



# Staff Report to Sustainable Development Advisory Committee

**DATE:** Tuesday, November 12, 2024

**DEPARTMENT:** Land Development

**APPLICATION NO.:** DVP24-0005

**SUBJECT:** 2787 Lakeshore Place – DVP for Frontage Improvements

## EXECUTIVE SUMMARY:

Grayland Consulting, on behalf of the owner of 2787 Lakeshore Place, has applied to vary the requirement to construct frontage improvements on Lake End Road as a condition of subdivision to create one new lot. Frontage improvements and servicing will still be required on Lakeshore Place.

## BACKGROUND:

2787 Lakeshore Place, Figure 1 below, has road frontage on both Lakeshore Place and Lake End Road.

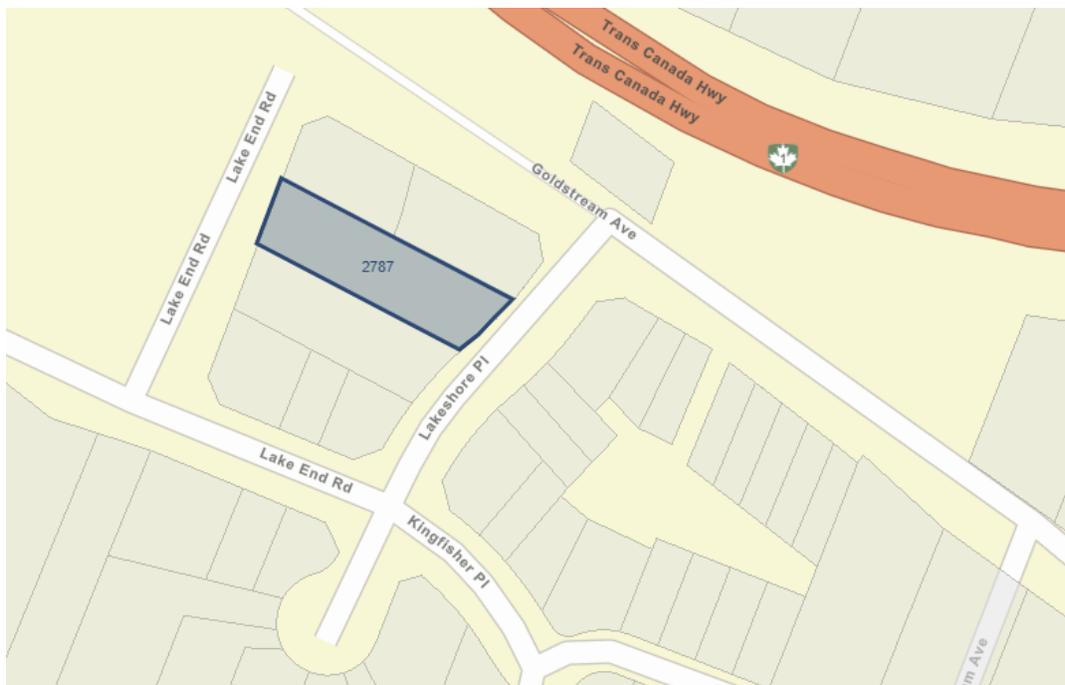


Figure 1 - 2787 Lakeshore Place

The Proposed Bare Land Subdivision Plan, shown as Figure 2 below, is configured such that access and servicing will be provided from Lake Shore Place through the common property access. Lake End Road will not be used for access or servicing. As such, the applicant has applied to vary the requirement to construct frontage improvements on Lake End Road as a condition of subdivision to create one new lot.

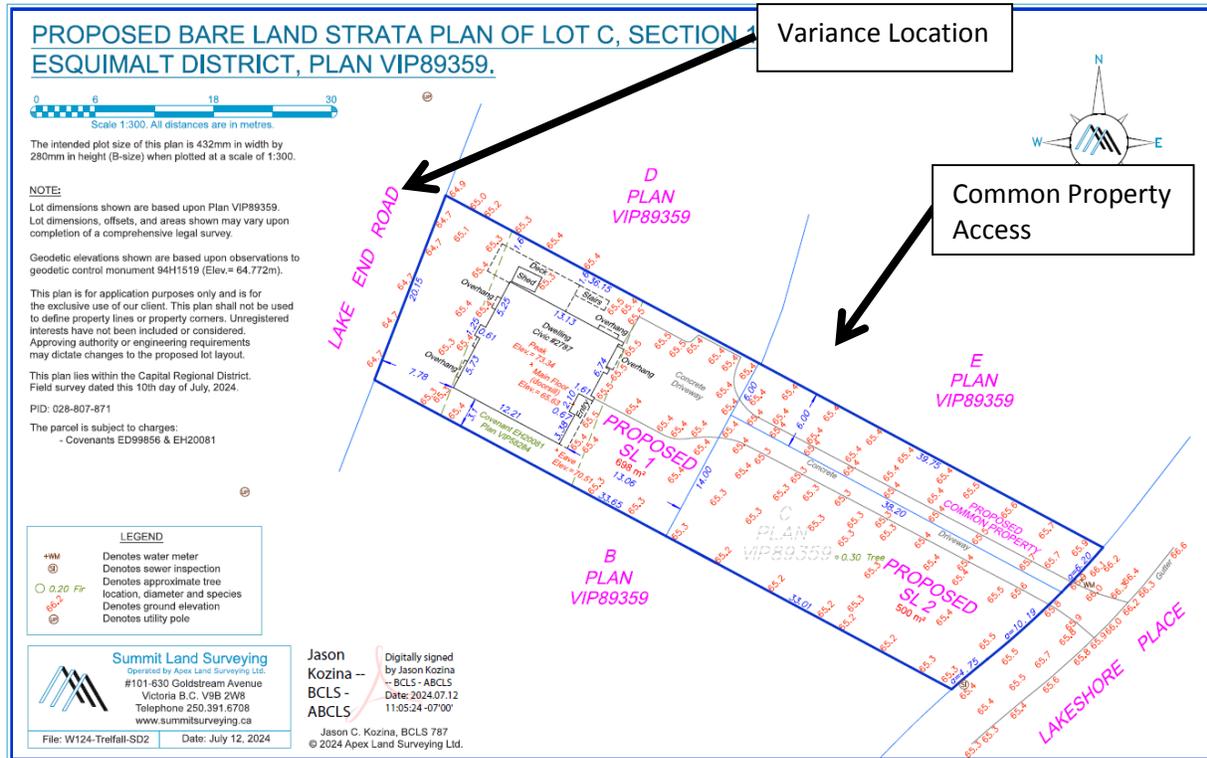


Figure 2- Proposed Bare Land Subdivision Plan

**COMMENTARY:**

Langford Subdivision and Development Servicing Bylaw No. 1000 Section 2.4 requires the owner of land to provide works and services on adjacent highways as a condition of subdivision approval. Bylaw 1000 calls for Lake End Road to be constructed to the Small Lot R11 cross section that includes two 4.25 m drive lanes, non-mountable curbs, streetlights and boulevard landscaping including street trees. No Sidewalk is required at this location.

Although not relevant to the variance, for information the City operates a sanitary sewer pump station, the CRD Water Department maintains a 150mm water main, and BC Hydro has overhead three phase power lines within the Lake End Road right of way.

No properties use this portion of Lake End Road for access, and it has been closed to vehicle traffic at Goldstream Avenue since at least 2009. The road is located within the 200-year floodplain and built atop an area known to contain peat, which has significant geotechnical issues such as differential settlement and lateral earth movement. The City has classified Lake End Rd as C - Local, which is the lowest level of maintenance and reserved for roads with very little traffic.

**FINANCIAL IMPLICATIONS:**

Should Council grant this variance, and the City chooses to upgrade the road in the future, capital funds will be required to complete frontage improvements. However, if adjacent lands are redeveloped, the improvements can be made a condition of rezoning, subdivision or building permit.

**LEGAL IMPLICATIONS:**

There are no known legal implications.

**OPTIONS:**

**Option 1**

THAT the Sustainable Development Advisory Committee recommend that Council direct staff to provide notice that Council will consider issuing a Development Variance Permit to vary Section 2.4 of Langford Subdivision and Development Servicing Bylaw No. 1000 to eliminate the requirement to construct works and services on Lake End Road as a condition of the subdivision of 2787 Lakeshore Place.

**OR Option 2**

THAT the Sustainable Development Advisory Committee recommend that Council take no action in respect to this application for a Development Variance Permit to vary Section 2.4 of Langford Subdivision and Development Servicing Bylaw No. 1000.

**SUBMITTED BY: James Oliver, Senior Land Development Technologist**

**Concurrence:** Matthew Baldwin, RPP, MCIP, Director of Development Services

**Concurrence:** Melisa Miles, Manager of Legislative Services

**Concurrence:** Donna Petrie, Senior Manager of Communications & Economic Development

**Concurrence:** Yari Nielsen, Director of Parks, Recreation and Facilities

**Concurrence:** Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change

**Concurrence:** Katelyn Balzer, P.Eng., Director of Engineering and Public Works

**Concurrence:** Michael Dillabaugh, CPA, CA, Director of Finance

**Concurrence:** Marie Watmough, Director of Legislative & Protective Services

**Concurrence:** Braden Hutchins, Deputy Chief Administrative Officer

Attachments: Appendix A – Bare Land Strata Plan