

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



<b>Owners – 2384 Alta Vista Place</b>	<b>Owner – 6673 Buena Vista Rd</b>	<b>Applicant</b>
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
[REDACTED]	[REDACTED]	[REDACTED]

*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 m<sup>2</sup> (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 700m<sup>2</sup> for the R1 zone and 300m<sup>2</sup> 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**

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

\* 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
<b>Proposed Lot 1 (R1)</b>	12.12m	8.89m	1.64/5.28m	6.92m
<b>Proposed Lot 2 (R1)</b>	12.66m	7.5m	1.69/7.41m	9.1m
<b>Proposed SL A (R1-XS)</b>	6.0m	7.5m	1.5/3.72m	5.23m
<b>Proposed SL B (R1-XS)</b>	7.03m	11.29m	1.5/3.0m	4.5m
<b>Proposed SL C (R1-XS)</b>	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
<b>Proposed Lot 1 (R1)</b>	213.8m <sup>2</sup>	27.4%	2 storey	18% approx
<b>Proposed Lot 2 (R1)</b>	289.2m <sup>2</sup>	27.1%	2 storey	22% approx
<b>Proposed SL A (R1-XS)</b>	180m <sup>2</sup>	36.7%	7.4m	28.13%
<b>Proposed SL B (R1-XS)</b>	179.68m <sup>2</sup>	36.9%	7.61m	30.77%
<b>Proposed SL C (R1-XS)</b>	179.45m <sup>2</sup>	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.