

1. **3507 LORRAINE ROAD**

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

To approve Development Variance Permit DVP00489 for 3507 Lorraine Road to vary lot width for proposed Lot 2 in association with a subdivision application to create one additional lot (two lots total) under the current RS-12 (Single Family Dwelling) Zone.

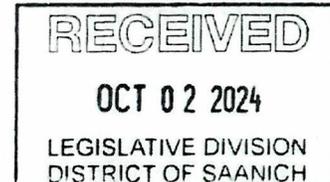


The Corporation of the District of Saanich

C-October-28-2024

## Report

**To:** Mayor and Council  
**From:** Lindsay Chase, Director of Planning  
**Date:** October 1, 2024  
**Subject:** Subdivision and Development Variance Permit Application  
File: SUB00927; DVP00489 • 3507 Lorraine Road



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### RECOMMENDATION

That Development Variance Permit DVP00489 be approved.

### PURPOSE

The purpose of this Report is to seek direction from Council on the subject application to vary Zoning Bylaw, 2003, for lot width in association with an application to subdivide to create one additional lot for a total of two lots under the current RS-12 (Single-Family Dwelling) Zone. A variance is requested for lot width for proposed Lot 2. The applicant is East Bay Developments (Doug Sadler).

### DISCUSSION

#### Land Use and Neighbourhood Context

The subject property is located within the Shelbourne Local Area on the east side of Lorraine Road (see Figure 1). The District of Oak Bay municipal boundary abuts the site on the east along the rear lot line. The surrounding neighbourhood is developed predominantly with Single-Family dwellings on lots zoned RS-12 (Single-Family Dwelling) Zone and RS-13 (Single-Family Dwelling) Zone. The Official Community Plan (2023) designates this property and the surrounding District of Saanich lands as Neighborhood.

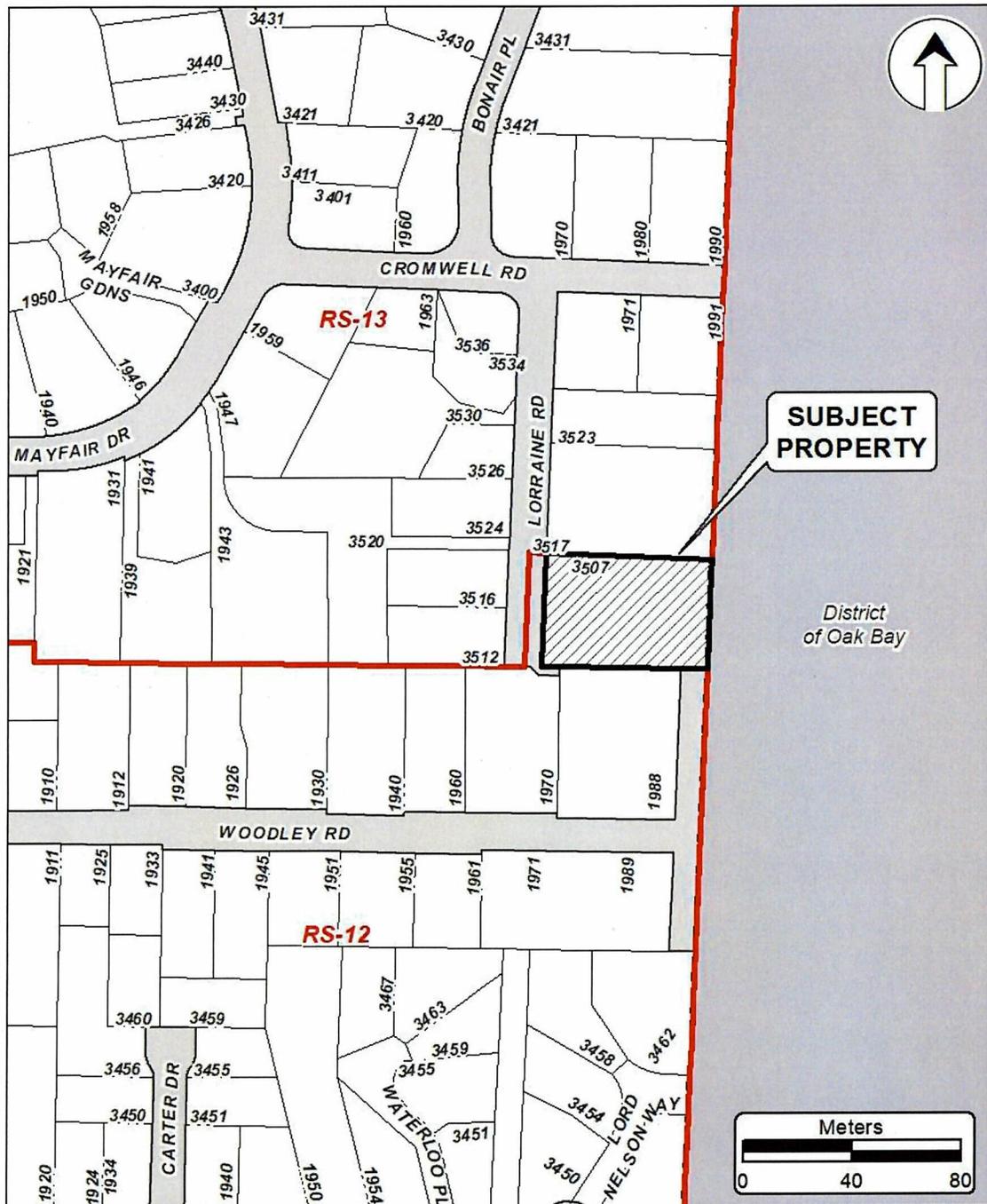


Figure 1: Neighbourhood Context

**Proposed Development**

The application proposes to subdivide the 2,394 m<sup>2</sup> lot to create two lots with proposed lot sizes of 930 m<sup>2</sup> (Lot 1) and 1,464 m<sup>2</sup> (Lot 2) (see Figure 2). The applicant is requesting to vary Zoning Bylaw, 2003, for lot width for Lot 2. There is no change to the land use proposed as part of this application.

An existing Single-Family Dwelling would remain on proposed Lot 1. The plans demonstrate that a viable building envelope for Lot 2 will meet all required setbacks. It is anticipated that all other zoning regulations for potential future development permitted under RS-12 (Single-Family Dwelling) Zone can be met.

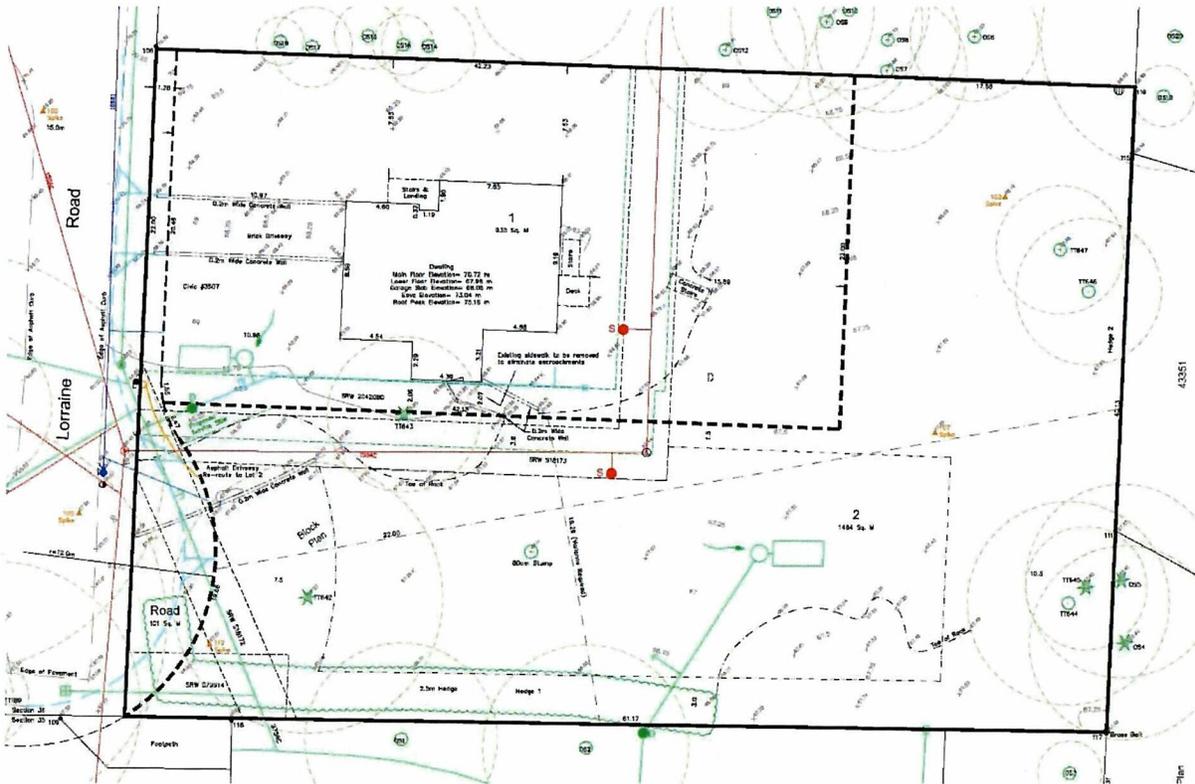


Figure 2: Proposed Subdivision (from plan by J.E. Anderson & Associates.)

**Consultation**

The Planning Department sent a referral to the Camosun Community Association. At the time of writing this Report, no response has been received.

Letters were sent from the District of Saanich to all property owners/residents within 90 m of the subject property, including those in the District of Oak Bay. At the time of writing this Report, only one email was received requesting more information.

**PLANNING IMPLICATIONS**

**Policy**

The following District of 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.

7.4.3 Support the following building forms in Neighbourhoods:  
a. Single detached dwellings and secondary suites/garden suites.

The proposal is consistent with the Official Community Plan. An important consideration is that the scale, massing, and design of any proposed infill housing respects the neighbourhood character.

### **Variations**

<b>Requested Variations</b>			
<b>LOT 2</b>	<b>PROPOSED</b>	<b>REQUIRED</b>	<b>VARIANCE REQUIRED</b>
<b>Lot Width</b>	19.29 m	22.0 m	2.71 m

#### **Lot Width**

The RS-12 (Single-Family Dwelling) Zone has a minimum lot width requirement of 22.0 m. The proposed lot width of 19.29 m for Lot 2 would result in a variance of 2.71 m. The lot width variance is minor and is not anticipated to impact liveability for future owners, neighbouring properties, or the streetscape. The variance to lot width does not impact the creation of a viable building envelope on the proposed lots. The lot sizes are larger than the minimum requirements and are compatible with the pattern of residential development in the surrounding neighbourhood and the proposed lot width variances are not anticipated to cause any negative impacts.

For the above noted reasons, the requested Variance can be supported.

### **ALTERNATIVES**

1. That Council approve the recommendations as outlined in the Report.
2. That Council reject the recommendations as outlined in the staff Report.
3. That Council provide alternate direction to staff.

### **FINANCIAL IMPLICATIONS**

The proposal has no immediate implications related 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 lot sizes and configurations proposed are compatible with the pattern of residential development in the surrounding neighbourhood and the proposed variance to lot width is not anticipated to cause negative impacts.

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

Prepared by: Sarah de Medeiros  
Sarah de Medeiros  
Subdivision Coordinator

Approved by: Lindsay Chase  
Lindsay Chase  
Director of Planning

SD/kb

**ADMINISTRATOR'S COMMENTS:**

I endorse the recommendation from the Director of Planning.

Brent Reems  
Brent Reems, Chief Administrative Officer

COPY

DISTRICT OF SAANICH

DVP00489

DEVELOPMENT VARIANCE PERMIT

To: Xiao Feng Wu
Ko-Han Johnny Tang
Henderson Road
Oak Bay BC

the owner of lands known and described as:

Lot D (DD L73877), Block 8, Section 36, Victoria District, Plan 402B

3507 Lorraine Road

(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 two lots as shown on the plan of subdivision prepared by J.E. Anderson & Associates, dated May 23, 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 250.6(a) of Schedule 210 attached to the Zoning Bylaw, 2003, in respect to proposed Lot 2 of the subdivision from 22.0 m to 19.29 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



**RECEIVED**  
June 17 2024  
PLANNING DEPT.  
DISTRICT OF SAANICH

# Memo

**To:** Subdivision Office  
**From:** JAGTAR BAINS  
**Date:** June 14, 2024  
**Subject:** Servicing Requirements for Development

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**PROJECT: TO CREATE 1 ADDITIONAL LOT FOR SINGLE FAMILY DWELLING USE UNDER CURRENT RS-12 ZONING, RESULTING IN A TOTAL OF 2 LOTS. VARIANCES REQUESTED.**

**SITE ADDRESS: 3507 LORRAINE RD**  
**PID: 009-077-006**  
**LEGAL: LOT D BLOCK 8 SECTION 36 VICTORIA DISTRICT PLAN 402B**  
**DEV. SERVICING FILE: SVS02574**  
**PROJECT NO: PRJ2022-00608**

The intent of this application is to subdivide the above referenced parcel into two lots for single family use. Some of the more apparent Development Servicing requirements are as listed on the following pages(s).

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

# Development Servicing Requirements

Development File: SVS02574  
Civic Address: 3507 LORRAINE RD  
Page: 1



Date: Jun 14, 2024

## Drain

1. Stormwater management must be provided for proposed Lots 1 and 2 in accordance with the requirements of Schedule H "Engineering Specifications" of Subdivision Bylaw. This subdivision is within Type II watershed area which requires stormwater storage, oil/grit separator or grass swale, 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 westerly storm drain connection at the southerly property line of proposed Lot 2 is to be provided with an inspection chamber to serve proposed Lot 2.
3. Subsequent connection is required to serve proposed Lot 1 from the existing main traversing proposed Lot 2. A Municipal statutory Right-of-Way will be required over the northwest corner of proposed Lot 2 to accommodate this connection.
4. The existing easterly connection at the southerly property line of proposed Lot 2 is to be capped.

## General

1. This proposal is subject to the prevailing municipal development cost charges.
2. 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.
3. The existing statutory Right-of-Way no. 204208G, traversing this property, is to be released as it is no longer required. The existing sewer main, traversing this property, is covered by statutory Right-of-Way no. S18173.
4. All existing retaining walls/stairs, within the existing and proposed road allowance on Lorraine Road, must be removed.
5. 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 to serve proposed Lot 2.

## Road

1. Property dedication is required on Lorraine Road towards 15.0 m wide road allowance. Also, additional 12.0 m radius property dedication is required at the end of Lorraine Road for cul-de-sac.
2. Lorraine Road, fronting this subdivision, must be improved to 8.5 m residential road standards complete with concrete curb and gutter. Also, a half cul-de-sac (Type 4) must be constructed at the end of Lorraine Road in accordance with Saanich Standard Drawing No. DES 30.
3. Ensure that the existing northerly driveway is sufficient to provide two on-site parking stalls for the existing house. If not, it must be widened.

## Sewer

1. Subsequent sewer connection will be required for proposed Lot 2.
2. The existing connection for proposed Lot 1 is to be provided with an inspection chamber.

## Water

## Development Servicing Requirements

Development File: SVS02574  
Civic Address: 3507 LORRAINE RD  
Page: 2



Date: Jun 14, 2024

1. One 19 mm provisional water connection will be required for proposed Lot 2. Water meter will be required at the building permit stage.
2. The existing 13 mm water service to proposed Lot 1, must be upgraded to 19 mm.

2860-40 Lorraine

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

**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

RECEIVED  
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
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.

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:

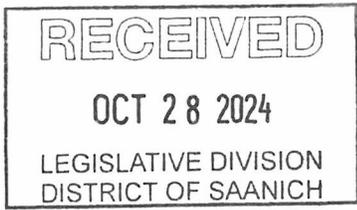
- 1 and 2. My driveway, taken from an upper window in my house, facing the property to be developed, single car in one of their driveways, with flatbed truck backing down deadend Lorraine
- 3. Deadend of Lorraine, my driveway is to the right (not visible), second driveway of 3507 is to the left (on side 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









