

No.	Description	Date
4	Front Variance Revised	09/11/15
5	McKenzie Sidewalk Relocated	09/10/20

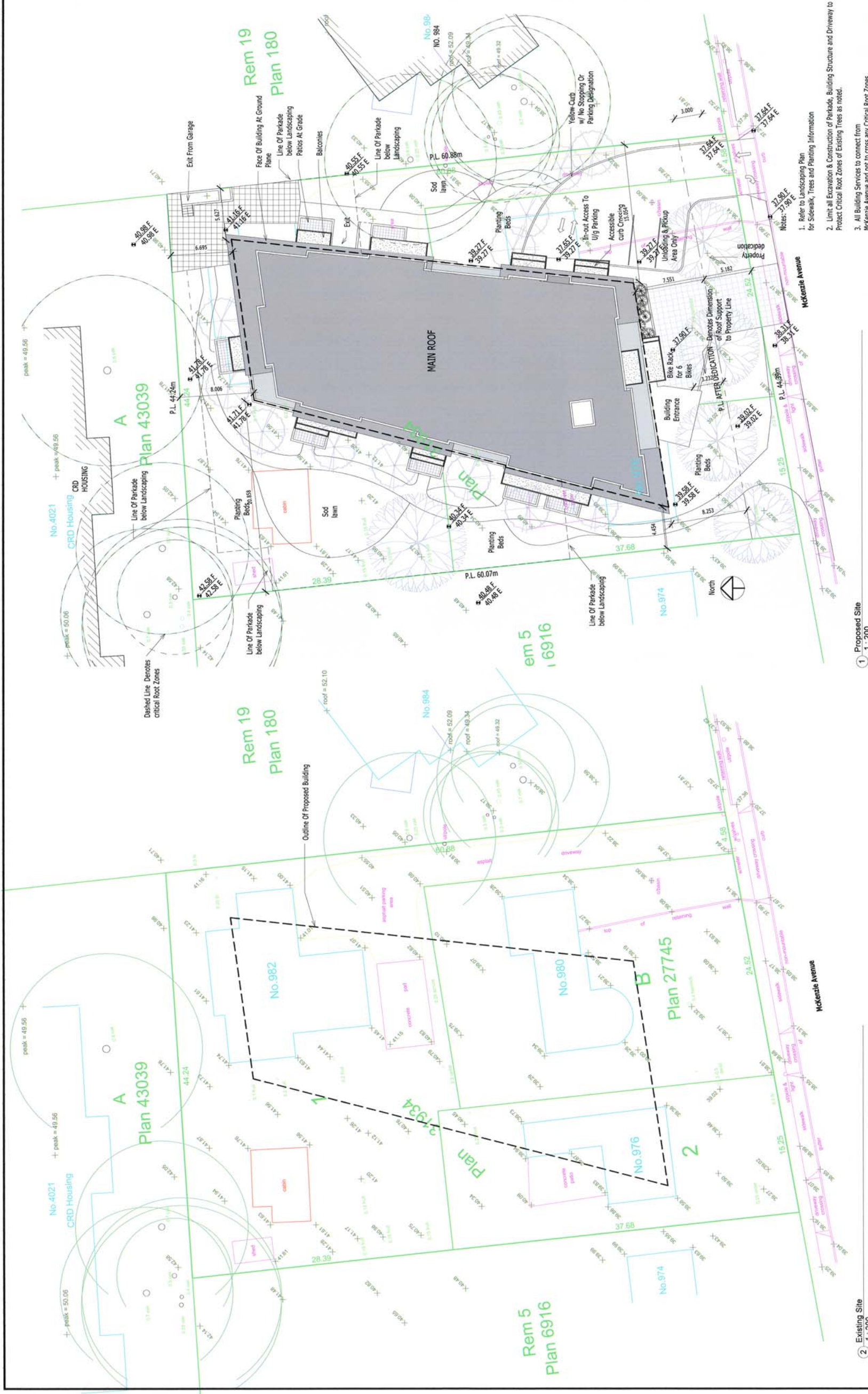
McKenzie Avenue

Site Plan

Project number: 28015
 Date: 09/11/15
 Drawn by: LWP/TEK
 Checked by: -

A0.1

Scale: 1 : 200



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PLANNING DEPT.
CORP OF SAANICH

PROJECT DATA:

OWNER: 081858 B.C. Ltd, Amargjeet Gill, 5464 Fowler Rd, Victoria, BC, V8Y 1Y3

CIVIC: 976, 982 & 980 McKenzie Ave, Saanich, BC

LEGAL: Lots 1 & 2, Plan 31934 and Lot 8, Plan 2745, in Section 64, Victoria District

PROJECT DESCRIPTION: Multi Family Residential

CURRENT ZONING: RS-10

PROPOSED ZONING: RA-3 with variance

SITE AREA: 2577 m²

SITE COVERAGE: 35 % (902 m² / 2577 m²)

OPEN SITE AREA: 41 % (1055 m² / 2577 m²)

OPEN SPACE: 10 % (266 m² / 2577 m²)

BUILDING FOOTPRINT: 902 m²

TOTAL IMPERVIOUS SURFACE AREA: 1322 m²

TOTAL FLOOR AREA: 3327 m²

ESB: 1.29 to 1 (3327 m² / 2577 m²)

BUILDING HEIGHT: 12.80 m

SETBACKS PROVIDED:
 N.E. East: 5.627 m
 N.E. North: 6.695 m
 N.W. North: 8.006 m
 N.W. West: 20.059 m
 S.E. East: 15.054 m
 S.E. South: 7.551 m (To Building)
 S.E. South: 2.876 m (To Canopy Roof Support)
 S.W. West: 4.454 m
 S.W. South: 8.253 m

SETBACKS REQUIRED:
 36 Full Size Visitor Stalls
 26 Full Size Tenant Stalls
 16 Small Size Tenant Stalls
 2 Disabled Person Parking Stall

NUMBER OF UNITS: Total: 36 Units
 34 Two Bedroom Suites
 2 Two Bedroom Accessible Suites
 (BCBC 2008 Accessible Design Standard)

TOTAL PARKING PROVIDED = 50 Stalls

SETBACKS REQUIRED:
 36 Suites @ 1.5 Stalls = 54 Stalls
 2 Disabled Person Parking Stall

VARIANCE REQUIRED:
 FSR: from 1.20 to 1.29
 BUILDING HEIGHT: from 11.5 m to 12.84 m
 Rear from 6.695 m (8.006 m)
 Side from 7.5 m to 5.687 m / 4.454 m
 Front from 7.5 m to 2.876 m to Canopy Roof Support

OF PARKING: from 54 to 50

NOTES:
 1. Refer to Landscaping Plan for Sidewalk, Trees and Planting Information
 2. Limit all Excavation & Construction of Parking, Building Structure and Driveway to Protect Critical Root Zones of Existing Trees as noted.
 3. All Building Services to connect from McKenzie Avenue and not to cross any Critical Root Zones

Proposed Site
1 : 200

Existing Site
1 : 200