

738 Miller Avenue

Rezoning & Subdivision



738 Miller Ave Development Proposal

- Existing house and garage to be removed
 - Subdivide to create four additional lots
 - 2 rear panhandle lots are RS-6 and 3 front lots are RS-4
 - Proposed lots are similar to surrounding neighbourhood
 - Access plan provided with layout to reduce the number of driveway locations along the frontage
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738 Miller Ave – Subdivision Plan



- Existing lot is about 2500m² (27,200sf or about an acre)
- Miller Ave fronts the lot and Colquitz park is at the rear of the lot
- Front yard variances proposed for the 2 rear lots for tree protection at the NW corner
- Building envelopes identified now & building scheme provided for homes

**738 Miller
Avenue –
Planning
Considerations**

- Development is within the Urban Containment Boundary
- Close to local transit, schools, shopping & parks
- Infill subdivision consistent with the OCP and Local Area Plan
- Lot areas & widths are similar to surrounding neighbourhood

738 Miller Ave

Development Characteristics

Lot Characteristics

	Lot Area – Zone Minimum	Lot Area - Proposed	Lot Width – Zone Minimum	Lot Width - Proposed
Lot 1 – RS-4	460 m ²	516 m ²	14m	14.77m
Lot 2 – RS-4	460 m ²	516 m ²	14m	14.77m
Lot 3 – RS-4	460 m ²	516 m ²	14m	14.76m
Lot 4 – RS-6 (panhandle)	835 m ²	912 m ²	16m	26m
Lot 5 – RS-6 (panhandle)	835 m ²	876 m ²	16m	22.7m

Proposed Setbacks

	Front	Rear	F&R Combined	Side 1	Side 2	Side Combined
Lot 1	7.5m	9.m	16.5m	1.5m	3m	4.5m
Lot 2	7.5m	7.5.m	15m	1.5m	3m	4.5m
Lot 3	7.5m	7.5.m	15m	1.5m	3m	4.5m
Lot 4	3m*	12m	15m	1.5m	3m	4.5m
Lot 5	3m*	12m	15m	1.5m	3m	4.5m

* indicates variance required

738 Miller Ave – Parking and Traffic



- Access points to Miller reduced to three (shown on plan)
- Road widening to improve road width on frontage
- Increased front setbacks to accommodate more driveway parking
- Photos of street parking available

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Frontage & Parking Photos

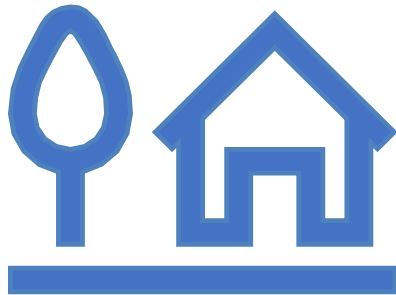


- Left – Saturday at 5pm
- Right – Sunday at 6pm

738 Miller Avenue Neighbourhood Consultation

- Sent plans to 7 surrounding homes pre-application (May 2018) – One response
- In 2020 - review trees & hedge with both owners to the west – No concerns
- Met with ROCA April 2019 and again on site in August 2020
- Revised driveway plans & confirmed hedge and tree retention on west side
- September 2020 – review traffic and parking issues related to multifamily developments to the east with Saanich staff

738 Miller Avenue – Options for Neighbourhood Connection During Covid



- Planned Open House in late November cancelled due to rising Covid rates in BC. In-person meetings difficult right now.
- ROCA could ask those who have contacted them for permission to contact them directly?
- Mail out packages to neighbours in 90m radius with info and contact number.
- Inclusion of plans on ROCA website with my contact info.
- Other Suggestions?

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Questions?

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Rezoning & Subdivision – Site Photo



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