



## **5197 Delmonte Ave | Passive-House Subdivision Proposal**

Cordova Ridge | Saanich, BC  
July 2025

### **Executive Summary**

Proposal to rezone 5197 Delmonte Avenue from A-1 (rural) to RS-8 to enable subdivision into 5 energy-efficient residential lots. This sustainable development supports Saanich's housing and climate goals while maintaining the character of Cordova Ridge.

### **Site Overview**

- \* Address: 5197 Delmonte Avenue, Saanich, BC
- \* Lot Size: Approx. 0.9 acres (36,000+ sq ft)
- \* Current Zoning: A-1 (Rural)
- \* Proposed Zoning: RS-8 (Single-Family Dwelling)
- \* Project: 5-lot subdivision with energy-efficient homes

### **Community Context**

Located in Cordova Ridge, a well-established residential area with access to:

- \* Public transit
- \* Parks and green space
- \* Schools and commercial amenities

Proposed housing aligns with surrounding land use and municipal planning goals.

### **Rezoning History**

- \* 2013: 4-lot rezoning proposal rejected by Council
- \* 2016: Second application blocked before public hearing
- \* 2018: Redesigned proposal approved for 5-lot sustainable subdivision

### **Project Description**

- \* Subdivide into 5 strata lots
- \* All homes built to Passive House or equivalent energy standards
- \* Optional secondary suites
- \* Tree protection and water-sensitive landscaping included
- \* Energy-efficient building covenants registered on title

### **Sustainability Commitments**

- \* Step Code 4+ or Passive House standards
- \* High-performance insulation and windows
- \* Reduced energy loads through passive solar and ventilation
- \* EV-ready infrastructure and permeable surfaces

## Community Benefits

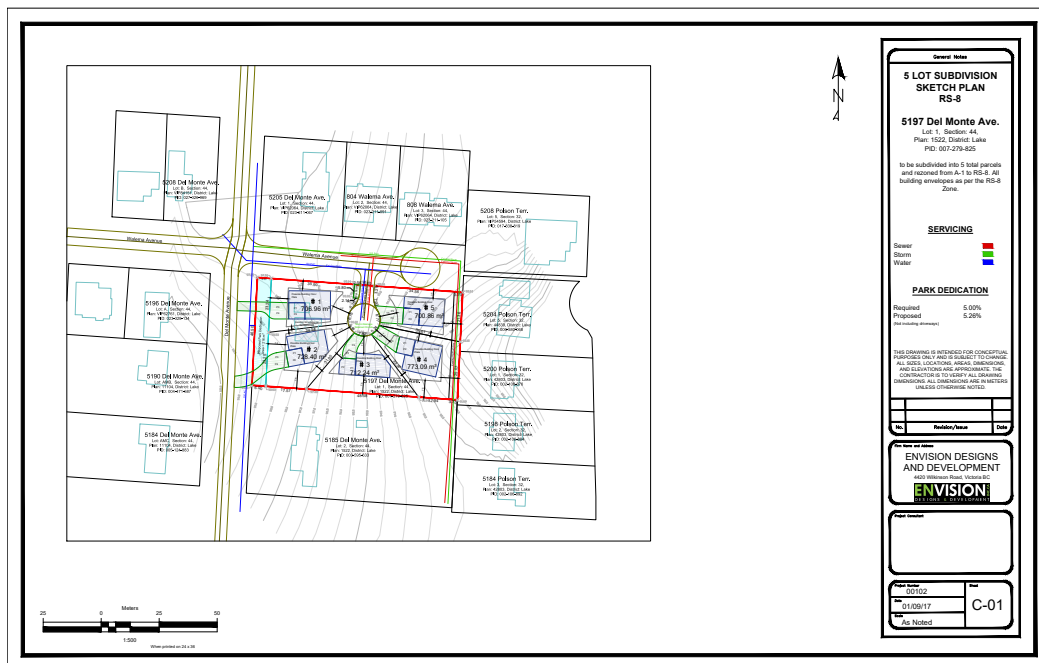
- \* Increases local housing supply without drastic density changes
- \* Net-zero ready homes reduce lifetime emissions
- \* Maintains neighbourhood aesthetics
- \* Contributes to Saanich's climate action and housing diversity targets

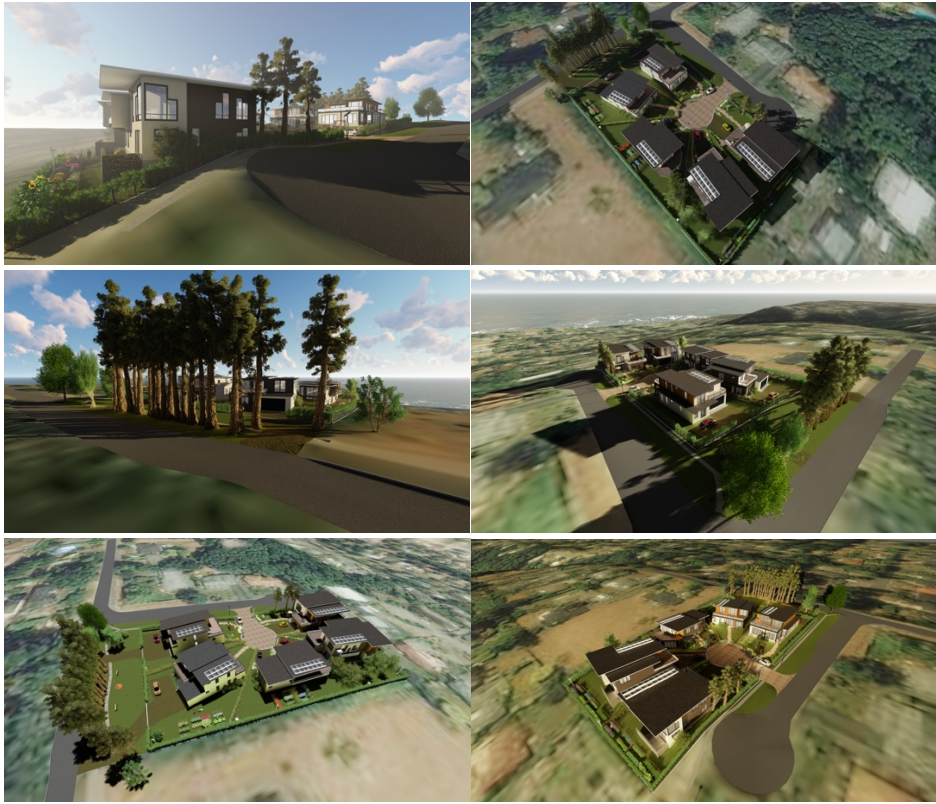
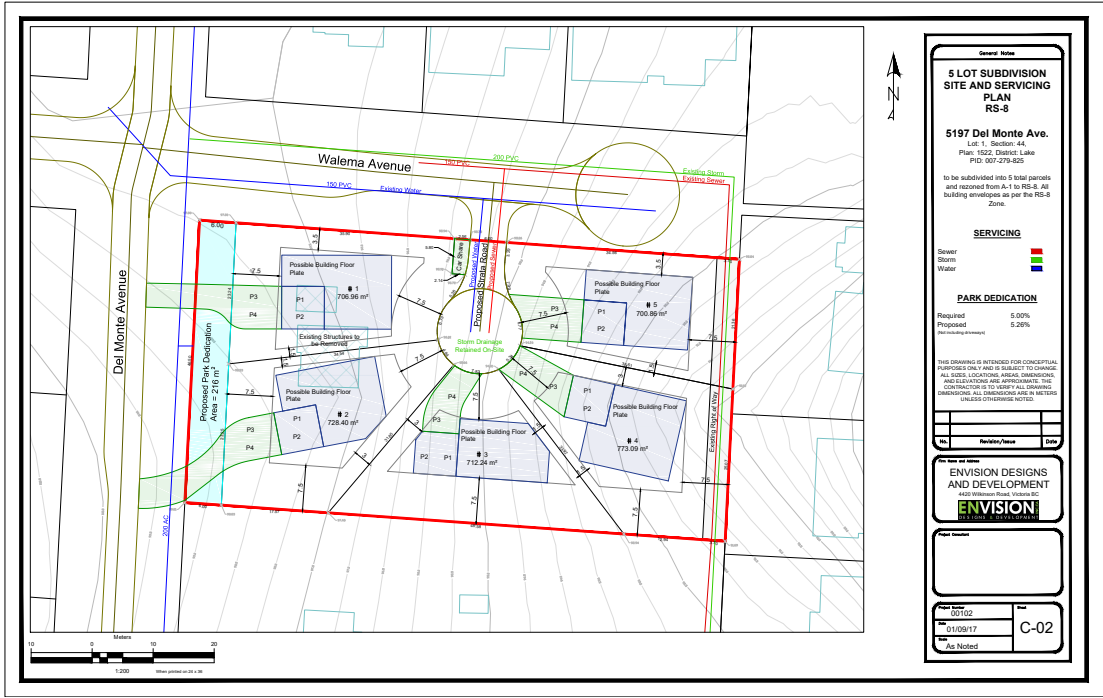
## Timeline & Status

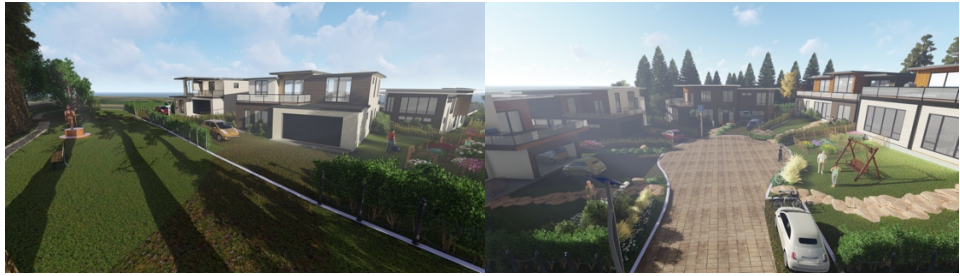
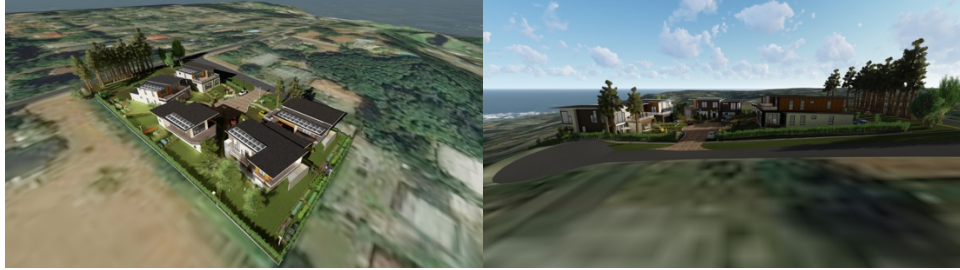
- \* 2018: Rezoning approved by Council
- \* 2020: Subdivision and development permits submitted
- \* 2021-2025: Construction of Lots underway
- \* Present: One home complete, others in progress

## Appendix & Contacts

- \* Council Minutes: 2013, 2016, 2018
- \* Approved Rezoning Bylaws
- \* Developer: Beespot / Nino Barbon
- \* For more info: [saanich.ca](http://saanich.ca) or [cbaca.ca](http://cbaca.ca)







**PROJECT DESCRIPTION**

**Address:** 5197 Del Monte Avenue  
**Legal Description:** Lot 1 Block 4 Section 44 Lake District Plan 1522

**Total Lot Area:** 4105 m<sup>2</sup>  
**Proposed Dwelling:** 5 strata lots

**ZONING SUMMARY**

**Zoning Requirements**

**Current Zoning:** RURAL ZONE (2 HA LOT) A-1

**Proposed Zoning / Rezoning:** SINGLE FAMILY DWELLING ZONE RS-8  
**Uses:** Strata Single family dwelling

**Lot Size:** Required: 665 m<sup>2</sup>  
18 m wide

**Height of Building:** Permitted: 6.5 m (flat roof)

**Lot Coverage:** Permitted: 35%

**Floor Space Ratio:** Permitted: 0.50  
0.40 (total non-basement area)

**Lot Setbacks:** Required:  
Front: 6.0 m  
Rear: 7.5 m  
Interior Sides: 1.5 m  
Exterior Sides: 3.5 m

**NOTES:** \*The sum of the front and rear setbacks shall be not less than 15m.  
\*The sum of the side setbacks shall be not less than 4.5m.

**Parking:** Required: 10 spaces (2.0\*Dwelling unit)

**ZONING SUMMARY**

**Lot 1**

<b>Lot Size:</b>	Proposed: 706.5 m <sup>2</sup> 19.9 m wide	
<b>Height of Building:</b>	Proposed: 6.5 m	
<b>Garage Area:</b>	Proposed: 49 m <sup>2</sup>	
<b>Building Floor Area:</b>	Proposed: 60 m <sup>2</sup> 169.5 m <sup>2</sup> 112 m <sup>2</sup>	(basement storage) (first floor) (second floor)
<b>Gross Floor Area:</b>	Proposed: 281.5 m <sup>2</sup>	
<b>Lot Coverage:</b>	Proposed: 31%	
<b>Floor Space Ratio:</b>	Proposed: 0.40	
<b>Lot Setbacks:</b>	Proposed: Front: 7.5 m Rear: 7.8 m Interior Side: 2.6 m Exterior Side: 3.5 m	
<b>Parking:</b>	Proposed: 4 spaces	



**ZONING SUMMARY**

**Lot 2**

<b>Lot Size:</b>	Proposed:	727.6 m <sup>2</sup> 21.6 m wide
<b>Height of Building:</b>	Proposed:	6.5 m
<b>Garage Area:</b>	Proposed:	49 m <sup>2</sup>
<b>Building Floor Area:</b>	Proposed:	60 m <sup>2</sup> (basement storage) 170 m <sup>2</sup> (first floor) 120 m <sup>2</sup> (second floor)
<b>Gross Floor Area:</b>	Proposed:	290 m <sup>2</sup>
<b>Lot Coverage:</b>	Proposed:	30%
<b>Floor Space Ratio:</b>	Proposed:	0.40
<b>Lot Setbacks:</b>	Proposed:	Front: 10.7 m Rear: 7.8 m Interior Sides: 1.5 m Other Side: 3.0 m
<b>Parking:</b>	Proposed:	4 spaces

**ZONING SUMMARY**

**Lot 3**

<b>Lot Size:</b>	Proposed:	712.2 m <sup>2</sup> 28.9 m wide
<b>Height of Building:</b>	Proposed:	6.5 m
<b>Garage Area:</b>	Proposed:	48.2 m <sup>2</sup>
<b>Building Floor Area:</b>	Proposed:	60 m <sup>2</sup> (basement storage) 134.3 m <sup>2</sup> (first floor) 120 m <sup>2</sup> (second floor)
<b>Gross Floor Area:</b>	Proposed:	254.3 m <sup>2</sup>
<b>Lot Coverage:</b>	Proposed:	26%
<b>Floor Space Ratio:</b>	Proposed:	0.36
<b>Lot Setbacks:</b>	Proposed:	Front: 0.0 m Rear: 7.5 m Interior Sides: 3.1 m Exterior Sides: 1.5 m
<b>Parking:</b>	Proposed:	4 spaces



**ZONING SUMMARY**

**Lot 4**

<b>Lot Size:</b>	Proposed:	772.4 m <sup>2</sup> 21.4 m wide
<b>Height of Building:</b>	Proposed:	6.5 m
<b>Garage Area:</b>	Proposed:	49 m <sup>2</sup>
<b>Building Floor Area:</b>	Proposed:	80 m <sup>2</sup> (basement storage) 181.5 m <sup>2</sup> (first floor) 120 m <sup>2</sup> (second floor)
<b>Gross Floor Area:</b>	Proposed:	301.5 m <sup>2</sup>
<b>Lot Coverage:</b>	Proposed:	30%
<b>Floor Space Ratio:</b>	Proposed:	0.39
<b>Lot Setbacks:</b>	Proposed:	Front: 10.0 m Rear: 7.5 m Interior Sides: 1.5 m Exterior Sides: 3.5 m
<b>Parking:</b>	Proposed:	4 spaces

**ZONING SUMMARY**

**Lot 5**

<b>Lot Size:</b>	Proposed:	702.7 m <sup>2</sup> 18.9 m wide
<b>Height of Building:</b>	Proposed:	6.5 m
<b>Garage Area:</b>	Proposed:	49 m <sup>2</sup>
<b>Building Floor Area:</b>	Proposed:	80 m <sup>2</sup> (basement storage) 161 m <sup>2</sup> (first floor) 120 m <sup>2</sup> (second floor)
<b>Gross Floor Area:</b>	Proposed:	281 m <sup>2</sup>
<b>Lot Coverage:</b>	Proposed:	30%
<b>Floor Space Ratio:</b>	Proposed:	0.40
<b>Lot Setbacks:</b>	Proposed:	Front: 9.7 m Rear: 7.5 m Interior Sides: 2.6 m Exterior Sides: 3.5 m
<b>Parking:</b>	Proposed:	4 spaces

**ZONING SUMMARY**

**Landscape Requirements**

**Open Space Area for Subdividing:**

Required: 5%  
205.3 m<sup>2</sup>

Proposed: 278.9 m<sup>2</sup>  
(Including 2 driveway accesses)

Proposed: 216.0 m<sup>2</sup>  
(Without the 2 driveway accesses)