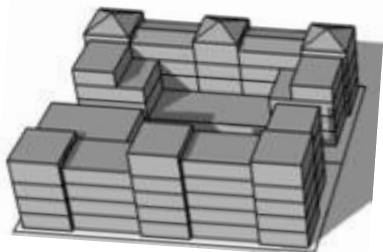
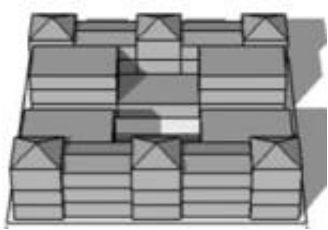
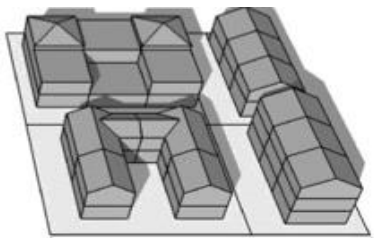


Appendix E: Density Comparison



SFD:
10-25 d/ha

Townhouses
50-100 d/ha

Apartments
125-250 d/ ha

High rises
350+ d/ha

Current Zones (RM6)

Draft Zones.....(lots <400m²)

Sample lot area (m ²) and resultant density (units/ha)									
4,000	2,500	1,000	800	700	600	500	400	300	280

0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300

Dwelling/Hectare

- Low Densities Approved
- Stone House (Prosser)(40)
 - 1171 Stelly's Townhouse (35)
 - 7925 Simpson (townhouses) (31)
 - 2600 Ferguson (varies) (20-30)
 - 1013 Verdier (22)

- Moderate Densities Approved
- Polo Park Mixed form site (74)
 - 1196 Sluggett (@Rom Knott)(65)
 - 7226 Peden (58)

- Moderate Densities Approved
- 2520 Hackett (north) (100)
 - Verdier House (94)
 - 7162 West Saanich (Arbors)(85)

- High Densities Approved
- 7701 East Saanich (164)
 - 7098 Wallace (164)
 - 7161 West Saanich (135)

- Higher Densities Approved
- 7878 East Saanich (Generations)(218)
 - Marigold Condo 1 (207)
 - Prosser (205)

- Highest Densities Approved
- 1932 Mt Newton (302)
 - 7247 West Saanich Rd(GVHS) (286)
 - 2515 Hackett (south) (248)

Appendix E: Density Comparison

The density impacts will be highest on smaller lots.

A sliding scale approach would support comparable density regardless of lot size.

