



# Streetside Residence

ISSUED FOR DEVELOPMENT PERMIT & REZONING RESUBMISSION

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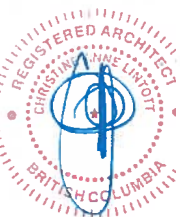
Issue

DP&Z REZONING RESUBMISSION 25

Revision

No. Description

Consultant



Street Side Residences

Saanich Road & McKenzie Avenue

Cover Sheet & Site P

Date 2021-08-31 12:5

Drawn by

Checked by

A0.00

Scale As I

## Property Data

PROPERTY IDENTIFICATION	6 STOREY MULTI-FAMILY RESIDENCE WITH 3 LEVELS OF PARKING
CIVIC ADDRESS	4015 & 4017 SAANICH ROAD, AND 970 & 974 MCKENZIE AVENUE
LEGAL DESCRIPTION	LOT 8, SECTION 64, VICTORIA DISTRICT, PLAN 7253 LOT 8, SECTION 64, VICTORIA DISTRICT, PLAN 7253 LOT 1, SECTION 64, VICTORIA DISTRICT, PLAN 23154 PART OF LOT 5, SECTION 64, VICTORIA DISTRICT, PLAN 8918
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	005-734-771, 005-734-797, 000-645-632, 000-501-247
AUTHORITY HAVING JURISDICTION	THE CORPORATION OF THE DISTRICT OF SAANICH
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, PART 3, INCLUDING ALL AMENDMENTS

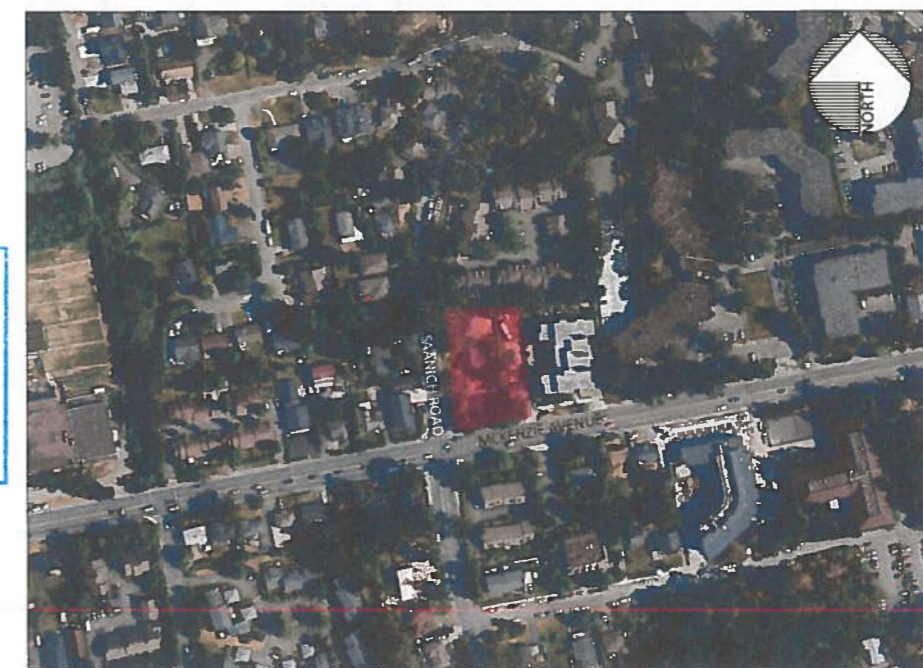
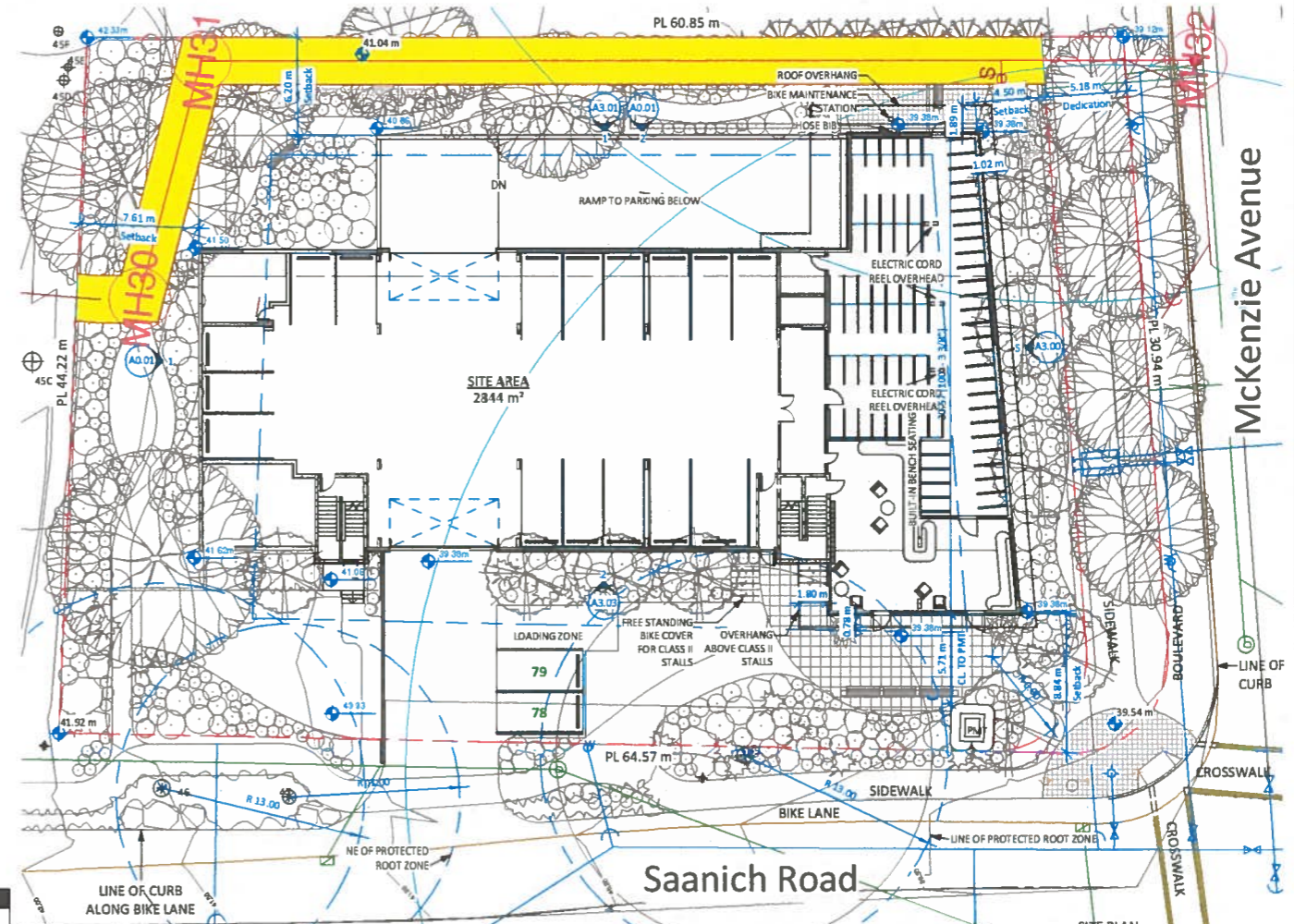
## Municipal Zoning Compliance Summary

NO.	ITEM	DESCRIPTION	BYLAW REFERENCE(S)
0-1	ZONING	BA-3 PROPOSED	BYLAW 8200
0-2	DEVELOPMENT PERMIT AREA	14	BYLAW 8200
0-3	PRINCIPAL USE	APARTMENT PROPOSED <input type="checkbox"/> PERMITTED <input type="checkbox"/>	210-1/230-1
0-4	SPACING OF BUILDING	WEST SETBACK - SAANICH ROAD (m): 7.75 REQUIRED 8.84 PROPOSED NORTH SETBACK (m): 7.83 REQUIRED 7.83 PROPOSED EAST SETBACK (m): 7.75 REQUIRED 6.8 PROPOSED SOUTH SETBACK - MCKENZIE AVENUE (m): 17.8 REQUIRED 4.5 PROPOSED	BYLAW 8200
0-5	HEIGHT OF BUILDINGS	BUILDING HEIGHT (m): 33.5 REQUIRED 22.11 PROPOSED 40.61 BLDG. GRADE	BYLAW 8200 DEFINITIONS 5.18
0-6	SPECIAL REGULATIONS	NO PROHIBITED USES, PER 5.2: REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> PROTECTIVE INTO REQUIRED YARDS, PER 5.8: REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> REUSE CONTAINER PROVISIONS, PER 5.12: REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> DETERMINATION OF GRADIS, PER 5.14: REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/>	SECTION 5
0-7	LANDSCAPING AND SCREENING REQUIREMENTS	FENCES & RETAINING WALLS, PER 6.2: REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> LANDSCAPING AND SCREENING, PER 6.4: REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/>	SECTION 6
0-8	OFF-STREET PARKING	NUMBER OF OFF-STREET PARKING SPACES (TABLE 7.1.1.6 'APARTMENTS'): 1.5 / UNIT RESIDENT (R) REQUIRED 6.3 / UNIT VISITOR (V) REQUIRED MIN / MAX 71 R / 8 V PROPOSED *ALL SPACES TO HAVE MINIMUM 1.2M CHARGING DIMENSIONS OF OFF-STREET PARKING SPACES, PER 7.2: REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> LOCATION & SIZING OF OFF-STREET PARKING SPACES, PER 7.6: REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> DESIGN OF OFF-STREET PARKING AREAS, PER 7.7: REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> CYCLE PARKING PROVIDED (TABLE 7.4): REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> NUMBER OF CYCLE PARKING SPACES (TABLE 7.4 'APARTMENTS'): 1 PER UNIT REQUIRED 77 REQUIRED 81 PROPOSED CLASS I: 71 REQUIRED 79 PROPOSED CLASS II: 6 REQUIRED 6 PROPOSED	SECTION 7
0-9	OUTDOOR LIGHTING STANDARDS FOR THE CONTROL OF LIGHT POLLUTION	OUTDOOR LIGHTING TO COMPLY WITH SCHEDULE B.1 *PROJECT IS OVER 5M OR DOMINANT ATTYD. PHYSICAL OBSERVATORY REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/>	SCHEDULE B

## DRAWING LIST

Sheet Number	Sheet Name
ARCHITECTURAL	Cover Sheet & Site Plan
A0.00	Spatial Separations
A0.01	Zoning Compliance Plans
A0.02	Area Calculation Plans
A1.01	Survey Plan & Existing Site Plan
A1.02	Solar Study
A2.01	Floor Plan P3 Parkade
A2.02	Floor Plan P2 Parkade
A2.03	Floor Plan P1 Parkade
A2.04	Floor Plans Level 01-04
A2.05	Floor Plans Level 05 & 06
A2.06	Roof Plan
A3.00	Elevations
A3.01	Elevations
A3.02	Material Palette
A3.03	Context Elevations
A4.00	Building Sections
CIVIL	
1 of 1	Saanich and McKenzie Conceptual Servicing Plan, and Frontage Improvements
LANDSCAPE	
L1.00	Landscape Plan

NO.	ITEM	DESCRIPTION	BYLAW REFERENCE(S)
0-10	LOT AREA	BEFORE DEDICATION 3871 m <sup>2</sup> AFTER DEDICATION 2844 m <sup>2</sup>	BYLAW 8200
0-11	LOT COVERAGE	1312 / 3844 = 0.341 (8%) AFTER DEDICATION	BYLAW 8200
0-12	GROSS BUILDING AREA	P3 PARKADE 99 m <sup>2</sup> P2 PARKADE 99 m <sup>2</sup> P1 PARKADE 485 m <sup>2</sup> LEVEL 01 963 m <sup>2</sup> LEVEL 02 963 m <sup>2</sup> LEVEL 03 963 m <sup>2</sup> LEVEL 04 963 m <sup>2</sup> LEVEL 05 888 m <sup>2</sup> LEVEL 06 888 m <sup>2</sup> Ground level 3203 m <sup>2</sup>	BYLAW 8200
0-13	FLOOR SPACE RATIO	6303 / 3844 = 1.64 (1.6%) AFTER DEDICATION	BYLAW 8200
0-14	NUMBER OF UNITS BY TYPE	1 BEDROOM 48 m <sup>2</sup> 12 1 BEDROOM 49 m <sup>2</sup> 24  1 BEDROOM + DEN 57 m <sup>2</sup> 4 1 BEDROOM + DEN 58 m <sup>2</sup> 8  2 BEDROOM 68 m <sup>2</sup> 4 2 BEDROOM 70 m <sup>2</sup> 2 2 BEDROOM 72 m <sup>2</sup> 8  2 BEDROOM + DEN 54 m <sup>2</sup> 4 2 BEDROOM + DEN 56 m <sup>2</sup> 4  3 BEDROOM 149 m <sup>2</sup> 1 Ground level 71	BYLAW 8200
0-15	OPEN SITE SPACE (%)	274 / 3844 = 0.071 (0.7%) AFTER DEDICATION; INCLUDING SETBACK AREA = 93.9%	BYLAW 8200
0-16	VARIANCES REQUESTED	NORTH SETBACK (m): 4.39 m OVER EAST SETBACK (m): 5.30 m OVER SOUTH SETBACK (m): 3.00 m OVER BUILDING HEIGHT (m): 10.61 m OVER PARKING (REGULATED): 16 UNDER PARKING (UNREGULATED): 14 UNDER	BYLAW 8200



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PLANNING DEPT.  
DISTRICT OF SAANICH

## OWNER

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