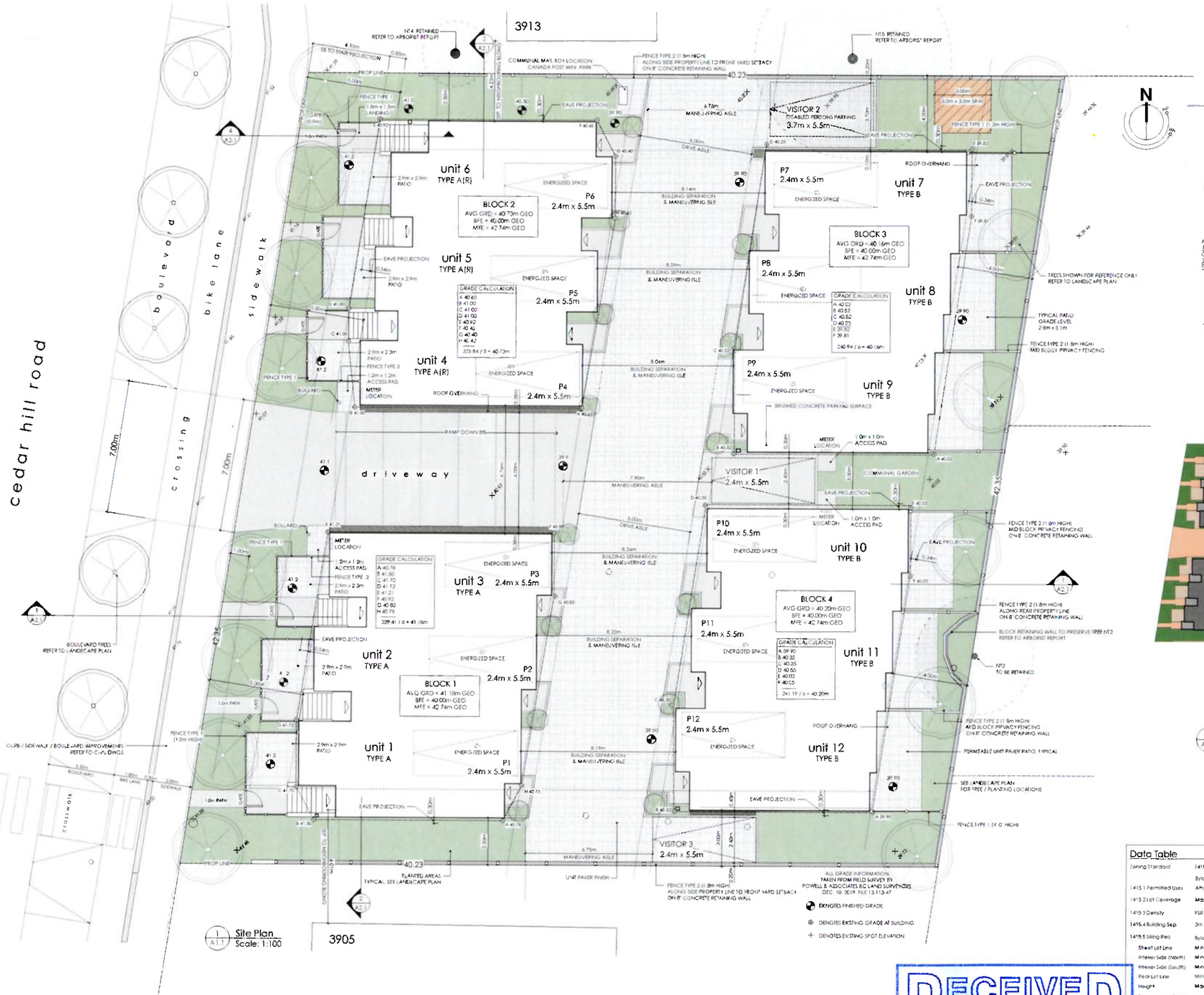
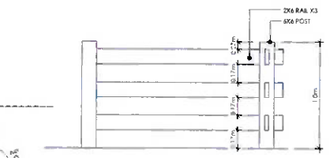
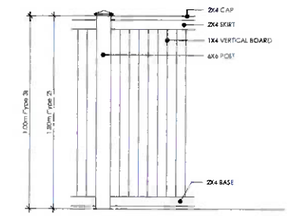


1 A1.1 Site Plan
Scale: 1:100



Fence, Type 1
Street Facing Patios



Fence, Type 2 & 3
Type 2 - Rear Yard Interior Fencing, Property Line Beyond Front Yard
Type 3 - Screening at Meter Locations

3 A1.1 Surface Overview
Scale: 1:400

Data Table		RT-WA ZONE REVIEW	
Zoning Standard	1415 ATTACHED HOUSING WHITTIER AVENUE ZONE - R* WA		
	Bylaw	Proposed	Variances Requested
1415.1 Permitted Uses	Attached Housing	Attached Housing	
1415.2 Lot Coverage	Maximum 40%	41.2%	1.2%
1415.3 Density	FSR 1.1 1	FSR 0.97 e1	
1415.4 Building Sep.	3m	Minimum 3.0m	
1415.5 Siting Req.	Bylaw	Proposed	
Street Lot Line	Minimum 3.0m	5.0m	
Interior Side (North)	Minimum 4.0m	2.50m	1.5m
Interior Side (South)	Minimum 4.0m	2.50m	1.5m
Rear Lot Line	Minimum 4.0m	2.00m	
Height	Maximum 10.5m	8.91 m	
1415.6 Accessory Bldings	n/a	n/a	
1415.7 Off Street Parking	Max 30% Surface of Lot	709m2 / 41.1%	
1415.8 Lot Size	Width 30m Area 900m2	Width 42.33m Area 1683 m2	
7.4 Parking	24 stalls (2/unit)	15 stalls total for (1/unit with 3 visitor stalls) (12 Energized Stalls)	9 stalls (includes 1 visitor stall)
Bicycle Parking	12 Class 1	12 Class 1	

RECEIVED
OCT 06 2023
PLANNING DEPT.
DISTRICT OF SAANICH

outline HOME DESIGN
www.outlinehomedesign.com
p. 250.818.3981 e. info@outlinehomedesign.com

PROJECT ADDRESS
3907 & 3909 Cedar Hill Rd
Saanich, BC

Part Lot 1 & Lot 2, Section 41
Victoria District, Plan 7227

PID 006-740-908 & 000-973-530

ZONE RS-6 Current, RT-WA Proposed
LOT AREA 1683m2 Combined

Data Table — Project

Owner

Designer
Outline Home Design
1235 Braithwaite Dr.
Cobble Hill BC
250 818 3981

Civil Engineer
McElhanney
800-3960 Quadra St
Victoria BC
250 370 9221

Landscape Architect
Lombard North Group
836 Cormorant St
Victoria BC
250 386 3336

Civic Address: 3907 & 3909 Cedar Hill Road, Saanich BC

Legal Address: That Part of Lot 1, Section 41, Victoria District, Plan 7227, lying to the west of the production northerly of the eastern boundary of lot 2 of said plan
PID 000-973-530
Lot Area = 908 m2

Lot 2, Section 41, Victoria District, Plan 7227
PID 006-740-908
Lot Area = 775 m2

Project Description: Attached Housing, 12 Units, 4 Buildings

Site Area: 18,116 ft2 — 1683 m2
Site Coverage: 7,461 ft2 — 693.09 m2 — 41.2%
Total Floor Area*: 17,640 ft2 — 1638.99 m2
FAR: 0.97 e1
Density: One unit per 140.25 m2 of lot area
Parking, Required: 24 stalls (2/unit)
Parking, Provided: 15 stalls total (1/unit with 3 visitor stalls) (12 Energized Stalls)
Bicycle Parking: 12 Class 1 Bicycle Parking Stalls*
*Oversized Stalls (Non-Standard)
*Electrical Outlet Provided

REVISION LIST
R1 - Issued for Development Permit - Sept. 21.20
R2 - Re-Issue for DP - Dec. 17, 2021
R3.0.3.1 - Issued for Review
R3.2 - Re-Issued for DP - Nov. 14, 2022
R4.1 - Re-Issued for DP - Aug. 4, 2023
R4.2 - Re-Issued for DP - Oct. 4, 2023

DRAWING LIST

A1.1	Site Layout & Data
A1.2	Existing Site and Location Plan
A2.1	Site Sections, Streetscape
A2.2	Composite Elevations
A3.1	Block 1 Plans and Elevations
A3.2	Block 2 Plans and Elevations
A3.3	Block 3 Plans and Elevations
A3.4	Block 4 Plans and Elevations
Civil 1	Site Servicing Plan
Civil 2	Site Servicing Plan
L1	Landscape Plan
L2	Offsite Planting

seba CONSTRUCTION

3907 & 3909 Cedar Hill Rd
Proposed Townhouses

TITLE	Site Plan		
FILE		SCALE	as noted
PROJECT NO.		DATE	Oct. 4, 2023
DRAWN BY	TDR	SHEET NO.	A1.1
ISSUE FOR	REVIEW	REV.	4