

Numbers of Properties Affected

Higher density for lots along travel corridor has been included and accounted for in the unit potential numbers.

Unit potential adjusted based on rough assumptions that each lot has one existing dwelling, and 25% of properties already have a suite or are duplexes.

Unit Potential With MUN cap of 12	No. Total Lots	No. Travel Corridor Lots	TC Lift #units	Affected TC properties	Total Unit Potential	Corrected Unit Potential
Brentwood Bay	1,583	65	48	24	7,296	5,317
Saanichton	680	107	58	29	2,950	2,100
Saanichton South	343	0	0	0	1,664	1,235
Turgoose	127	48	26	13	662	503
Tanner North	254	86	42	21	1,236	919
Tanner South	755	18	16	8	3,770	2,826
TOTAL	3,742	324	190	95	17,578	12,900
-1 unit per lot	(-3,742)				13,836	
Assume 25% have suite or duplex	(-935)				12,900	

Unit Potential Based on the following:

Neighbourhoods	Travel Corridors
$\leq 280 \text{ m}^2 = 3 \text{ units}$ $280\text{-}1,000 \text{ m}^2 = 4 \text{ units}$ $1,000\text{-}1,500 \text{ m}^2 = 6 \text{ units}$ $>1,500 \text{ m}^2 = 8 \text{ units}$	$\leq 280 \text{ m}^2 = 3 \text{ units}$ $280\text{-}800 \text{ m}^2 = 4 \text{ units}$ $801\text{-}1200 \text{ m}^2 = 6 \text{ units}$ $>1200 \text{ m}^2 = 8 \text{ units}$

Subdivision Potential

Solely based on lot area,

- if the minimum lot area is $1,000 \text{ m}^2$, there is potential to create an additional 118 lots.
- if set at 750 m^2 , there is subdivision potential to create an additional 303 lots.

Neighbourhood Analysis

Brentwood Bay

Travel Corridor Lots = 65

Travel Corridor Unit Increase = 48

Total Unit Potential:

- 7,296
- -1 unit/lot (existing house) = 5,713
- Assume 25% suite/duplex = 5,317

Saanichton

Travel Corridor Lots = 107

Travel Corridor Unit Increase = 58

Total Unit Potential:

- 2,950
- -1 unit/lot (existing house) = 2,270
- Assume 25% suite/duplex = 2,100

Saanichton South

Travel Corridor Lots = 0

Travel Corridor Unit Increase = 0

Total Unit Potential:

- 1,664
- -1 unit/lot (existing house) = 1,321
- Assume 25% suite/duplex = 1,235

Turgoose

Travel Corridor Lots = 48

Travel Corridor Unit Increase = 26

Total Unit Potential:

- 662
- -1unit/lot (existing house) = 535
- Assume 25% suite/duplex = 503

Tanner North

Travel Corridor Lots = 86

Travel Corridor Unit Increase = 42

Total Unit Potential:

- 1,236
- -1 unit/lot (existing house) = 982
- Assume 25% suite/duplex = 919

Tanner South

Travel Corridor Lots = 18

Travel Corridor Unit Increase = 16

Total Unit Potential:

- 3,770
- -1 unit/lot (existing house) = 3,015
- Assume 25% suite/ duplex = 2,836

No. Of Units	No. of Lots	Portion
3	8	0.2%
4	2672	71.4%
6	815	21.8%
8	247	6.6%

