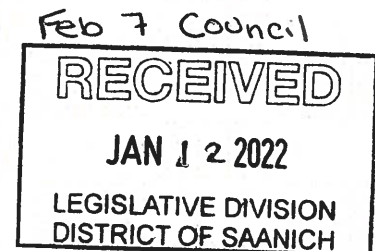




The Corporation of the District of Saanich

## Supplemental Report

**To:** Mayor and Council  
**From:** Sharon Hvozanski, Director of Planning  
**Date:** January 11, 2021  
**Subject:** Development Variance Permit Application  
**File:** DVP00452 • 6000 Lockhaven Drive



### PURPOSE

The purpose of this report is to provide additional information on the subject application, as requested by Council at its meeting of September 27, 2021, and to correct a minor error on the Site Plan.

### DISCUSSION

#### Background

Council considered the application at a Special Council meeting held on September 27, 2021. At the meeting, Council moved as follows:

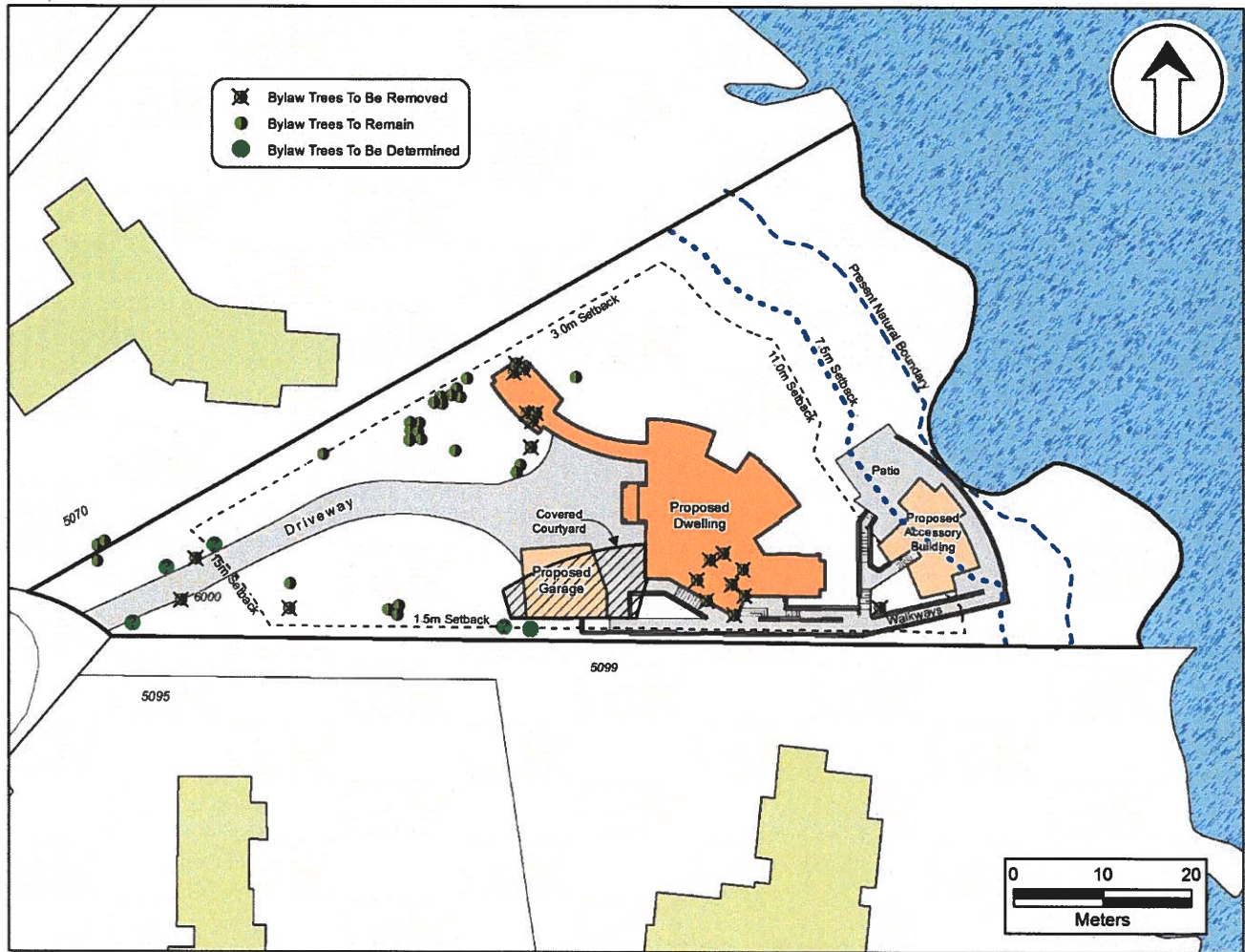
“That Development Variance Permit DVP00452 be referred back to staff to explore alternative options”.

Based on the deliberations which occurred at the September 27, 2021 Council meeting, the primary concerns were related to the scale and siting of the proposed accessory structure in the setback along the ocean, the proposed variances, and consideration of alternative siting options.

As was outlined in Table 1 of the Council Report September 10, 2021, coverage and siting variances were proposed for the accessory structure. A maximum lot coverage of 70 m<sup>2</sup> is permitted, whereas 82.9 m<sup>2</sup> was proposed, requiring a variance of 12.9 m<sup>2</sup>. The Ocean Fronting Setback regulations included in the Zoning Bylaw require that no building or structure over 0.6 m high can be located within 7.5 m of the Natural Boundary. As proposed, the accessory structure is sited at 1.37 m away and safety railings are sited at 0.1 m away. Accordingly, a variance of 7.4 m is required. The Rear Yard Setback for accessory structures at 1.5 m continues to apply despite the area also being regulated by the Ocean Fronting Setback. The variance requested for Rear Yard Setback is 1.4 m given the proposed location of the cantilevered walkway and safety railings.

**Minor Site Plan Correction**

In the Report to Council September 10, 2021, the Site Plan showed the covered courtyard adjacent to the garage in the incorrect location (west of the garage). The actual location proposed is east of the garage and this has been corrected in the updated Site Plan (see Figure 1).



**Figure 1: Proposed Site Plan** (plans from Keith Baker Design Inc.)

**Additional Information**

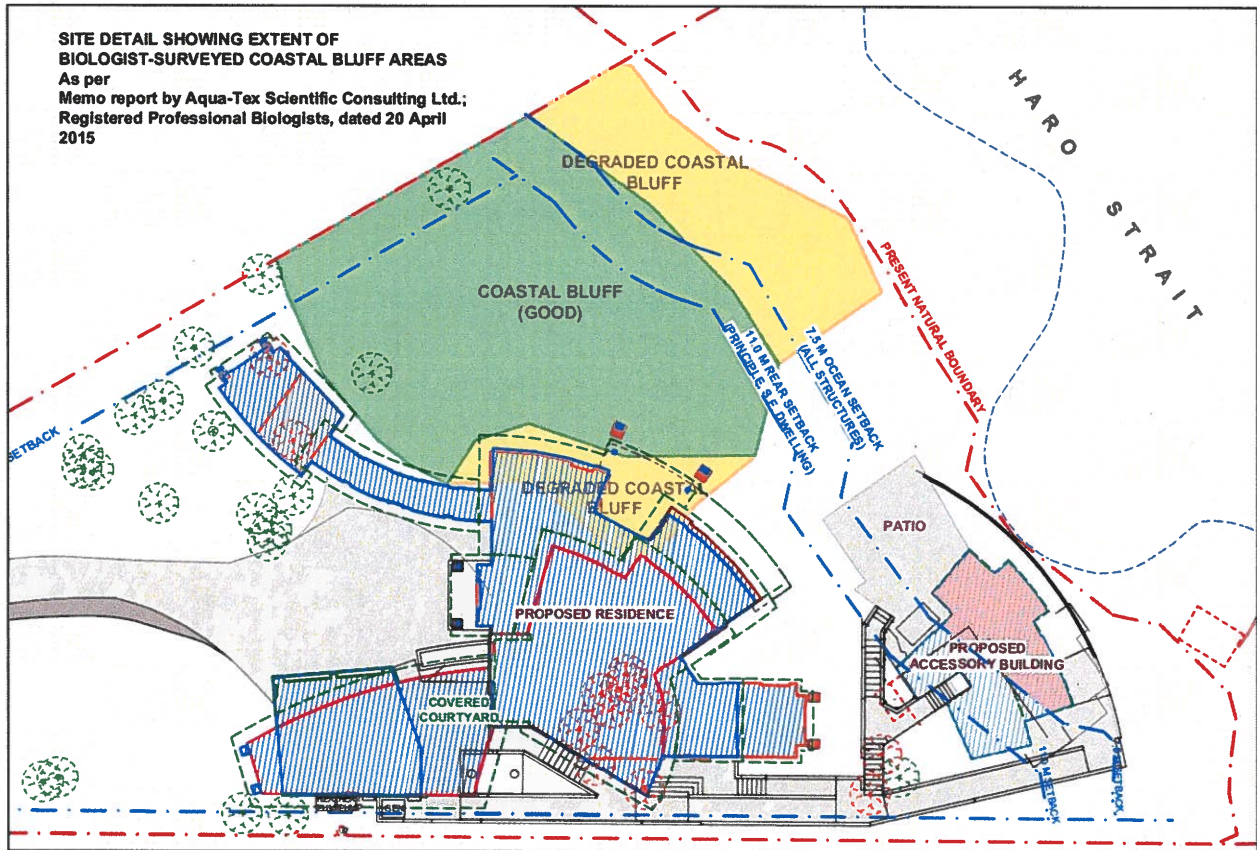
In response to the Council motion, on November 8, 2021, the applicant provided additional information seeking to address the matters raised at the September 27, 2021 Council meeting. The submission outlines rationale for the siting and scale of the proposed structures, along with supporting graphics. The applicant has not proposed any changes to the original design previously seen by Council. However, the applicant has provided further detail to rationalize the proposed placement of buildings on the site.

**Siting, Scale and Alternatives Options for the Accessory Structure**

Siting of the proposed buildings was informed by existing site circumstances, including locations of existing built works, the steeply sloping topography, and the location of environmental features (Coastal Bluff areas).



Aqua-Tex Scientific Consulting Ltd. (Registered Professional Biologists) completed a report, which was submitted in support of the application. The report indicates that the northeastern portion of the property contains a moderate diversity of native plants typical to coastal bluff areas. The area is identified in the report as “Good Coastal Bluff”, representing a coastal bluff community of moderate to good quality. Two other adjacent areas which were also within the Coastal Bluff ecosystem were identified but characterized as “Degraded Coastal Bluff” (see Figure 2). The data in Figure 2 showing the environmental mapping with setback overlays identifies the setbacks and proposed location of the structures in relation to the coastal bluff areas.



**Figure 2: Coastal Bluff Areas as Determined by Aqua-Tex Scientific Consulting Ltd. (plans from Keith Baker Design Inc.)**

In terms of considering alternative locations in the rear yard for an accessory structure, it is evident that space exists for a structure in the northeastern section of the site, and that it could be located here in a manner which meets all setback regulations. However, this would require significant alteration and destruction of a large portion of the Coastal Bluff area that was identified as higher quality. While these areas are no longer formally protected given the removal of the Environmental Development Permit Area, Staff consider it best practice and of environmental benefit to ensure that proposed structures are sited in a manner which will not negatively impact known environmental features.

Other potential locations on site would require the structure to be located uphill from the main dwelling in the front yard space, altering the applicant’s aesthetic intent of a green/natural areas

framing a long up to the arrival courtyard. Siting a structure in any open areas in the front yard would require building on areas which are currently in a natural state, would need some excavation and/or retaining works to overcome the existing slope, and potentially impact additional trees. Such locations would also have more impact on the two adjoining neighbours given the existing house locations (see Figure 1).

The proposed accessory structure along with the adjoining patio and walkways, would be wholly located within the footprint of the existing dwelling and associated buildings, and no natural areas would be disrupted to accommodate the proposed structures. Overall, the hard surfacing located in the ocean front area would be significantly reduced. Figure 3 shows a comparison of the existing and proposed hard-surfaced areas in the ocean front area, with the proposed accessory structure and patios/walkways superimposed on the existing extent of hard-surfacing (house, deck, walkways, pumphouse and shed). Data submitted by the applicant, based on analysis of Figure 3, indicates that approximately half of the ocean front setback area is currently occupied by hardscaping and structures, and that the proposed design would reduce this level to about one quarter.

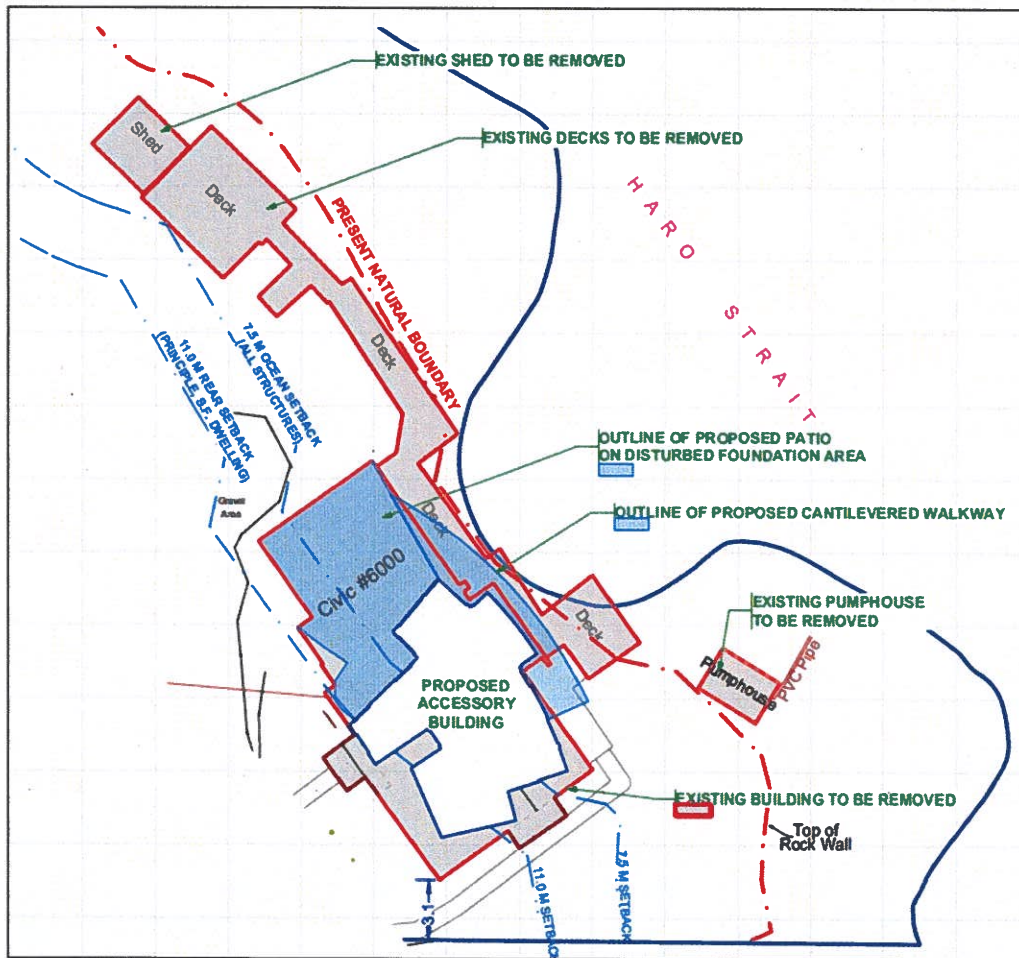
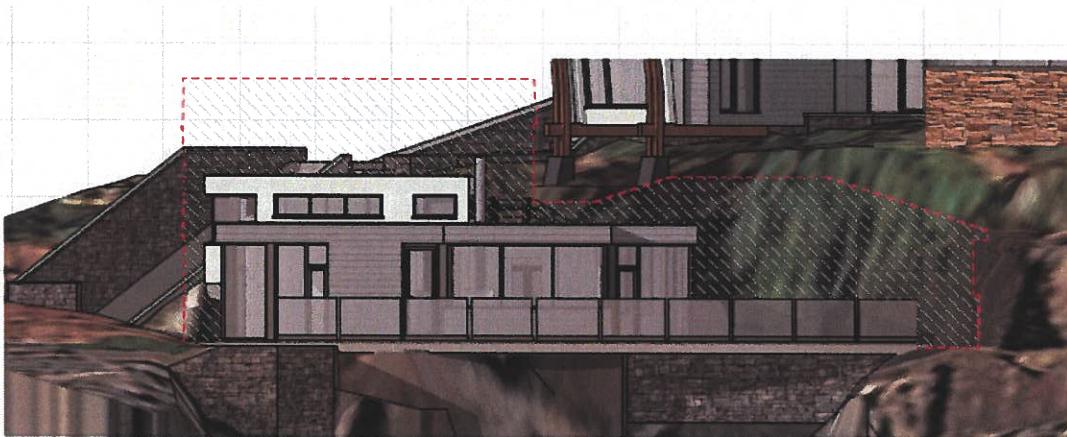


Figure 3: Comparison of Existing and Proposed Hard Surfacing in Ocean Front Area (plans from Keith Baker Design Inc.)



With respect to the proposed rear yard setback of 1.5 m, small portions of proposed building would be located in this area. The intent this proposed setback is to ensure that any future buildings would not be situated in close proximity to the neighbour's lot line and that room for adequate screening remains. In the case of ocean-fronting rear lot lines, this setback does not serve any impact mitigation purpose.

In terms of scale and massing of the accessory structure, it was designed to comply with the coverage standard which existed at the time of application. The structure is now 12.9 m<sup>2</sup> larger than the new standard of 70 m<sup>2</sup> maximum. This overage would not result in any perceptible visual difference nor any other impacts which would make it unacceptable. The proposed height meets the requirements of the Zoning Bylaw. The massing of the built works along the ocean front area would be greatly reduced compared to what exists in the location at this time (see Figure 4).



**Figure 4: East/Ocean Facing Proposed Accessory Structure Elevation with Existing House Outline** (plans from Keith Baker Design Inc.)

**Conclusion**

Staff have reviewed the November 8, 2021 submission, re-reviewed the application details and rationale, and considered Council's concerns. Staff have assessed alternative locations for an accessory structure on the subject site and examined associated potential impacts. The potential alternate locations would result in various impacts as outlined in the Report. The proposed location utilizes a brownfield portion of the site and proposes to preserve high quality natural areas. While a large residential project, the applicant has made design choices to attempt to minimize the visual appearance of the buildings. Staff continue to support the variances requested as negative impacts are not anticipated

**RECOMMENDATION**

That Development Permit Variance DVP00452 be approved.

Prepared by:



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Christine Rickards  
Planner

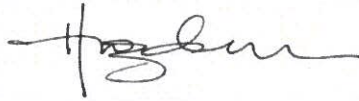
Reviewed by:



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Shari Holmes-Saltzman  
Manager of Current Planning

Approved by:



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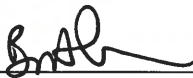
Sharon Hvozdzanski  
Director of Planning

CR/jsp

Attachments

**ADMINISTRATOR'S COMMENTS:**

I endorse the recommendation from the Director of Planning.



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Brent Reems, Acting Chief Administrative Officer