

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH
Advisory Planning Commission Meeting
AGENDA

Wednesday, October 16, 2024, 4:00 p.m.
Council Chambers

Pages

1. CALL TO ORDER

2. ACKNOWLEDGEMENT

We respectfully acknowledge that the land on which we gather is the traditional territory of the W̱SÁNEĆ people which includes W̱JOḺEḺP (Tsartlip) and S̱ṮÁUTW̱ (Tsawout) First Nations.

3. ADOPTION OF AGENDA

3.1 Agenda of the October 16, 2024 Advisory Planning Commission Meeting

Recommendation:

That the agenda of the October 16, 2024 Advisory Planning Commission meeting be approved as circulated.

4. ADOPTION OF MINUTES

4.1 Minutes of the September 18, 2024 Advisory Planning Commission Meeting

Recommendation:

That the minutes of the September 18, 2024 Advisory Planning Commission meeting be adopted as circulated.

5. UNFINISHED BUSINESS

6. NEW BUSINESS

6.1 Governance Overview

For information.

6.2 Planning 2025 Work Plan

For information.

6.3 SSMUH Update and Interim Housing Need Report
Report from the September 9, 2024 RCM.

For information.

3

7

Council motion from the October 7, 2024 RCM:

1. *That rezoning application 3360-20-07/2 and Development Permit application 3060-20-5/24, along with the draft Amendment Bylaw No. 2211, 2024 (2384 Alta Vista Place and 6673 Buena Vista Road) be referred to the Advisory Planning Commission (APC) and that the Commission consider the following:*
 - *Is the APC supportive of the application?*
 - *Are there any substantial issues Council should consider?*
2. *That an Opportunity to be Heard (OTBH) on the variances be scheduled at a future Council meeting.*
3. *That an updated arborist report be provided prior to consideration of first reading.*

7. ADJOURNMENT



THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH
Minutes of the Advisory Planning Commission Meeting

September 18, 2024, 4:00 p.m.

Council Chambers

Present: Susan Zedel (Chair), Mark Alexander, Faye McClinton, Christopher Mounce,
Roger Ord, Nancy Shackelford, Shauna Sundher, Councillor Thompson

Absent: Reg Nordman, Megan Parrish

Staff Present: Ivo Van der Kamp, Acting Manager of Development Services; Pamela Martin,
Deputy Corporate Officer

1. CALL TO ORDER

The meeting was called to order at 4:02 p.m.

2. ACKNOWLEDGEMENT

The Chair respectfully acknowledged that the land on which we gather is the traditional territory of the W̱SÁNEĆ people which includes W̱JOḺEP (Tsartlip) and S̱ÁUTW̱ (Tsawout) First Nations.

3. ADOPTION OF AGENDA

3.1 Agenda of the September 18, 2024 Advisory Planning Commission Meeting

MOVED AND SECONDED

That the agenda of the September 18, 2024 Advisory Planning Commission meeting be approved as circulated.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the July 17, 2024 Advisory Planning Commission Meeting

MOVED AND SECONDED

That the minutes of the July 17, 2024 Advisory Planning Commission meeting be adopted as circulated.

CARRIED UNANIMOUSLY

6. NEW BUSINESS

6.1 1934 Hovey Rd – OCP Amendment, Rezoning and Development Permit

The Acting Manager of Development Services provided an introduction of the application, including information on updated plans provided by the applicant since the Council meeting, and responded to questions from the Commission.

The applicants, Chris Quigley from Aryze, Rod Hughes from Legion Manor, and Vance Harris from Dialog, provided a presentation on their application, and responded to questions from the Commission.

Councillor Thompson responded to questions from the Commission.

The Commission discussed the following:

- How the application differs from what is prescribed in the Official Community Plan.
- The rationale for the height reduction of the buildings in the updated plans, in response to community feedback.
- That the height is supportable due to the need to densify this area.
- The community consultation that took place by the applicants.
- That there are no concerns from engineers related to traffic safety for vehicles accessing the parkade entrance off East Saanich Road.
- The number of visitor spaces and accessible parking spaces provided.
- That the Legion's Manor building will be built to specific design requirements for seniors, to allow them to age in place.
- The number of units that are built with adaptive design in the rental unit building.
- The makeup of unit types in the rental building.
- Ensuring there have been considerations for road access width to accommodate farm vehicle access.
- How the right of first refusal agreement will be managed.
- The anticipated rents for the market rental units and the number of affordable units included.
- Support for the number of bike stalls included in the rental building.
- Concerns with the parking stalls being charged at the rental building.
- The need for rental units, and affordable rental units in Central Saanich.

MOVED

That the Advisory Planning Commission accepts the current proposed adaptive designs of the two buildings and considers it to be suitable, pending future changes to adaptive design and accessibility needs.

CARRIED UNANIMOUSLY

MOVED

That the Advisory Planning Commission is in support of the seniors housing agreement with the Legion.

CARRIED UNANIMOUSLY

MOVED

That the Advisory Planning Commission is supportive of the heights of buildings, as proposed in the amended plans, and supports the associated variances.

CARRIED UNANIMOUSLY

Shauna Sundher withdrew from the meeting at 6:13 p.m.

MOVED

That the Advisory Planning Commission has some concerns regarding the amount of proposed parking as well as the fee for parking in rental market building.

CARRIED UNANIMOUSLY

MOVED

That the Advisory Planning Commission generally accepts how the developer has addressed transportation demand management through vehicle access to the parkade, bike parking, and car share memberships, and thinks the proposal looks appropriate, besides the parking issues noted in the previous motion.

CARRIED UNANIMOUSLY

MOVED

That in regards to growth targets in Central Saanich, the Advisory Planning Commission requests better education on what growth targets in Central Saanich are, and agrees that the proposed development meets the demands for senior and rental housing.

CARRIED

Opposed: Faye McClinton

MOVED

That the Advisory Planning Commission is supportive of the number of units as presented in this proposal.

CARRIED

Opposed: Faye McClinton, Susan Zedel

MOVED

That the Advisory Planning Commission is concerned about the significant departures this application has from the Official Community Plan.

CARRIED UNANIMOUSLY

7. ADJOURNMENT

On motion, the meeting adjourned at 6:28 p.m.

Chair



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, September 9, 2024

Re: Interim Housing Need Report

PURPOSE:

The purpose of this report is to provide Council with an interim housing needs report to meet legislative requirements and ensure that the necessary data is available for current grant opportunities. A full Housing Needs Report will be prepared by January 1st, 2025.

BACKGROUND:

In late 2023, the Province of British Columbia introduced significant changes to the Local Government Act to address the ongoing housing crisis and expand housing options across the province. Bill 44, the Housing Statutes (Residential Development) Amendment Act, mandates that all local governments update their housing needs reports using a standardized methodology over a 20-year time frame. This approach aims to provide a clearer understanding of housing needs throughout British Columbia and better equip municipalities to address these challenges.

Municipalities are required to complete Interim Housing Needs Reports (HNR) by January 1, 2025, using the new standardized HNR Method. Local governments may fulfill this requirement by updating their most recent Housing Needs Report to include three new, additional items:

- The number of housing units required to meet current and anticipated need for the next 5 and 20 years, as calculated using the HNR Method provided in the Regulation.
- A statement about the need for housing near transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and,
- A description of the actions taken by the local government, since receiving the most recent Housing Needs Report, to reduce housing needs.

The first “regular” Housing Needs Reports must then be completed by December 31, 2028, and every five years thereafter. These changes will help local governments, and the B.C. government better understand and respond to housing needs in communities throughout B.C.

DISCUSSION:

Housing Need

The number of housing units that the District will need to create was calculated using the Housing Needs Report (HNR) Method prepared by the Province. The HNR Method consists of six components, which are added together to provide the total number of housing units needed in a municipality or regional district electoral area.

These include:

- Supply of units to reduce extreme core housing need (those paying more than 50% of income for housing);
- Supply of units to reduce homelessness.
- Supply of units to address suppressed household formation;
- Supply of units needed to meet household growth over the next 5 or 20 years;
- Supply of units needed to meet at least a 3% vacancy rate; and,
- Supply of units needed to meet local demand (the “demand buffer”). This component is only included for municipalities.

Figure 1 outlines the number of units needed to meet housing need in the District and is included in the Interim Housing Need Report.

Central Saanich DM (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	60.66	242.66
B. Persons Experiencing Homelessness	43.19	86.38
C. Suppressed Household Formation	82.52	330.09
D. Anticipated Growth	724.14	1,990.64
E. Rental Vacancy Rate Adjustment	5.22	20.90
F. Additional Local Demand	201.26	805.06
Total New Units – 5 years	1,117	
Total New Units – 20 years		3,476

Figure 1

Unlike the Provincial Housing Target order that was issued to the District in the Spring of 2024, the HNR Method includes a demand buffer to ensure that the HNR Method, in calculating the total number of units needed over 5 and 20 years, accounts for units required to meet “healthy” market demand in municipalities. The demand buffer essentially builds in the extra capacity that is needed to meet healthy market demand – which is needed to provide more housing choices. This helps accommodate fluctuations in market conditions and ensures a diverse range of housing options for residents. Examples of the kind of demand for extra capacity include households seeking homes closer to jobs and schools, growing families looking for larger homes, and seniors looking to downsize in their existing communities. This buffer contributes to the discrepancy between the District’s Housing Need and Housing Target.

The full Interim Housing Needs Report can be found in Appendix A.

Bill 44 & Housing Needs Assessment Report

The interim report provided today serves as a temporary measure to position the District effectively for federal funding opportunities. Under Bill 44, municipalities are required to align zoning bylaws with their Official Community Plans and Housing Needs Reports to pre-zone for the total housing required by their communities by December 31, 2025. This process is set to begin in January 2025 and will benefit from the most current housing needs data. To support this, staff plan to complete a full Housing Needs Assessment by the end of 2024, ensuring the District can accurately plan and prepare for these future

projects with comprehensive housing-related data. Further guidance on this will be released by the Province in the Fall.

OPTIONS:**Option 1 (recommended):**

Receive the District of Central Saanich Interim Housing Needs Report.

Option 2:

Provide alternative direction

CONCLUSION:

The Interim Housing Needs Assessment Report will assist the District in understanding shifts in housing demand, addressing recent Provincial housing legislation, and identifying the types of housing most needed in our community now and in the future. These insights will inform the review of the Official Community Plan and zoning bylaw, and will be further refined with a comprehensive housing needs assessment to be completed by the end of the year.

Report written by:	Julie Bull, Community Planner
Respectfully submitted by:	Jarret Matanowitsch, Director of Planning and Building Services
Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

Appendix A: Interim Housing Needs Assessment

Interim Housing Needs Assessment

Total 5-year and 20-year housing need

The following table summarizes data from Statistic Canada to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

Central Saanich DM (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	60.66	242.66
B. Persons Experiencing Homelessness	43.19	86.38
C. Suppressed Household Formation	82.52	330.09
D. Anticipated Growth	724.14	1,990.64
E. Rental Vacancy Rate Adjustment	5.22	20.90
F. Additional Local Demand	201.26	805.06
Total New Units – 5 years	1,117	
Total New Units – 20 years		3,476

Housing and Transportation Need Statement

The District of Central Saanich acknowledges the importance of developing housing in proximity to transportation infrastructure. To address this need, the District plans to implement several actions including prioritizing the integration of housing projects with existing and planned transit routes, implementing our Active Transportation Plan by expanding and improving pedestrian and cycling pathways to connect residential areas with key amenities, and enhancing public transit options to ensure reliable and frequent service. Additionally, the District will explore zoning improvements and incentives to

encourage higher-density developments near transportation hubs, promoting sustainable and accessible living environments.

Housing Actions Taken Since 2020 Housing Needs Report

Since the release of the 2020 Housing Needs Report, the District of Central Saanich has undertaken a series of strategic actions to address the community's evolving housing needs. These initiatives aim to enhance affordability, increase housing supply, and ensure that our housing strategies align with the latest demographic and market insights. Below is an overview of the key actions taken to improve housing outcomes and meet the objectives outlined in the report.

2020	2021	2022	2023	2024
Completed the Residential Infill and Densification Guidelines and Policy	Updated the Land Use Bylaw as part of the Residential Infill and Densification project	Completed Second Draft of Official Community Plan and public engagement.	Completed the District's new Official Community Plan 2023	Advancing a civic redevelopment initiative, which may achieve increased housing units
Launched the Official Community Plan review	Implemented a professional reliance model for complex building permits, to streamline the approval process.	Launched web-based application platform for building permits and planning applications	Implemented new secondary suite compliance guidelines, to make it easier for homeowners to comply with District bylaws.	Implemented development application process improvements
Completed the Farm Worker Accommodation study	Secured a grant and initiated the e-permitting project	Commenced ALR and Rural Accessory Dwelling Review	All Building and Plumbing Permits are available for on-line submissions. Building Inspections can now be booked on-line	Undertaking engineering infrastructure master plans.
Developed the Saanichton Village Design Plan	Developed an active transportation plan to align land use and transportation priorities			Implemented housing initiatives required by Provincial Bill 44.

In addition to the District's initiatives to support housing development, Central Saanich has approved 558 new dwelling units since 2020. This substantial increase in housing reflects the District's ongoing commitment to addressing the growing demand for both market and non-market housing options. With the recent updates to zoning bylaws and the Official Community Plan (OCP), these numbers are expected to rise even further. The updated policies are designed to encourage higher-density developments, streamline the approval process for new housing projects, and support a diverse range of housing types that cater to the varying needs of the community. As Central Saanich continues to implement these forward-thinking strategies, the District is well-positioned to accommodate future population growth and enhance the availability of affordable housing options for all residents.

	Detached Single Family Dwelling	Suite (new house)	Suite (existing house)	Accessory Dwelling Unit	Multi-family	Total
2020	8	8	5	1	26	56
2021	28	8	13	1	100	158
2022	17	5	3	6	50	86
2023	6	1	8	6	236	258
Total	59	22	29	14	412	558



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, October 7, 2024

Re: 2384 Alta Vista Place and 6673 Buena Vista Road (Small Lot Development)

RECOMMENDATION(S):

1. *That rezoning application 3360-20-07/2 and Development Permit application 3060-20-5/24, along with the draft Amendment Bylaw No. 2211, 2024 (2384 Alta Vista Place and 6673 Buena Vista Road) be referred to the Advisory Planning Commission (APC) and that the Commission consider the following:*
 - *Is the APC supportive of the application?*
 - *Are there any substantial issues Council should consider?*
2. *That an Opportunity to be Heard (OTBH) on the variances be scheduled at a future Council meeting.*
3. *That an updated arborist report be provided prior to consideration of first reading.*

Following consideration by the Advisory Planning Commission, the following recommendations should be considered:

1. *That draft Zoning Bylaw Amendment Bylaw No. 2211, 2024 (2384 Alta Vista Place and 6673 Buena Vista Road) be given first and second reading.*
2. *That draft Zoning Bylaw Amendment Bylaw No. 2211, 2024 (2384 Alta Vista Place and 6673 Buena Vista Road) be given third reading.*
3. *That a covenant be registered restricting the maximum number of units to two per new (strata) lot that is less than the minimum subdivision area (750m²) prior to consideration of adoption.*

After registration of the covenant, the following recommendations should be considered:

1. *That Zoning Bylaw Amendment Bylaw No. 2211, 2024 (2384 Alta Vista Place and 6673 Buena Vista Road) be adopted.*
2. *That Development Permit application 3060-20-5/24 (2384 Alta Vista Place and 6673 Buena Vista Road) which includes variances for lot frontage be authorized for issuance.*

PURPOSE:

The purpose of this report is to introduce a proposal that has been submitted for the two properties at 2384 Alta Vista Place and 6673 Buena Vista Road. The proposal is to subdivide the two existing single-family lots into five lots and develop the three new properties with three single-family homes with suites, while retaining the two existing single-family dwellings. The proposal would require a Zoning Bylaw amendment, subdivision, and a development permit with variances for lot frontage.

BACKGROUND:

2384 Alta Vista Place and 6673 Buena Vista Road currently have a single-family home on each lot. Both properties, previously zoned Large Lot Single Family Residential (R-1), are within the newly adopted Residential Neighbourhood (RN) zoned. Both lots are over 1,400m², making them eligible for the maximum number of buildings (2) and units (4) that the RN zone supports. The surrounding area is zoned RN, as shown in the Site Context Plan (Appendix A).

DISCUSSION:

The proposal would see two existing lots at 2384 Alta Vista Place and 6673 Buena Vista Road, totalling 3,680m², turn into five lots with three new homes with basement suites, while retaining the two existing homes. This plan is shown in Appendix B and further explained in Appendix D.

Official Community Plan (OCP)

The District's OCP designates the proposed development to be within the Neighbourhood Residential area on the Land Use Map. The OCP describes the Neighbourhood Residential land use as areas within the Urban Containment Boundary to permit a mix of housing types in areas predominately consisting of residential uses. Supported housing forms include single-detached, secondary suites, accessory cottages, duplexes, pocket-neighbourhoods, and multi-unit residential buildings containing up to 8 dwellings.

The proposal supports several District policies, including encouraging innovative and site-sensitive housing design, promoting a social mix within individual developments by mixing housing types and tenure-ship arrangements throughout the community, and supporting the consideration of single-family infill development that is compatible with the community character. Additionally, the increase in density will not greatly impact the streetscape and the proposed secondary suites will support the stock of rental housing within the community.

Infill Design Guidelines

The proposed development would see a slight increase in density but fit within the allowable density for the two properties and the existing neighbourhood character. The applicant has submitted project designs, shown in Appendix B, that generally align with the Fundamental Principles for infill development, as described by the District's Infill Housing Design Guidelines.

The proposal has taken into consideration compatibility with the surrounding neighbourhood character, compact growth areas, meeting housing needs, and the Infill Housing Design Guidelines. The applicant has outlined (Appendix C) they will retain the existing two houses, eliminate the need for panhandle subdivision due to the strata road that reduces the amount of impermeable surface, and have the required number of off-street parking spaces. All new homes are proposed to meet zero carbon levels, and the applicant has indicated the proposed new homes would be ducted to be solar ready.

Zoning Bylaw Amendments

A Zoning Bylaw amendment would be required for reducing the minimum 750m² lot size for subdivision within the RN zone. Without subdivision, both existing lots could see a combined density of eight units within four buildings. However, under the current zoning and based on the combined lot size of the two lots, four lots could be created that could result in a total number of units of up to 16 over eight buildings.

The proposal includes eight units within five buildings (and five lots). The maximum permitted density after rezoning and subdivision would be 20 units (four per lot). Staff recommend that a covenant be registered on the three new lots to limit the density to two units in one building, thereby reducing the maximum permitted density over the development to 14 units (2 per new lot and up to 4 per remainder lot with existing dwelling). The maximum permitted density would be two less than permitted currently.

The proposed subdivision would take portions of the two existing parcels and create a bare land strata consisting of three new lots with a strata road as shown in Appendix B and C. The two proposed lots with existing homes would exceed the minimum subdivision area of 750m² for the RN zone and would continue to allow for up to four units within two buildings on each lot. However, the three proposed new lots would be less than the minimum subdivision lot area, with the largest of the three being 489.8m², requiring the three proposed lots to be rezoned. In addition, the new lots require variances for lot frontage.

Prior to the legislative changes relating to SSMUH, the R1-XS zone would have aligned with the proposed application and would have avoided minimum subdivision size and density variances. This application was made before any of the SSMUH legislation was adopted in the District. Instead of using the R1-XS zone again, staff recommend site specific amendments to the RN zone, as everything besides lot size and frontage is consistent with this zone.

Variances

The proposed development would require frontage variances for proposed Strata Lots B and C, explained in Appendix D. The minimum lot frontage for the RN zone is 22m. Lot B has a proposed frontage of 8.28m and Lot C has a proposed frontage of 6.0m. The lots with frontage variances would not be visible from Alta Vista Place or Buena Vista Road and would front the proposed strata road. Staff have no concerns with the requested variances.

Parking

The minimum required parking for this development would be met through providing two parking stalls within garages for the main residence of each new home and providing on-site parking stalls for the basement suites. Overall, the proposal meets or exceeds the parking requirement for each lot.

Arborist Report

An arborist report was submitted, however staff noted discrepancies between the landscaping plan and arborist report, and a lack of proposed tree protection measures for trees to be retained. Staff have requested that the applicant submit an updated arborist plan prior to the amendment bylaw receiving any readings. The tree density target would be secured by way of a tree permit and tree protection would be required to be in place prior to issuance.

Covenants

If the applicant's current proposal is accepted by Council, covenants are suggested to restrict the number of residential dwelling units on the proposed lots to single family homes with suites.

OPTIONS:**Option 1:**

1. That rezoning application 3360-20-07/2 and Development Permit application 3060-20-5/24, along with the draft Amendment Bylaw No. 2211, 2024 (2384 Alta Vista Place and 6673 Buena Vista Road) be referred to the Advisory Planning Commission (APC) and that the Commission consider the following:
 - Is the APC supportive of the application?
 - Are there any substantial issues Council should consider?
2. That an Opportunity to be Heard (OTBH) on the variances be scheduled at a future Council meeting.
3. That an updated arborist report be provided prior to consideration of first reading.

Option 2:

That the application be denied and that the applicant be required to align the proposal with the RN zone.

Option 3:

That alternative direction be provided.

CONCLUSION:

The proposal would see subdivision of two existing single-family lots at 2384 Alta Vista Place and 6673 Buena Vista Road into five lots and the newly formed properties developed with three single-family homes with suites, adding to the two existing single-family dwellings. The proposal would require Zoning Bylaw amendment, subdivision, and a development permit with frontage variances for two of the proposed lots. Overall, the proposal aligns with OCP policies and Infill Housing Design Guidelines and staff are in support of this application.

Report written by:	Davin Contois, Development Planner
Respectfully submitted by:	Ivo van der Kamp, A/Manager of Development Services
Concurrence by:	Jarret Matanowitsch, Director of Planning, Building, and Bylaw Services
Concurrence by:	Christine Culham, Chief Administrative Officer

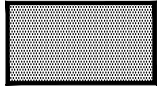
ATTACHMENTS:

Appendix A: Site Context Map
 Appendix B: Servicing Plan
 Appendix C: Site Plan
 Appendix D: Application Information Sheet
 Appendix E: Draft Development Permit
 Appendix F: Draft Zoning Amendment Bylaw No. 2211, 2024

Site Context

2384 Alta Vista Pl and 6673 Buena Vista Rd

LEGEND

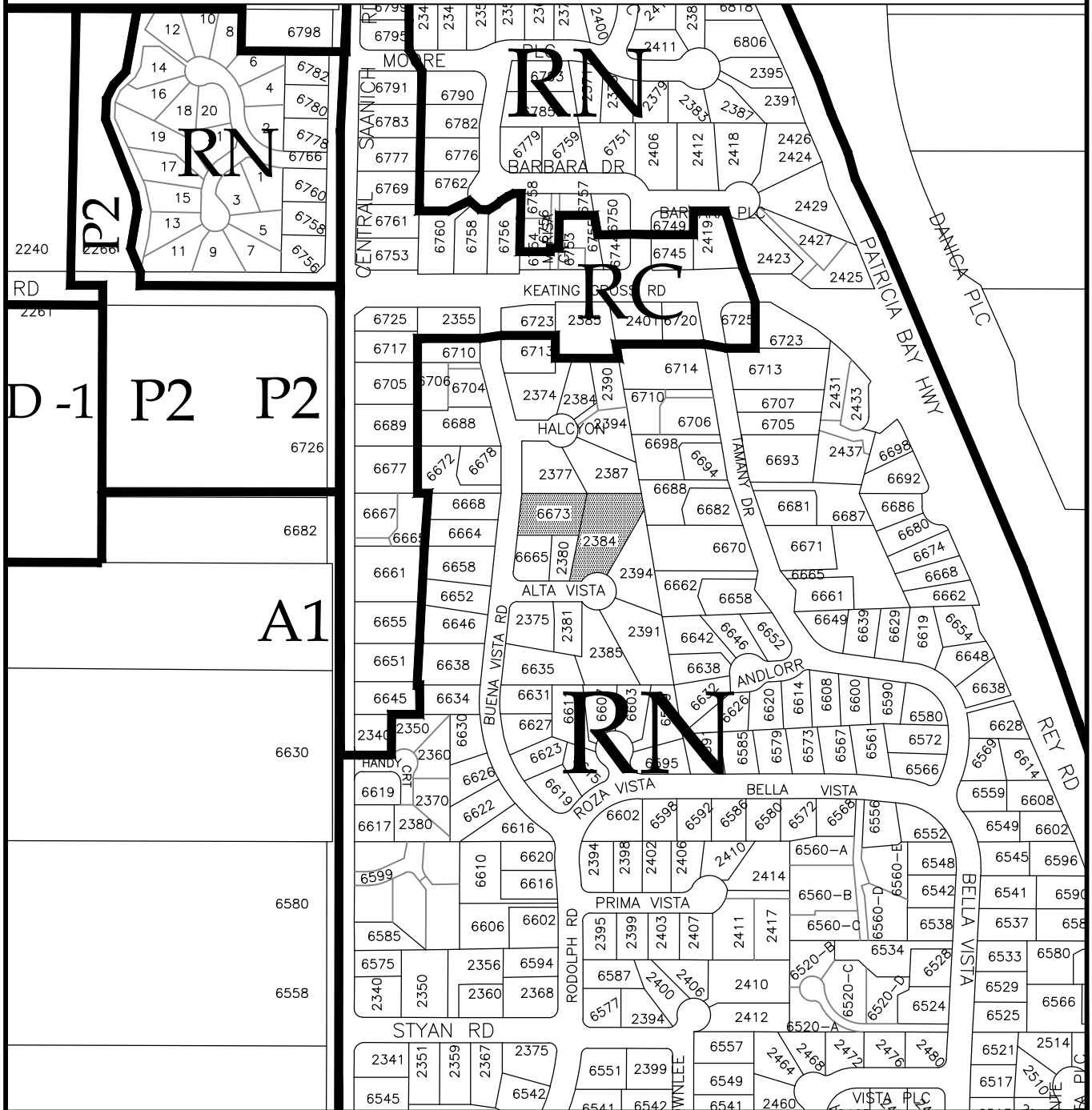
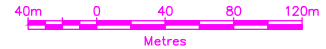


SUBJECT PROPERTIES
2384 Alta Vista Pl and 6673 Buena Vista Rd

From: Residential Neighbourhood(RN)
To: Residential Neighbourhood With Conditions(RN)



scale 1:4000



Bylaw 2211_2384 Alta_6673 Buena.dwg

1

CALL

1-800-474-6886

THE CONTRACTOR IS TO CALL B.C. ONE, CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

STORMWATER DESIGN TABLE		
LOT:	IMPERVIOUS AREA (m ²)	REQUIRED STORAGE (m ³)
LOT 1	224	3,400
LOT 2	262	3,900
STRATA:		
ROAD	364	5,500
SL A	184	2,800
SL B	250	3,700
SL C	191	2,800
TOTAL	959	14,800

STORMWATER DESIGN NOTES:

STORMWATER DESIGN AS PER CENTRAL SAANICH SURFACE WATER MANAGEMENT PLAN BYLAW NO. 1606, 2010:

- LOT 1 WILL REQUIRE 3.4m³ OF STORAGE
- LOT 2 WILL REQUIRE 3.9m³ OF STORAGE
- THE STRATA AREA WILL REQUIRE A TOTAL STORAGE OF 14.8m³

SERVICING PLAN
SCALE 1:250

LEGEND	
Existing Municipal Infrastructure	Drain — D —
Proposed Municipal Infrastructure	Proposed Drain — D —
Existing External U/G Utilities	Existing External U/G Utilities — e — t — g — c —
Proposed External U/G Utilities	Proposed External U/G Utilities — e — t — g — c —
Street Lighting	Pole Mount — P — Standard Mount — S —
Post Top	Post Top — P —
Pedestrian Signal	Pedestrian Signal — P —
Traffic Signal	Traffic Signal — T —
Ctrl Monument	Ctrl Monument — C —
Traverse Hub	Traverse Hub — H —
Gas Valve	Gas Valve — G —
Water Meter	Water Meter — W —

REVISIONS	
6	1
5	2
4	3
3	4
2	5
1	6

REVISIONS	
REVISION # 1	REVISION # 2
Approved	Approved
Date	Date
Signed	Signed
Design Engineer	Design Engineer
Manager of Development	Manager of Development
Development Coordinator	Development Coordinator

DESIGN APPROVED	
Approved By	Date
Design Engineer	
Manager of Development	
Development Coordinator	

DISTRICT OF CENTRAL SAANICH	
2384 ALTA VISTA PI & 6673 BUENA VISTA RD	
CONCEPTUAL SERVICING PLAN	
B.M. : —	Elev: —
Design: JRCE	Drawn: JUS
Scale: Hor: 1:250	Vertical: —
Date: 2024-05-06	
ISLANDER ENGINEERING	2817
623 DISCOVERY STREET	
VICTORIA, B.C. V8T5G4	
PHONE 250.580.1200	
www.islandereengineering.com	
MUNICIPAL DESIGN #	—
REV. #	—
DRAWING #	C01
SHEET #	1 OF 1

TREE TABLE

TREE#	TYPE	DBH	PRZ	STATUS
601	DOUGLAS-FIR	53	6.0	BUILDING PERMIT REMOVAL
604	PLUM	54	6.0	SERVICING REMOVAL
605	ROWAN	18	2	BUILDING PERMIT REMOVAL
608	DOUGLAS-FIR	50	6.0	BUILDING PERMIT REMOVAL
609	GARRY OAK	56	7	SERVICING REMOVAL
610	SHORE PINE	41	5.0	BUILDING PERMIT REMOVAL
611	FALSE CYPRESS	60	7.0	RETAIN
612	ROYAL RED NORWAY MAPLE	60	7	RETAIN
613	NORWAY MAPLE	59	7	RETAIN
614	PORTUGUESE LAUREL	57	7.0	RETAIN
615	ENGLISH YEW	36	4.0	RETAIN
650	SHORE PINE	26	3.0	RETAIN
616	YELLOW CEDAR	25	3.0	RETAIN
617	WHITE SPRUCE	38	5.0	RETAIN
618	PURPLE LEAF PLUM	55	7.0	SERVICING REMOVAL
619	DOUGLAS-FIR	47	6.0	SERVICING REMOVAL
620	JAPANESE MAPLE	29	3.0	SERVICING REMOVAL
621	ROWAN	47	6.0	BUILDING PERMIT REMOVAL
622	SHORE PINE	42	5.0	BUILDING PERMIT REMOVAL
623	WILLOW OAK	43	4.0	BUILDING PERMIT REMOVAL
624	SHORE PINE	39	5.0	RETAIN
625	TULIP POPLAR	48	6.0	BUILDING PERMIT REMOVAL
626	NORWAY MAPLE	27	3.0	RETAIN
627	WILLOW OAK	33	4.0	RETAIN
OS1	DOUGLAS-FIR	65	8.0	RETAIN
OS2	DOUGLAS-FIR	60	7.0	RETAIN
OS3	DOUGLAS-FIR	65	8.0	RETAIN
OS4	EMERALD CEDAR	45	5.0	RETAIN

- REPLACEMENT TREE
- EXISTING TREE
- EXISTING TREE - BUILDING PERMIT REMOVAL
- EXISTING TREE - SERVICING REMOVAL

MAY 6, 2024
**SUBMITTED FOR REZONING /
DEVELOPMENT PERMIT
APPLICATION**

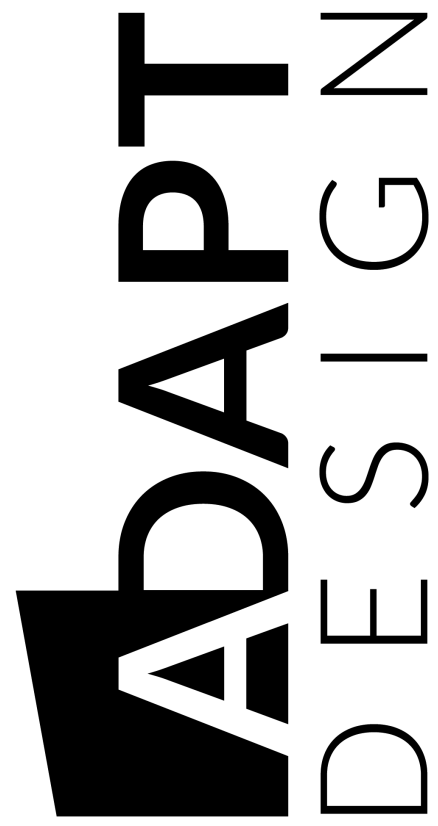
Page 18 of 41

SL A AVERAGE GRADE	SL B AVERAGE GRADE	SL C AVERAGE GRADE
A = 72.80m B = 72.59m C = 72.58m D = 73.32m E = 72.96m F = 74.39m G = 72.91m H = 73.21m I = 72.70m 657.46m/9 = 73.05m	J = 72.82m K = 72.73m L = 72.83m M = 72.84m N = 72.10m O = 73.12m P = 73.16m Q = 73.18m 582.78m/9 = 72.85m	R = 72.77m S = 72.69m T = 72.64m U = 72.62m V = 72.65m W = 72.85m X = 72.81m Y = 72.86m Z = 72.07m Z1 = 72.39m Z2 = 72.87m 799.22m/11 = 72.66m

Property Information - SL A		
Project Type: NEW S.F.D. w/ S.S.		
Zoning: R1-XS		
Setbacks:	Zoning	Proposed
Front	6.0m	6.0m
Rear	7.5m	7.87m
Left	3.0m	3.72m
Right	1.5m	1.51m
Combined Side	4.5m	5.23m
Roof Height	8.0m	7.40m
Floor Area:		
Basement		97.19 m ²
Main		96.96 m ²
Upper		72.77 m ²
Garage	28 m ²	38.27 m ²
Total		277.19 m ²
FSR-non basement	180 m ²	180 m ²
Lot Area:		489.80 m ²
Building Footprint:		137.79 m ²
Lot Coverage:	40%	28.13%

Property Information - SL B		
Project Type: NEW S.F.D. w/ S.S.		
Zoning: R1-XS		
Setbacks:	Zoning	Proposed
Front	6.0m	7.03m
Rear	7.5m	11.29m
Left	3.0m	3.0m
Right	1.5m	1.50m
Combined Side	4.5m	4.50m
Roof Height	8.0m	7.61m
Floor Area:		
Basement		92.35 m ²
Main		92.31 m ²
Upper		74.97 m ²
Garage	28 m ²	40.40 m ²
Total		272.03 m ²
FSR-non basement	180 m ²	179.68 m ²
Lot Area:		486.60 m ²
Building Footprint:		149.73 m ²
Lot Coverage:	40%	30.77%

Property Information - SL C		
Project Type: NEW S.F.D. w/ S.S.		
Zoning: R1-XS		
Setbacks:	Zoning	Proposed
Front	6.0m	8.27m
Rear	7.5m	7.80m
Left	3.0m	4.00m
Right	1.5m	1.50m
Combined Side	4.5m	5.50m
Roof Height	8.0m	7.68m
Floor Area:		
Basement		94.89 m ²
Main		94.59 m ²
Upper		75.78 m ²
Garage	28 m ²	37.08 m ²
Total		274.34 m ²
FSR-non basement	180 m ²	179.45 m ²
Lot Area:		488.30 m ²
Building Footprint:		135.42 m ²
Lot Coverage:	40%	27.73%



1500 Shorncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

ALTA VISTA - SL
A, SL B & SL C

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© Adapt Design

Applicable Codes

-BC Building Code Current Edition (2024)

Energy

Compliance path: BCBC 9.36

Requirements applicable to this project: Step Code 3

Ventilation

BCBC 9.32

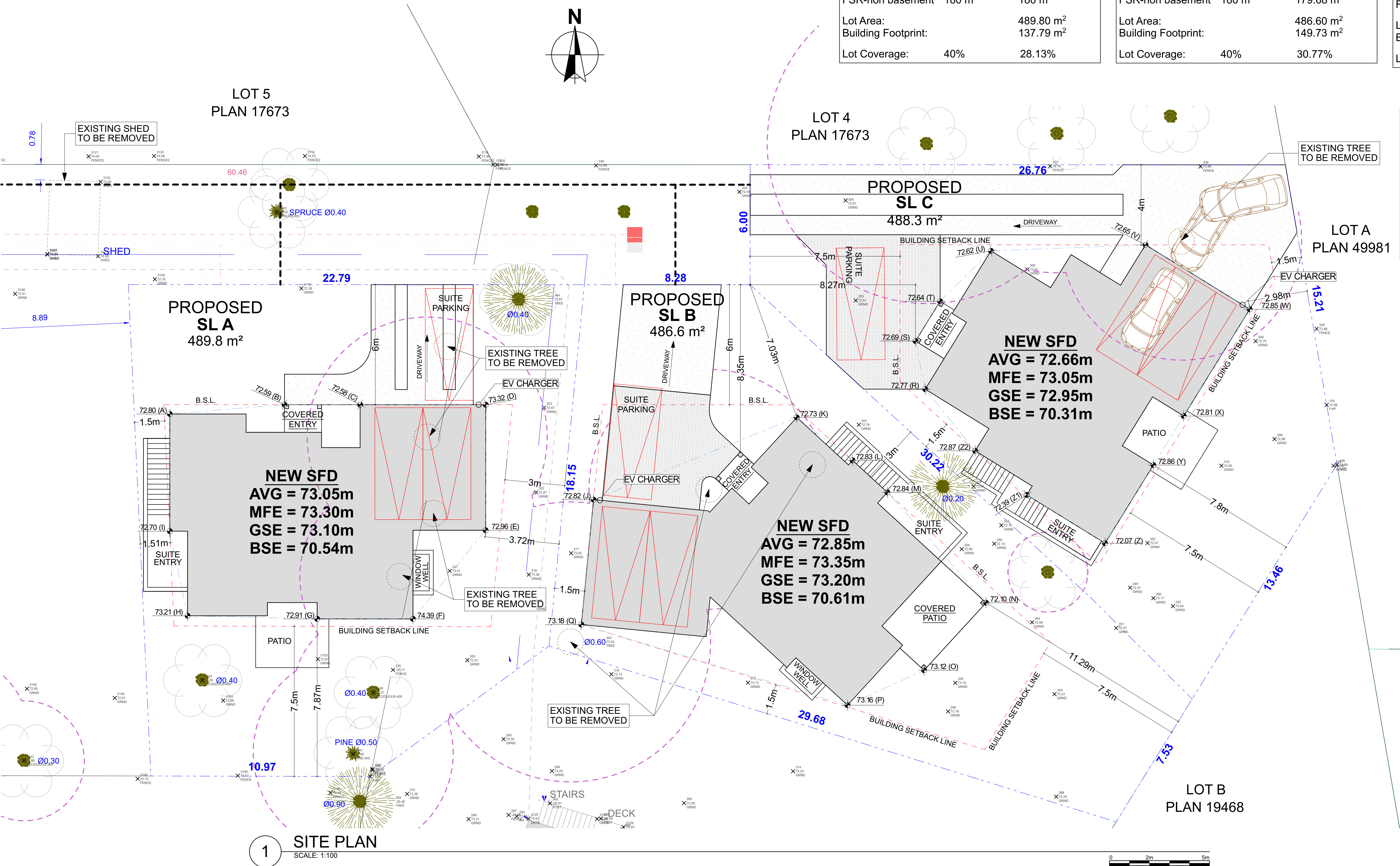
ISSUED FOR DP

ISSUED:

SITE PLAN

A-001

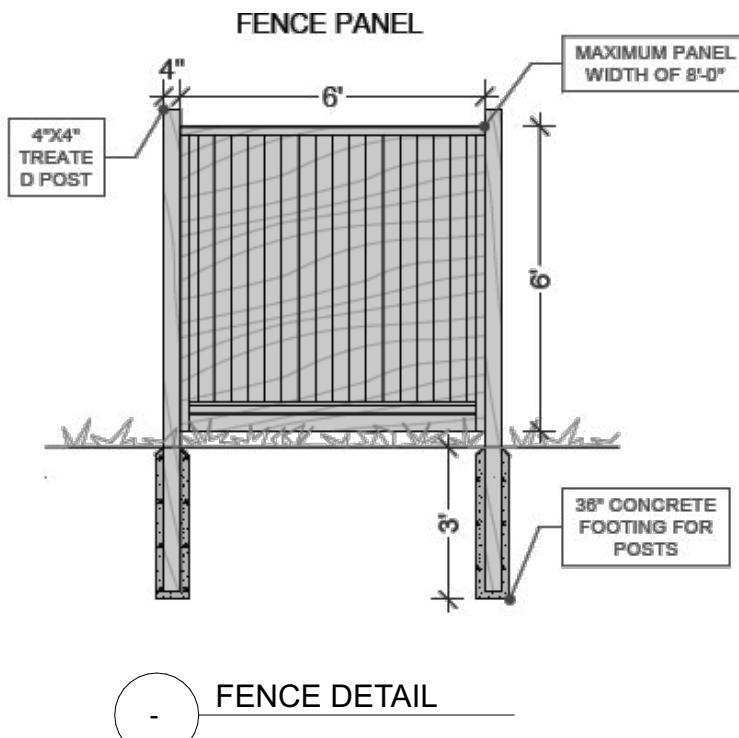
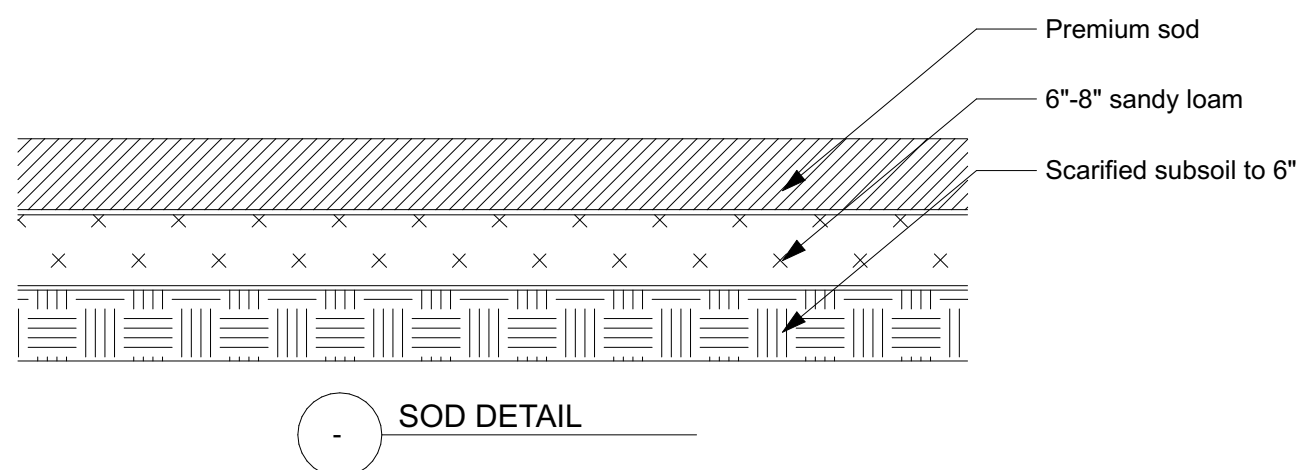
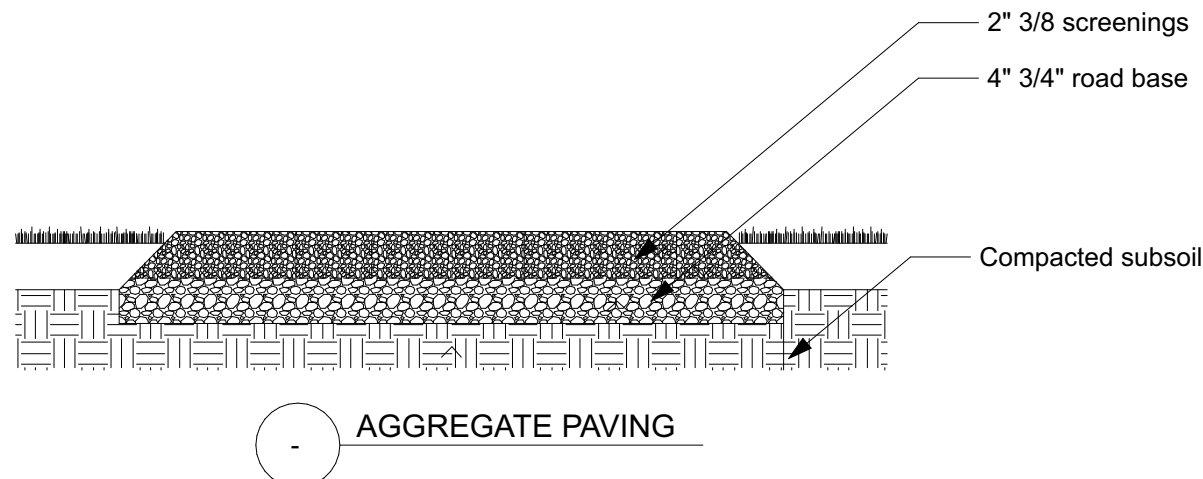
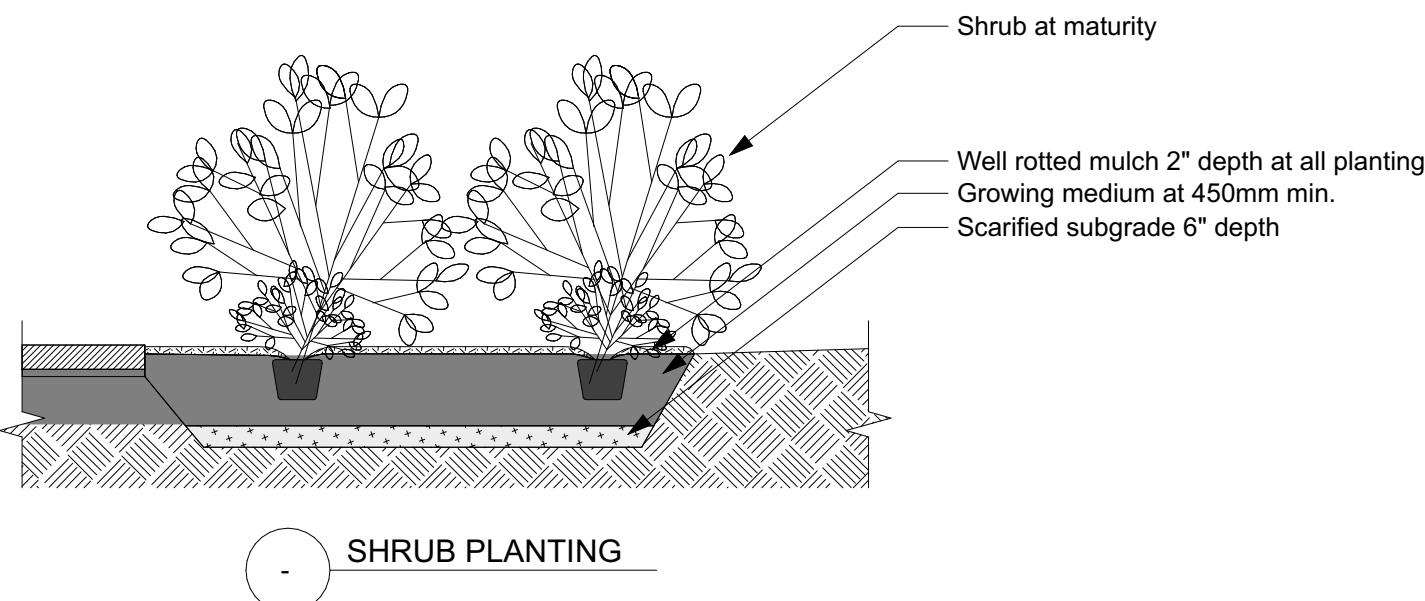
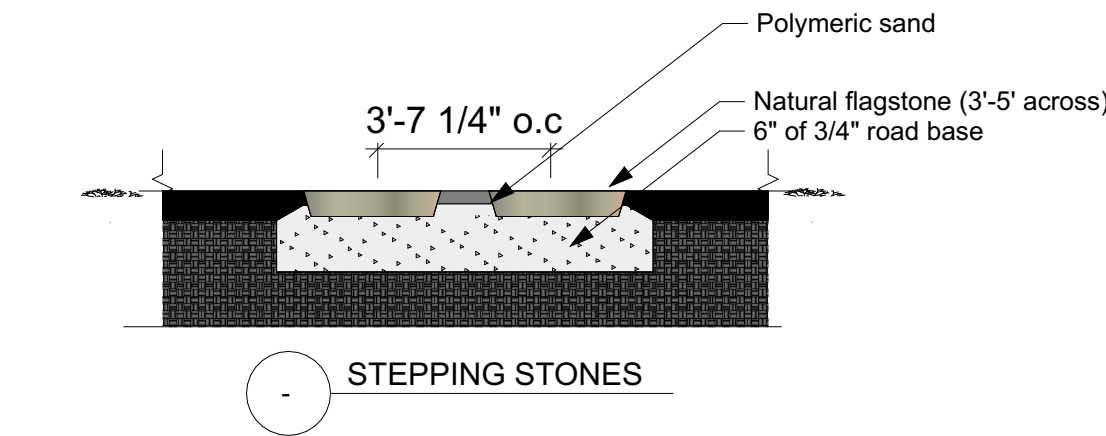
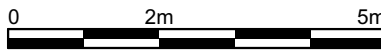
Printed: 2024-04-16



1 SITE PLAN
SCALE: 1:100



1 LANDSCAPING PLAN
SCALE: 1:100



SURFACES LEGEND	
	GRASS PERENNIAL RYE
	CONCRETE PATHWAY 3/8" SCREENINGS
	GARDEN BED SOIL + COMPOST W/ MULCH TOPPING
	NEW DRIVEWAY CONCRETE
	PERMEABLE PAVERS CHARCOAL

SL A		
Rear Yard Area		129.09m ²
Impermeable Area		8.92m ²
Rear Yard Coverage	25%	6.91%
Front Yard Area		134.18m ²
Impermeable Area		33.48m ²
Front Yard Coverage	25%	24.95%
Total Lot Area		489.80m ²
Impermeable Area		210.77m ²
Open Site Space	45%	56.97%

SL B		
Rear Yard Area		138.57m ²
Impermeable Area		7.42m ²
Rear Yard Coverage	25%	5.35%
Front Yard Area		115.87m ²
Impermeable Area		28.91m ²
Front Yard Coverage	25%	24.95%
Total Lot Area		486.60m ²
Impermeable Area		199.46m ²
Open Site Space	45%	59.01%

SL C		
Rear Yard Area		133.10m ²
Impermeable Area		6.32m ²
Rear Yard Coverage	25%	4.75%
Front Yard Area		112.20m ²
Impermeable Area		27.99m ²
Front Yard Coverage	25%	24.95%
Total Lot Area		488.30m ²
Impermeable Area		241.24m ²
Open Site Space	45%	50.60%

NOTES

Contractor to locate, identify and have crews be aware of all new and existing utilities on and around the property.

All landscaping on municipal property to conform to municipal standards

All fencing to conform to municipal bylaws

Planting locations shown on plans are approximate and should be verified by survey if important

Project Arborist to install tree protection fencing where required and to be available for onsite supervision when working near critical root zones



1500 Shorncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

ALTA VISTA - SL
A, SL B & SL C

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© Adapt Design

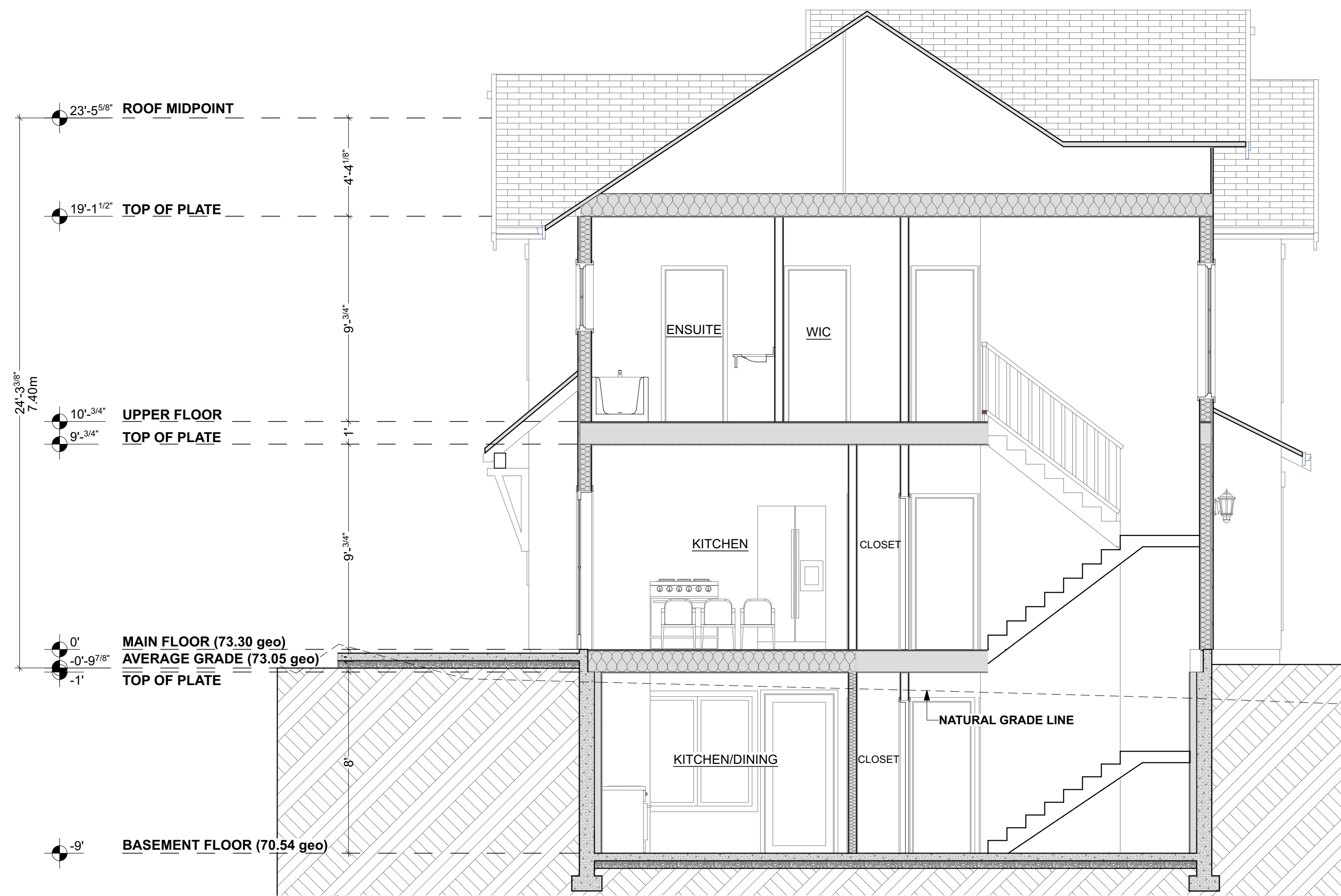
ISSUED FOR DP

ISSUED:

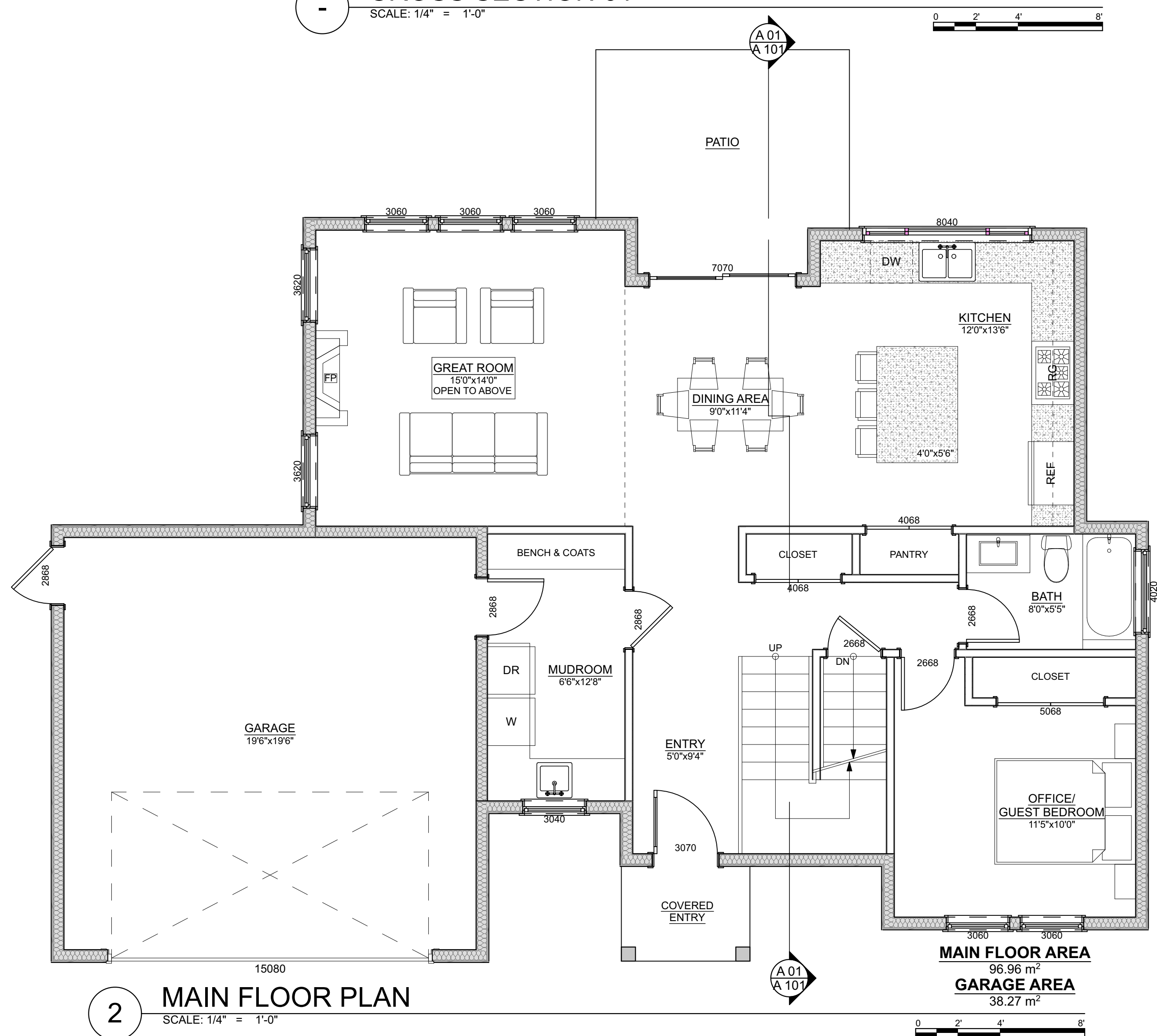
LANDSCAPING PLAN

A-002

Printed: 2024-04-16

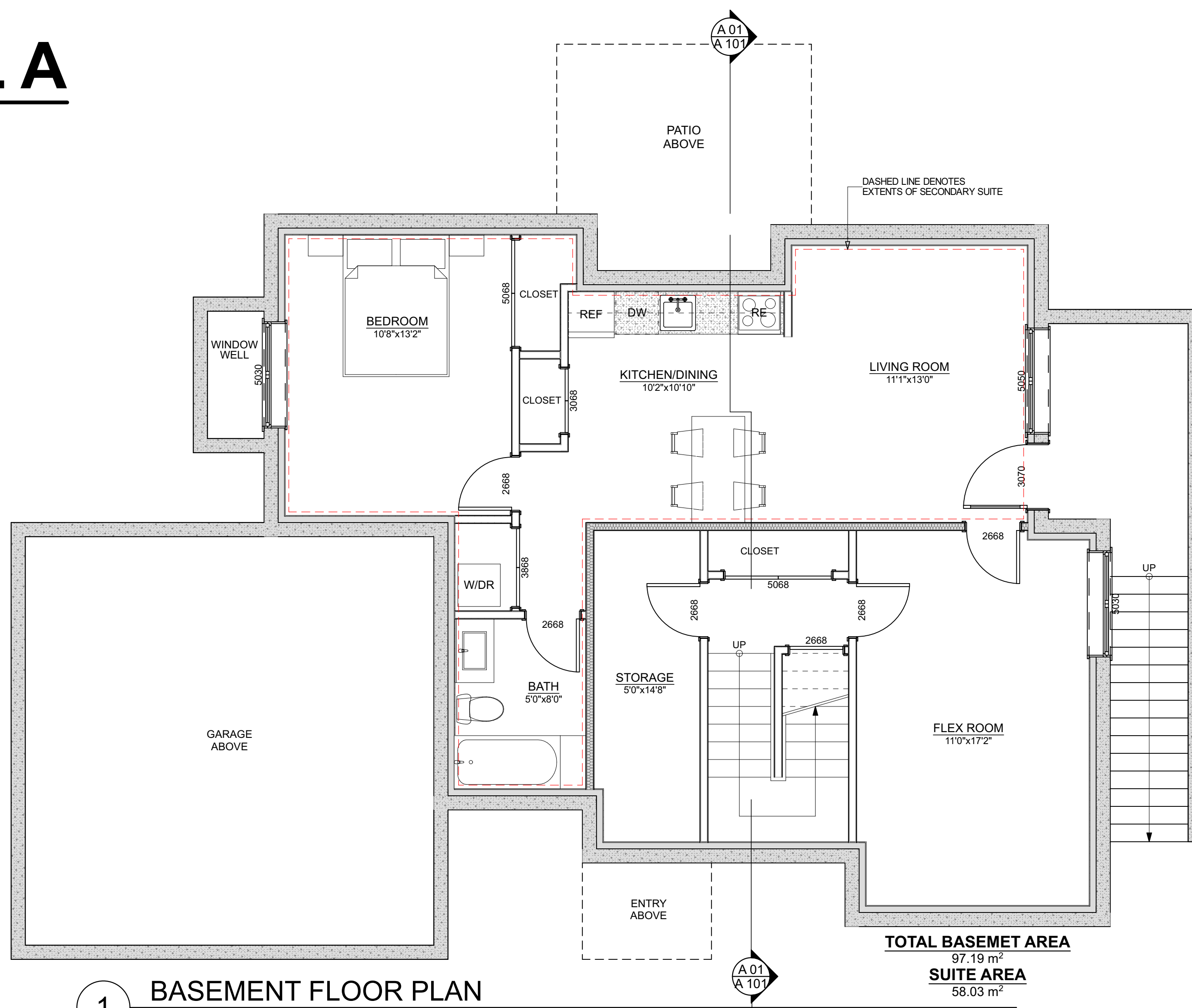


CROSS SECTION 01
SCALE: 1/4" = 1'-0"

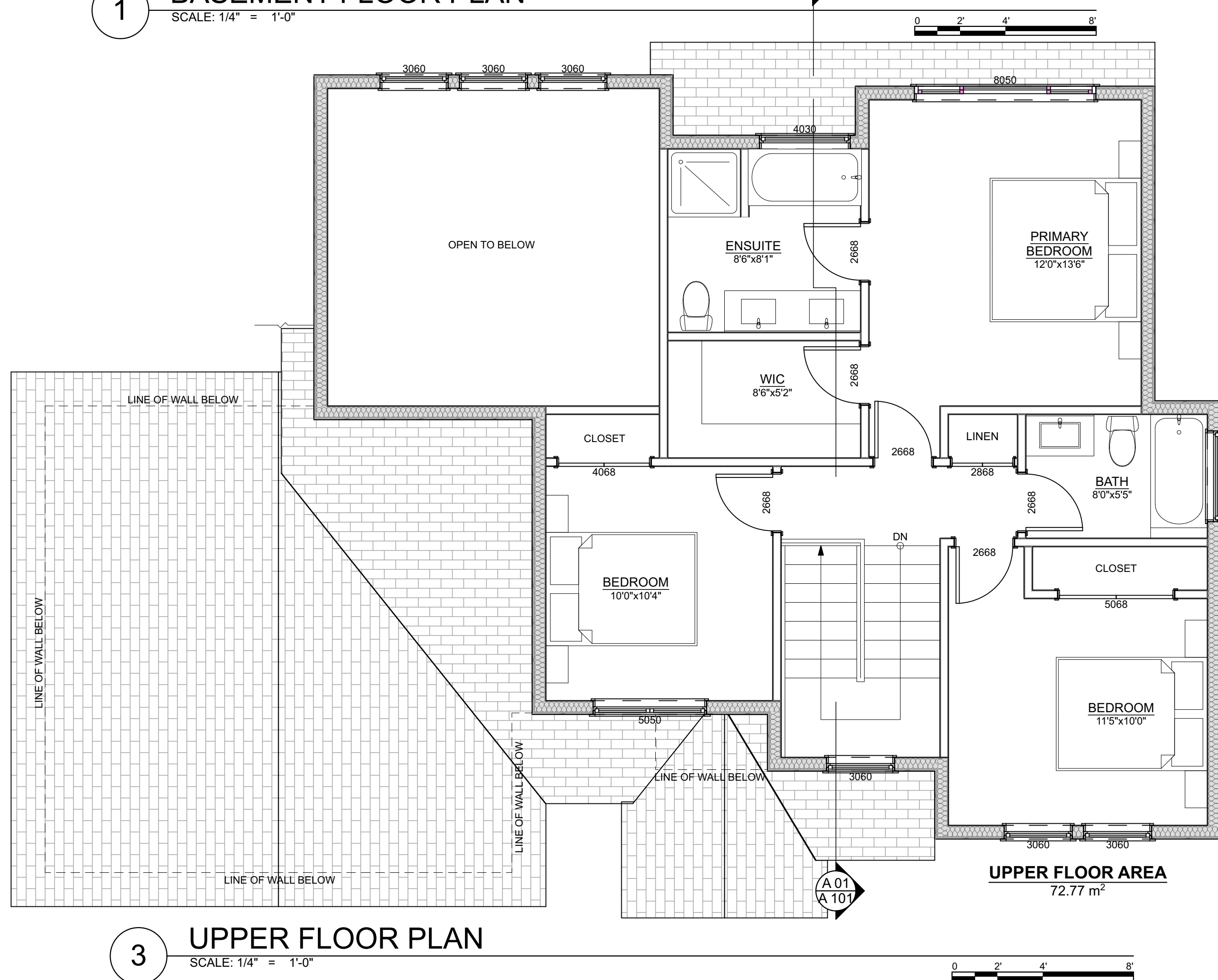


2 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

SL A



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



1500 Shorncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

ALTA VISTA - SL A

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© Adapt Design

ISSUED FOR DP

ISSUED:

FLOOR PLANS AND CROSS SECTION

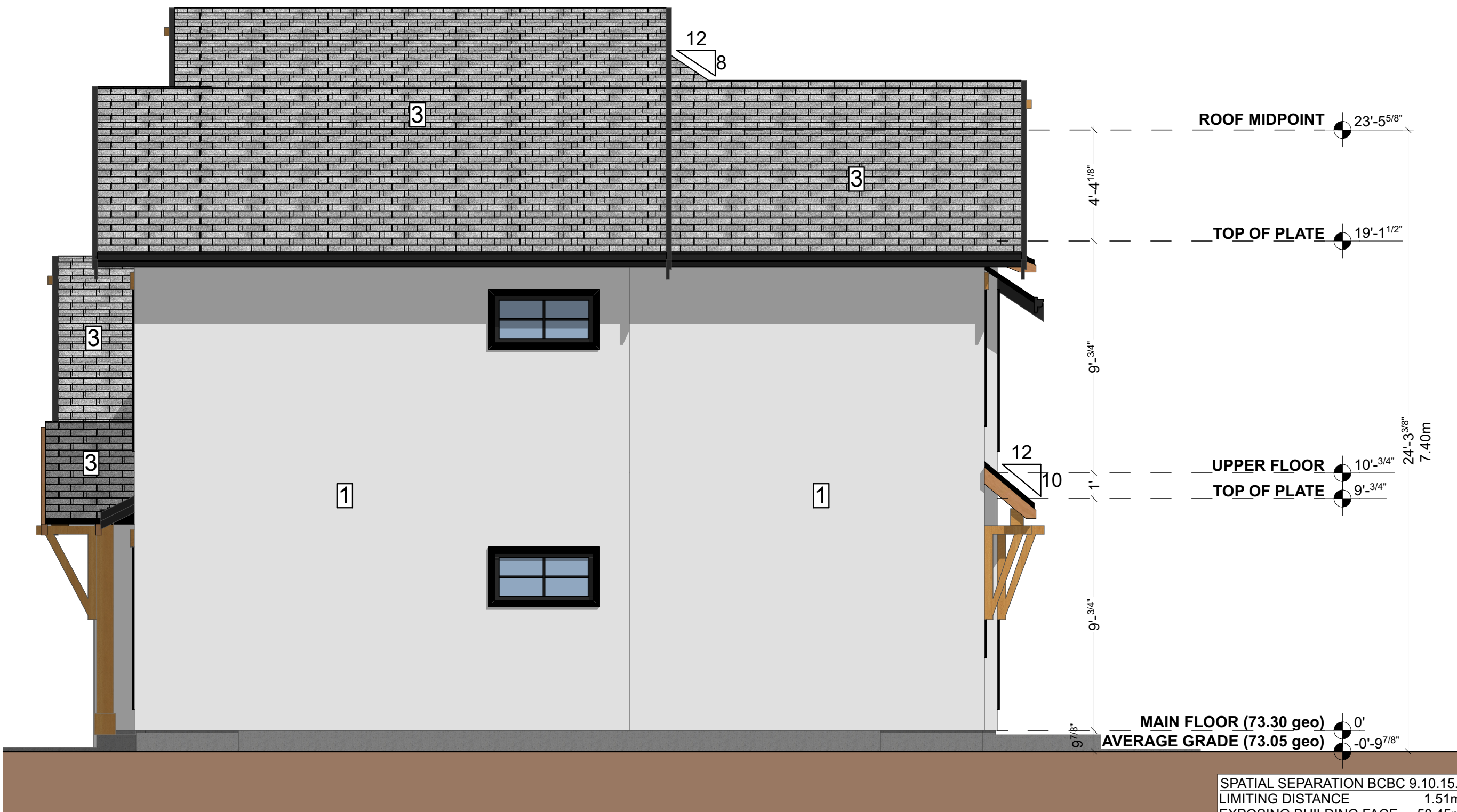
A-101

Printed: 2024-04-16

SL A



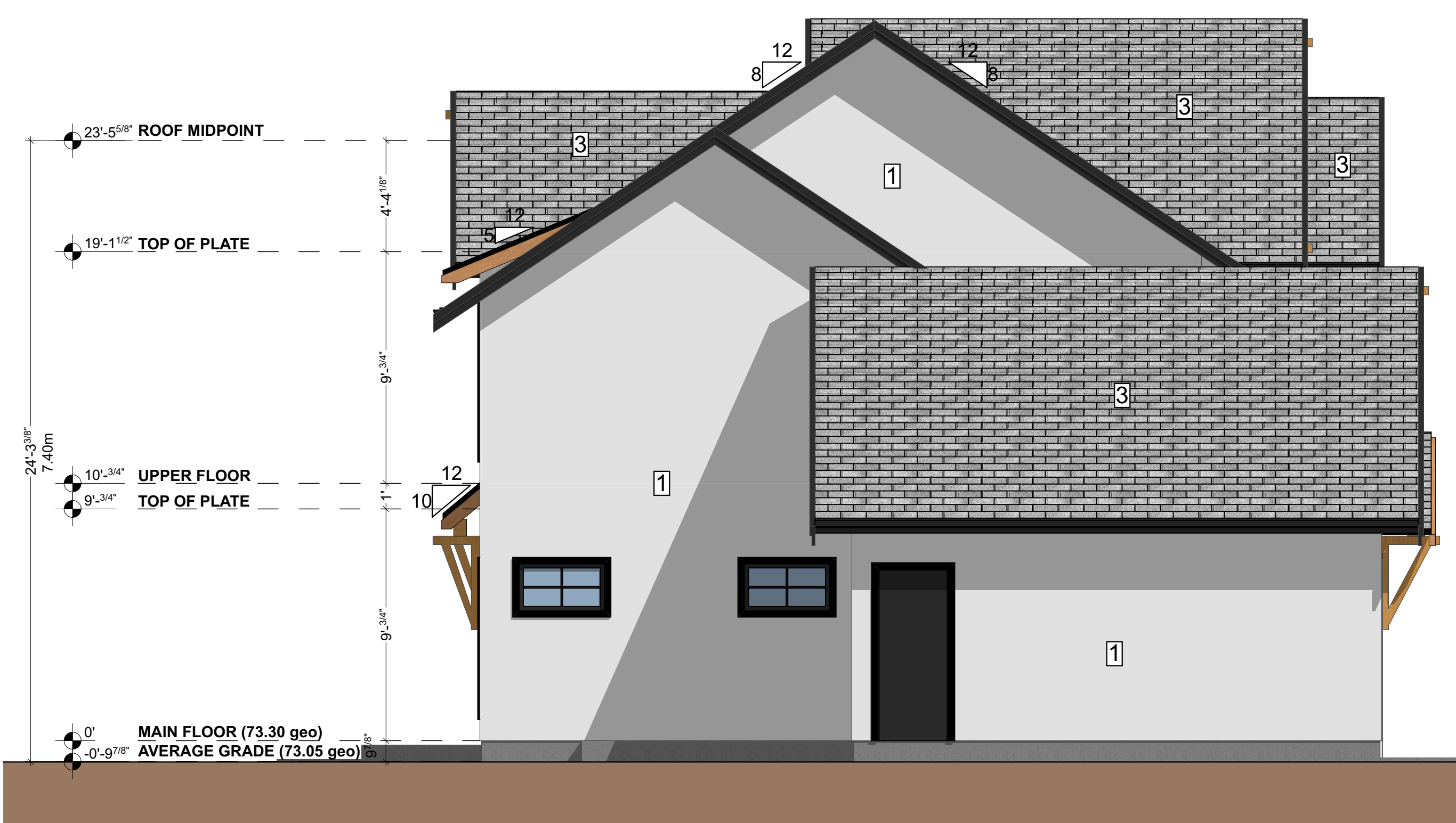
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	5" CONTINUOUS ALUMINUM (PREFINISHED)
SOFFIT	CW 4"x3" ALUMINUM DOWNSPOUT (PREFINISHED)
FASCIA	VENTED ALUMINUM (PREFINISHED)
WINDOW TRIM	CEMENT BOARD PANEL (PAINTED)
DOOR TRIM	SHEET METAL REVEALS (PREFINISHED)
NOTE:	
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL R.O. PRIOR TO ORDERING VIEWS	
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS	
ALL COLORS AS PER OWNER	

EXTERIOR CLADDING LEGEND	
1	STUCCO
	ACRYLIC FINISH
3	ASPHALT ROOFING SHINGLES
4	STANDING SEAM METAL ROOFING

Spatial Separation BCBC 9.10.15.4	
Limiting Distance	1.51m
Exposing Building Face	58.45m²
Allowable Openings	8%
Proposed Area	0.96m²
Proposed Openings	1.64%



1500 Shorncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

ALTA VISTA - SL
A

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© Adapt Design

ISSUED FOR DP

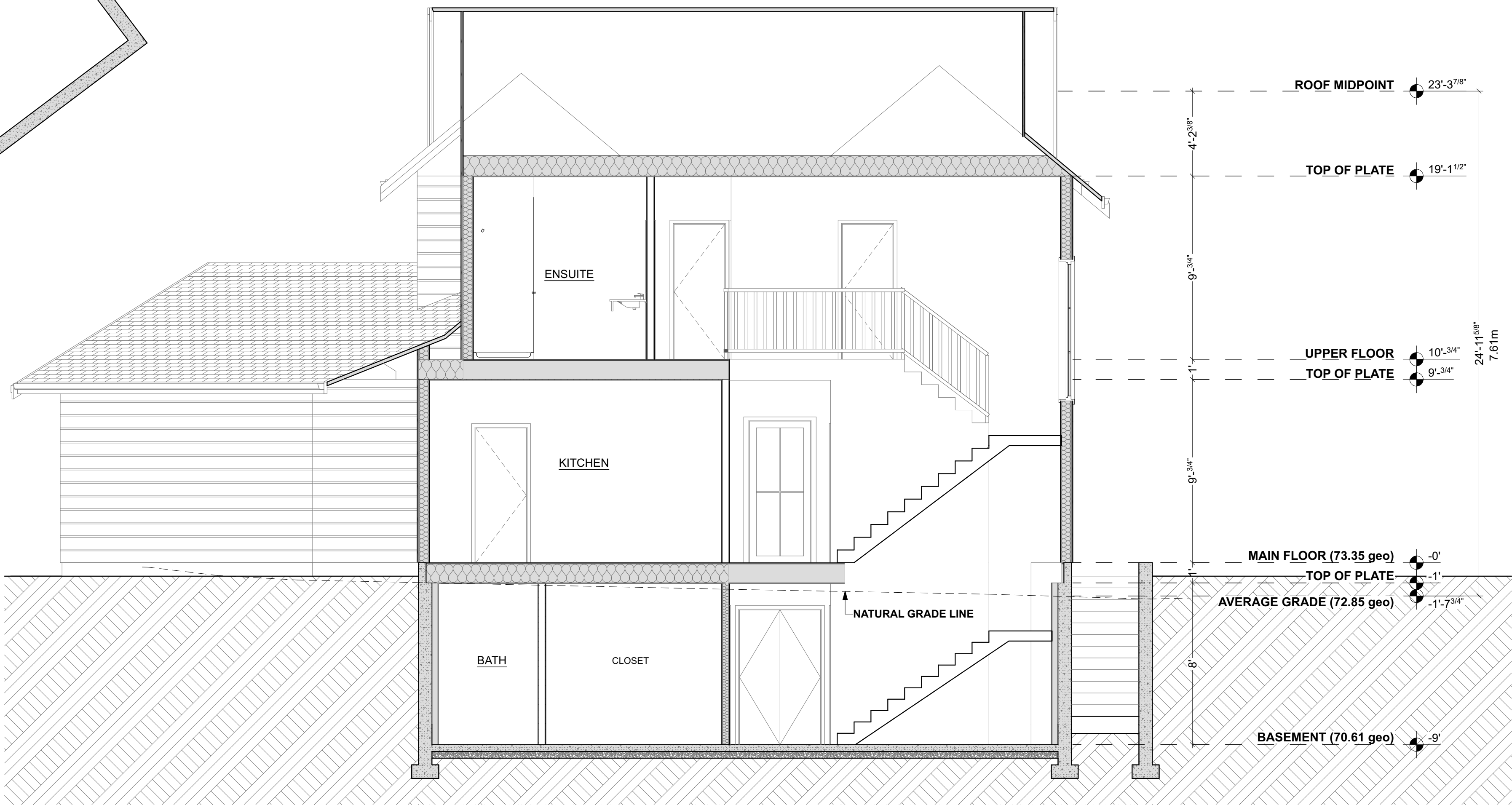
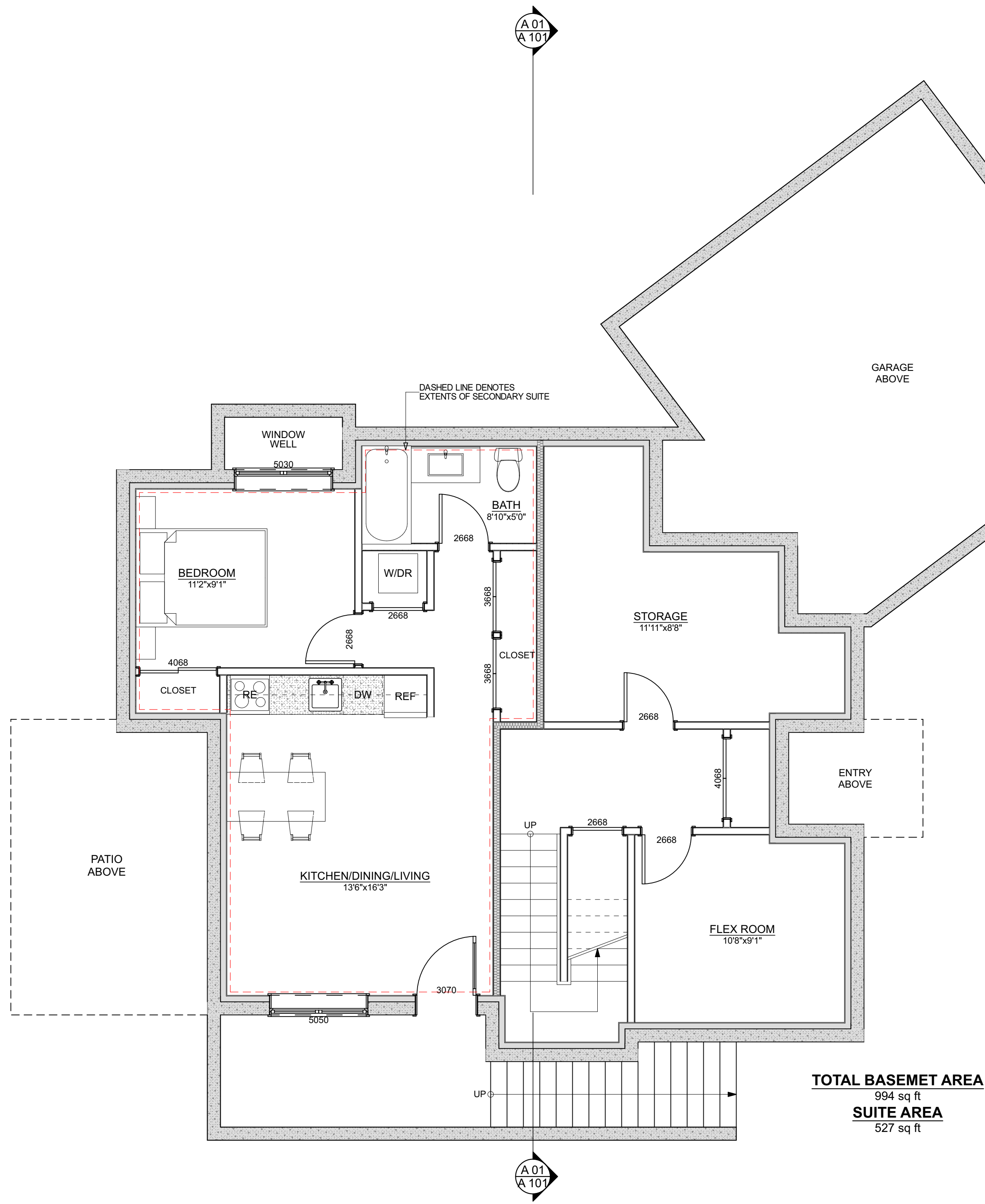
ISSUED:

ELEVATIONS

A-201

Printed: 2024-04-16

SL B



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

- CROSS SECTION 01
SCALE: 1/4" = 1'-0"



1500 Shorncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

ALTA VISTA - SL B

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© Adapt Design

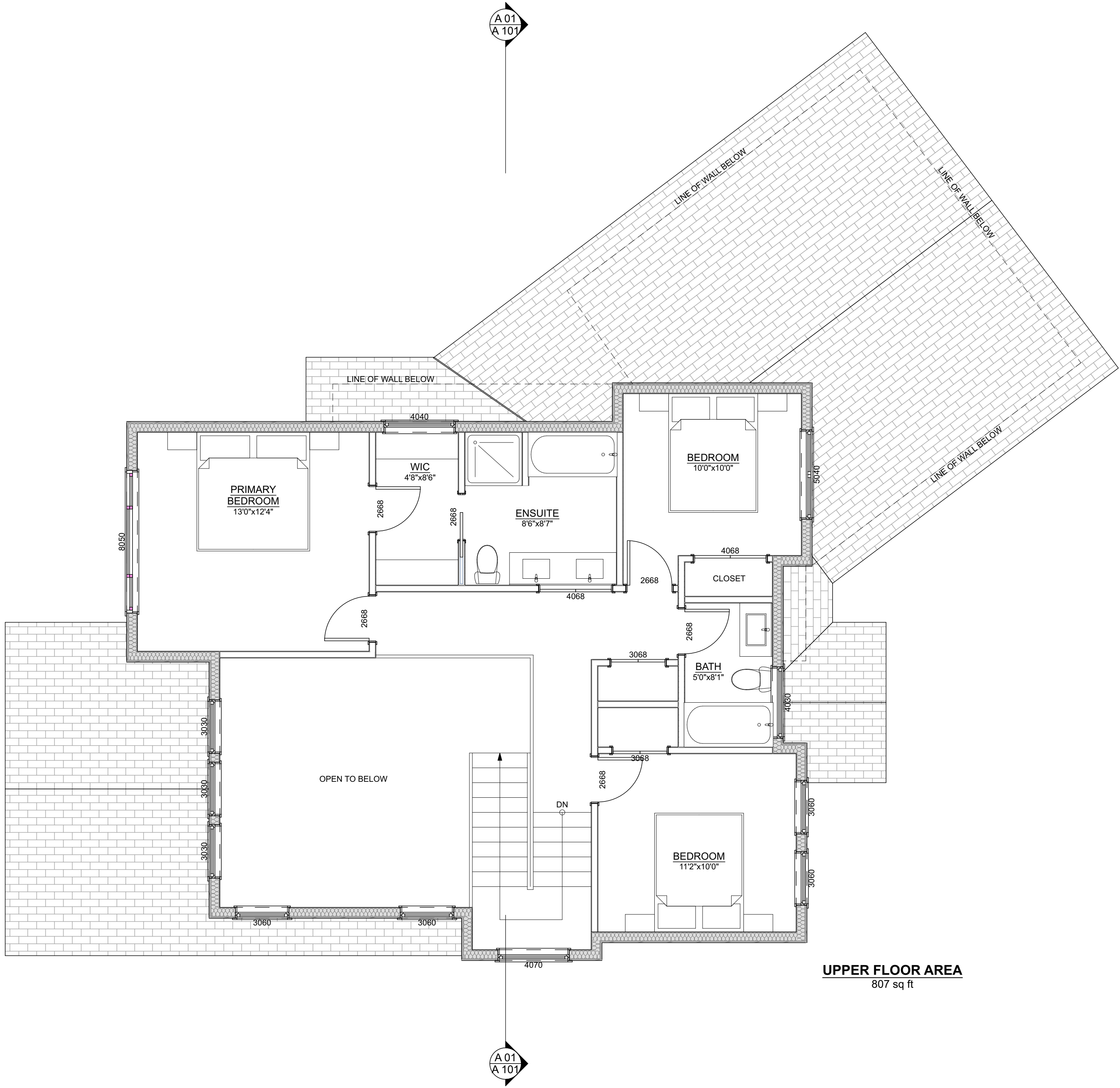
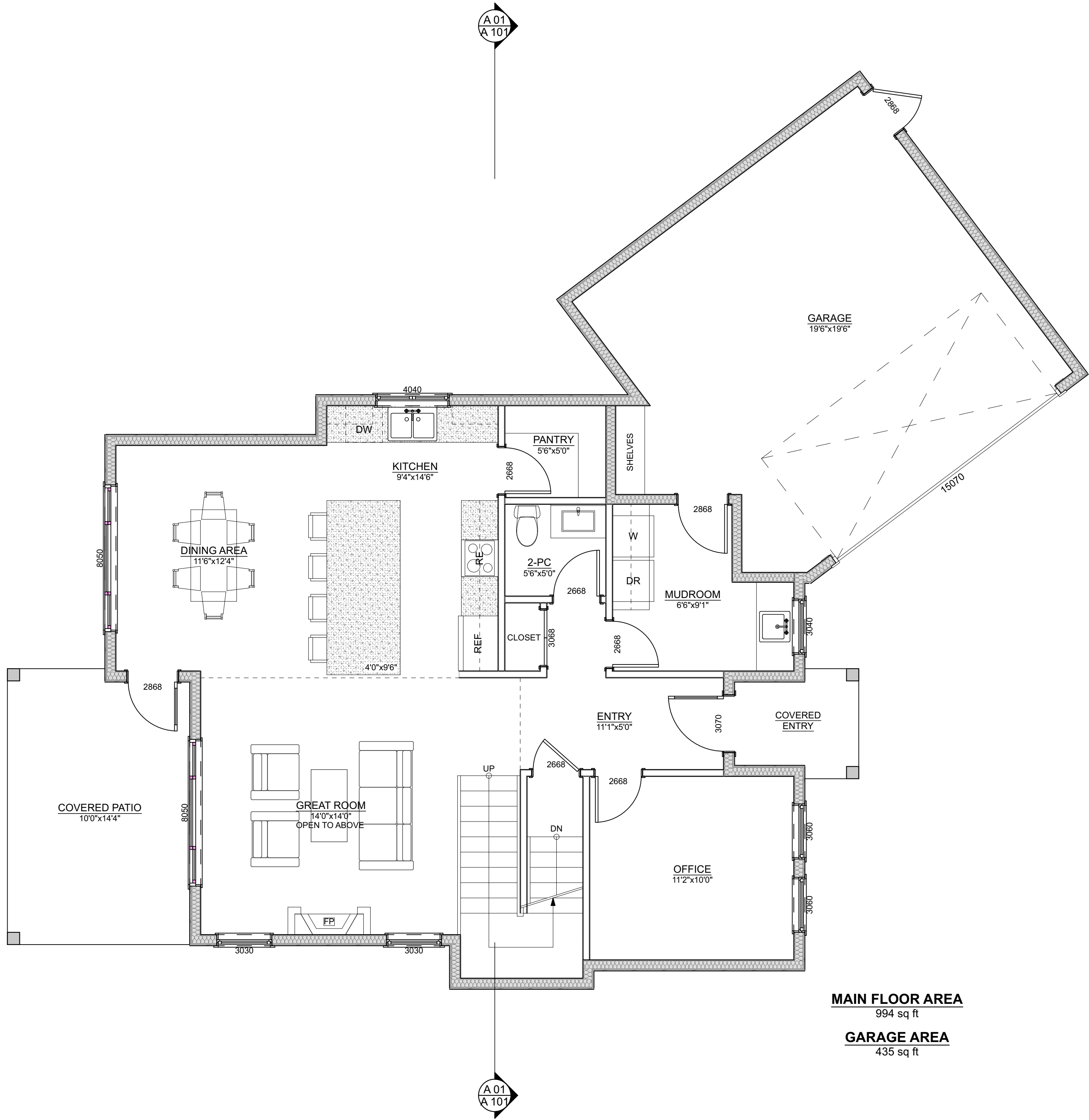
ISSUED FOR DP

ISSUED:

BASEMENT FLOOR
PLAN AND CROSS
SECTION

A-101

SL B



1500 Shorncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

ALTA VISTA - SL B

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© Adapt Design

ISSUED FOR DP

ISSUED:

MAIN AND UPPER FLOOR PLAN

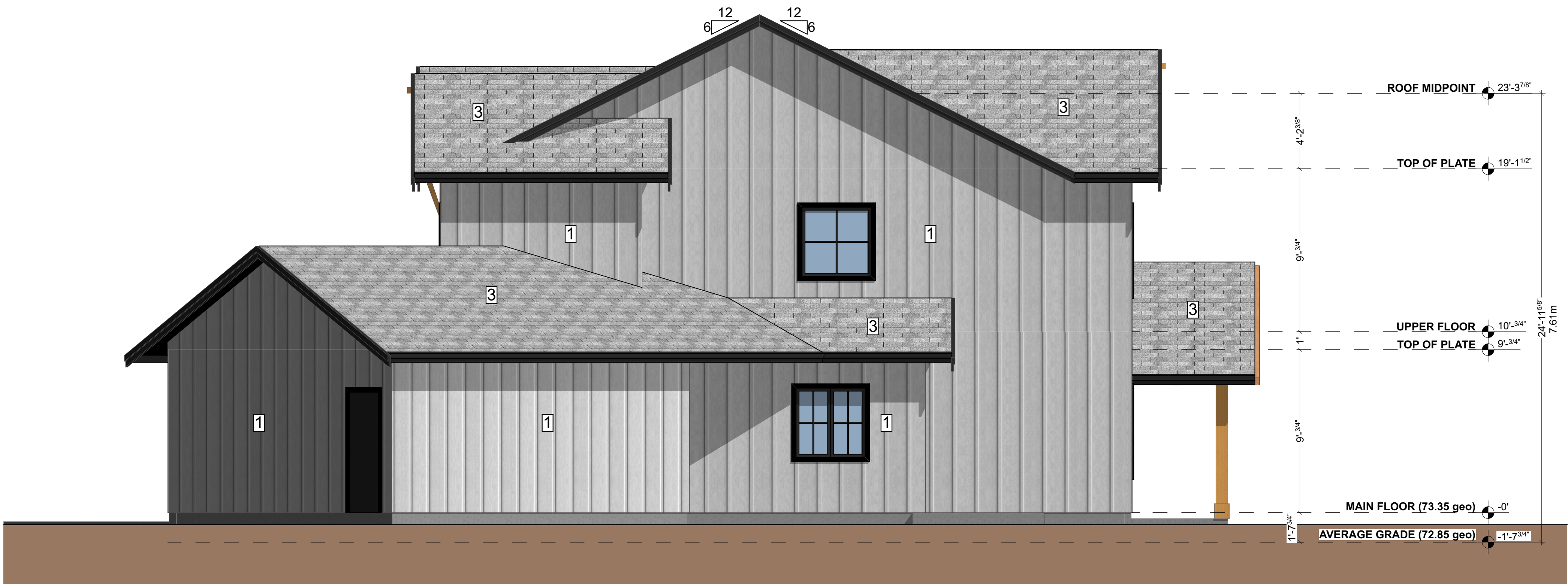
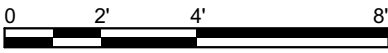
A-102

SL B



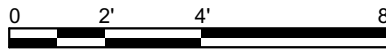
1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



EXTERIOR CLADDING LEGEND

- 1 BOARD AND BATTEN
PAINTED
- 2 STONE VENEER
AS PER OWNER
- 3 ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS

- GUTTERS 5" CONTINUOUS ALUMINUM (PREFINISHED)
- SOFFIT 5"X4"X2" ALUMINUM DOWNSPOUT (PREFINISHED)
- FASCIA 2X10 COMB FACED SPF (PAINTED)
- WINDOW TRIM 2X4 COMB FACED SPF TOPSIDES CW 2X4 SLOPED
- DOOR TRIM BILL & 2X4 SUBSILL (PAINTED)
- CORNER TRIM 2X4 COMB FACED SPF (PAINTED)

NOTE:
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND
CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY
ALL I.O. PRIOR TO ORDERING WINDOWS.
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS
ALL COLOURS AS PER OWNER



1500 Shorncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

ALTA VISTA - SL B

Drawings and Specifications as instruments of
service are and shall remain the property of
Adapt Design. They are not to be used on
extensions of the project, or other projects,
except by agreement in writing and
appropriate compensation to the Designer.

The General Contractor is responsible for
confirming and correlating dimensions at the
job site. The Designer will not be responsible
for construction means, methods, techniques,
sequences, or procedures, or for safety
precautions and programs in connection with
the project.

© Adapt Design

ISSUED FOR DP

ISSUED:

ELEVATIONS

A-201

SL B

EXTERIOR CLADDING LEGEND

1

BOARD AND BATTEN
PAINTED

2

STONE VENEER
AS PER OWNER

3

ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS

GUTTERS

5" CONTINUOUS ALUMINUM (PREFINISHED)

SOFFIT

5" CONTINUOUS ALUMINUM (PREFINISHED)

PASCA

2X10 COMB FACED SPF (PAINTED)

WINDOW TRIM

2X4 COMB FACED SPF TOPSIDES CW 2X4 SLOPED

DOOR TRIM

BILL & 2X4 SUBSILL (PAINTED)

CORNER TRIM

2X4 COMB FACED SPF (PAINTED)NOTE:
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL I.O. PRIOR TO ORDERING WINDOWS.
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS
ALL COLOURS AS PER OWNER

1500 Shorncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

ALTA VISTA - SL B

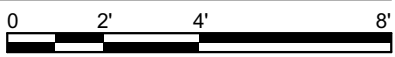
Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

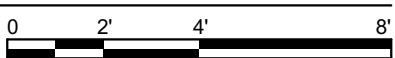
© Adapt Design



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



SPATIAL SEPARATION BCBC 9.10.15.4	
LIMITING DISTANCE	3.0m
EXPOSING BUILDING FACE	72.49m ²
ALLOWABLE OPENINGS	13.5%
PROPOSED AREA	5.64m ²
PROPOSED OPENINGS	7.78%

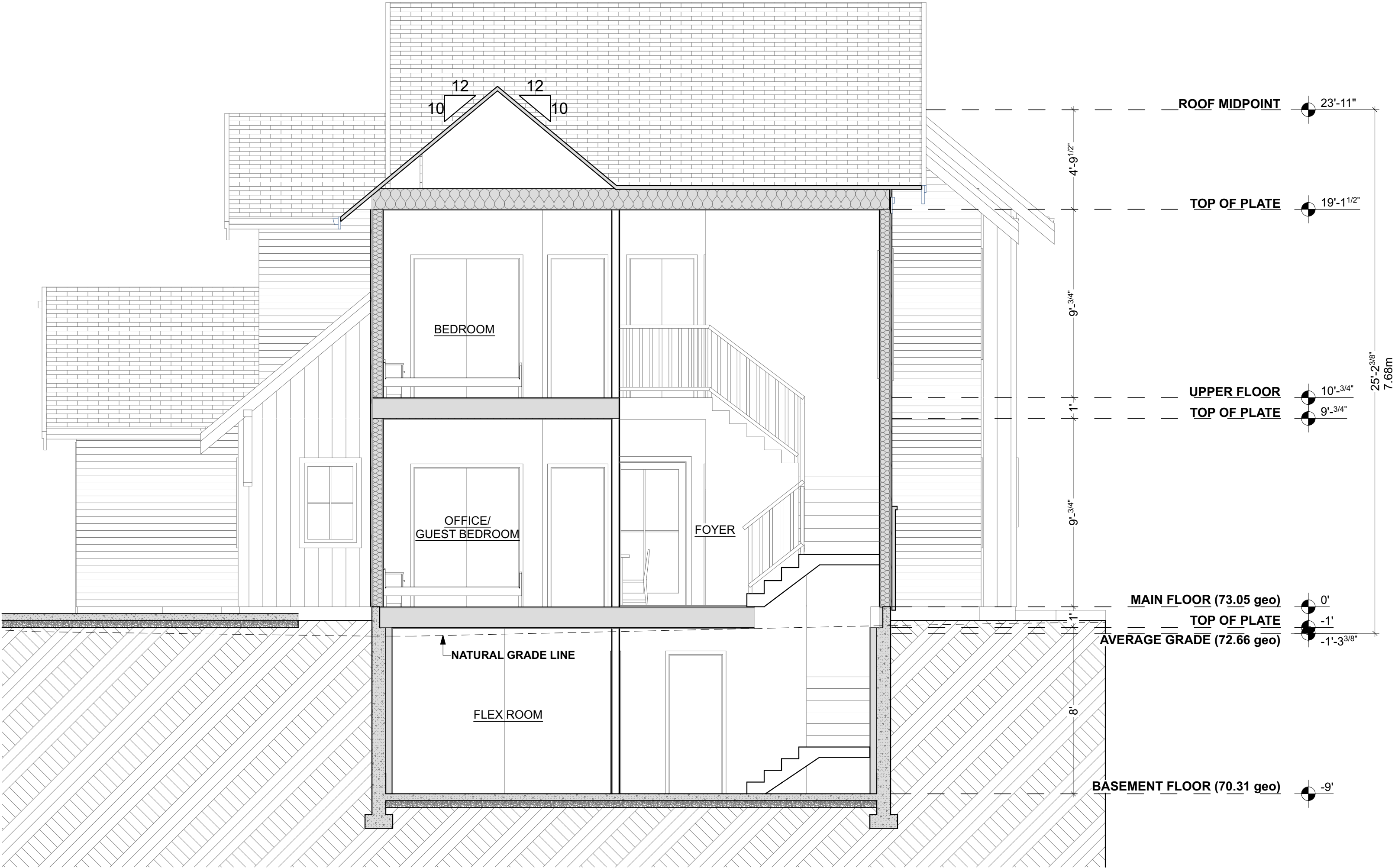
ISSUED FOR DP

ISSUED:

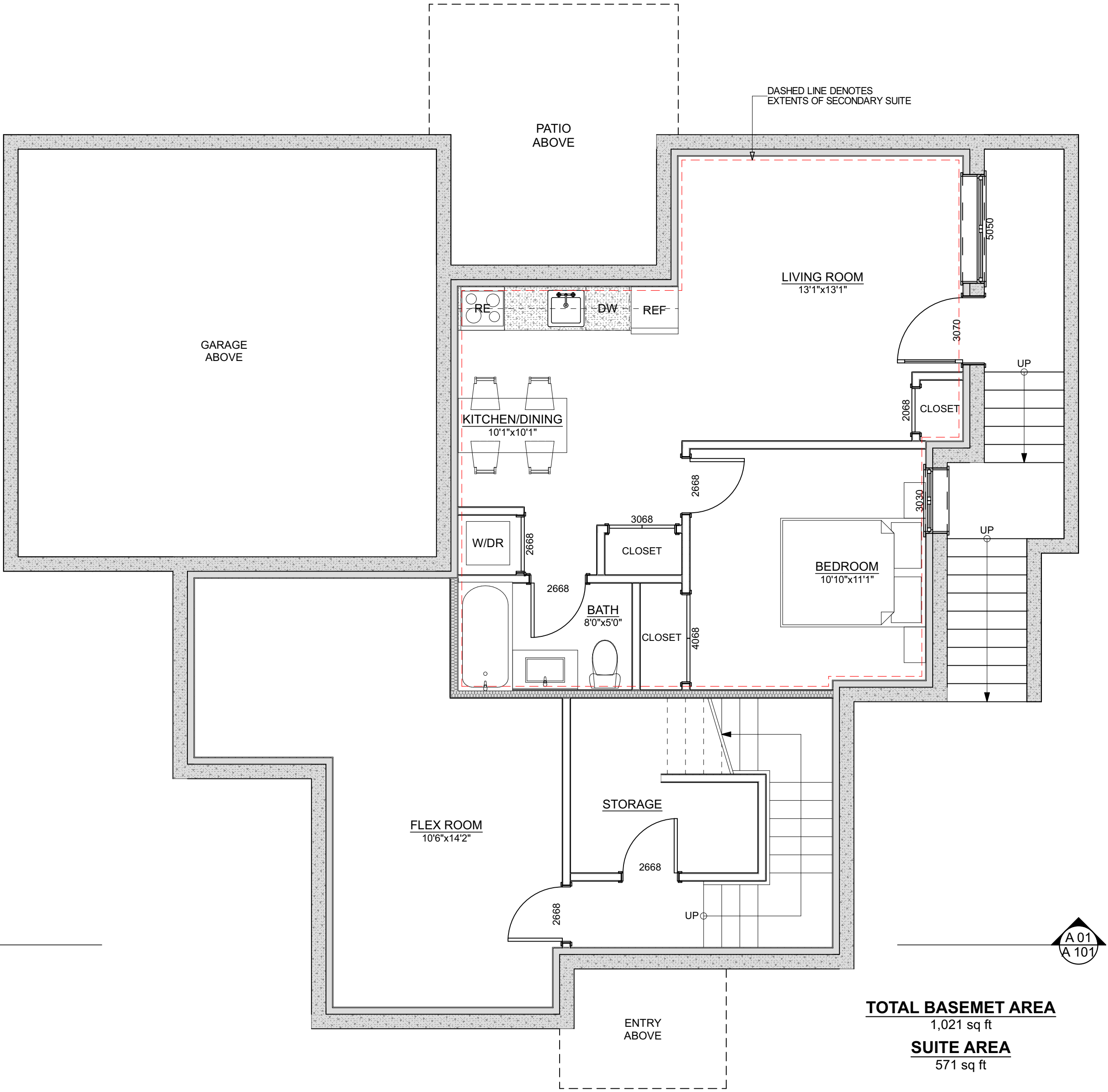
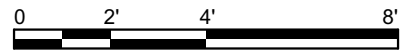
ELEVATIONS

A-202

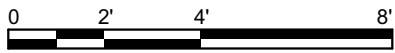
SL C



CROSS SECTION
SCALE: 1/4" = 1'-0"



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



1500 Shorncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

ALTA VISTA -
SL C

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© Adapt Design

ISSUED FOR DP

ISSUED:

BASEMENT FLOOR
PLAN AND CROSS
SECTION

A-101

Printed: 2024-04-16

SL C



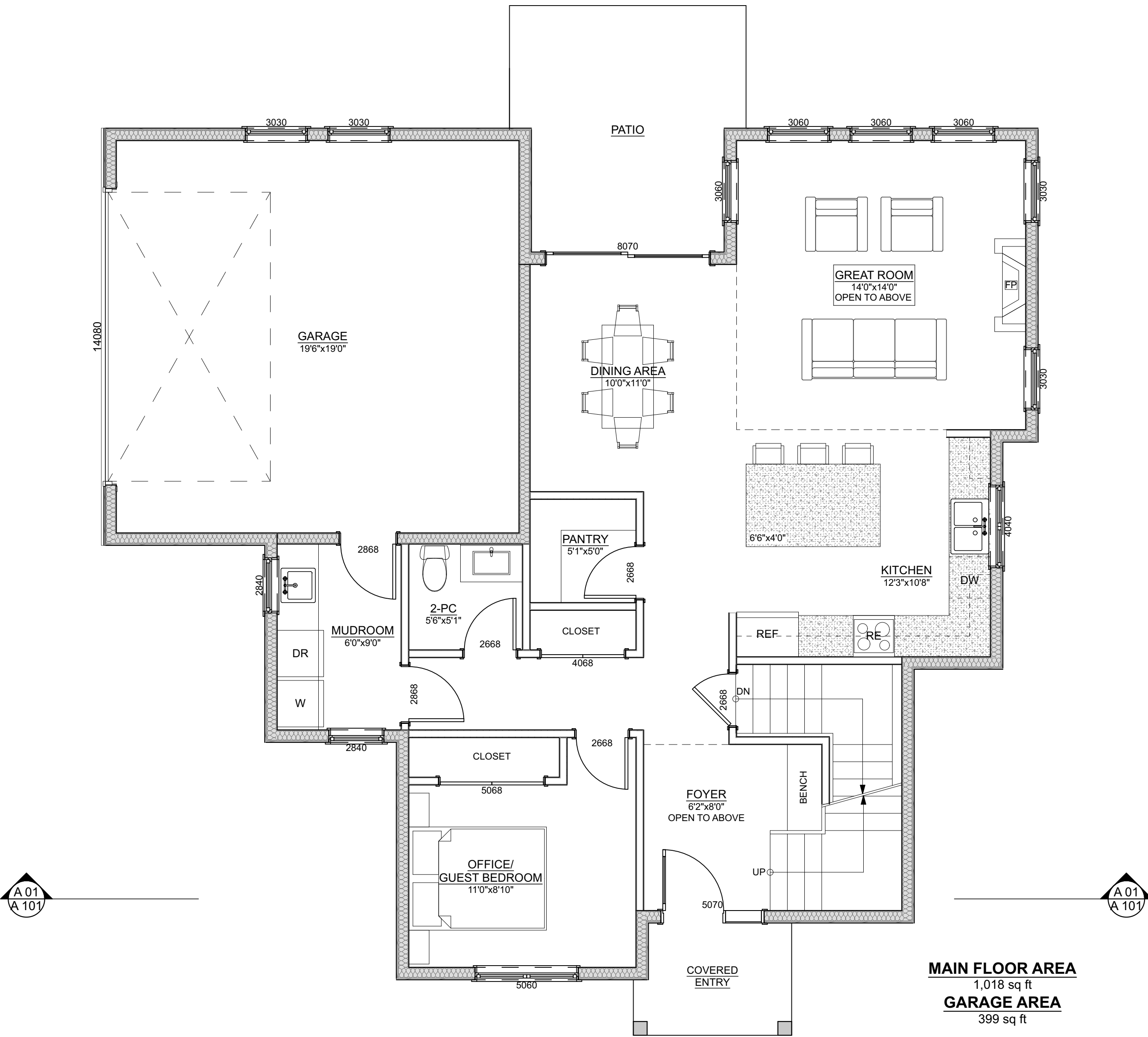
1500 Shorncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

ALTA VISTA -
SL C

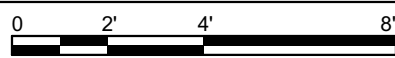
Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

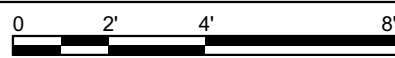
© Adapt Design



1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



ISSUED FOR DP

ISSUED:

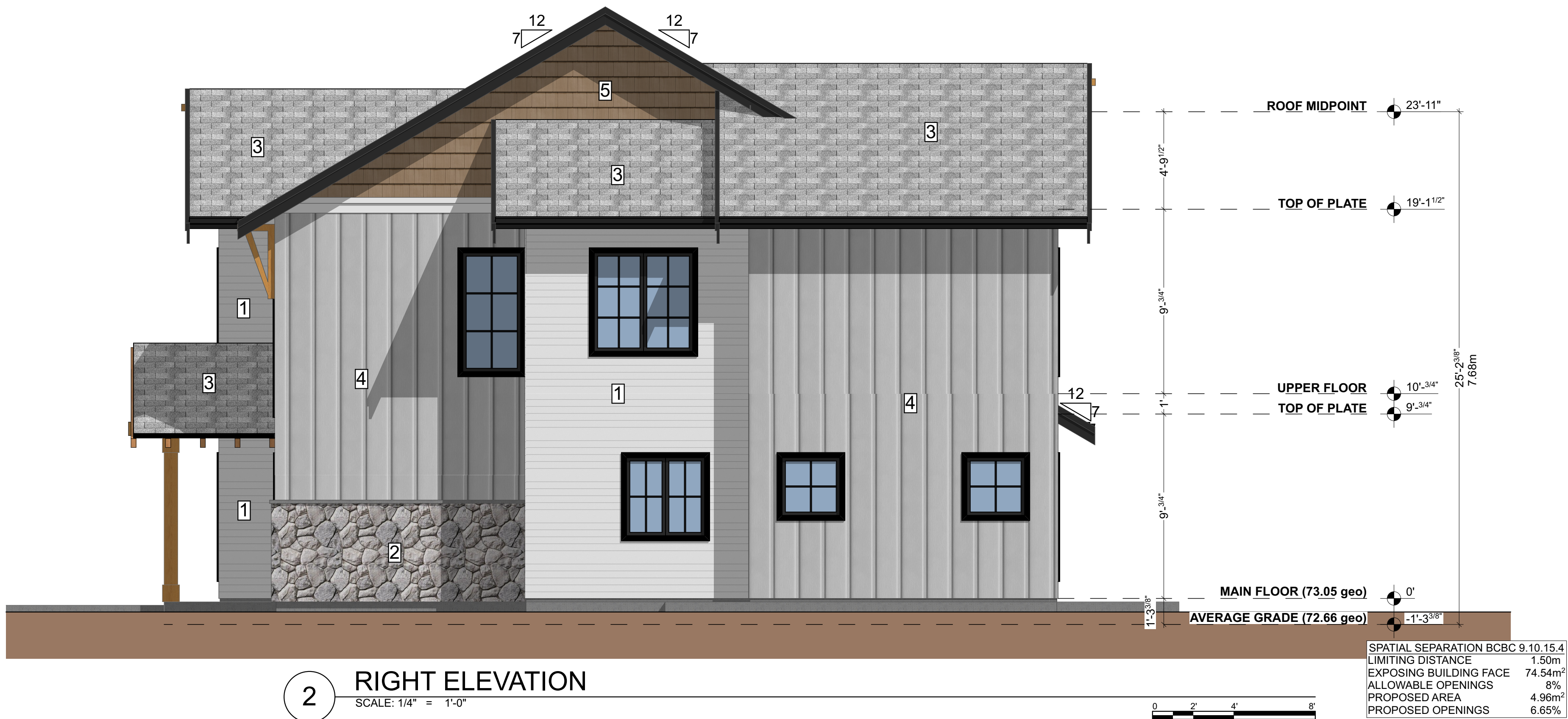
MAIN AND UPPER
FLOOR PLAN

A-102

SL C



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING LEGEND


1	LAP SIDING PAINTED
2	STONE VENEER AS PER OWNER
3	ASPHALT ROOFING SHINGLES
4	BOARD AND BATTEN PAINTED
5	HARDIE SHINGLE PAINTED

ADDITIONAL EXTERIOR FINISHINGS

GUTTERS	9" CONTINUOUS ALUMINUM (PREFINISHED)
SOFFIT	CXW-1X3" ALUMINUM DOWNSPOUT (PREFINISHED)
SHUTTER	2X4 COMB FACED SPF (PAINTED)
FASCIA	2X10 COMB FACED SPF (PAINTED)
WINDOW TRIM	2X4 COMB FACED SPF TOP SIDES CXW 2X4 SLOPED SILL & 2X4 SILL (PAINTED)
DOOR TRIM	2X4 COMB FACED SPF (PAINTED)
CORNER TRIM	1X4 COMB FACED SPF (PAINTED)

NOTE:
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND
CONFORM TO HURON'S MINIMUM REQUIREMENTS. CONTRACTOR TO VERIFY
ALL I.R.D PRIOR TO ORDERING WWDS

FLASH OVER ALL MATERIAL TRANSITIONS. DOOR AND WINDOW HEADERS
ALL COLOURS AS PER OWNER

The logo for Adapt Design. The word "ADAPT" is in a large, bold, black sans-serif font. The word "DESIGN" is in a smaller, black sans-serif font, positioned to the right of "ADAPT". A thick black horizontal bar is positioned below "ADAPT", extending from the left edge of the logo area.

00 Shorncliffe Road Victoria BC Canada
0.893.8127
www.adaptdesign.ca

**ALTA VISTA -
SL C**

Drawings and Specifications as Instruments of Service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

Adapt Design

ISSUED FOR DP

ISSUED:

ELEVATIONS

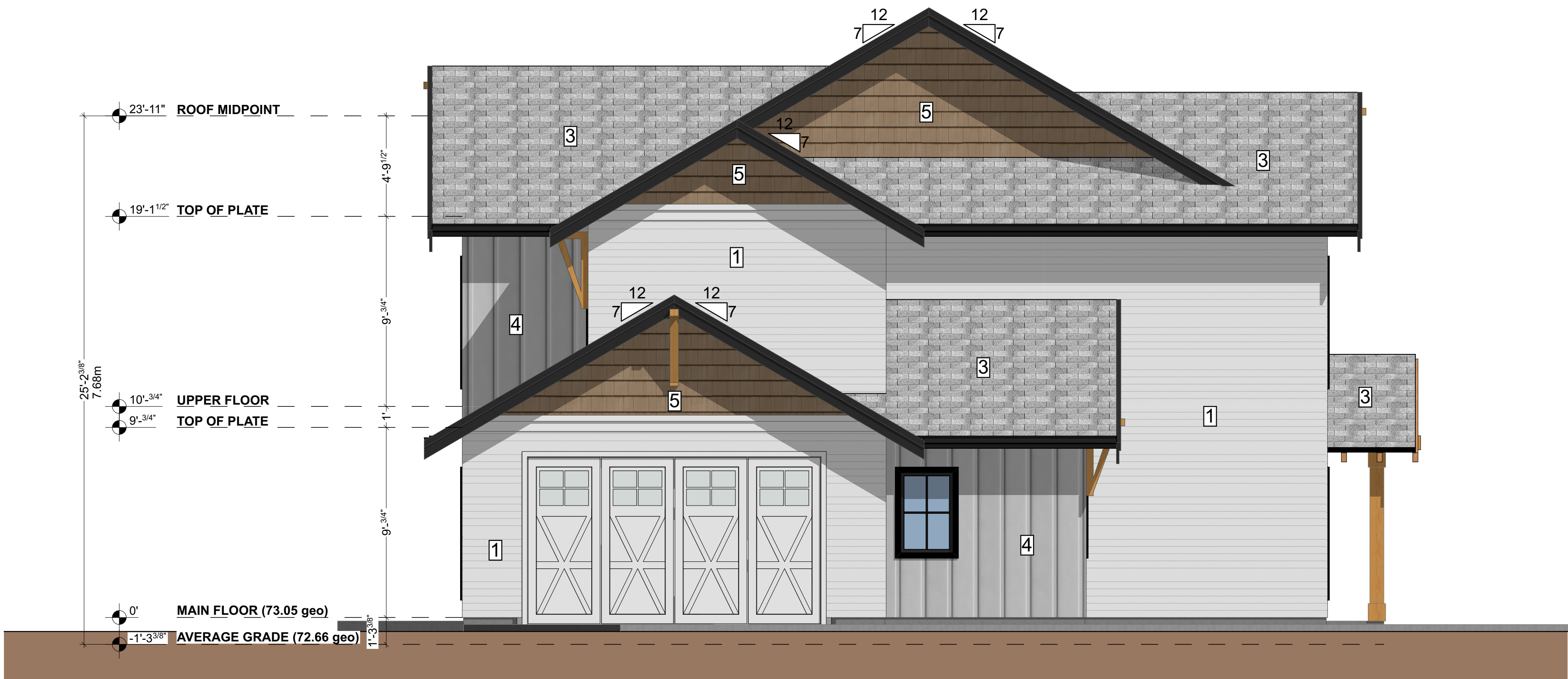
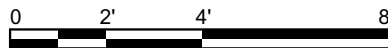
A-201

SL C



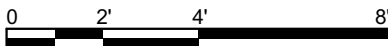
3 REAR ELEVATION

SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION

SCALE: 1/4" = 1'-0"



EXTERIOR CLADDING LEGEND	
1	LAP SIDING PAINTED
2	STONE VENEER AS PER OWNER
3	ASPHALT ROOFING SHINGLES
4	BOARD AND BATTEN PAINTED
5	HARDIE SHINGLE PAINTED

ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	2" CONTINUOUS ALUMINUM (REFINISHED)
SCOFFIT	CW 4"x2" ALUMINUM DOWNSPOUT (REFINISHED)
PASCA	VENTED ALUMINUM (REFINISHED)
WINDOW TRIM	2"x4" COMB FACED SPF (PAINTED)
DOOR TRIM	2"x4" COMB FACED SPF TOPSIDES CW 2"x4" SLOPED
CORNER TRIM	SILL & 2"x4" SUBSILL (PAINTED)
	2"x4" COMB FACED SPF (PAINTED)
	1"x4" COMB FACED SPF (PAINTED)

NOTE:
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND
CONFORM TO BCOS EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY
ALL R.O. PRIOR TO ORDERING WDW'S
FLASH OVER ALL MATERIAL TRANSITIONS. DOOR AND WINDOW HEADERS
ALL COLOURS AS PER OWNER



1500 Shorncliffe Road Victoria BC Canada
250.893.8127
www.adaptdesign.ca

ALTA VISTA -
SL C

Drawings and Specifications as instruments of
service are and shall remain the property of
Adapt Design. They are not to be used on
extensions of the project, or other projects,
except by agreement in writing and
appropriate compensation to the Designer.

The General Contractor is responsible for
confirming and correlating dimensions at the
job site. The Designer will not be responsible
for construction means, methods, techniques,
sequences, or procedures, or for safety
precautions and programs in connection with
the project.

© Adapt Design

ISSUED FOR DP

ISSUED:

ELEVATIONS

A-202

**Rezoning, Variance & Subdivision Applications for
2384 Alta Vista Pl & 6673 Buena Vista Rd, Victoria, BC
INFO SHEET**



Owners – 2384 Alta Vista Place	Owner – 6673 Buena Vista Rd	Applicant
Shauna Sundher & Brandon Selina	Gurdave Sundher	Shauna Sundher & Brandon Selina
2384 Alta Vista Pl	6673 Buena Vista Road	2384 Alta Vista Pl
Victoria, BC V8Z 5S5	Victoria, BC V8Z 5W9	Victoria, BC V8Z 5S5

Civic Addresses: 2384 Alta Vista Place and 6673 Buena Vista Rd, Victoria, BC

Legal Description: Lot A Section 14, Range 4 East South Saanich District, Plan 19468 PID 003-726-291 and Lot 9, Section 14, Range 4 East, South Saanich District, Plan 17930 PID 003-826-139

Approximate Lot Area: 3680 m² (approx.)

Existing Zoning: R-1

OCP Classification and Policies: **Neighbourhood Residential – “Purpose – Within the Urban Containment Boundary** to permit a mix of housing types in areas predominately consisting of residential uses. Supported housing forms include single-detached, secondary suites, accessory cottages, duplexes, pocket-neighbourhoods and multi unit residential buildings containing up to 8 dwellings.”

Section 4.1 – Policy 2 “Encourage innovative and site-sensitive housing and subdivision designs that reduce storm water runoff, demonstrate energy efficiency in building performance, and demonstrate a sensitive response to the site and its context, particularly the retention of trees. Proposals should use energy efficient design that incorporates alternative forms of energy including earth energy (geo-exchange) and solar energy sources, and meet the tree density target of 50 trees/ ha as required by the Tree Management Bylaw.”

Section 4.1 – Policy 12 “Encourage a social mix within individual developments by mixing housing types and tenure-ship arrangements throughout the community. Support a mix of housing tenures, including market ownership, affordable homeownership, purpose-built rental housing, non-market rental housing, cooperative housing, co housing, multi-generational housing and other alternative housing forms that may provide more affordable housing options.”

Section 4.1 – Policy 16 – “Within residential neighbourhoods, support secondary suites and a mix of infill housing forms, including small lots, panhandle lots, pocket neighbourhoods, duplexes, small scale multi-unit development and townhouses, where they are consistent with infill design guidelines.”

Section 4.1 – Policy 27 “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.”

Section 4.1 – Policy 28 “Consider the use of variances to the Land Use Bylaw, where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, public view protection, overall site design, protection of natural features and compatibility with neighbourhood character and adjoining properties.

Adjacent land uses: The properties surrounding the subject property are zoned Large Lot Single Family Residential (R1) with an R1-S lot adjacent to the 2384 Alta Vista Pl lot.

Existing Grades: Existing grades are relatively flat.

Development Proposal

Proposed Use: Rezoning a portion of these two parent parcels to the R-1XS zone to permit an infill subdivision to create three additional lots for a total of 5 lots. The existing houses will remain on smaller lots which still meet the existing R1 zone requirements. Basement suites are proposed for the three R1-XS lots. Variances will be required for lot frontage for two of the strata lots (noted in Table 2 below) with additional information provided under the Variances heading. It is further noted that the proposed rezoning and subdivision will result in a total of 8 units which is total density of 4 units per lot (6 units on the new lots and 2 on the existing lots).

Subdivision Application: The proposed subdivision would be done by taking portions of the two existing parcels and creating a bareland strata for the three new lots and strata road as shown on the attached plans. Details on proposed lot sizes and dimensions are provided in Tables 1 and 2 below. The proposed lots all exceed the minimum lot areas of 700m² for the R1 zone and 300m² for the R1-XS zone. Proposed building envelopes are noted on the plan as well as the house plans to demonstrate the proposed setbacks and building envelope areas.

Table 1 – Proposed Lot Details

	Lot Area	Lot Frontage	Building Envelope
Proposed Lot 1 (R1)	780.3m ²	24.64 m	N/A
Proposed Lot 2 (R1)	1066.2m ²	29.78 m	N/A
Proposed SL A (R1-XS)	489.8m ²	22.79m	184.2m ²
Proposed SL B (R1-XS)	486.6m ²	8.28m*	249.9m ²
Proposed SL C (R1-XS)	488.3m ²	6.0m*	191.1m ²

* variance required

The house designs for the three new houses are attached as required for the Small Lot Infill DP and include a landscape plan. These plans along with a conceptual servicing plan were reviewed by the arborist to assist in determining tree retention and replacement in the attached arborist report.

The subdivision setbacks for the existing homes as well as for the new lots are provided in Table 2 below and any proposed variances are noted. Table 3 provides details on the proposed building floor areas, height and coverage.

Table 2 – Proposed Building Setbacks

	Front Setback	Rear Setback	Side Setbacks	Combined Side
Proposed Lot 1 (R1)	12.12m	8.89m	1.64/5.28m	6.92m
Proposed Lot 2 (R1)	12.66m	7.5m	1.69/7.41m	9.1m
Proposed SL A (R1-XS)	6.0m	7.5m	1.5/3.72m	5.23m
Proposed SL B (R1-XS)	7.03m	11.29m	1.5/3.0m	4.5m
Proposed SL C (R1-XS)	8.27m	7.8m	1.5/4.0m	5.5m

* variance required

Table 3 – Proposed Building Sizes, Heights and Coverage

	Non-Basement Floor Area	FSR	Height	Lot Coverage
Proposed Lot 1 (R1)	213.8m ²	27.4%	2 storey	18% approx
Proposed Lot 2 (R1)	289.2m ²	27.1%	2 storey	22% approx
Proposed SL A (R1-XS)	180m ²	36.7%	7.4m	28.13%
Proposed SL B (R1-XS)	179.68m ²	36.9%	7.61m	30.77%
Proposed SL C (R1-XS)	179.45m ²	36.7%	7.68m	27.73%

* variance required

In consideration of compatibility with the surrounding neighbourhood character, compact growth areas, meeting housing needs and the Infill Housing Design Guidelines, the following is noted;

- Retention of the existing two houses will reduce the waste associated with demolition and rebuilding. It also ensures that limited changes will be observed by neighbours beside and across from the proposed development.
- This infill subdivision eliminates the need for any panhandle subdivision.
- Setbacks for the new lots provide good separation to neighbouring properties.
- Requested variances do not impact adjacent properties.
- Retained trees along adjacent property lines will maintain screening for the existing homes;
- The additional density will not be visible from the street and utilizes areas of the two parent parcels which are currently not required under the existing R1 zone minimum lot area;
- Proposed new house designs provide traditional architectural styling, minimizes side window placement, angles garage entrances and permits the retention of a number of trees;
- Landscape design shows permeable areas in driveways, retained & new trees, downcast landscape lighting, garden beds and open grassed areas;
- Split driveway designs will limit the impermeable areas on the new lots;
- Locating the new development off a strata road will reduce the amount of impermeable street areas typically associated with a new subdivision with road extensions;
- The proposed R1-XS zone limits the house sizes and permits below grade areas which can be used for suites to provide additional rental housing;
- A 6' privacy fence is proposed for the perimeter of the parent parcel.
- The new houses will have off-street parking for 3 cars to meet parking requirements for a home with a suite and as shown on the building plans.

Variances: The proposed variances are for lots SL-B and SL-C for lot frontage (and also do not meet the 10% frontage rule). The minimum lot frontage for the R1-XS zone is 10m. SL-B will have a frontage of 8.28m and SL-C will have a frontage of 6.0m.

As justification for the proposed variance it is noted that;

- The lots with the variances are not visible from the street and do not have a direct impact on adjacent properties.
- Located at the end of the strata road, these lots are configured in a cul-de-sac format which typically have narrow frontages and wider rear lot lines.
- The house designs demonstrate that driveways, parking and house sizes can be adequately accommodated on the site.

Energy Efficiency: The homes are proposed to meet the current, new residential construction Energy Step Code 3 and the Zero Carbon levels. The new homes will be ducted to be solar ready.

Servicing: We have provided a preliminary servicing concept plan dated May 6, 2024 for the subdivision to demonstrate the proposed servicing and driveway locations which were considered by the arborist. These plans have addressed preliminary comments from Engineering.

Archaeology Branch Info Request: The responses from the Archaeology Branch for 2384 Alta Vista Place and 6673 Buena Vista Road are attached indicating that there are no known sites on the subject property. This information was provided to the owners.

Trees: An arborist report dated May 3, 2024 is attached and considered the building designs and servicing plans. A total of 28 trees (on-site and off-site) were evaluated. The attached arborist report provides an inventory of these trees and concludes that 5 trees will need to be removed for servicing, an additional 8 trees will need to be removed for building and a total of 15 trees will be retained.

The proposed plan of subdivision shows that one replacement tree is required to meet the tree density. The landscape plan shows the one proposed replacement tree on SL-C (Japanese Maple) to comply with the tree protection bylaw.



Central Saanich

DEVELOPMENT PERMIT

NO. 3060-20-5/24

2384 ALTA VISTA PL and 6673 BUENA VISTA RD

TO:



(HEREIN CALLED "**THE OWNER**")

This Development Permit is issued subject to compliance with all of the applicable Bylaws of the municipality.

This Development Permit applies to the lands known and described as:

PARCEL IDENTIFIER: 003-726-291

LOT A SECTION 14 RANGE 4E SOUTH SAANICH DISTRICT
PLAN 19468

PARCEL IDENTIFIER: 003-826-139

LOT 9 SECTION 14 RANGE 4E SOUTH SAANICH DISTRICT
PLAN 17903

(HEREIN CALLED "**THE LANDS**")

1. The development of the above noted lands shall be in accordance with the specifications and plans attached, which form Appendix "A" of the Development Permit.
2. This Development Permit is issued subject to compliance with the provisions of the Land Use Bylaw and all other applicable Bylaws of the Municipality, except as specifically varied by this Permit:
 - a. Zoning Bylaw No. 2196 is varied to reduce the minimum lot frontage for subdivision from 22.0 metres to 8.28 metres for proposed Lot B;

- b. Zoning Bylaw No. 2196 is varied to reduce the minimum lot frontage for subdivision from 22.0 metres to 6.0 metres for proposed Lot C;
3. All new dwellings will be constructed to be solar ready.
4. Minor variations to the development (*and not to required or varied Bylaw requirements*) may be permitted by the Director of Planning and Building Services.
5. The owner shall substantially commence construction within 24 months from the date of issuance of this Permit, in default of which the Permit shall be null and void and of no further force or effect.
6. Construction of driveways and parking areas, and delineation of parking spaces shall be completed *prior to the issuance of an Occupancy Permit*.
7. As a condition of the issuance of this Permit, and *prior to building permit issuance*, the following shall be **provided to the Director of Planning** for review and approval:
 - a. a landscape estimate and deposit in the amount of 125% of the estimated landscaping costs by way of either an irrevocable letter of credit, or a certified cheque.
8. The Municipality is holding the security as specified to ensure that development is carried out in accordance with the terms and conditions of this Permit. The condition of the posting of the security is that should the owner fail to carry out specified landscaping provisions or create any unsafe condition, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be returned to the owner.
9. As a condition of this Permit, the Owner shall ensure that the landscaping has been successfully established, maintained, and replaced if necessary for a period of one year following the completion of installation of the landscaping.
10. Upon the completion of the installation of landscaping to the satisfaction of the municipality, the owner may provide a replacement letter of credit or certified cheque in the amount of 10% of the initial amount of the security. The municipality may retain the

security in the initial amount or the reduced amount for a period of one year following the completion of installation of the landscaping as security for the maintenance and replacement of the landscaping in the event that it is not properly maintained and replaced as necessary by the Owner in accordance with Section 8 of this Permit.

11. The terms and conditions contained in this Permit shall inure to the benefit of and be binding upon the owner, their executors, heirs or administrators, successors and assigns as the case may be or their successors in title to the land.

12. This Permit is **not** a Building Permit.

DRAFT

AUTHORIZING RESOLUTION PASSED AND ISSUED BY MUNICIPAL COUNCIL ON .

Permit Issue date:

Signed in the presence of:

Witness

[Redacted Signature]

Address of Witness

Date

Occupation

Witness

Date

Address of Witness

Occupation

**THE CORPORATION OF THE
DISTRICT OF CENTRAL SAANICH**

Ryan Windsor, Mayor

Emilie Gorman, Corporate Officer

APPENDIX "A"

DP # 3060-20-5/24

003-726-291

LOT A SECTION 14 RANGE 4E SOUTH SAANICH DISTRICT PLAN 19468

2384 ALTA VISTA PL

003-826-139

LOT 9 SECTION 14 RANGE 4E SOUTH SAANICH DISTRICT PLAN 17903

6673 BUENA VISTA RD

Attachments:

Site Plan by Adapt Design, dated April 16, 2024.

Arborist Report by TBD, dated TBD.

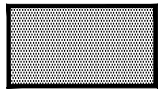
BYLAW NO. 2211

Appendix 'A' To Bylaw No. 2211

Amendment to Land Use Bylaw Schedule "I" Zoning Map

2384 Alta Vista Plc and 6673 Buena Vista Rd

LEGEND

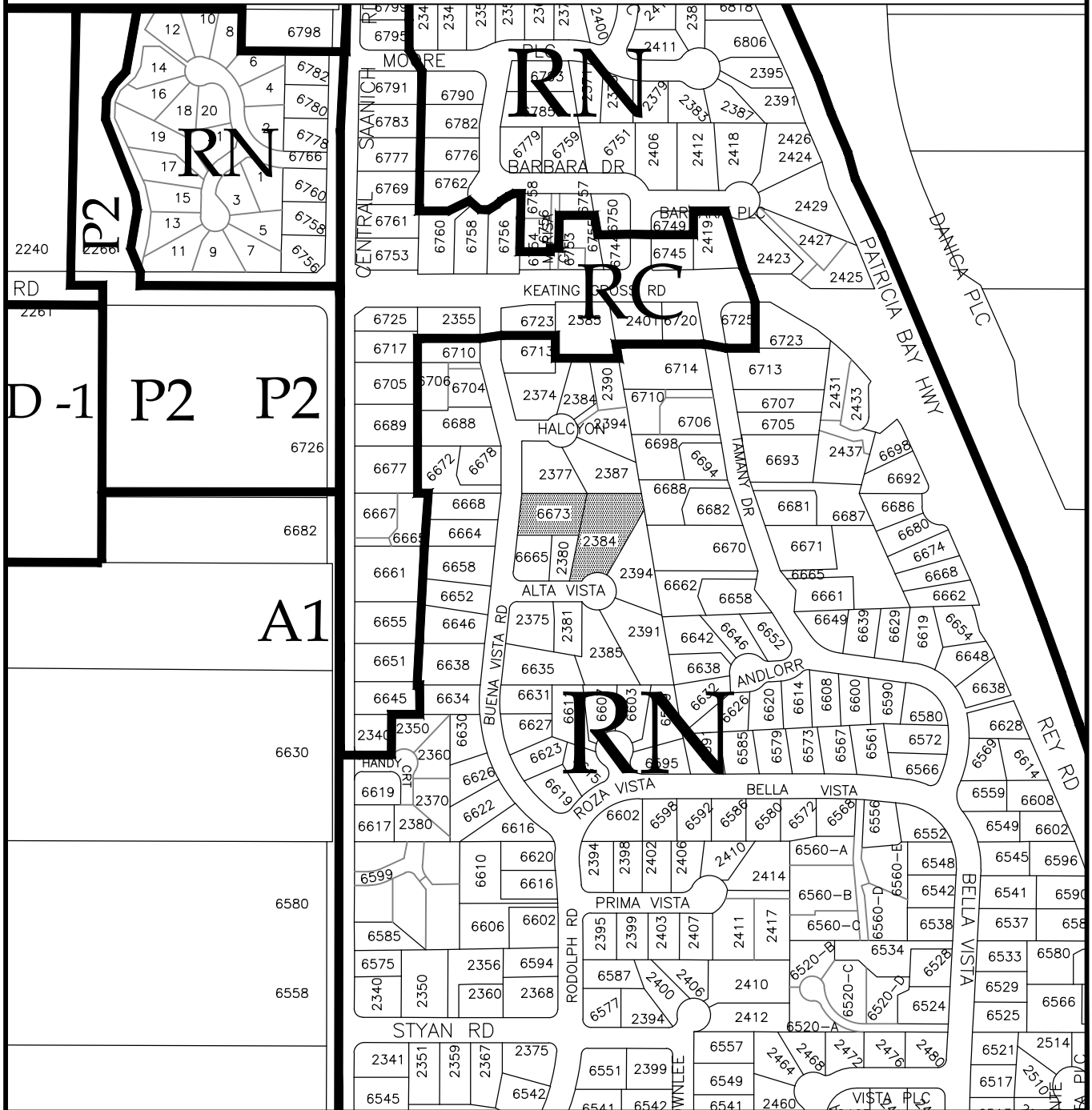
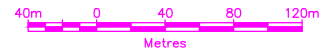


SUBJECT PROPERTIES
2384 Alta Vista Plc and 6673 Buena Vista Rd

From: Residential Neighbourhood(RN)
To: Residential Neighbourhood With Conditions(RN)



scale 1:4000



Bylaw 2211_2384 Alta_6673 Buena.dwg