dwelling) Zone also has a minimum lot width of 12 m, and so variances are requested to accommodate the proposed lot widths of 9.9 m for Lot A and 9.9 m for Lot B.

The applicant is proposing houses with floor areas of 214 m² on Lot A and 200 m² on Lot B which is close to maximum permitted gross floor area under RS-2 (Single-Family Dwelling) Zone. The applicant is seeking additional variances for height, single face height, interior side yard setbacks and combined interior side yard setbacks. These are discussed further under Variances.

Plans as provided show dedicated one-bedroom secondary suites in the basement of each house, and an extra parking space is provided for each of these. Under the Small Scale Multi Unit Housing (SSMUH) regulations, each of these lots would qualify for up to four dwelling units, however the small lot size and sewer and drain rights of way at the rear of the parcel would likely limit this potential.

The proposed new residences would be required to comply with Step 3 of the BC Energy Step Code and EV charging capabilities would be provided in each garage as per the Zoning Bylaw, 2003, requirements.

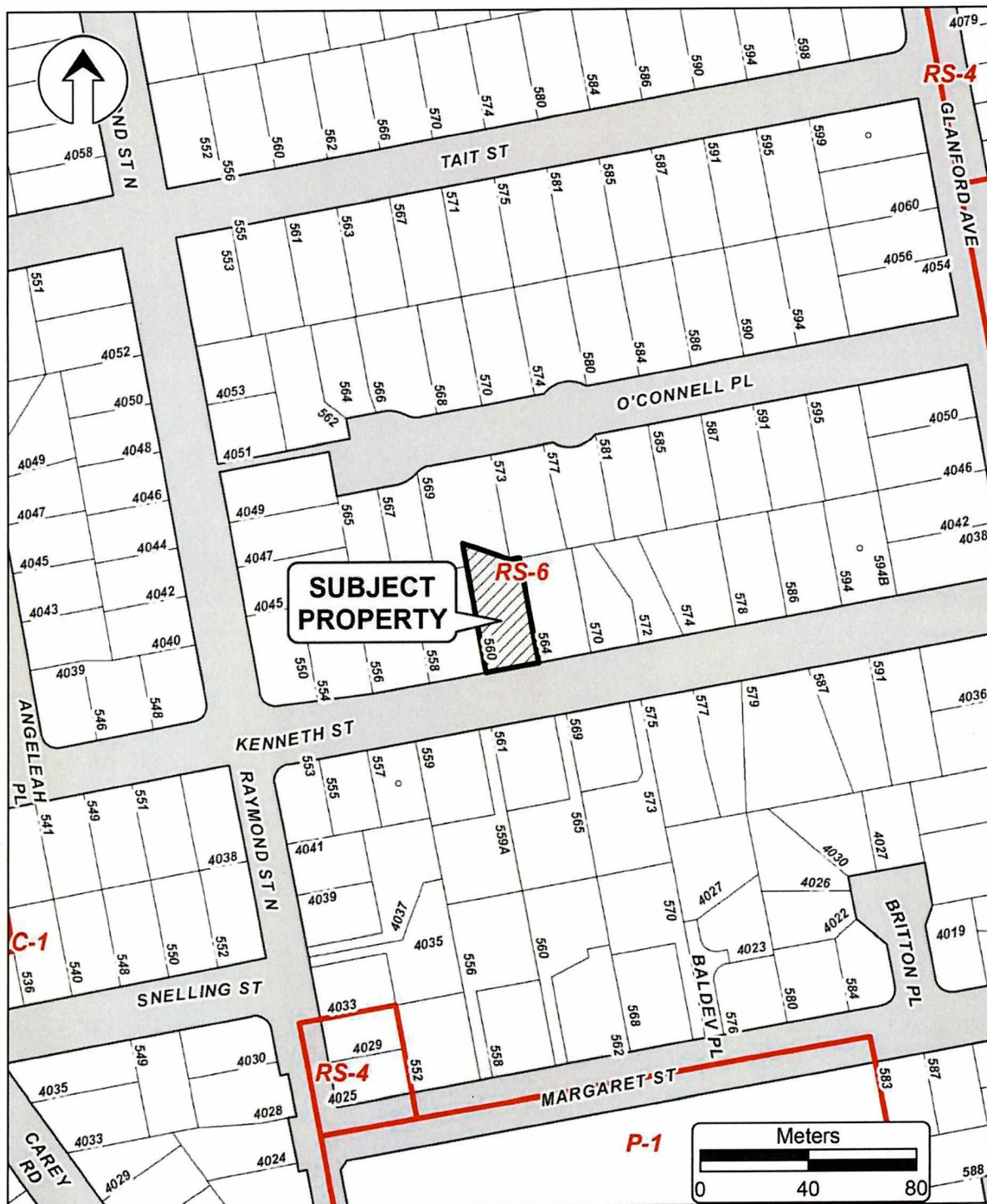


Figure 1: Neighbourhood Context



Figure 2: Proposed Subdivision (from plans by Adapt Design)

Policy Analysis

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

Official Community Plan (2024)

- 7.4.1 "Within Neighbourhoods, support a mix of housing types, unit sizes, and tenures including non-market, rental, ownership, and co-operative housing."
- 7.4.2 "Support the following uses in Neighbourhoods:
a. Residential..."
- 7.4.3 "Support the following building forms in Neighbourhoods:
a. Single detached dwellings and secondary suites/garden suites..."
- 7.4.4 "Support a range of infill forms as-of-right within Neighbourhoods for both rental and owner tenure with more allowable density close to frequent transit."
- 7.4.7 "Consider rezoning to support additional residential density and small-scale commercial uses in Neighbourhoods in locations with good proximity to amenities such as transit, parks, greenspace, active transportation infrastructure, and local commercial and where the project contributes to the goal of a 15-minute community and neighbourhood walkability."

Carey Local Area Plan (1999)

- 9.3 "Consider subdivision and rezoning for single-family infill development in established neighbourhoods that is compatible with and contributes to the character and quality of the community and preserves privacy of dwellings."

Staff are supportive of the Rezoning and Subdivision Application for the following reasons:

- The proposed development is consistent with the land use policies in the Official Community Plan and Carey Local Area Plan which support residential infill in Neighbourhoods including Single-Family infill.
- The site is located within easy walking distance of amenities including parks, schools, public transit, and commercial services.
- The proposed development is proximal to frequent transit service, Galloping Goose Regional Trail, and the All Ages and Abilities long-term bicycle network.

Variances

Based on the RS-2 (Single-Family Dwelling) Zone, this application would require variances as outlined in Table 1.

Table 1: Requested Variances

Requested Variances			
LOT A	PROPOSED	REQUIRED	VARIANCE REQUIRED
Lot Width	9.88 m	12.0 m	2.12 m
Building Height	7.66 m	6.5 m	1.16 m
Single Face Height	8.01 m	6.5 m	1.51 m
Interior Side yard Setback (West)	1.2 m	1.5 m	0.3 m

Interior Side yard Setback (East)	1.2 m	1.5 m	0.3 m
Combined Side yard Setbacks	2.4 m	4.5 m	2.1 m
LOT B	PROPOSED	REQUIRED	VARIANCE REQUIRED
Lot Width	9.92 m	12.0 m	2.08 m
Building Height	7.53	6.5 m	1.03
Single Face Height	7.87 m	6.5 m	1.37 m
Interior Side yard Setback (West)	1.2 m	1.5 m	0.3 m
Interior Side yard Setback (East)	1.24 m	1.5 m	0.26 m
Combined Side yard Setbacks	2.44 m	4.5 m	2.06 m

The requested variances are discussed below.

Lot Width

The RS-2 (Single-Family Dwelling) Zone has a minimum lot width of 12 m. The proposed lot widths of 9.9 m for Lot A and 9.9 m for Lot B would result in variances of 2.1 m and 2.1 m, respectively. The proposed lot widths are smaller even than the 10 m minimum lot widths of the RS-1 (Single-Family Dwelling) Zone, and the combination of reduced lot widths together with the proposed building envelopes has resulted in the applicant seeking variances for individual and combined side yard setbacks as well. These are not considered to negatively impact neighbouring properties and can be supported.

Building Height and Single Face Height

The RS-2 (Single-Family Dwelling) Zone allows a maximum building height and single face height of 6.5 m, which is 1.0 m shorter than the 7.5 m height allowed in most of the RS (Single-Family Dwelling) Zones. The applicant is requesting building heights of 7.66 m for Lot A and 7.53 m for Lot B, and single face heights of 8.01 m for Lot A and 7.87 m for Lot B. The requested variances for building height and single face height are not considered to be impactful though, and the small maximum allowable sizes of dwellings on these lots would work to mitigate any apparent increase in mass due to the height. It should also be noted that under the new SSMUH regulations governing houseplexes, the allowable height for houseplexes is 11 m (and 8 m in rear yards). For these reasons, the requested variances for height are supportable.

Interior and Combined Side yard Setbacks

The applicant is seeking variances to interior side yard setbacks from 1.5 m to 1.2 m (1.24 m for the east side yard of Lot B) and for Combined side yard setbacks from 4.5 m to 2.4 m for Lot A and 2.44 m for Lot B. The reduction of the side yard setbacks is a response to the reduced width of the lots, and would impede the movement of anything large into the rear yards once the houses were constructed. However, as noted earlier, the construction of any further dwellings in the rear is unlikely given the size of the lots and the presence of underground services on the rear of the lot. For this reason, the requested variances for reduced side yard setbacks can be supported.

Staff are supportive of the Rezoning, Subdivision, and Development Variance Permit application for the following reasons:

- The proposed development is consistent with the Official Community Plan and the Carey Local Area Plan.
- The site is located within convenient travel distance of parks, schools, commercial services, and public transit.
- Infill housing as proposed would provide a desired housing form within the District of Saanich that people would otherwise have to commute further distances for from elsewhere in the region.

PROCEDURES

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

1. At the initial meeting, approval of the application, first three readings of the Zoning Bylaw Amendment and approval of the Development Variance Permit.
2. After all conditions have been met, the application will come before Council for Final Reading of the Zoning Bylaw Amendment and ratification of the Development Variance Permit

ALTERNATIVES

1. That Council support the application to rezone 560 Kenneth Street and Development Variance Permit DVP00519. Staff recommend this option.
2. That Council reject the application.
3. That Council provide alternate direction to staff.

FINANCIAL IMPLICATIONS

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

STRATEGIC PLAN IMPLICATIONS

The subject proposal aligns with the Housing theme in the District of Saanich's 2023-2027 Strategic Plan by improving the supply of diverse forms of housing in the community.


CONCLUSION

The proposed rezoning and subdivision to create one additional lot is consistent with the Official Community Plan which supports a range of residential infill types in Neighbourhoods inside the Urban Containment Boundary. The lot is within easy walking distance of parks and schools.

The proposed rezoning and subdivision applications meet the OCP policy support for locating new housing close to active transportation options. The site is proximal to frequent transit and the All Ages and Abilities bicycle network.

The Development Variance Permit seeks variances for lot widths, height, single face height, interior side yard setbacks and combined setbacks for homes on each lot. These Variances are not considered to negatively impact neighbouring properties and can be supported.


For the above noted reasons, staff support the Rezoning, Subdivision and Development Variance Permit applications.

Prepared by: 

Chuck Bell
Planner

Reviewed by: 

Pam Hartling
Acting Manager of Current Planning

Approved by: 

Lindsay Chase
Director of Planning

CWB/kb

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.



Brent Reems, Chief Administrative Officer

COPY

DISTRICT OF SAANICH

DVP00519

DEVELOPMENT VARIANCE PERMIT

**To: Manpreet Kaur Sall Lagah
Rohit Kumar Lagah
[REDACTED] Richmond Road
Victoria BC [REDACTED] 1**

the owner of lands known and described as:

Lot 7, Section 50, Victoria District, Plan 12915

560 Kenneth Street

(herein called "the lands")

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by the Permit.
2. This Development Variance Permit applies to the lands.
3. The owner has submitted to the Approving Officer a tentative plan of subdivision to subdivide the lands into one additional lot (2 lots total) as shown on the plan of subdivision prepared by Powell & Associates date stamped June 12, 2024, a copy of which is attached hereto.

(herein called "the subdivision")

4. The Development Variance Permit varies the provisions of the Zoning Bylaw 2003, as follows:
 - (a) by varying the minimum width provided by Section 201.5(a) of Schedule 201 attached to the Zoning Bylaw, 2003, in respect to proposed Lot A of the subdivision, from 12.0 m to 9.88 m.
 - (b) by varying the minimum width provided by Section 201.5(a) of Schedule 201 attached to the Zoning Bylaw, 2003, in respect to proposed Lot B of the subdivision, from 12.0 m to 9.92 m.
 - (c) by varying the required interior side yard setbacks provided by Section 201.3(a)(ii) of Schedule 201, in respect to proposed Lot A of the subdivision, from 1.5 m to 1.2 m and the combined interior side yard setback from 4.5 m to 2.4 m.
 - (d) by varying the required interior side yard setbacks provided by Section 201.3(a)(ii) of Schedule 201, in respect to proposed Lot B of the subdivision, from

1.5 m to 1.2 m and 1.24 m and the combined interior side yard setback from 4.5 m to 2.44 m.

- (e) by varying the maximum building height provided by Section 201.3(b)(i) of Schedule 201 attached to the Zoning Bylaw, 2003, in respect to proposed Lot A of the subdivision, from 6.5 m to 7.66 m.
- (f) by varying the maximum building height provided by Section 201.3(b)(i) of Schedule 201 attached to the Zoning Bylaw, 2003, in respect to proposed Lot B of the subdivision, from 6.5 m to 7.53 m.
- (g) by varying the single face building height provided by Section 201.3(b)(ii) of Schedule 201 attached to the Zoning Bylaw, 2003, in respect to proposed Lot A of the subdivision, from 6.5 m to 8.01 m.
- (h) by varying the single face building height provided by Section 201.3(b)(ii) of Schedule 201 attached to the Zoning Bylaw, 2003, in respect to proposed Lot B of the subdivision, from 6.5 m to 7.87 m.

5. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____
ISSUED THIS _____ DAY OF _____ 20 _____

Corporate Officer

COPY



Memo

To: Subdivision Office
From: JAGTAR BAINS
Date: July 26, 2024
Subject: Servicing Requirements for Development - REVISED

PROJECT: REZONING FROM RS-6 TO RS-2 TO PERMIT A SUBDIVISION OF ONE LOT INTO ONE ADDITIONAL LOT FOR THE TOTAL OF TWO LOTS. VARIANCES REQUESTED FOR LOT WIDTH, INTERIOR SIDE YARD SETBACKS AND HEIGHT.

**SITE ADDRESS: 560 KENNETH ST
PID: 004-676-408
LEGAL: LOT 7 SECTION 50 VICTORIA DISTRICT PLAN 12915
DEV. SERVICING FILE: SVS02710
PROJECT NO: PRJ2024-00026**

The intent of this application is to subdivide the above referenced parcel into two RS-2 lots. Some of the more apparent Development Servicing requirements are listed on the following pages(s).

No further action is required by the applicant prior to the issuance of Conditional Approval.

Development Servicing Requirements

Development File: SVS02710
Civic Address: 560 KENNETH ST
Page: 1

Date: Jul 26, 2024

Drain

1. Stormwater management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of Subdivision Bylaw. This subdivision is within Type 1 watershed area which requires stormwater storage, construction of wetland or treatment train, and sediment basin. For further details, refer to section 3.5.16 "Stormwater Management and Erosion Control" of Schedule H "Engineering Specifications" to the Subdivision Bylaw.
2. The existing storm drain connection is to be provided with an inspection chamber.
3. Subsequent drain connection will be required for proposed Lot A from the existing main at the rear of this lot.

General

1. Excavation activities must be carried out in accordance with Stage 14 Amendments to the Contaminated Sites Regulation (CSR) under the Environmental Management Act. As the District of Saanich is subject to the CSR, any testing and disposal fees incurred from works installed by District of Saanich Forces will be at the expense of the developer.
2. This proposal is subject to the prevailing municipal development cost charges.
3. The existing house and house must be removed prior to subdivision approval.
4. The project arborist shall be present to oversee the installation of services within or adjacent to the tree protection areas.

Hydro/tel

1. Underground wiring is required for both lots.

Road

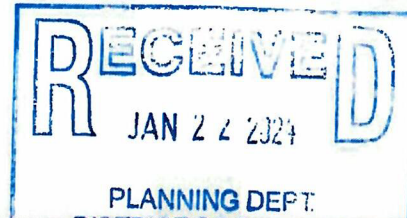
1. Kenneth Street, fronting this subdivision, must be widened to 8.5 m residential municipal standards complete with non-mountable concrete curb, gutter and 2.0 m separated sidewalk. The existing pavement structure must be upgraded to centre line in accordance with current standards. A catch basin will be required.
2. A contribution will be required in-lieu of future road improvements to accommodate an AAA bike route on Kenneth Street. The District will prepare a cost estimate prior to subdivision approval.
2. Proposed driveway for Lot B must not be located within 1.5 m of the existing pole.

Sewer

1. Subsequent sewer house connection is required for proposed Lot A from the existing main traversing this property.
2. The existing connection is to be provided with an inspection chamber to serve proposed Lot B.

Water

1. The existing 13 mm water service must be disconnected.
2. Provisional water connections will be required for both proposed lots.



DEVELOPMENT PERMIT APPLICATION STORMWATER MANAGEMENT STATEMENT

Parcel Address: 560 Kenneth Street

Applicant: Aman Gill

Date: January 19, 2024

Contact Person: JOSH BARTLEY, P.ENG (ISLANDER ENGINEERING LTD.)

Telephone: [REDACTED]

Storm water management is reviewed as part of the Development Permit Review process. Applications are required to meet:

1. The Engineering Specifications detailed in Section 3.5.16 of Schedule "H" of the Subdivision Bylaw, 7452; and
2. The intent of the Development Permit guidelines:
 - a) Development Permit Areas #1, 2, 3, 6, through 15, 17, 18, 20, 21, 22, 23
 - The total impervious cover of the site should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas.
 - Storm water runoff controls should replicate the natural runoff regime. The controls could include on-site infiltration, storage in ponds or constructed wetlands, sand filtration and creative road/curb configurations.

b) Development Permit Area #27

Maintain pre-development hydrological characteristics should by the following means:

- minimize impervious surfaces.
- return the storm water runoff from impervious surfaces of the development to natural hydrologic pathways in the ground to the extent reasonably permitted by site conditions, and treat, store and slowly release the remainder per the specifications of Schedule H to the Subdivision Bylaw.
- minimize alteration of the contours of the land outside the areas approved for buildings, structures and site accesses by minimizing the deposit of fill and removal of soil, and
- minimize the removal of native trees outside the areas approved for buildings, structures and site accesses.

Keeping in mind the requirements of Schedule "H", describe how your storm water management concept will meet the intent of the relevant development permit guidelines. Provide details on types of treatment systems that will be used, considering the following questions:

- a) Will there be an increase or decrease in impervious area compared to existing conditions?
- b) What percentage of the site will be impervious cover compared to existing conditions?
- c) How will impervious surface area be minimized (e.g. minimizing paved area and building footprints, pervious paving, green roofing, absorbent landscaping)?
- d) How will the proposed system detain and regulate flows and improve storm water quality (e.g. infiltration systems, engineered wetlands, bioswales)?
- e) If the intent of the guideline cannot be met, explain why.

Use additional pages if necessary. Attach plans if available; detailed engineering plans will be required as part of the Building Permit process.

NOTE: Meeting the Development Permit guidelines and issuance of a Development Permit does not relieve the requirements of Schedule "H" of the Subdivision Bylaw.

- a) There will be an increase of 71m² of impervious area.

- b) The total Site area is 850m² and the existing impervious area is 327m² which is 38% of the total Site area.

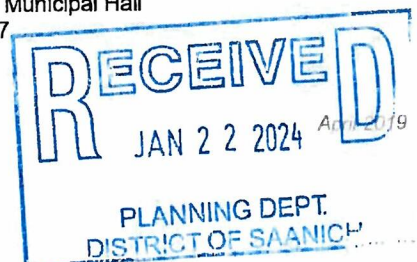
The proposed Site plan will be a total of 398m² of impervious area which accounts for 47% of the Site area.

- c) All proposed paving areas will be designed at the minimum required widths. The proposed buildings will be built vertically to maximize living space while minimizing the building foot print. Outside of the impervious areas, absorbent landscaping will be used to minimize storm water runoff. The driveway will be constructed with permeable pavement/pavers, but was included in the calculation of impervious area to be conservative.

- d) Runoff from proposed impervious surfaces will be captured and directed to sub-surface detention systems that that will attenuate storm water flows and promote in ground infiltration. A flow control outlet on the downstream end of the system will regulate overall discharge from the Site to the Municipal Drain System.

- e) We anticipate the guidelines will be met by the techniques proposed for the development at 560 Kenneth St.

If you require clarification, please contact:
The District of Saanich • Planning Department • 3rd Floor • Municipal Hall
770 Vernon Avenue • Victoria • BC • V8X 2W7
Tel: 250-475-5471 Fax: 250-475-5430



THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 10096

**TO AMEND BYLAW NO. 8200,
BEING THE "ZONING BYLAW, 2003"**

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

1. Bylaw No. 8200, being the "Zoning Bylaw, 2003" is hereby amended as follows:
 - a) By deleting from the RS-6 (Single-Family Dwelling) Zone and adding to the RS-2 (Single Family Dwelling) Zone the following lands:

Lot 7, Section 50, Victoria District, Plan 12915
(560 Kenneth Street)
2. This Bylaw may be cited for all purposes as the **"ZONING BYLAW, 2003, AMENDMENT BYLAW, 2024, NO. 10096."**

Read a first time this day of , 2024.

Read a second time this day of , 2024.

Read a third time this day of , 2024.

Adopted by Council, signed by the Mayor and Corporate Officer and sealed with the Seal of the Corporation on the day of , 2024.

Corporate Officer

Mayor

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

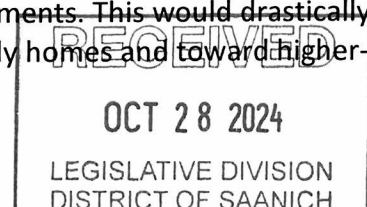
Kenneth St is frequently used as a shortcut by commuters avoiding traffic on McKenzie Ave, leading to high traffic volumes and speeds. With no sidewalks, this poses a danger to the many pedestrians, including children attending local schools like McKenzie Elementary, Glanford Middle, Pacific Christian, 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
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 _____	

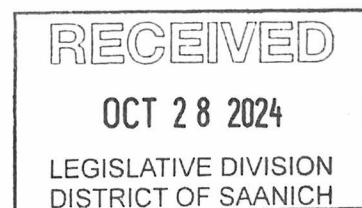
This email sent from outside the District of Saanich. Use caution if message is unexpected or sender is not known to you.

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
COPY TO	LC	
INFORMATION	<input checked="" type="checkbox"/>	
REPLY TO WRITER	<input type="checkbox"/>	
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>	
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.

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

