

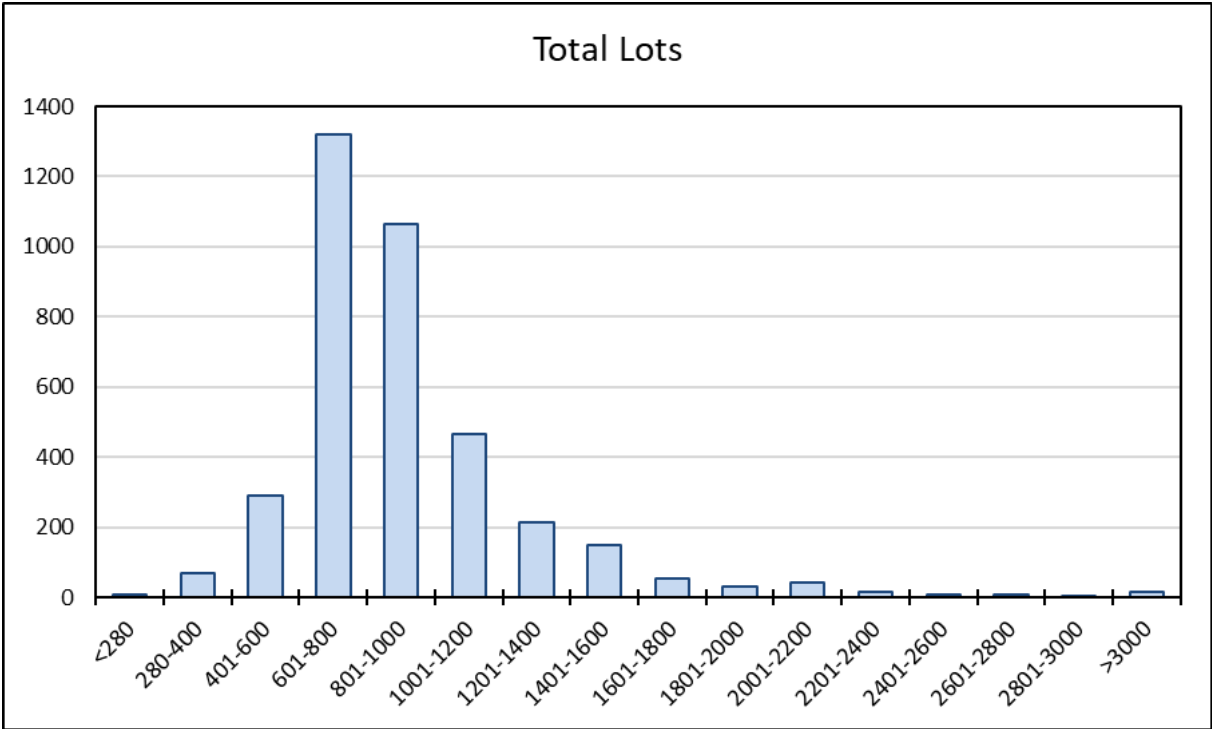
Numbers of Properties Affected

Analysis of R-zoned lots within Urban Containment Boundary
Included CD 9 and 10 zones
Bare land strata lot considered equivalent to fee simple
Panhandle lots considered equivalent to standard lots

Four lots are exempt under provincial legislation (over 4,050m²) but have been included since they are not ideally suited for larger scale multi-unit due to location.

Neighbourhood Area	Total Lots	Average Lot Size (m ²)	Median (m ²)	Smallest (m ²)	Largest (m ²)
Brentwood Bay	1,583	894	807	289	12,914
Saanichton	680	796	780	201	3,023
Saanichton South	343	981	836	300	5,194
Turgoose	127	1,064	930	653	2,715
Tanner North	254	940	825	151	6,150
Tanner South	755	1,058	896	513	3,214
Total	3,742	925	822		

Lot Size Distribution:



Neighbourhood Analysis

Brentwood Bay

Total Lots: 1,583

Average Lot Size: 894m²

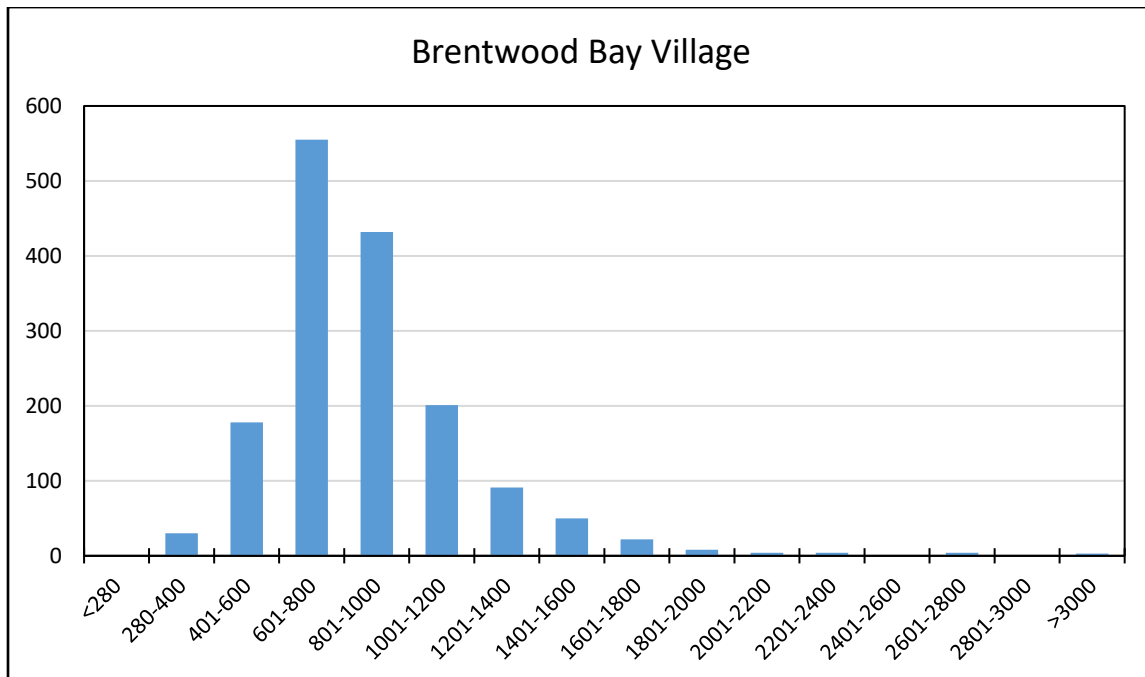
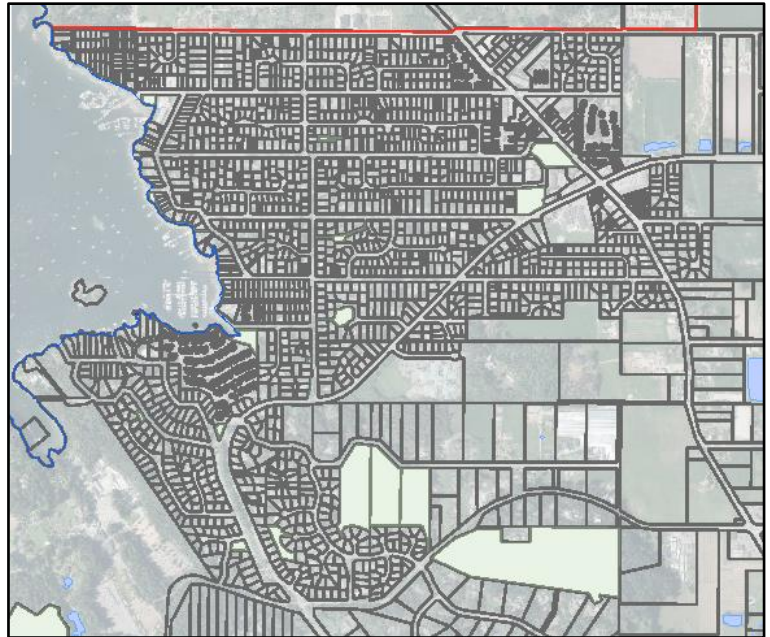
Median: 807 m²

Smallest: 289m²

Largest: 12,914m²

Two Lots could be exempted but have been included:

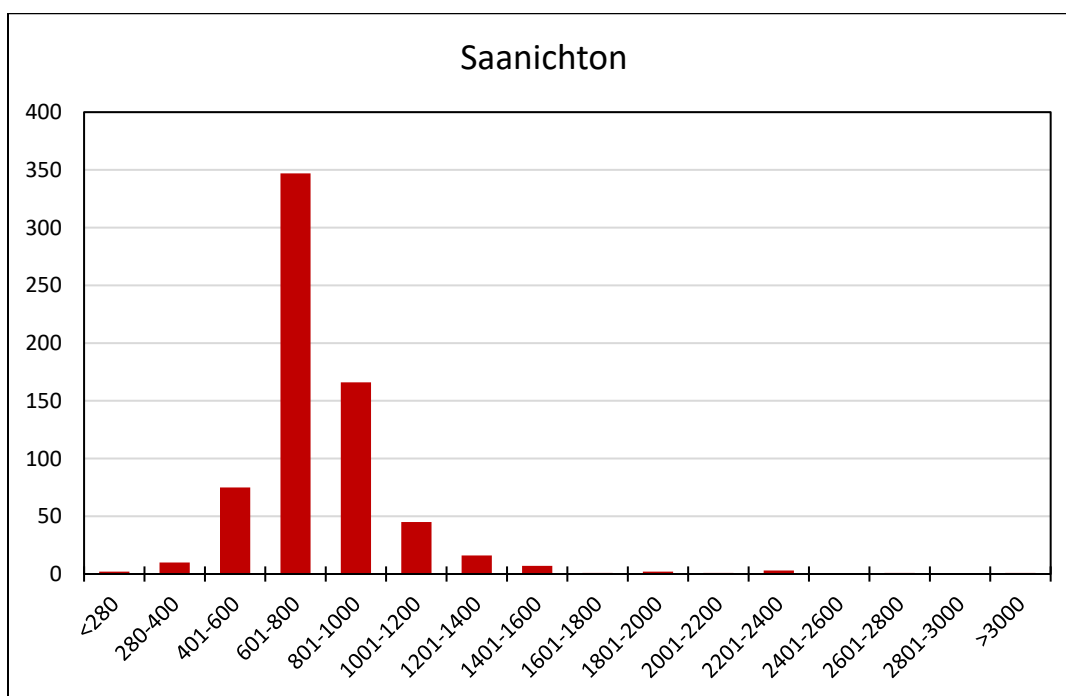
- 720 Juniper Gardens (9,802 m²)
- 728 Sea Drive (12,914m²)



Neighbourhood Analysis

Saanichton

Total Lots: 680
Average Lot Size: 792 m²
Median: 780 m²
Smallest: 201 m²
Largest: 3,023 m²



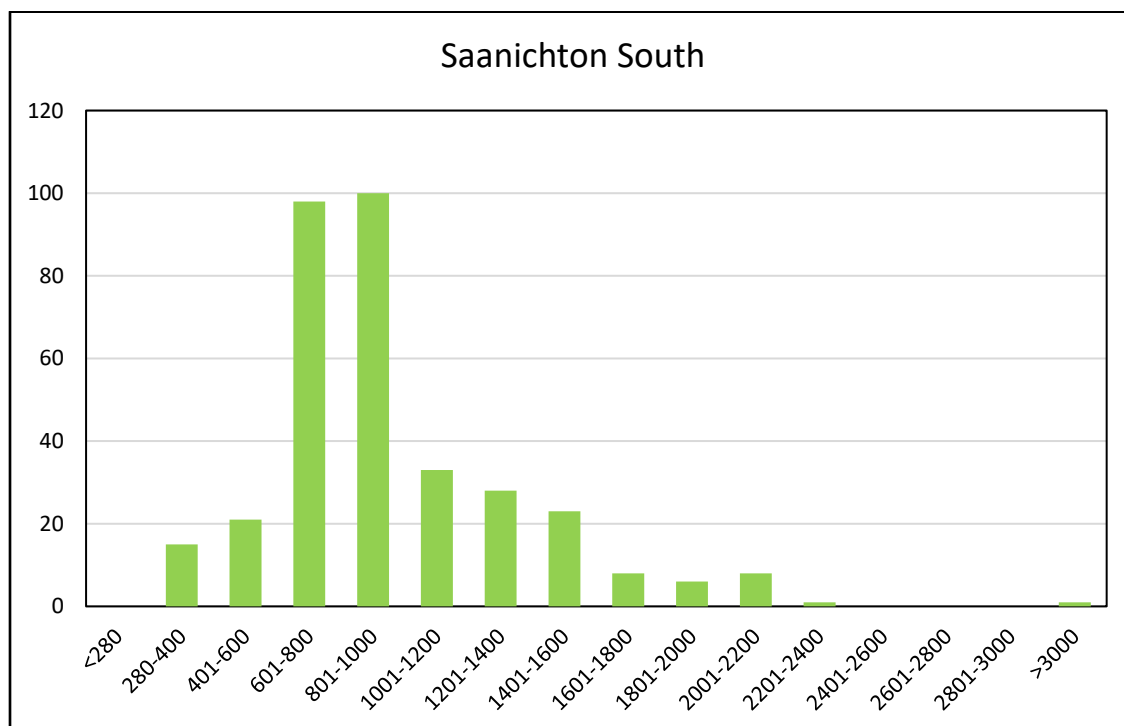
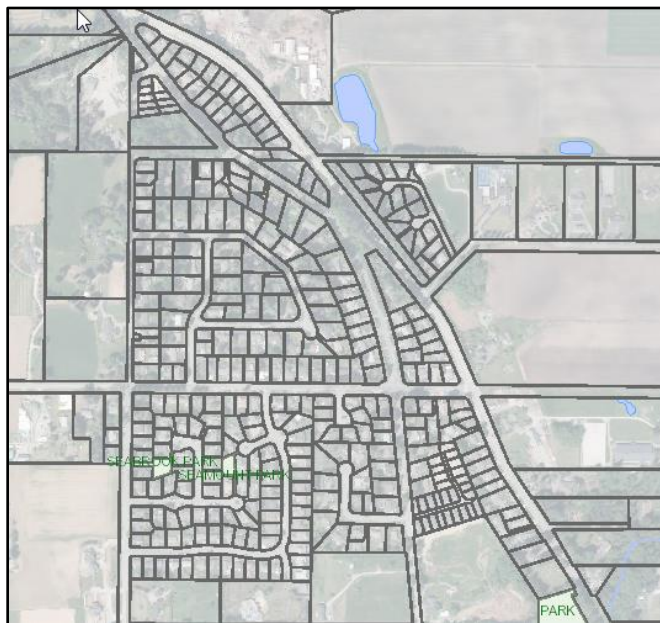
Neighbourhood Analysis

Saanichton South

Total Lots: 343
Average Lot Size: 981m²
Median: 836 m²
Smallest: 300 m²
Largest: 3,885 m²

One Lot could be exempted but has been included:

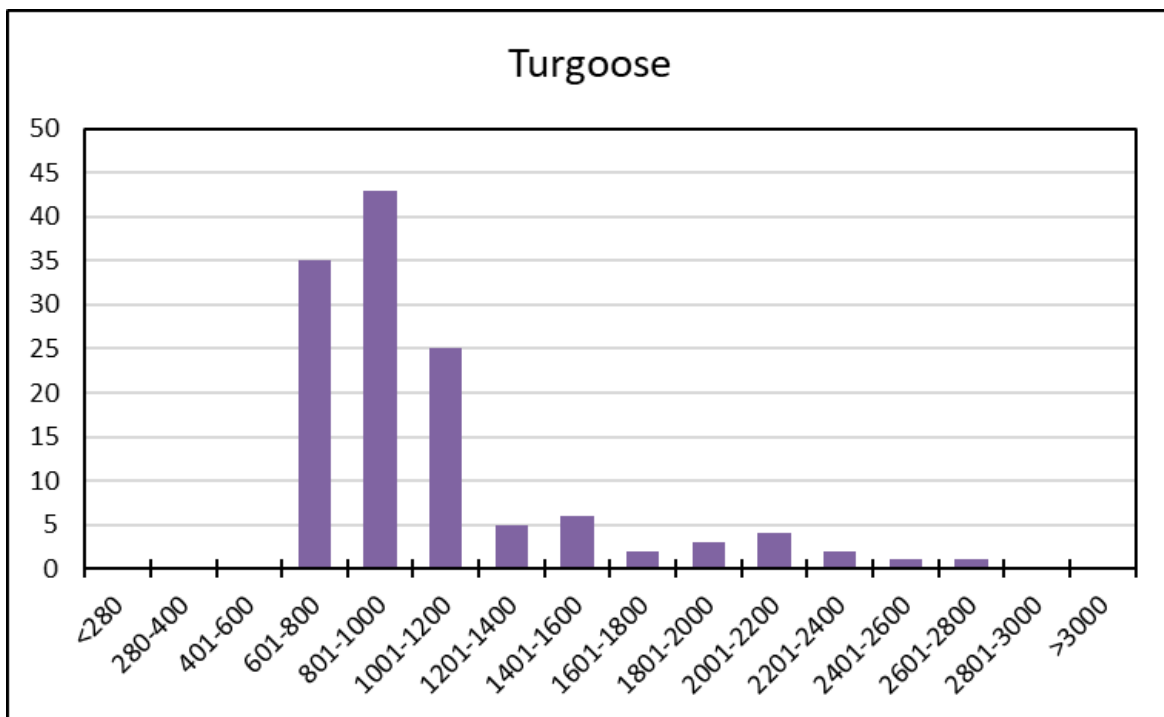
- 1981 Stelly's (5,194 m²)



Neighbourhood Analysis

Turquoise

Total Lots: 127
Average Lot Size: 1,079m²
Median: 931 m²
Smallest: 661m²
Largest: 2,715 m²



Neighbourhood Analysis

Tanner North

Total Lots: 254

Average Lot Size: 940 m²

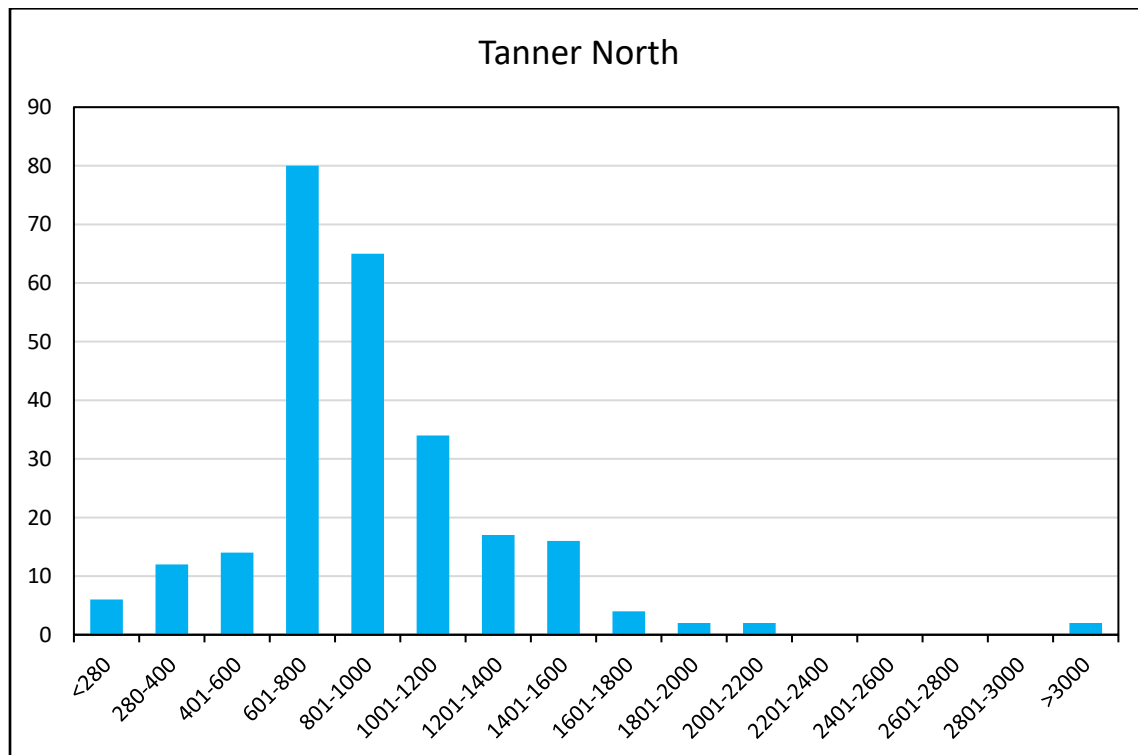
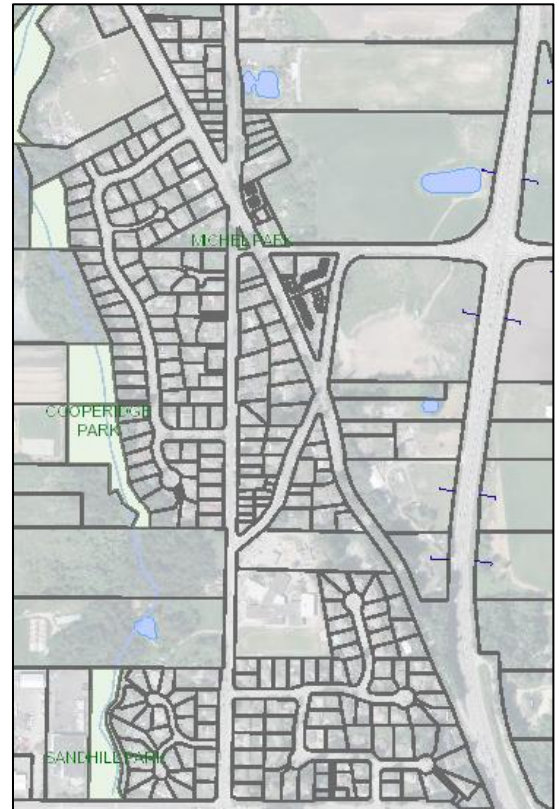
Median: 825 m²

Smallest: 151m²

Largest: 6,150 m²

One lot could be exempted but has been included:

- 2275 Seville Close
(6,150 m²)



Neighbourhood Analysis

Tanner South

Total Lots: 755
Average Lot Size: 1,058 m²
Median: 896 m²
Smallest: 513 m²
Largest: 3,214 m²

