



# 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)

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### **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 (750m<sup>2</sup>) 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 1,400m<sup>2</sup>, 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 3,680m<sup>2</sup>, 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 750m<sup>2</sup> 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 750m<sup>2</sup> 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 489.8m<sup>2</sup>, 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

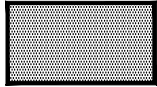
**ATTACHMENTS:**

- 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

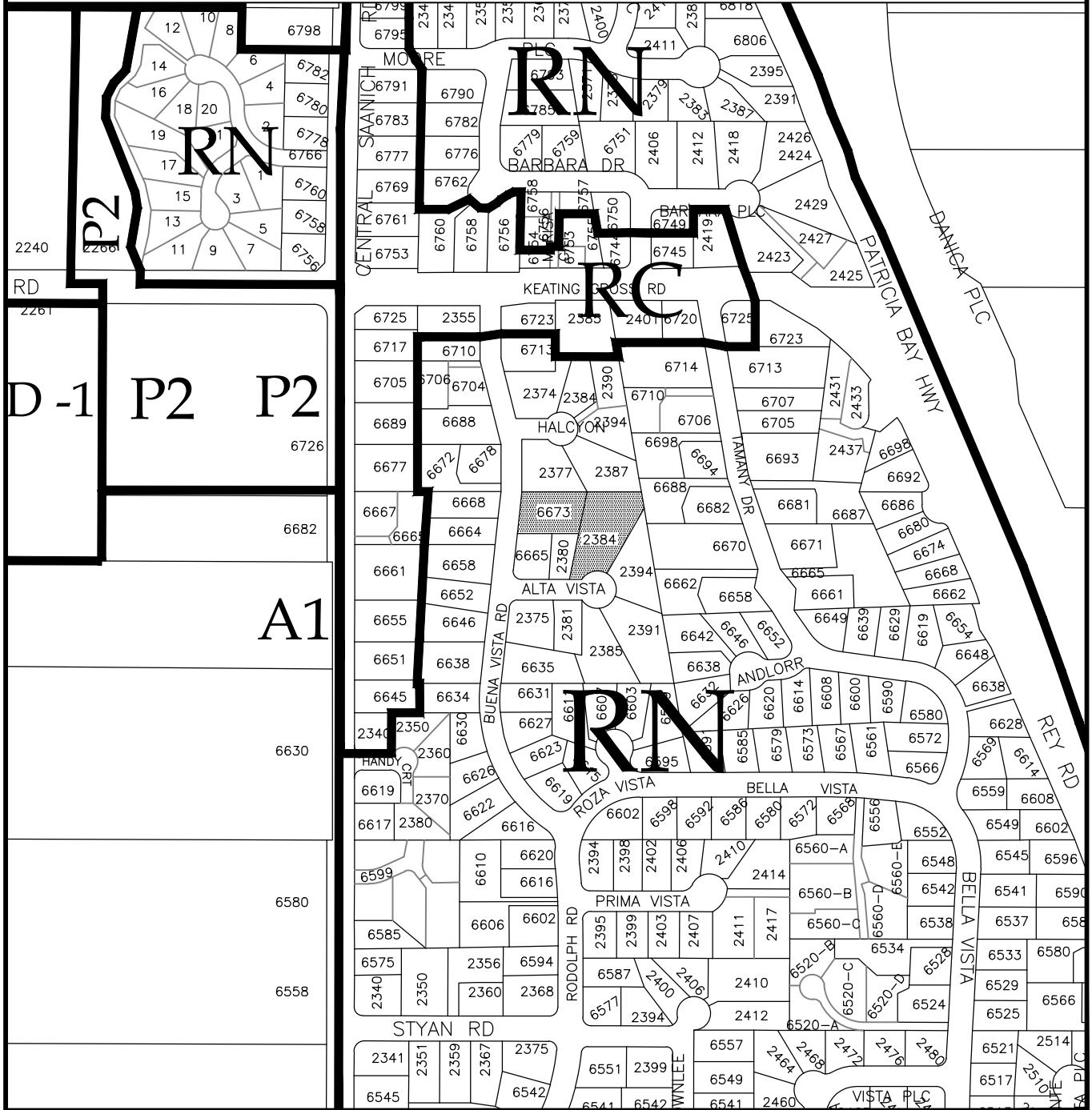
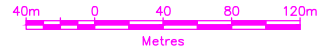


SUBJECT PROPERTIES  
2384 Alta Vista Pl and 6673 Buena Vista Rd

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



scale 1:4000





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	Zoning	Proposed
	8.0m	7.40m

Floor Area:	Zoning	Proposed
Basement		97.19 m <sup>2</sup>
Main		96.96 m <sup>2</sup>
Upper		72.77 m <sup>2</sup>
Garage	28 m <sup>2</sup>	38.27 m <sup>2</sup>
Total		277.19 m <sup>2</sup>

FSR-non basement	Zoning	Proposed
	180 m <sup>2</sup>	180 m <sup>2</sup>

Lot Area:	Zoning	Proposed
	489.80 m <sup>2</sup>	489.80 m <sup>2</sup>
Building Footprint:		137.79 m <sup>2</sup>
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	Zoning	Proposed
	8.0m	7.61m

Floor Area:	Zoning	Proposed
Basement		92.35 m <sup>2</sup>
Main		92.31 m <sup>2</sup>
Upper		74.97 m <sup>2</sup>
Garage	28 m <sup>2</sup>	40.40 m <sup>2</sup>
Total		272.03 m <sup>2</sup>

FSR-non basement	Zoning	Proposed
	180 m <sup>2</sup>	179.68 m <sup>2</sup>

Lot Area:	Zoning	Proposed
	486.60 m <sup>2</sup>	486.60 m <sup>2</sup>
Building Footprint:		149.73 m <sup>2</sup>
Lot Coverage:	40%	30.77%

### Property Information - SL C

Project Type: NEW S.F.D. w/ S.S.

Zoning: R1-XS

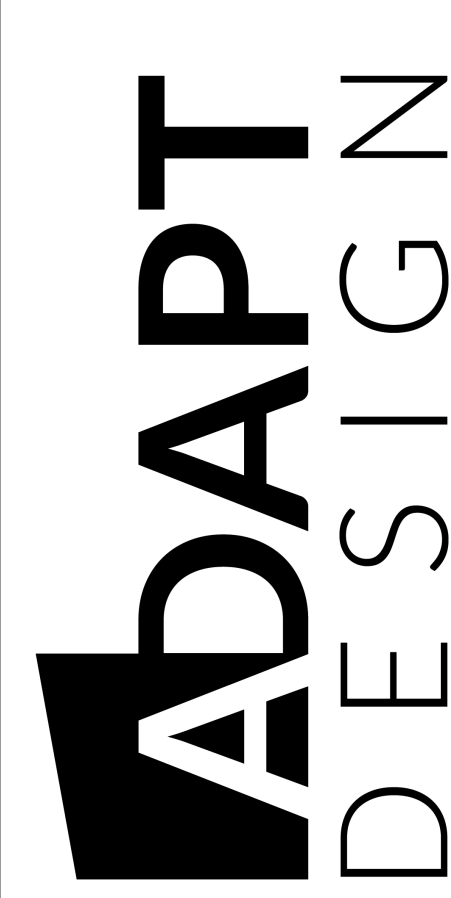
Setbacks:	Zoning	Proposed
Front	6.0m	8.27m
Rear	7.5m	7.80m
Left	3.0m	4.00m
Right	1.5m	1.50m
Combined Side	4.5m	5.50m

Roof Height	Zoning	Proposed
	8.0m	7.68m

Floor Area:	Zoning	Proposed
Basement		94.89 m <sup>2</sup>
Main		94.59 m <sup>2</sup>
Upper		75.78 m <sup>2</sup>
Garage	28 m <sup>2</sup>	37.08 m <sup>2</sup>
Total		272.34 m <sup>2</sup>

FSR-non basement	Zoning	Proposed
	180 m <sup>2</sup>	179.45 m <sup>2</sup>

Lot Area:	Zoning	Proposed
	488.30 m <sup>2</sup>	488.30 m <sup>2</sup>
Building Footprint:		135.42 m <sup>2</sup>
Lot Coverage:	40%	27.73%



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### 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.

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### Applicable Codes

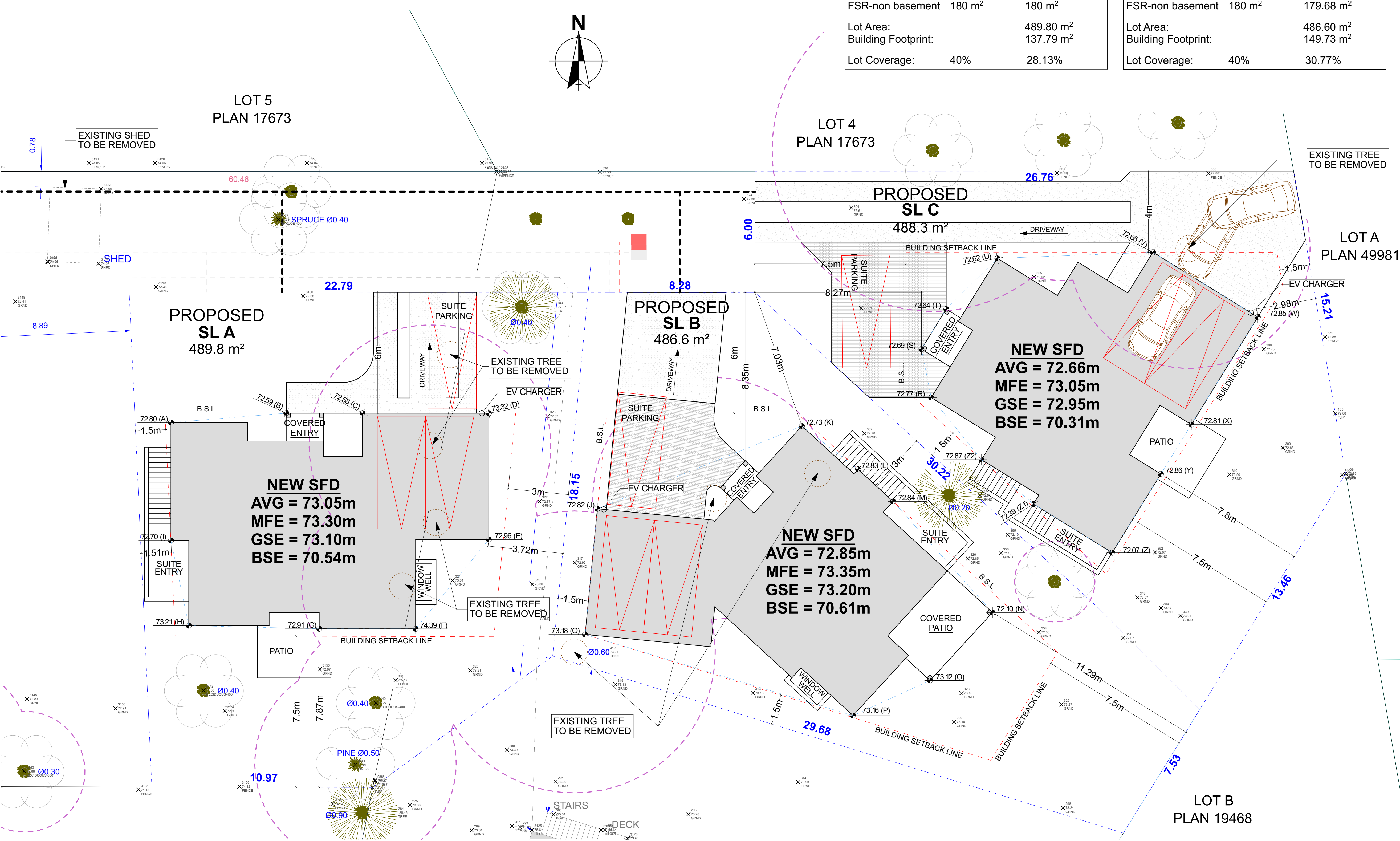
-BC Building Code Current Edition (2024)

### Energy

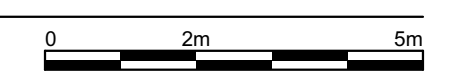
Compliance path: BCBC 9.36  
Requirements applicable to this project: Step Code 3

### Ventilation

BCBC 9.32



1 SITE PLAN  
SCALE: 1:100



ISSUED FOR DP

ISSUED:


SITE PLAN

# A-001

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

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

SL C	
Rear Yard Area	133.10m <sup>2</sup>
Impermeable Area	6.32m <sup>2</sup>
Rear Yard Coverage	25% 4.75%
Front Yard Area	112.20m <sup>2</sup>
Impermeable Area	27.99m <sup>2</sup>
Front Yard Coverage	25% 24.95%
Total Lot Area	488.30m <sup>2</sup>
Impermeable Area	241.24m <sup>2</sup>
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

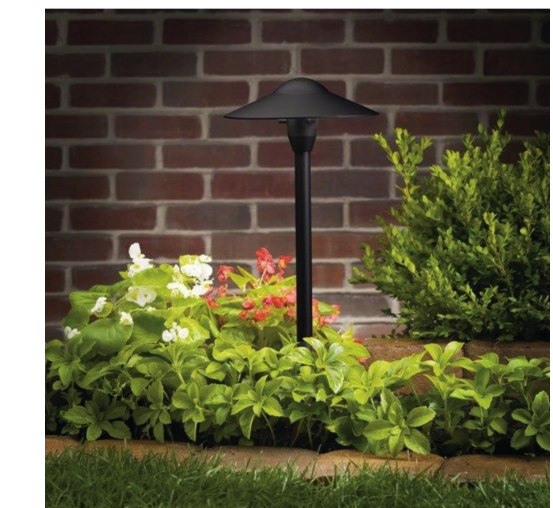
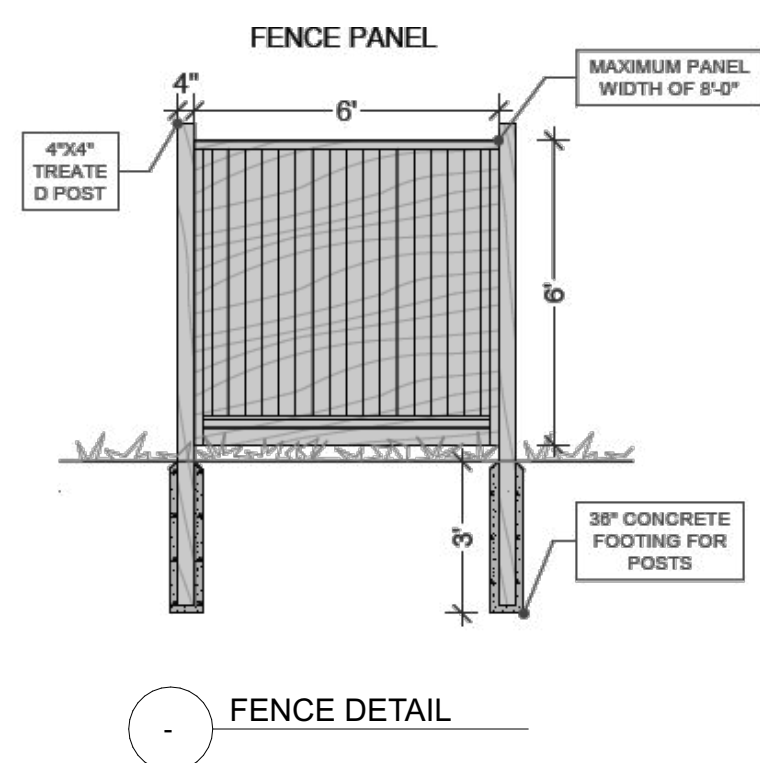
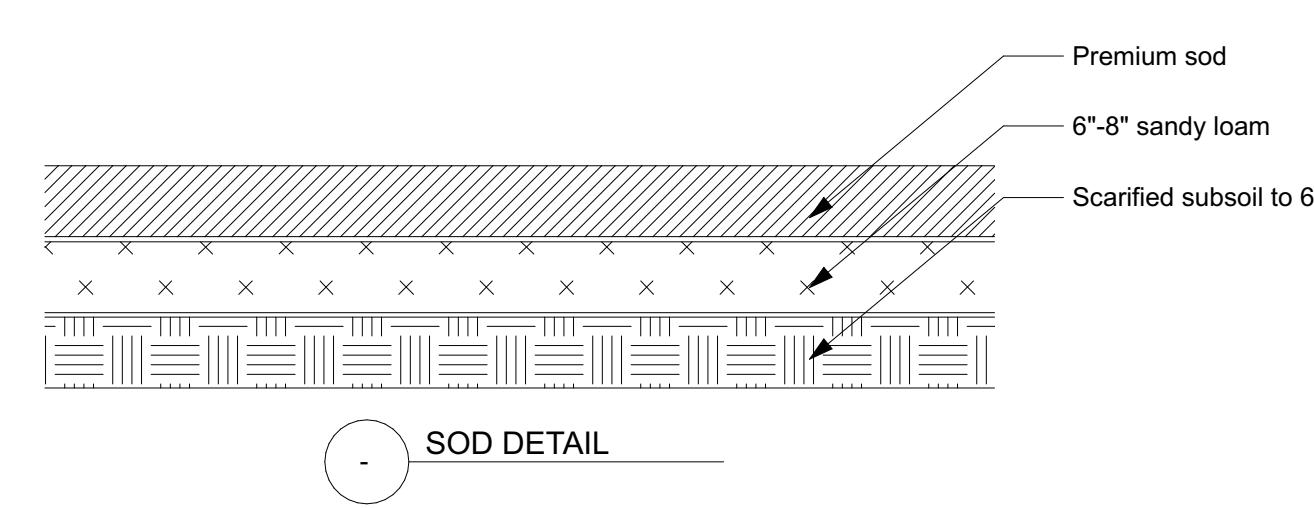
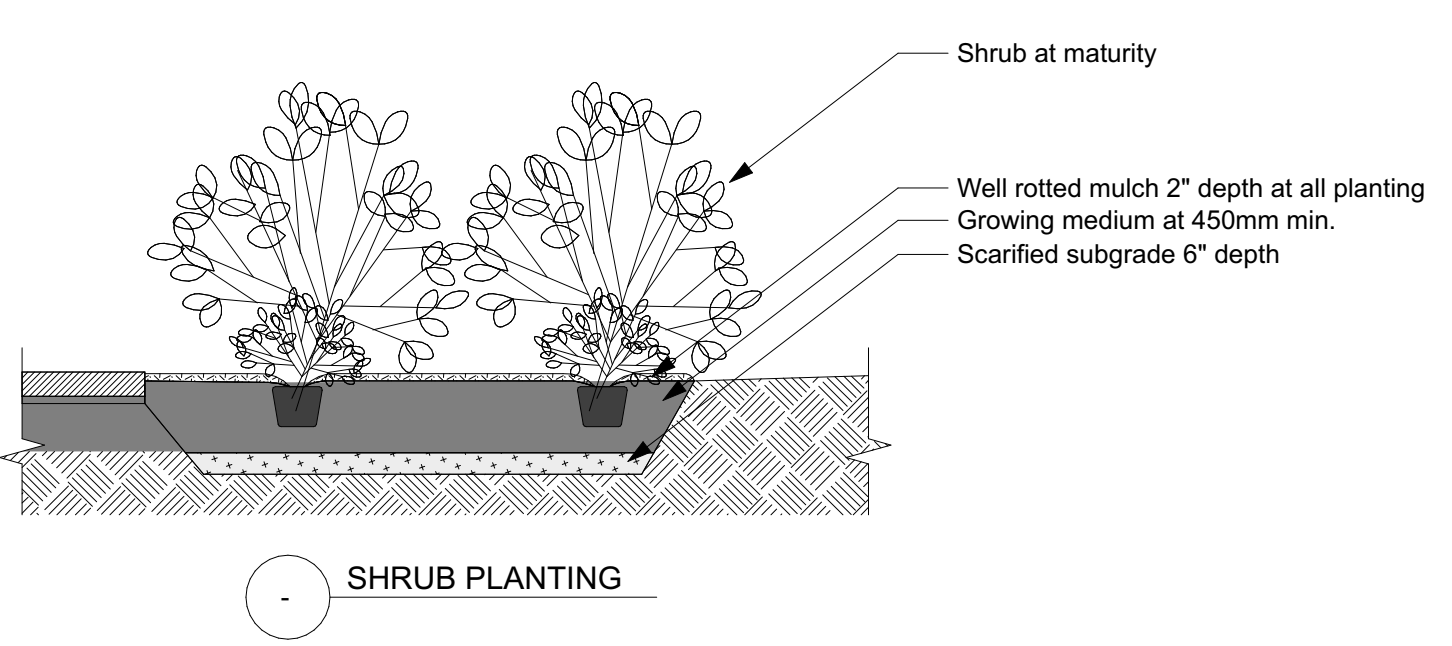
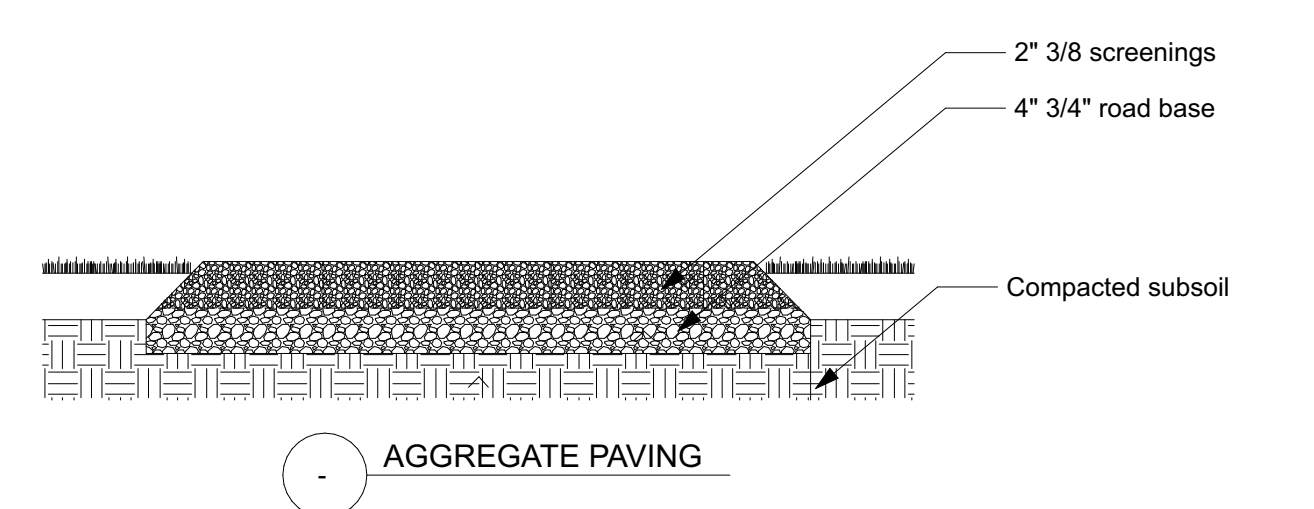
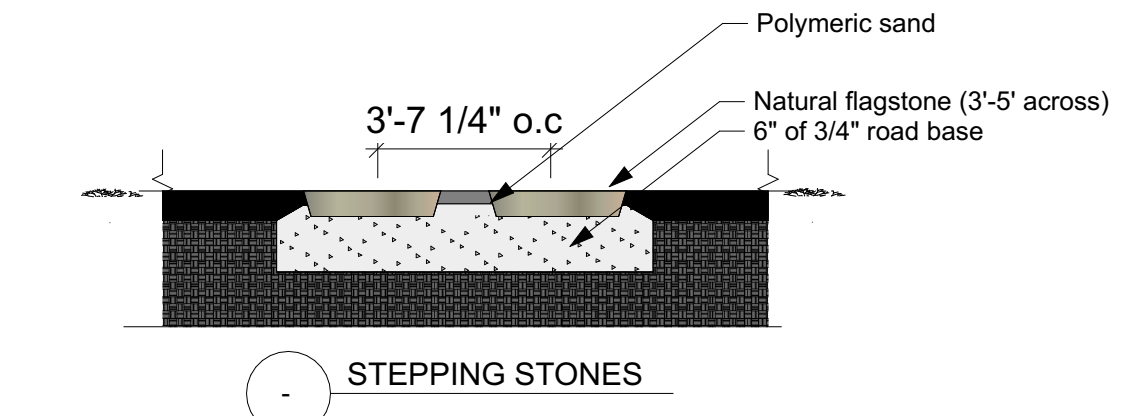
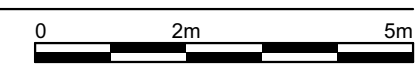
All fencing to conform to municipal bylaws

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



**1 LANDSCAPING PLAN**  
SCALE: 1:100



**DOWNCAST LANDSCAPE LIGHTING**

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

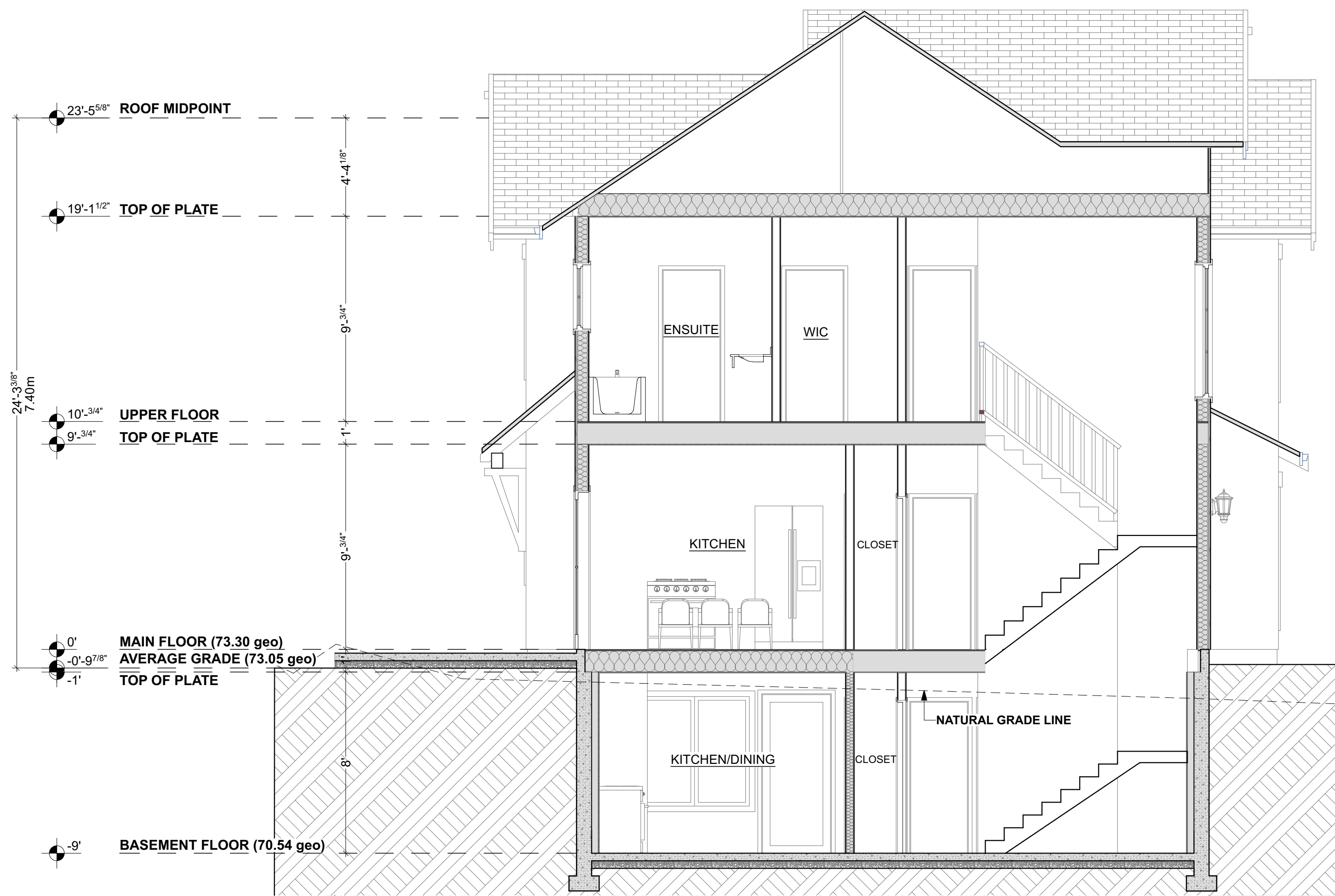
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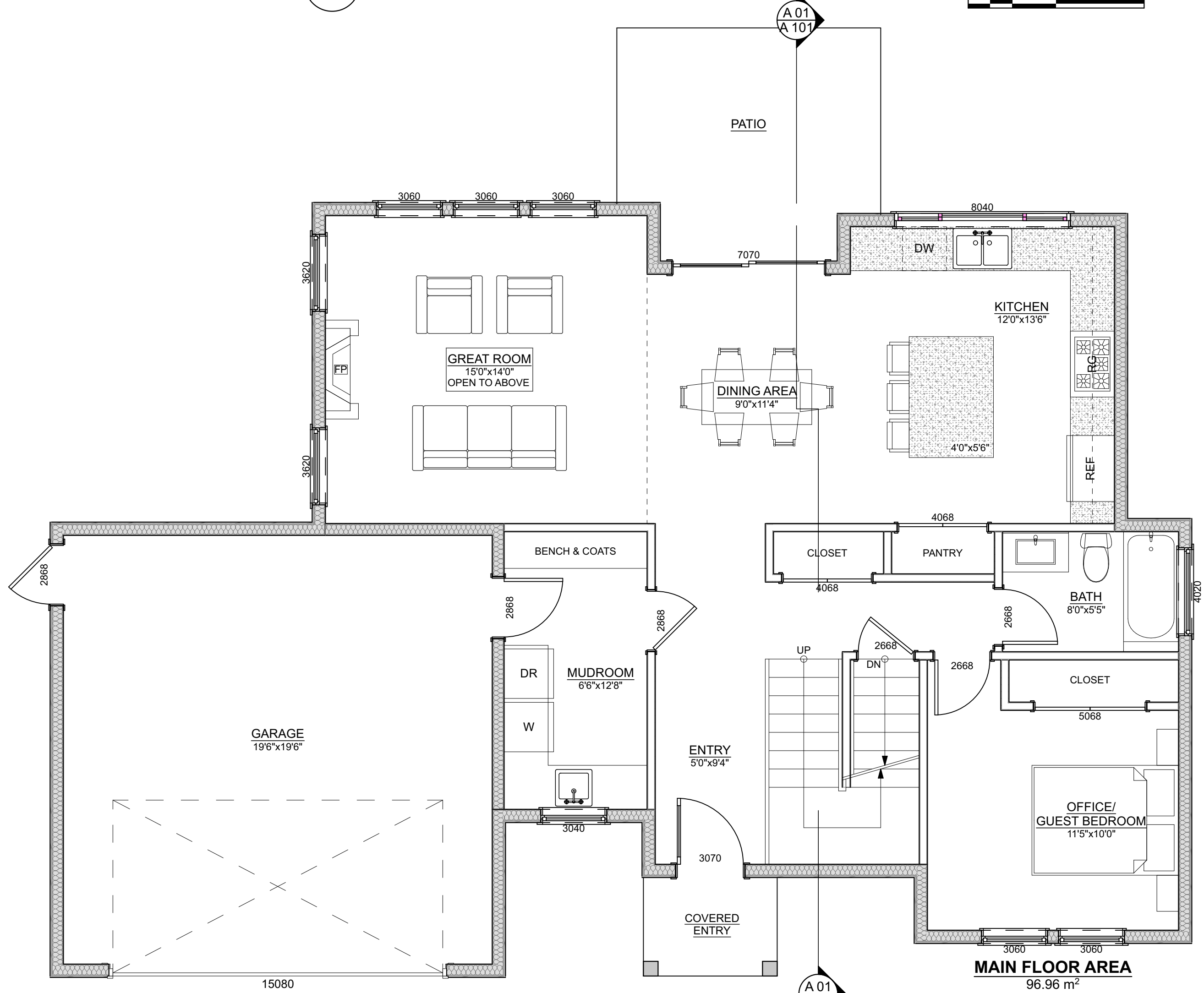
LANDSCAPING PLAN

**A-002**





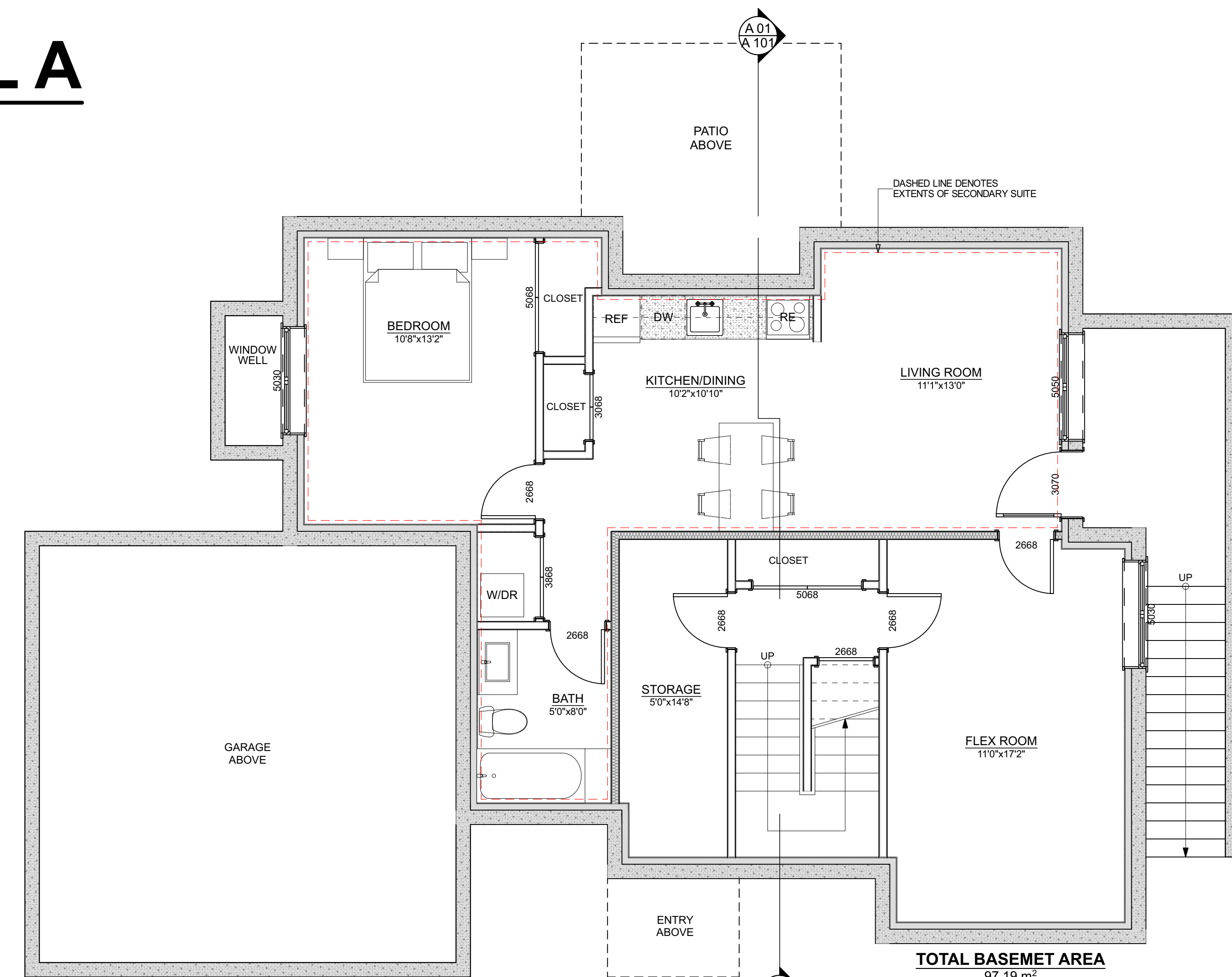
**CROSS SECTION 01**  
SCALE: 1/4" = 1'-0"



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

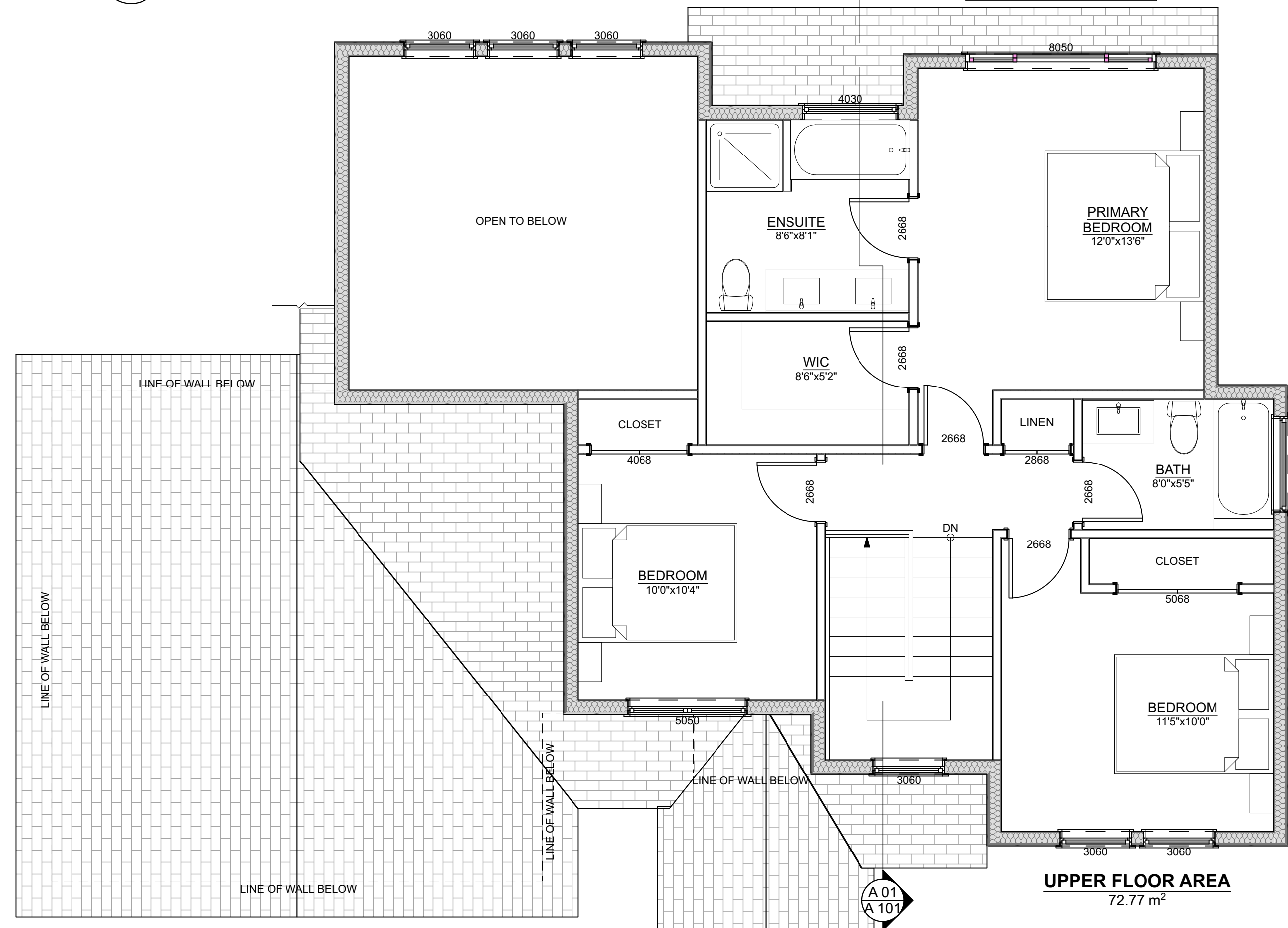
**MAIN FLOOR AREA**  
96.96 m<sup>2</sup>  
**GARAGE AREA**  
38.27 m<sup>2</sup>

# SLA



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

**TOTAL BASEMENT AREA**  
97.19 m<sup>2</sup>  
**SUITE AREA**  
58.03 m<sup>2</sup>



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

**UPPER FLOOR AREA**  
72.77 m<sup>2</sup>

# SLA

ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	5" CONTINUOUS ALUMINUM (PREFINISHED)
SOFFIT	CAV 4"x3" ALUMINUM DOWNSPOUT (PREFINISHED)
FASCIA	VENTED ALUMINUM (PREFINISHED)
WINDOW TRIM	CEMENT BOARD PANEL (PAINTED)
DOOR TRIM	SHEET METAL REVEALS (PREFINISHED)
	SHEET METAL REVEALS (PREFINISHED)

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 COLORS AS PER OWNER

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



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## ALTA VISTA - SLA

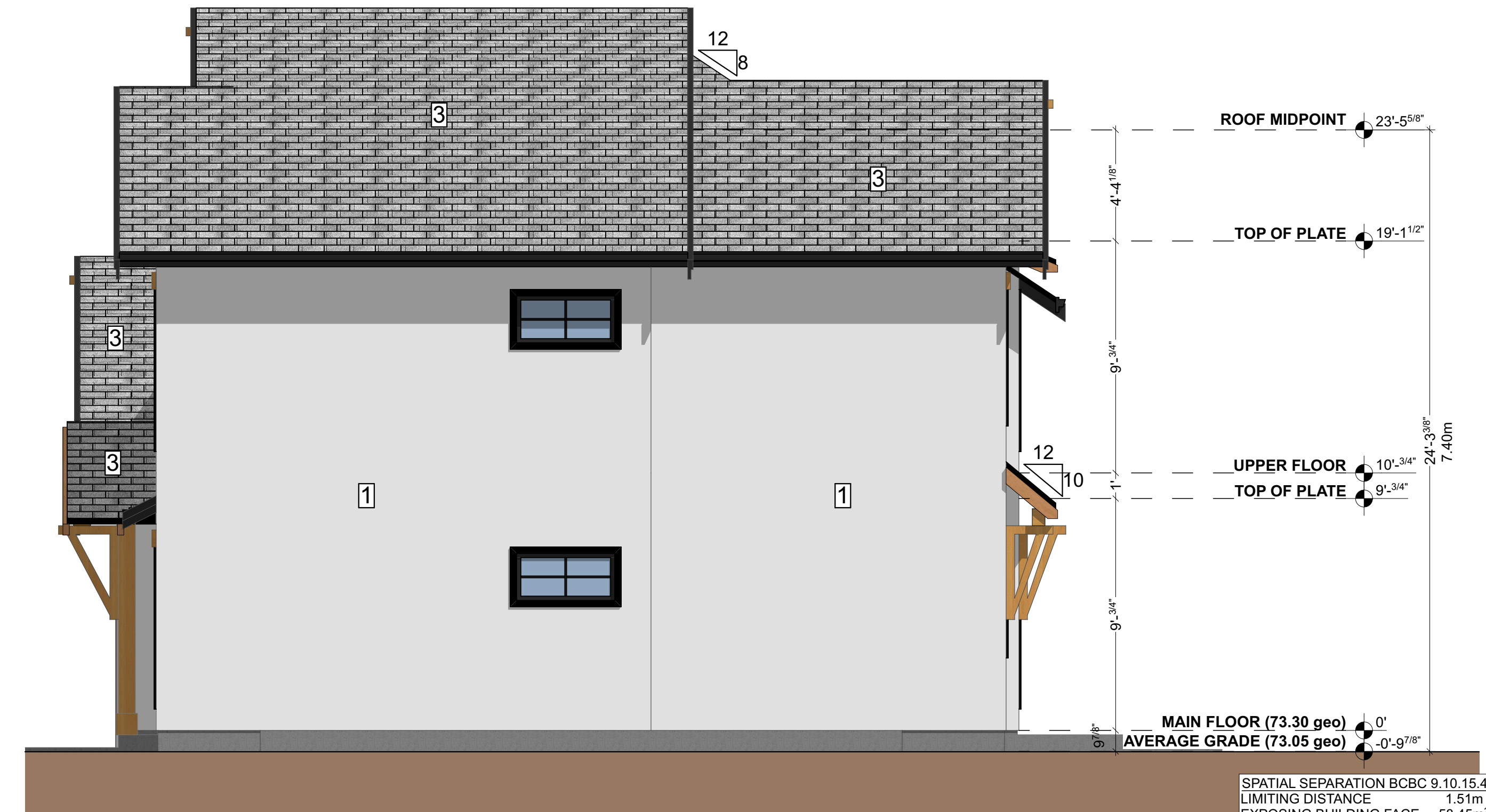
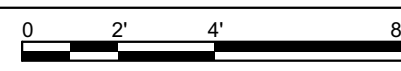
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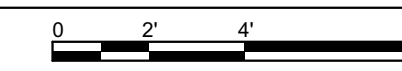
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1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



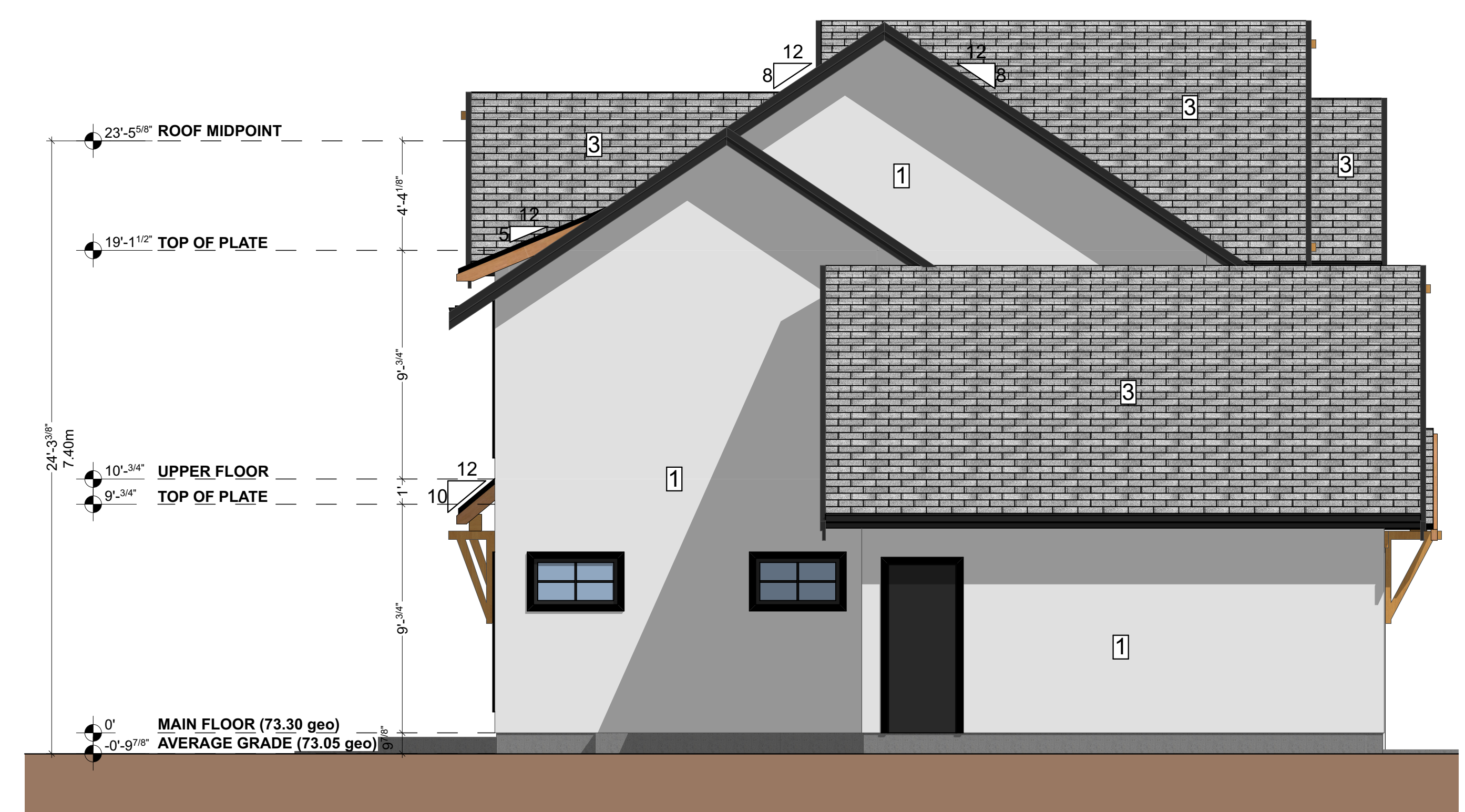
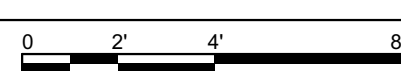
2 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



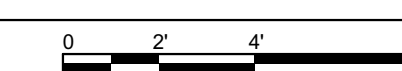
SPATIAL SEPARATION BCBC 9.10.15.4	
LIMITING DISTANCE	1.51m
EXPOSING BUILDING FACE	58.45m <sup>2</sup>
ALLOWABLE OPENINGS	8%
PROPOSED AREA	0.96m <sup>2</sup>
PROPOSED OPENINGS	1.64%



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



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



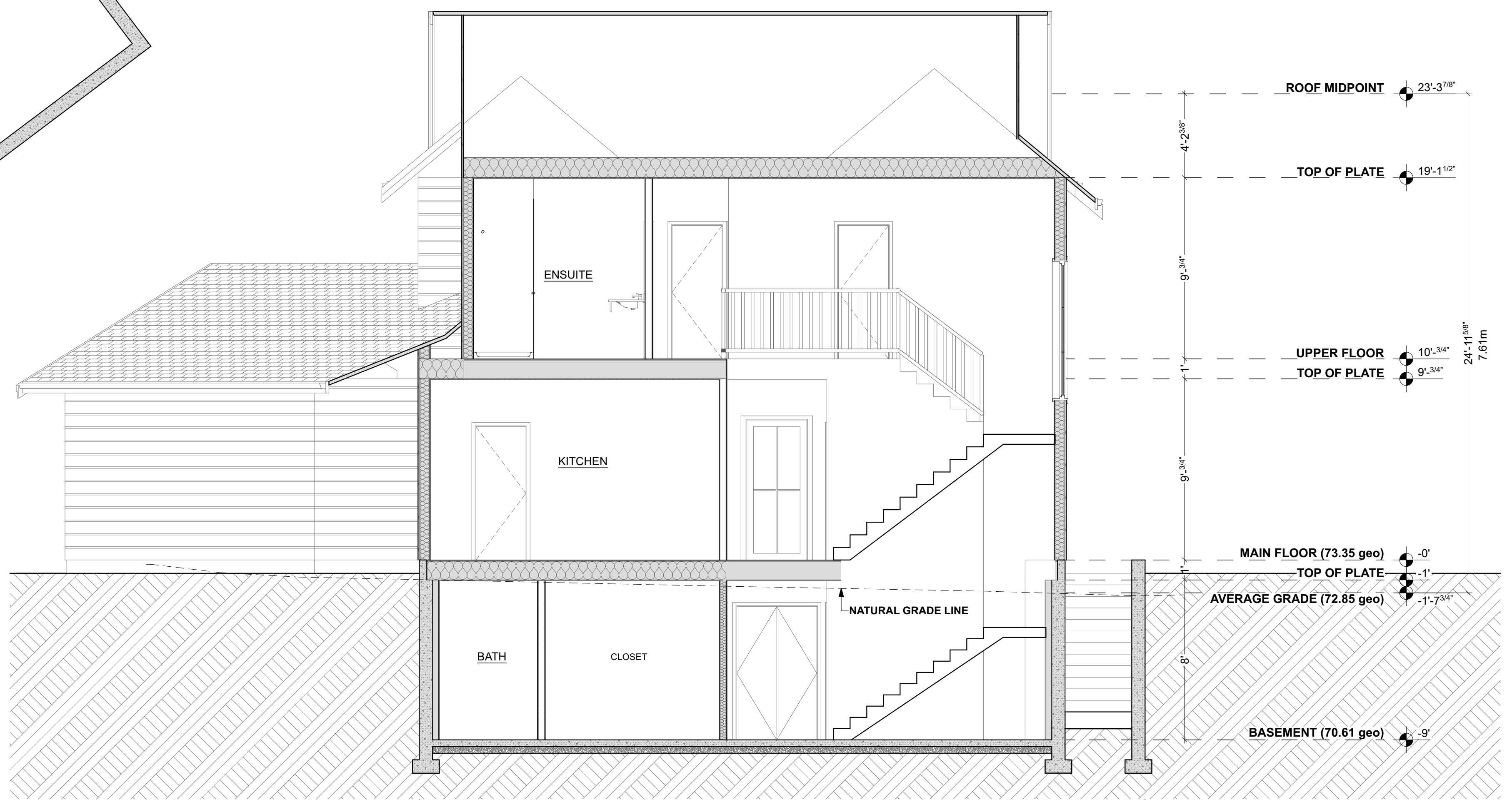
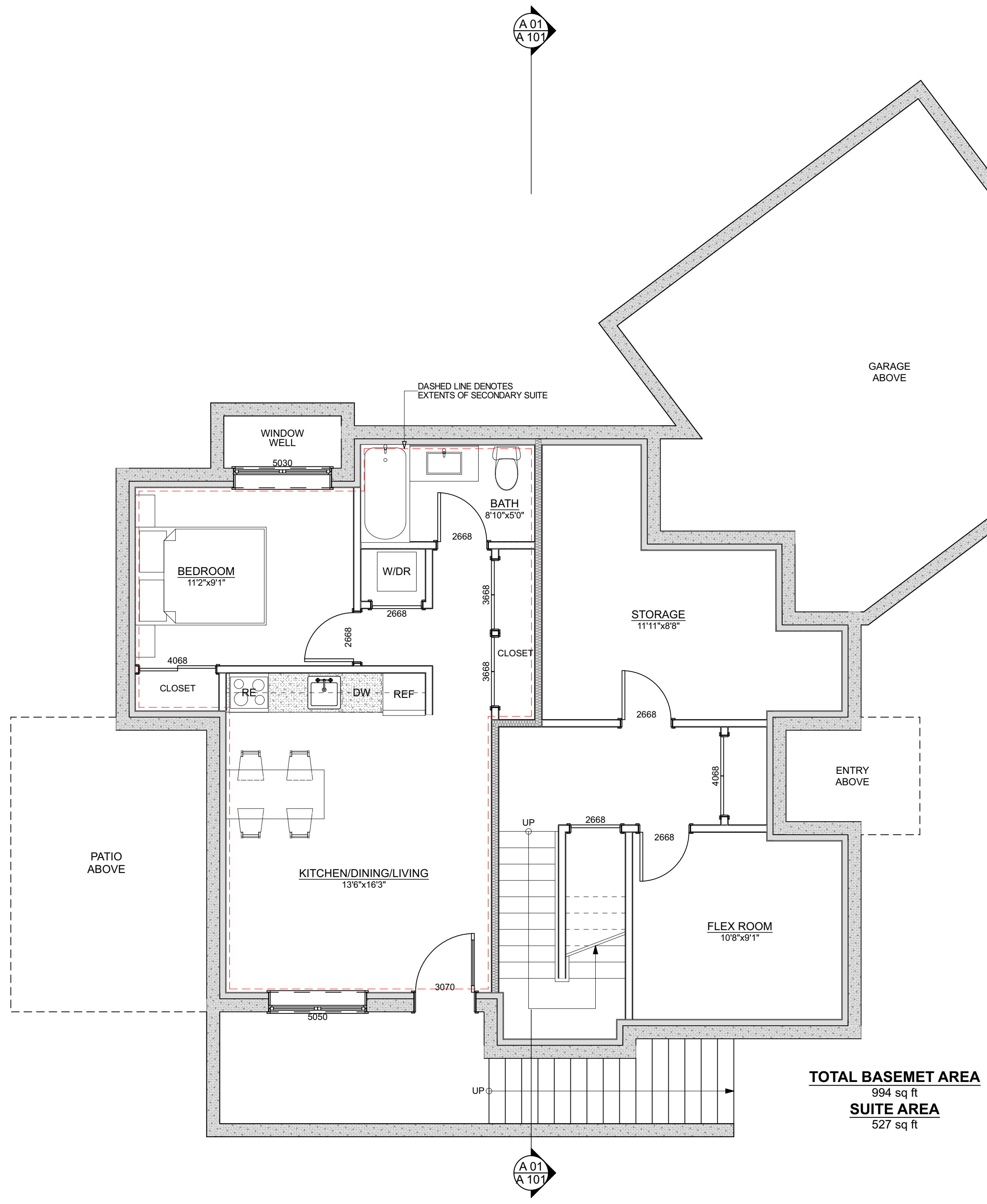
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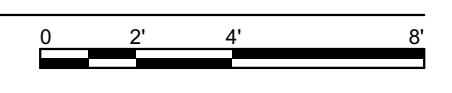
ELEVATIONS

A-201

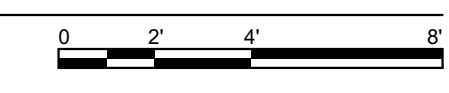
# SL B



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



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



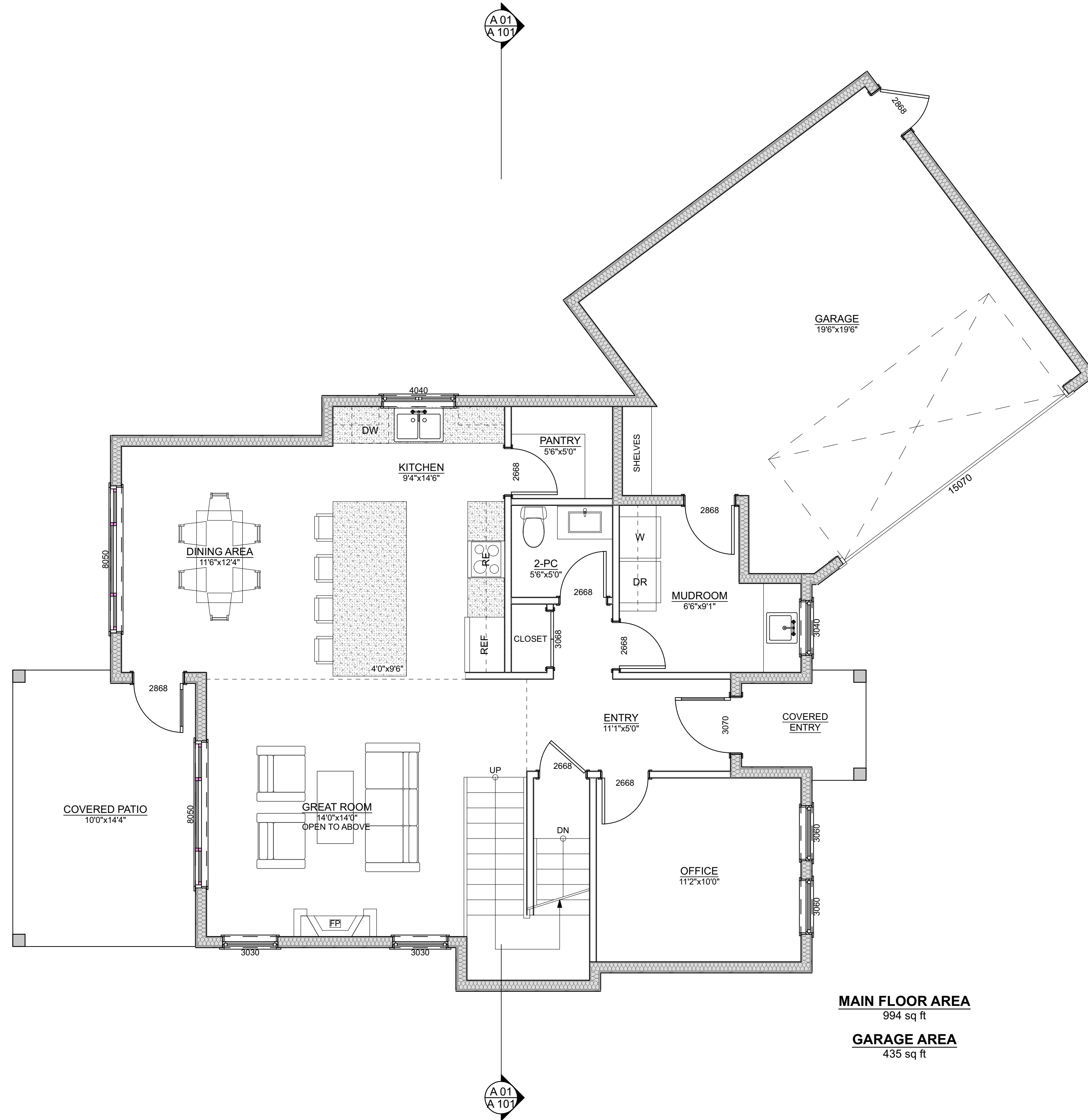
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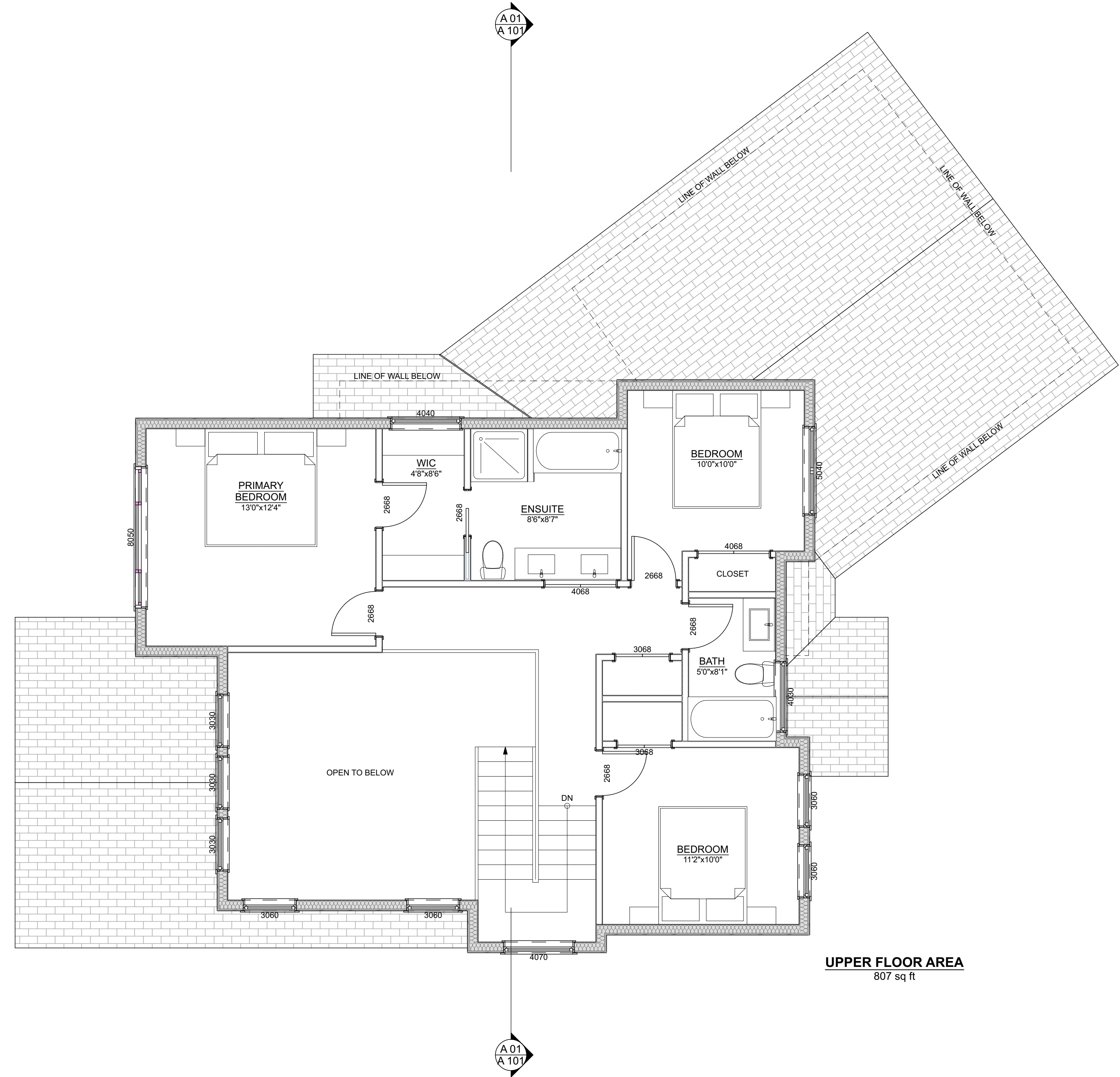
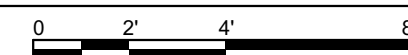
BASEMENT FLOOR PLAN AND CROSS SECTION

**A-101**

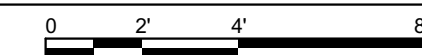
# SL B



**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 B

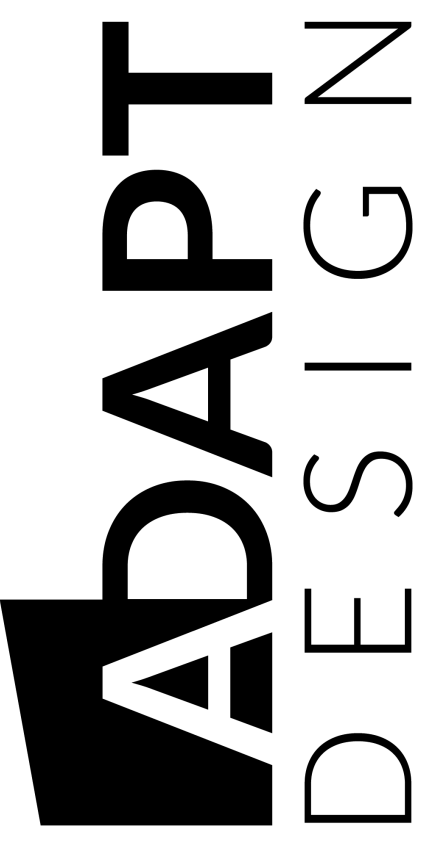
### EXTERIOR CLADDING LEGEND

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

### ADDITIONAL EXTERIOR FINISHINGS

- GUTTERS 6" CONTINUOUS ALUMINUM (PREFINISHED)
- SOFFIT 6"X4" ALUMINUM DOWNSPOUT (PREFINISHED)
- RASGIA VENTED ALUMINUM (PREFINISHED)
- WINDOW TRIM 2X4 COMB FACED SPF (PAINTED)
- DOOR TRIM 2X4 COMB FACED SPF TOPSIDES CW 2X4 SLOPED
- CORNER TRIM 2X4 COMB FACED SPF (PAINTED)

NOTE:  
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FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS  
ALL COLOURS AS PER OWNER



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### ALTA VISTA - SL B

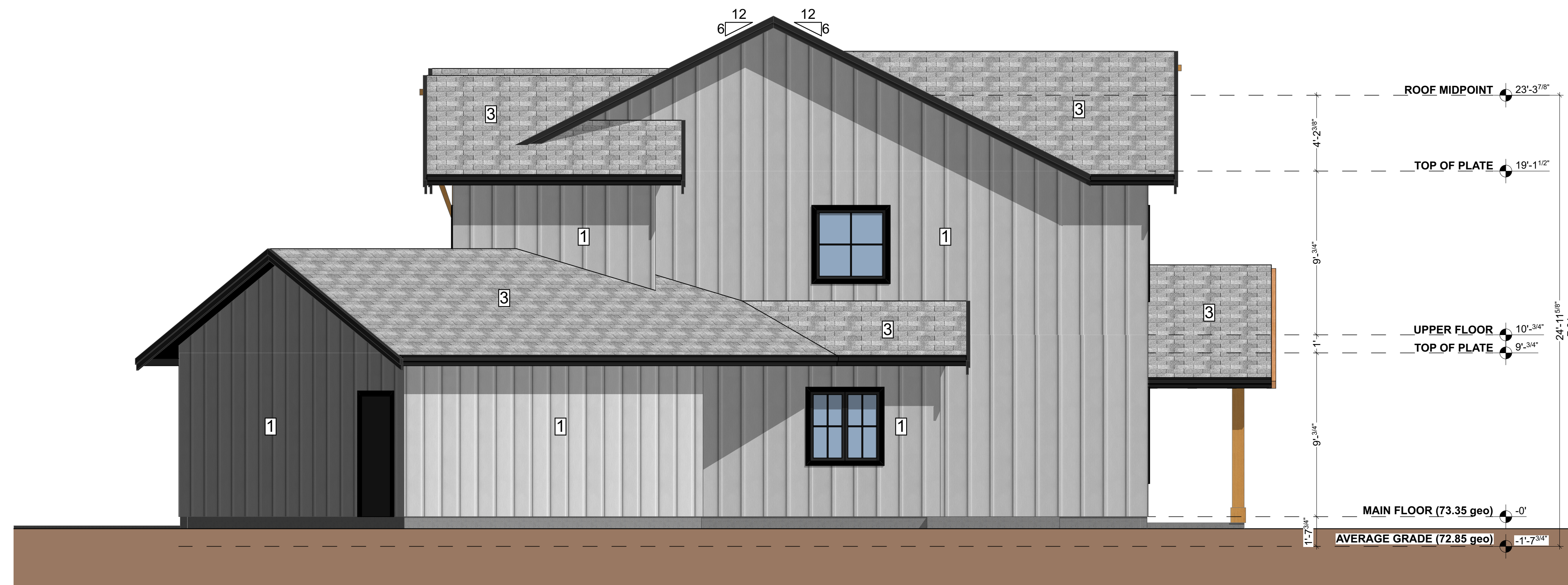
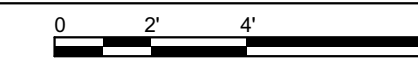
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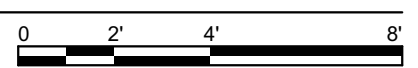
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1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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



ISSUED FOR DP

ISSUED:


ELEVATIONS

# SL B

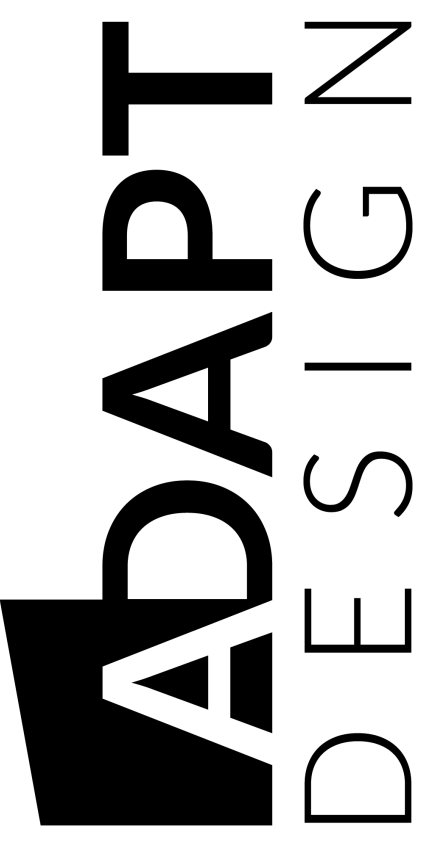
### EXTERIOR CLADDING LEGEND

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

### ADDITIONAL EXTERIOR FINISHINGS

- GUTTERS 6" CONTINUOUS ALUMINUM (PREFINISHED)
- DOWNSPOUTS 6" X 3" ALUMINUM DOWNSPOUT (PREFINISHED)
- SOFFIT VENTED ALUMINUM (PREFINISHED)
- FASCIA 2X10 COMB FACED SPF (PAINTED)
- WINDOW TRIM 2X4 COMB FACED SPF TOPSIDES CW 2X4 SLOPED
- DOOR TRIM 2X4 COMB FACED SPF (PAINTED)
- CORNER TRIM 1X4 COMB FACED SPF (PAINTED)

NOTE:  
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ALL COLOURS AS PER OWNER



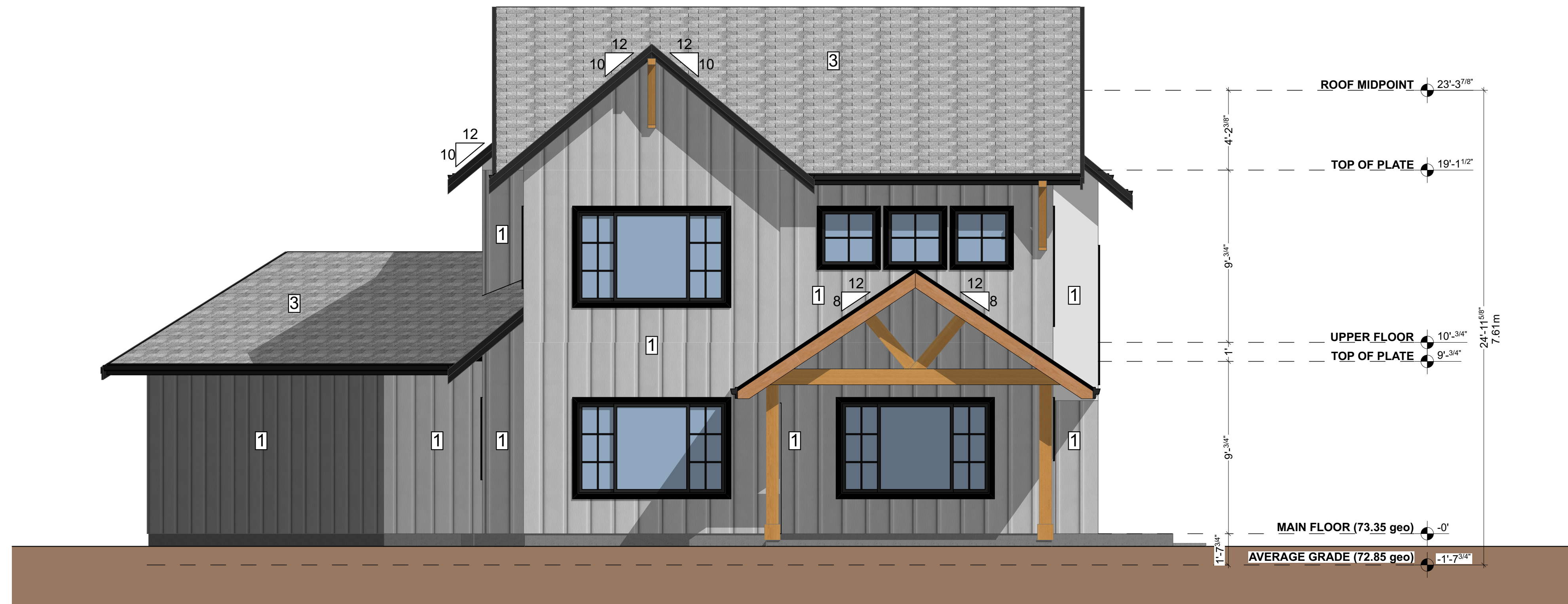
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### ALTA VISTA - SL B

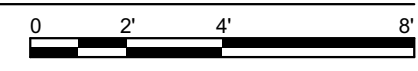
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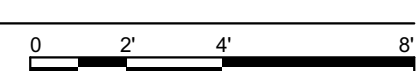
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3 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



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



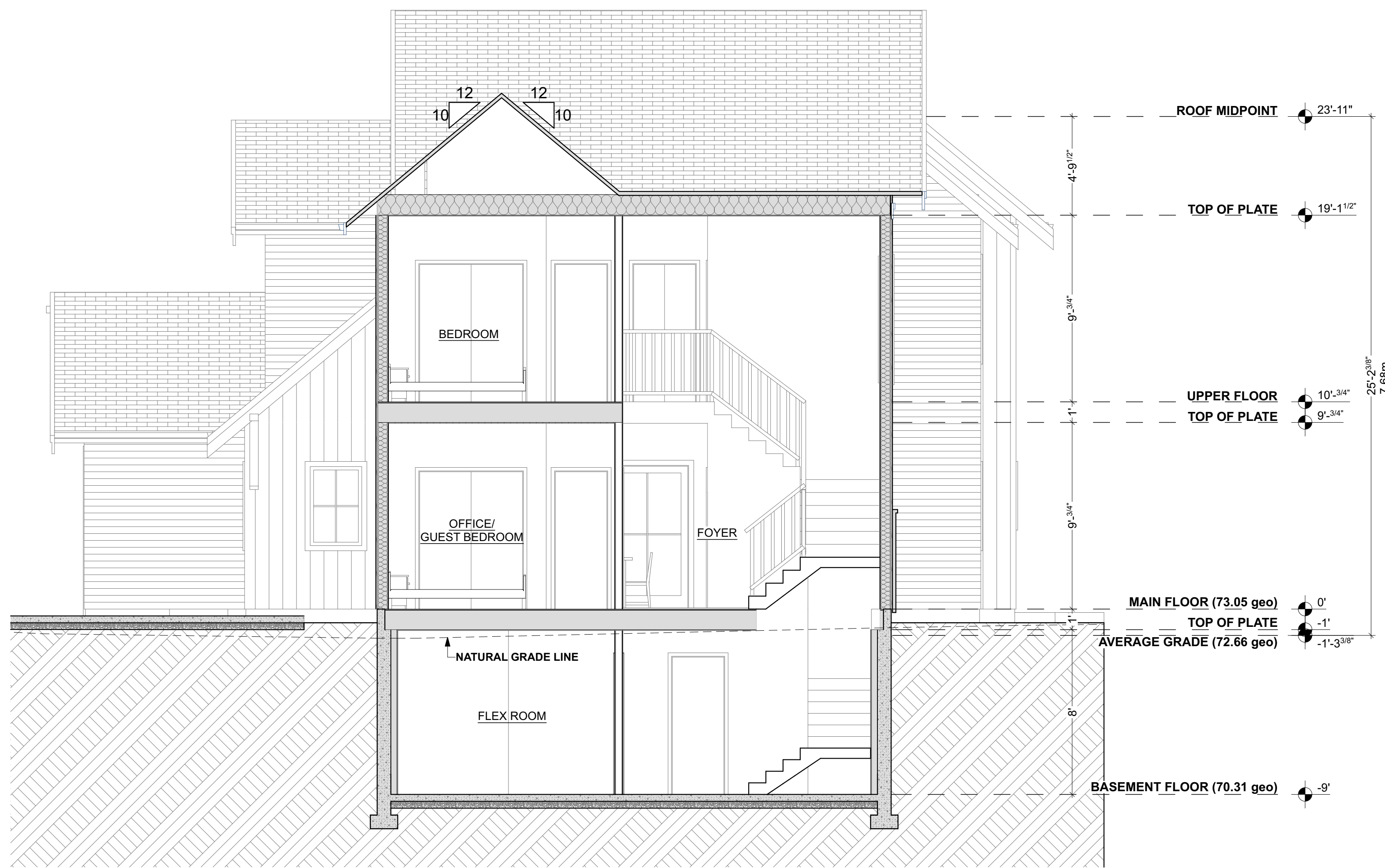
SPATIAL SEPARATION BCBC 9.10.15.4	3.0m
LIMITING DISTANCE	72.49m <sup>2</sup>
EXPOSING BUILDING FACE	13.5%
ALLOWABLE OPENINGS	5.64m <sup>2</sup>
PROPOSED AREA	7.78%
PROPOSED OPENINGS	

ISSUED FOR DP

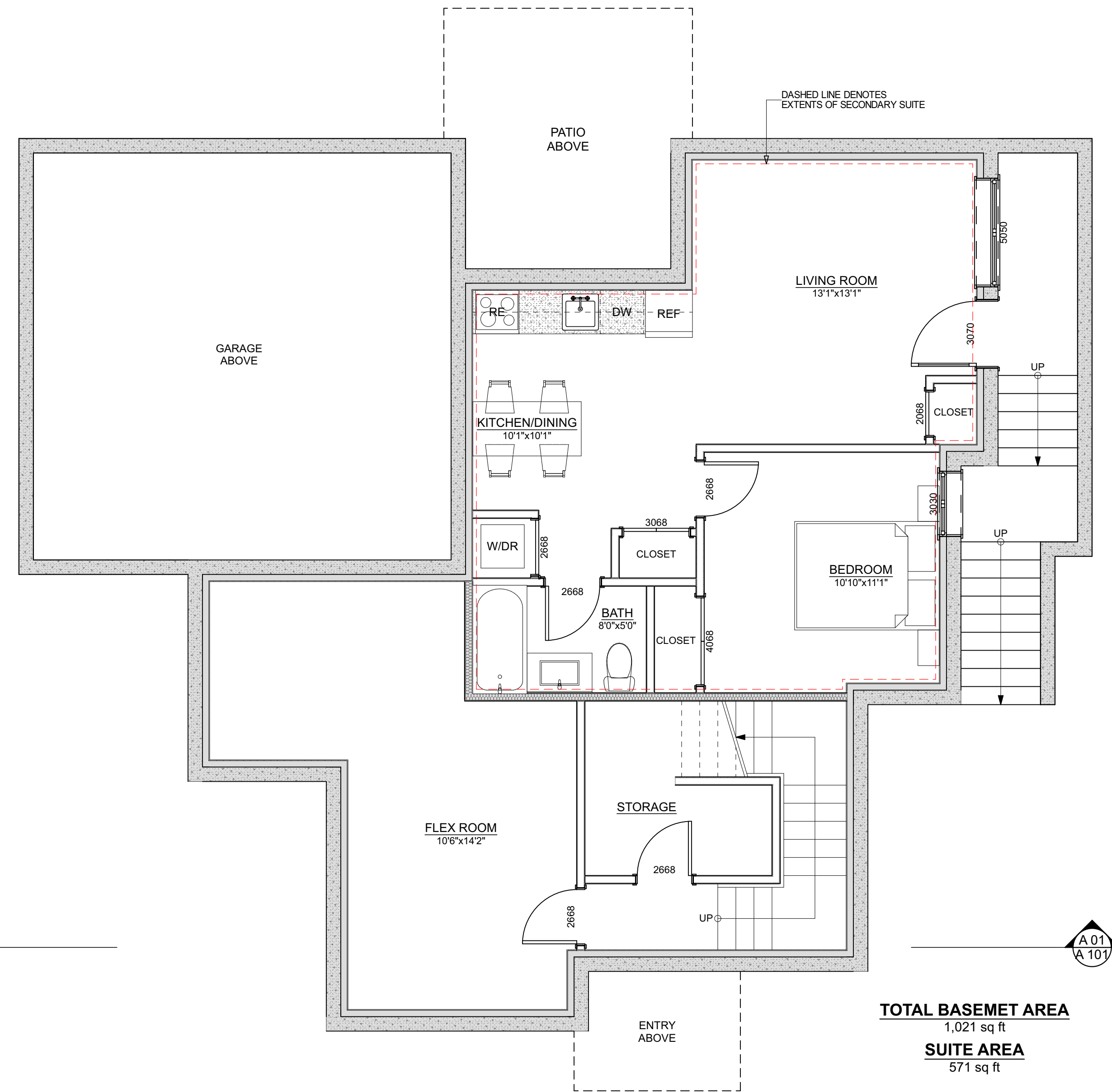
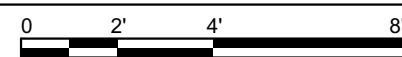
ISSUED:

ELEVATIONS

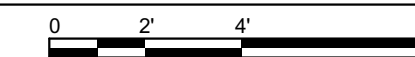
# SL C



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



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



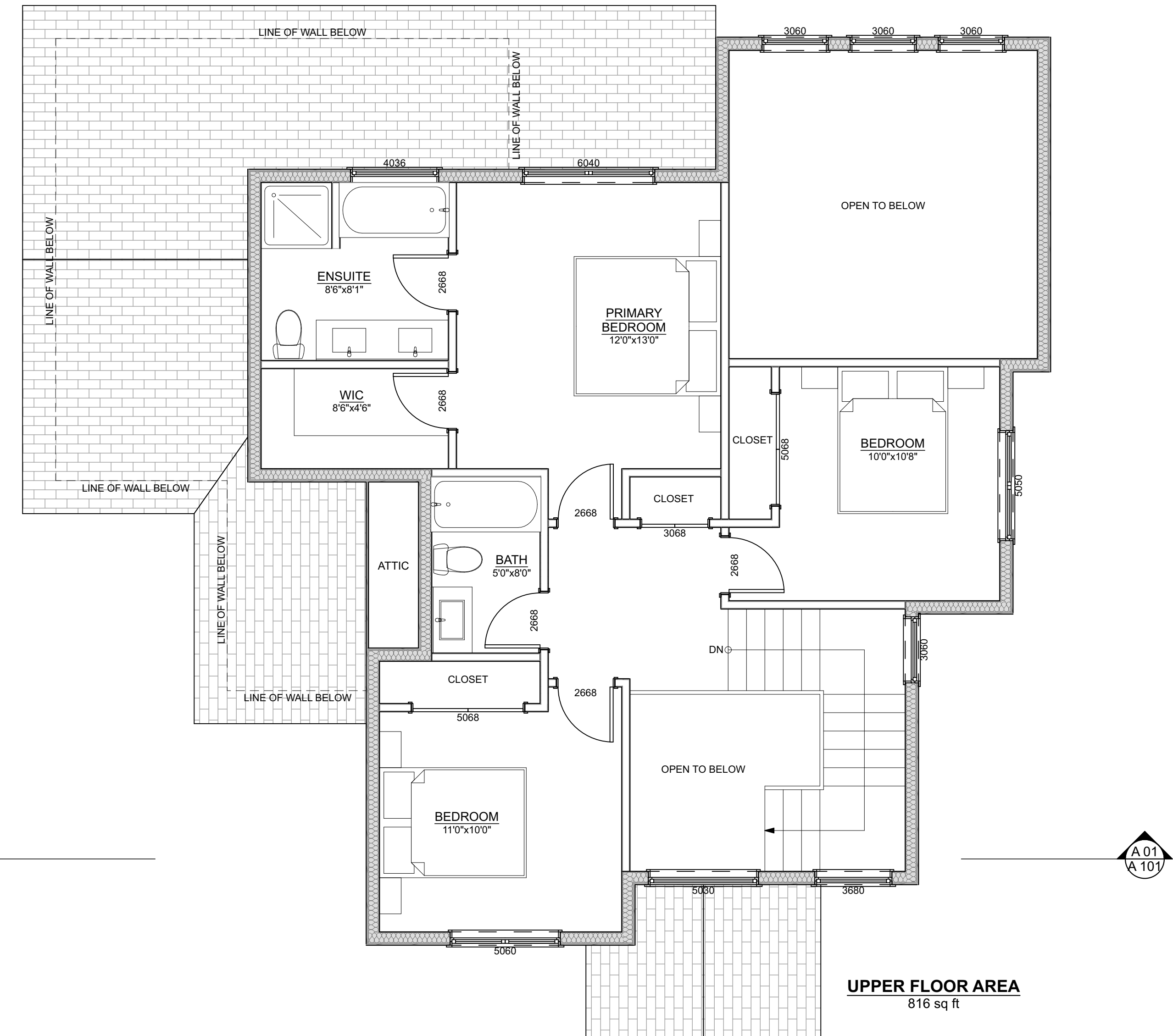
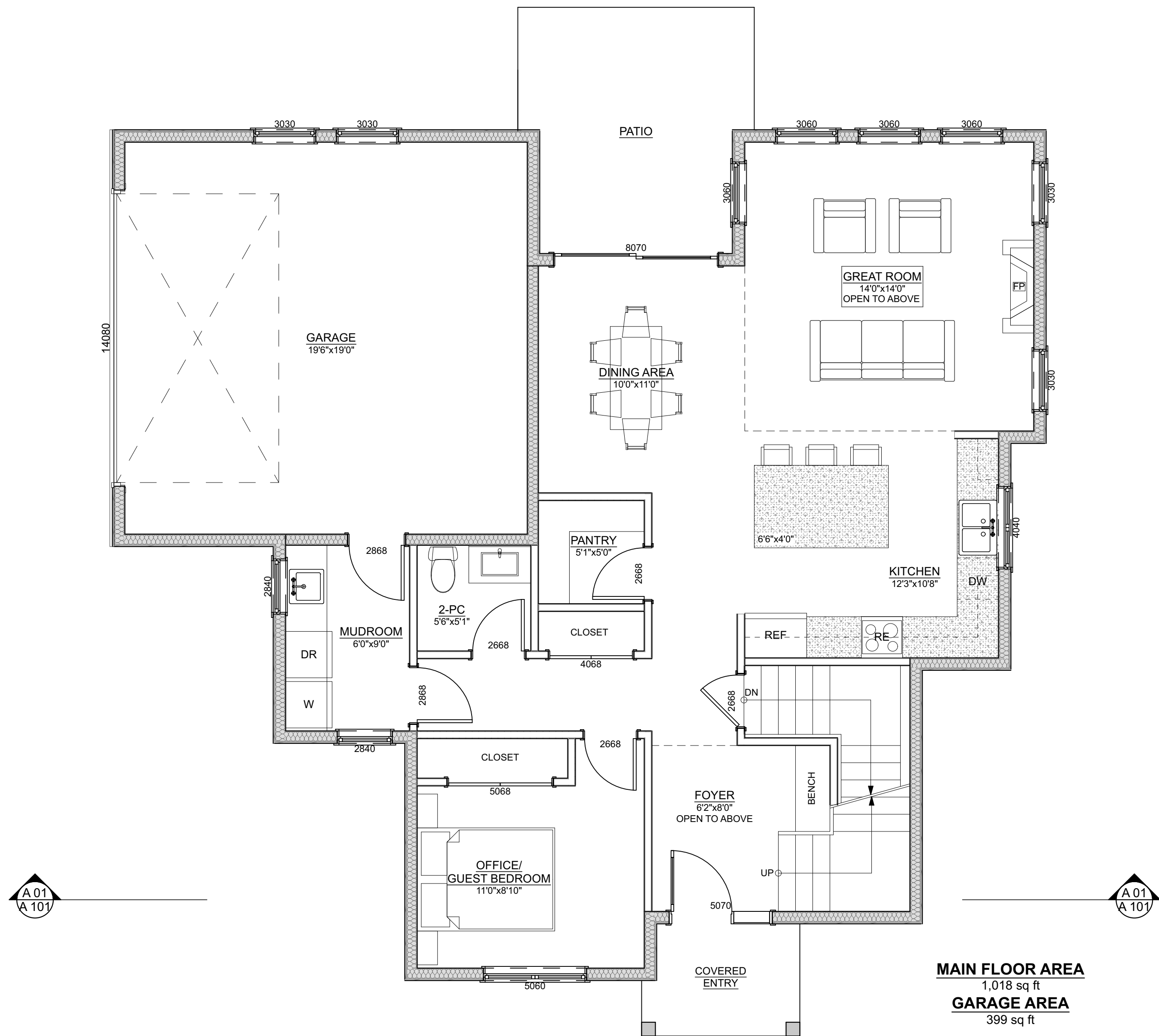
ISSUED FOR DP

ISSUED:

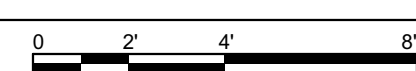
BASEMENT FLOOR  
PLAN AND CROSS  
SECTION

**A-101**

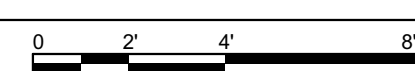
# SLC



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



# SL C

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	
OUTTERS	6" CONTINUOUS ALUMINUM (PREFINISHED)
SOFFIT	C/W 4"x2" ALUMINUM DOWNSPOUT (PREFINISHED)
PASDIA	VENTED ALUMINUM (PREFINISHED)
WINDOW TRIM	2"x4" COMB FACED SPF (PAINTED)
SILL & 2"x4" SUBSILL	2"x4" COMB FACED SPF TOPSIDES C/W 2"x4" SLOPED
DOOR TRIM	2"x4" COMB FACED SPF (PAINTED)
CORNER TRIM	1"x4" COMB FACED SPF (PAINTED)

NOTE:  
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## ALTA VISTA - SL C

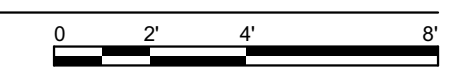
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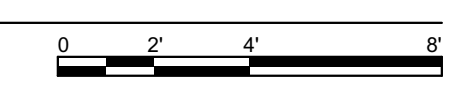
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1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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



SPATIAL SEPARATION BCBC 9.10.15.4	
LIMITING DISTANCE	1.50m
EXPOSING BUILDING FACE	74.54m <sup>2</sup>
ALLOWABLE OPENINGS	8%
PROPOSED AREA	4.96m <sup>2</sup>
PROPOSED OPENINGS	6.65%

ISSUED FOR DP

ISSUED:

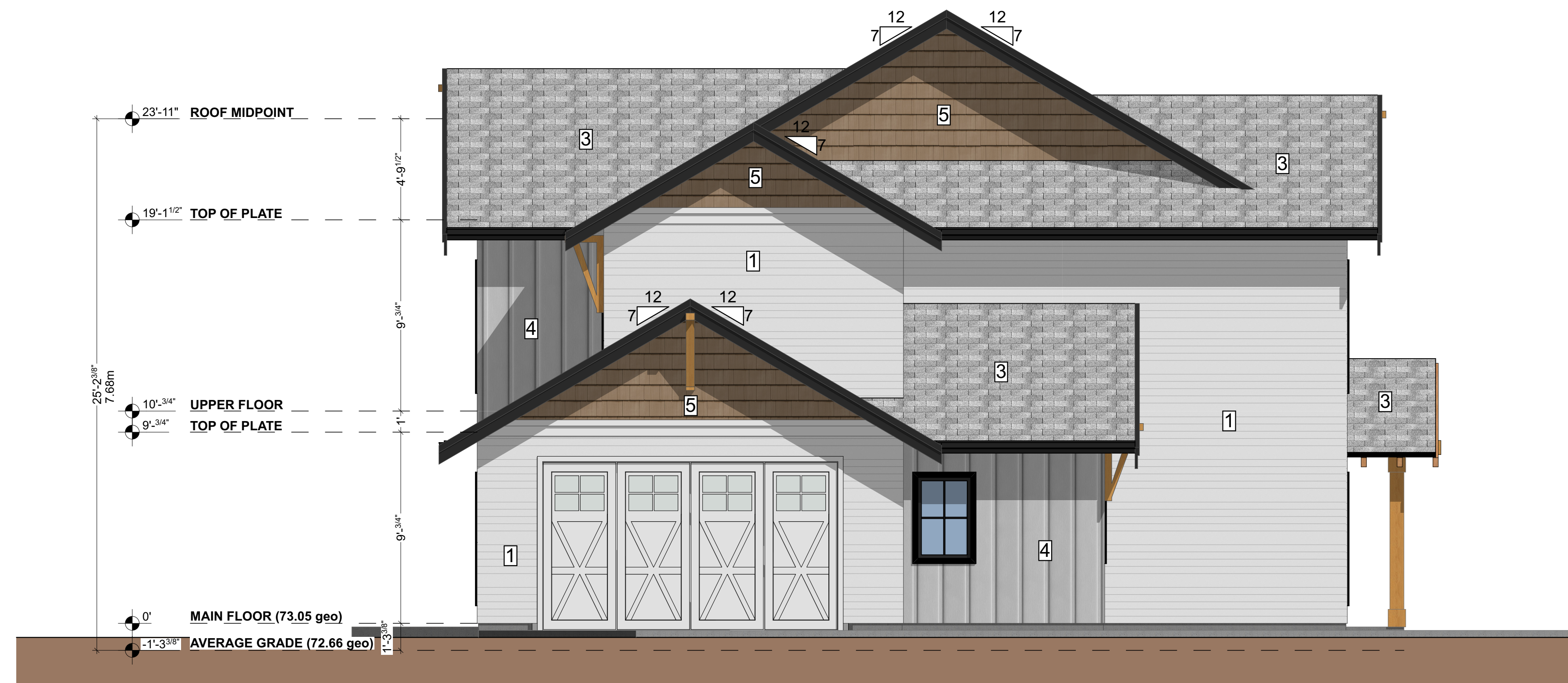
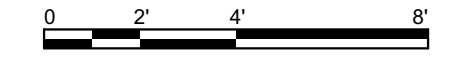

ELEVATIONS

## 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**

OUTTERS	6" CONTINUOUS ALUMINUM (PREFINISHED)
SOFFIT	C/W 4"x2" ALUMINUM DOWNSPOUT (PREFINISHED)
FASCIA	VENTED ALUMINUM (PREFINISHED)
WINDOW TRIM	2"x4" COMB FACED SPF (PAINTED)
SILL & 2"x4" SUBSILL	2"x4" COMB FACED SPF TOPSIDES C/W 2"x4" SLOPED
DOOR TRIM	2"x4" COMB FACED SPF (PAINTED)
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**ALTA VISTA - SL C**

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ISSUED FOR DP

ISSUED:


ELEVATIONS

**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.



# 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	██████████
_____	_____
Address of Witness	Date
_____	_____
Occupation	
_____	_____
Witness	
_____	_____
Address of Witness	Date
_____	_____
Occupation	
<b>THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH</b>	_____
	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**

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**Attachments:**

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

Arborist Report by TBD, dated TBD.

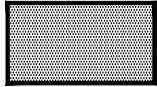


# Appendix 'A' To Bylaw No. 2211

Amendment to Land Use Bylaw Schedule "1" Zoning Map

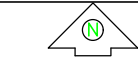
2384 Alta Vista Plc and 6673 Buena Vista Rd

## 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

