
To: Finance, Facilities and Technology Committee

Prepared By: Rob Lumb
Director of Facilities

Subject: Lochside Elementary Site Planning

Date: April 30, 2020

IN-CAMERA

The purpose of this briefing note is to advise the committee of our consultations with the Limona Group regarding the proposed development at 4590 Lochside Drive, and to recommend that the school district issue a letter confirming that, conditional on the proposed improvements to roadworks and the school site, the school district has no objections to the development application.

Proposed Development and Improvements

The Limona Group is currently applying to the District of Saanich to rezone the property at 4590 Lochside Drive to the RS-4 Single Family Residential Zone to permit the construction of affordable housing consisting of 12 single family homes with suites (see attachment 1).

The site is across from Lochside Elementary School on Lochside Drive. This portion of Lochside Drive, which fronts the school site, is presently a narrow paved roadway without sidewalks that is often congested with vehicles, cyclists and pedestrians. During peak pick-up and drop off times parents often park illegally on the shoulder of the road, which is a safety concern.

The proposed development will require roadwork improvements including the addition of a sidewalk (see attachment 2). In addition to the proposed improvements to municipal roadworks, the Limona Group is also proposing to fund the cost of additional traffic safety improvements on the school site, conditional on the school district confirming it has no objections to the development. This summer, the school district is expanding childcare and adding parking off Lochside drive (funded by the Childcare BC New Spaces Fund) as shown in attachment 2. This plan also includes a proposed future pick-up and drop-off turn-around driveway alongside the school, but that is not funded by the new spaces fund. The Limona group is proposing to fund the labour and material cost of this proposed new pick-up and drop-off turn-around, which is estimated to cost between \$100K to \$150K.

Traffic safety is a concern at Lochside Elementary due to insufficient flow-through capacity in the main parking lot and the safety concerns on Lochside Drive. The addition of sidewalks on Lochside Drive and a second proper pick-up and drop off location will significantly improve traffic safety at the school. I have consulted with the school principal, who has confirmed the changes proposed with the development will greatly improve traffic and pedestrian safety at the school.

The draft letter confirming that, conditional on the proposed improvements to roadworks and the school site, the school district has no objections to the development application is included as attachment 3.

Staff Recommendation

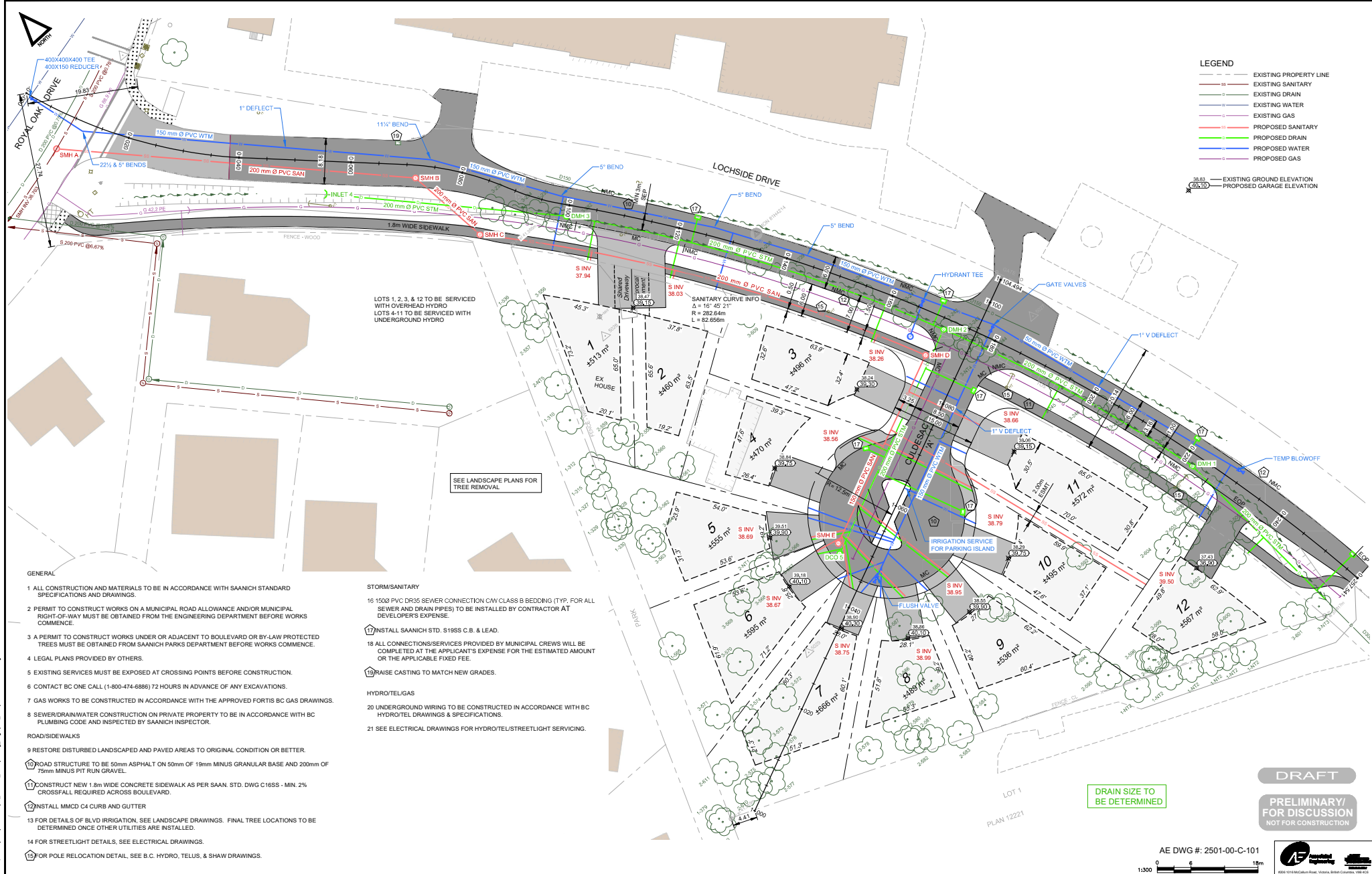
That the Board issue a letter to Limona Group confirming:

- That this letter addresses only the impact of the proposed development on Lochside Elementary and not the broader community impact to be assessed through the application process; and
- That conditional on the proposed improvements to roadworks and the school site, the school district has no objections to the development application.

With respect,

Rob Lumb
Director of Facilities

Attachments: Attachment 1 - 4590 Lochside Rd development and road improvement plan
Attachment 2 - Lochside Elementary Site Plan (SD63 Childcare Expansion)
Attachment 3 - Draft Letter to Limona Group



LEGEND

- EXISTING PROPERTY LINE
- EXISTING SANITARY
- EXISTING DRAIN
- EXISTING WATER
- EXISTING GAS
- PROPOSED SANITARY
- PROPOSED DRAIN
- PROPOSED WATER
- PROPOSED GAS

--- EXISTING GROUND ELEVATION
 --- PROPOSED GARAGE ELEVATION

LOTS 1, 2, 3, & 12 TO BE SERVICED WITH OVERHEAD HYDRO
 LOTS 4-11 TO BE SERVICED WITH UNDERGROUND HYDRO

SEE LANDSCAPE PLANS FOR TREE REMOVAL

- GENERAL**
- 1 ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH SAANICH STANDARD SPECIFICATIONS AND DRAWINGS.
 - 2 PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL ROAD ALLOWANCE AND/OR MUNICIPAL RIGHT-OF-WAY MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT BEFORE WORKS COMMENCE.
 - 3 A PERMIT TO CONSTRUCT WORKS UNDER OR ADJACENT TO BOULEVARD OR BY-LAW PROTECTED TREES MUST BE OBTAINED FROM SAANICH PARKS DEPARTMENT BEFORE WORKS COMMENCE.
 - 4 LEGAL PLANS PROVIDED BY OTHERS.
 - 5 EXISTING SERVICES MUST BE EXPOSED AT CROSSING POINTS BEFORE CONSTRUCTION.
 - 6 CONTACT BC ONE CALL (1-800-474-6886) 72 HOURS IN ADVANCE OF ANY EXCAVATIONS.
 - 7 GAS WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED FORTIS BC GAS DRAWINGS.
 - 8 SEWER/DRAIN/WATER CONSTRUCTION ON PRIVATE PROPERTY TO BE IN ACCORDANCE WITH BC PLUMBING CODE AND INSPECTED BY SAANICH INSPECTOR.
- ROAD/SIDEWALKS**
- 9 RESTORE DISTURBED LANDSCAPED AND PAVED AREAS TO ORIGINAL CONDITION OR BETTER.
 - 10 ROAD STRUCTURE TO BE 50mm ASPHALT ON 50mm OF 19mm MINUS GRANULAR BASE AND 200mm OF 75mm MINUS PIT RUN GRAVEL.
 - 11 CONSTRUCT NEW 1.8m WIDE CONCRETE SIDEWALK AS PER SAAN. STD. DWG C16SS - MN. 2% CROSSFALL REQUIRED ACROSS BOULEVARD.
 - 12 INSTALL MMCD C4 CURB AND GUTTER
 - 13 FOR DETAILS OF BLVD IRRIGATION, SEE LANDSCAPE DRAWINGS. FINAL TREE LOCATIONS TO BE DETERMINED ONCE OTHER UTILITIES ARE INSTALLED.
 - 14 FOR STREETLIGHT DETAILS, SEE ELECTRICAL DRAWINGS.
 - 15 FOR POLE RELOCATION DETAIL, SEE B.C. HYDRO, TELUS, & SHAW DRAWINGS.

- STORM/SANITARY**
- 16 1500 PVC DR35 SEWER CONNECTION CAV CLASS B BEDDING (TYP. FOR ALL SEWER AND DRAIN PIPES) TO BE INSTALLED BY CONTRACTOR AT DEVELOPER'S EXPENSE.
 - 17 INSTALL SAANICH STD. S19SS C.B. & LEAD.
 - 18 ALL CONNECTIONS/SERVICES PROVIDED BY MUNICIPAL CREWS WILL BE COMPLETED AT THE APPLICANT'S EXPENSE FOR THE ESTIMATED AMOUNT OR THE APPLICABLE FIXED FEE.
 - 19 RAISE CASTING TO MATCH NEW GRADES.
- HYDRO/TEL/GAS**
- 20 UNDERGROUND WIRING TO BE CONSTRUCTED IN ACCORDANCE WITH BC HYDRO/TEL DRAWINGS & SPECIFICATIONS.
 - 21 SEE ELECTRICAL DRAWINGS FOR HYDRO/TEL/STREETLIGHT SERVICING.

DRAIN SIZE TO BE DETERMINED

DRAFT

PRELIMINARY/
FOR DISCUSSION
NOT FOR CONSTRUCTION

AE DWG #: 2501-00-C-101
 1:300 0 15m

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

COMMENTS	STAMP

REVISIONS	APPROVED BY	SIGN	DATE
1			
2			
3			
4			
5			
6			

Saanich Engineering

DISTRICT OF SAANICH
 LOCHSIDE SUBDIVISION
 SERVICING PLAN

B.M. : MON 81H4214 Elev: 37.734
 Design: CW Drawn: DH Checked:
 Scale: Hor: 1:300 Vert: Date: JULY 2019

DESIGN NO. 000-0000
 DRAWING NO. 2 OF

THE DISTRICT OF SAANICH: August 26, 2019 / P:\2019\2501\00_Lochside_Subdiv_Servicing_Plan_V06.dwg (2501-00-C-101.dwg)



SCHOOL DISTRICT 63 (SAANICH)

2125 Keating Cross Road, Saanichton, BC Canada V8M 2A5
Phone: (250) 652-7300 Fax: (250) 652-6421 saanichschools.ca

April XX, 2020

DRAFT

Mike Baier
Limona Construction Limited
3405 Midland Road
Victoria, BC V8R 6G3

Re: Proposed Development at 4590 Lochside Drive

Dear Mike,

Thank you for your consultative approach with the Saanich School District regarding your proposed development at 4590 Lochside Drive.

We are supportive of the improved road works on Lochside Drive that are part of your development plans, and your offer to fund the material and labour portion of the proposed pick up and drop off turn-around on the Lochside Elementary School site alongside the Lochside Drive right of way (see attached plan). This addition, along with other planned road improvements including sidewalks will improve pedestrian safety and traffic congestion on Lochside Drive, which have been long-standing items of concern for the school community.

With these proposed improvements, the Saanich School District has no objection to your planned development at 4590 Lochside.

Again, thank you for your consultation with the School District regarding this matter. We wish you success for your development application and we look forward to working together to complete the proposed pick up / drop off turn-around at Lochside Elementary.

Sincerely,

Rob Lumb
Director of Facilities