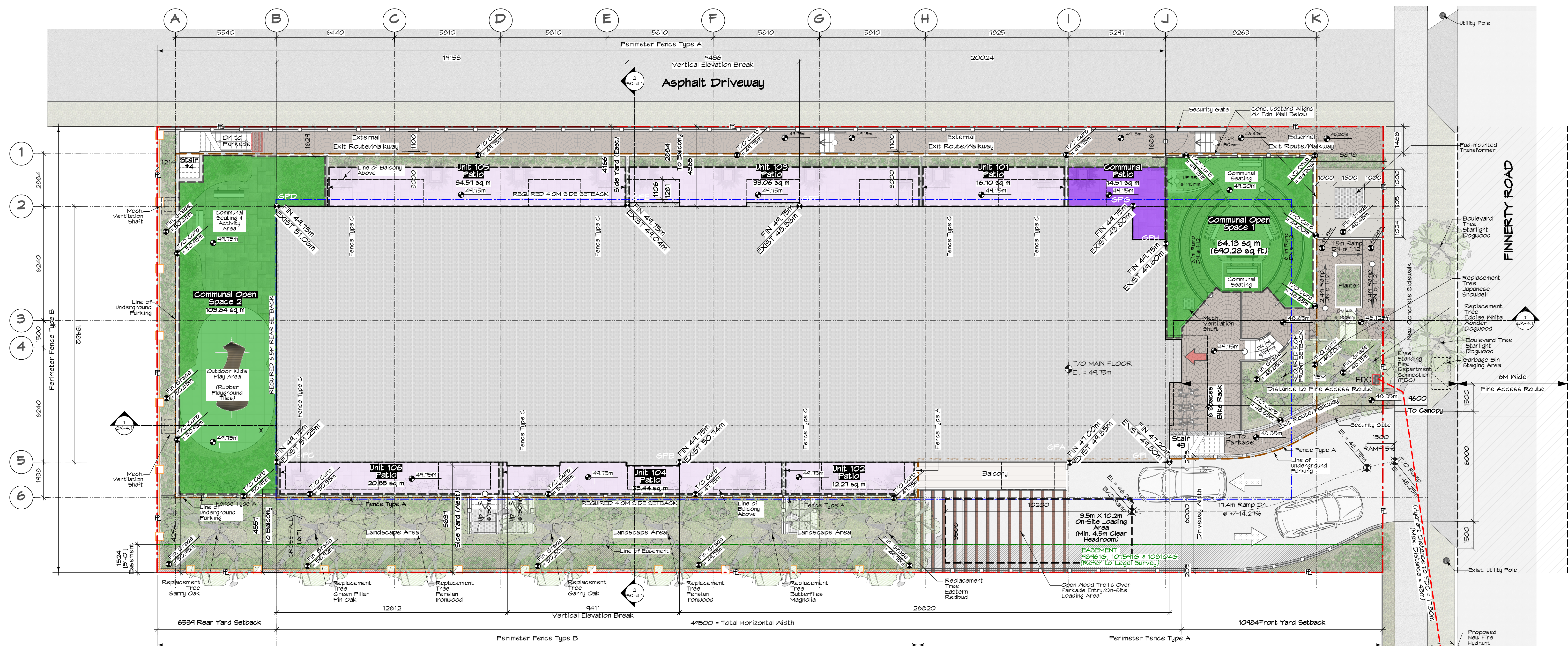




Site Statistics		Proposed Zoning RA-11 / TOA 400m 1,634 m2	
Zoning Assessment			
	Proposed	Required/Permitted	Variance Requested
Lot Coverage (m2/%)	681.84m2/41.73%	50%	N/A
Gross Floor Area	4,057.20 m2	4,055 m2	N/A
Floor Space Ratio	2.45 : 1	2.5 : 1 (TOA) / 2.4 : 1 (ZBL)	N/A
Building Height (m)	11.87 m	21.5 m	N/A
Number Of Storeys	6	6	N/A
Horizontal Width (m)	49.50 m	55 m	N/A
Number Of Units			
Studio	31 (52.54%)	N/A	N/A
1 Bedroom	7 (11.86%)	N/A	N/A
2 Bedroom	14 (23.75%)	Note: 35% 2 Bedrm. Or Bigger	N/A
3 Bedroom	7 (11.86%)		N/A
Total number of units	59	N/A	N/A
Setbacks			
Front (South)	10.98 m	5.0 m	N/A
Rear (North)	6.53 m	6.5 m	N/A
Side (East)	4.17 m	4.0 m interior side	N/A
Side (West)	5.84 m	4.0 m interior side	N/A
Projections - cantilevered balconies			
Interior Side (East)	1.11m	0.60m	0.51 m
Interior Side (West)	-	0.60m	N/A
Community Open Space:			
- COS 1 (Front) (m2)	64.13 m2		N/A
- COS 2 (Rear) (m2)	103.84 m2		N/A
- Communal Patio (East Side) (m2)	14.31 m2		N/A
Parking			
Total Parking Space	23	0	N/A
Small Car	8 (35%)	8 (35%)	N/A
Visitor	2 (1 regular and 1 Van Accessible)	2 (1 regular and 1 Van Accessible)	N/A
Accessible	2 (1 Car and 1 Van)	2 (1 Car and 1 Van)	N/A
Electric Charging	100%		N/A
Loading/Guest/Visitor	1	1	N/A
- Length (m)	6.3 m	10.2 m	3.4 m
- Width (m)	3.0 m	3.5 m	0.5 m
- Clearance Height (m)	3.01m	4.5 m	1.45 m
Bicycle Parking and TDM Plan B - Cycling Package			
Transportation Demand Management	Provision of TDM Plan A - Package and Plan B - Cycling	Provision of TDM Plan A - Package and Plan B - Cycling	N/A
Class I Bicycle Parking	Total of 87 Class I Bicycle (Min. required 24 based from ZBL Table 14 + 10 based from additional 30% required by TDM Plan B - Cycling Package)	77 Class I Bicycle (1 per unit based from ZBL Table 14 + additional 30% based from TDM Plan B - Cycling Package)	N/A
Non-Standard Bikes	12 (20%)	9 (15%)	N/A
E-Bikes	30 (50%)	30 (50%)	N/A
Vertical Bike Racks	24 (40%)	18 (30%)	N/A
Regular Bikes	21	N/A	N/A
Class II Bicycle Parking	6 space rack	6 space rack	N/A

Site Statistics	
Current Zoning RS-14	Proposed Zoning RA-11 / TOA 400m
Site Area (m2)	1,634 m2

Avg. Grade Calculation

GP"A"	Elev. = 47.00m
GP"B"	Elev. = 49.60m
GP"C"	Elev. = 49.60m
GP"D"	Elev. = 49.60m
GP"E"	Elev. = 49.04m
GP"F"	Elev. = 48.86m
GP"G"	Elev. = 48.80m
GP"H"	Elev. = 49.60m
GP"I"	Elev. = 47.20m
Total	= 439.30m
÷ 9 =	48.81m

Communal Open Space (COS)



COS 1 = 64.13 sqm.



COS 2 = 103.84 sqm.

Communal
Patio = 14.51 sqm.

Total = 182.48 sqm.

At-Grade Private Patios



Unit 101 = 16.70 sqm.

Unit 102 = 12.27 sqm.

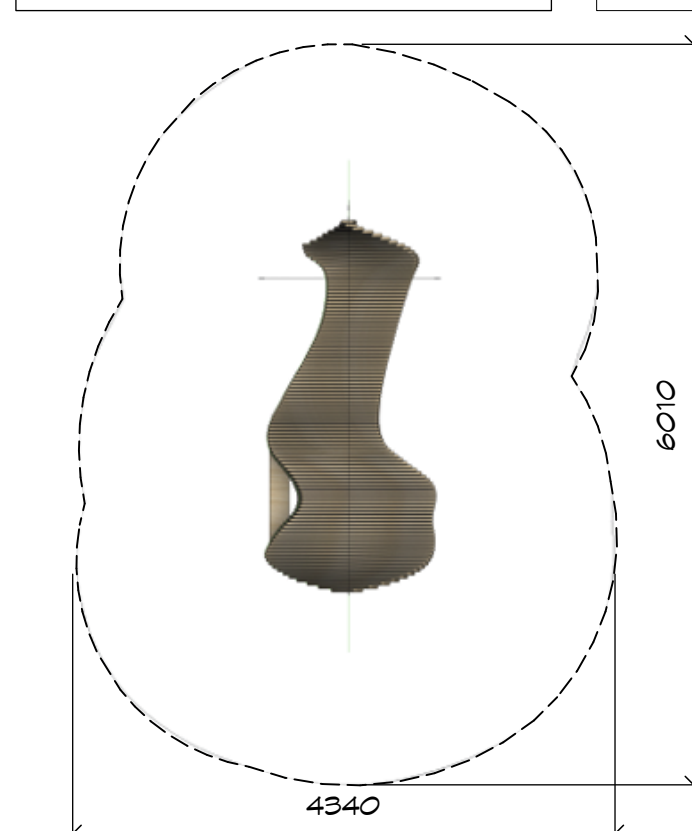
Unit 103 = 33.06 sqm.

Unit 104 = 25.44 sqm.

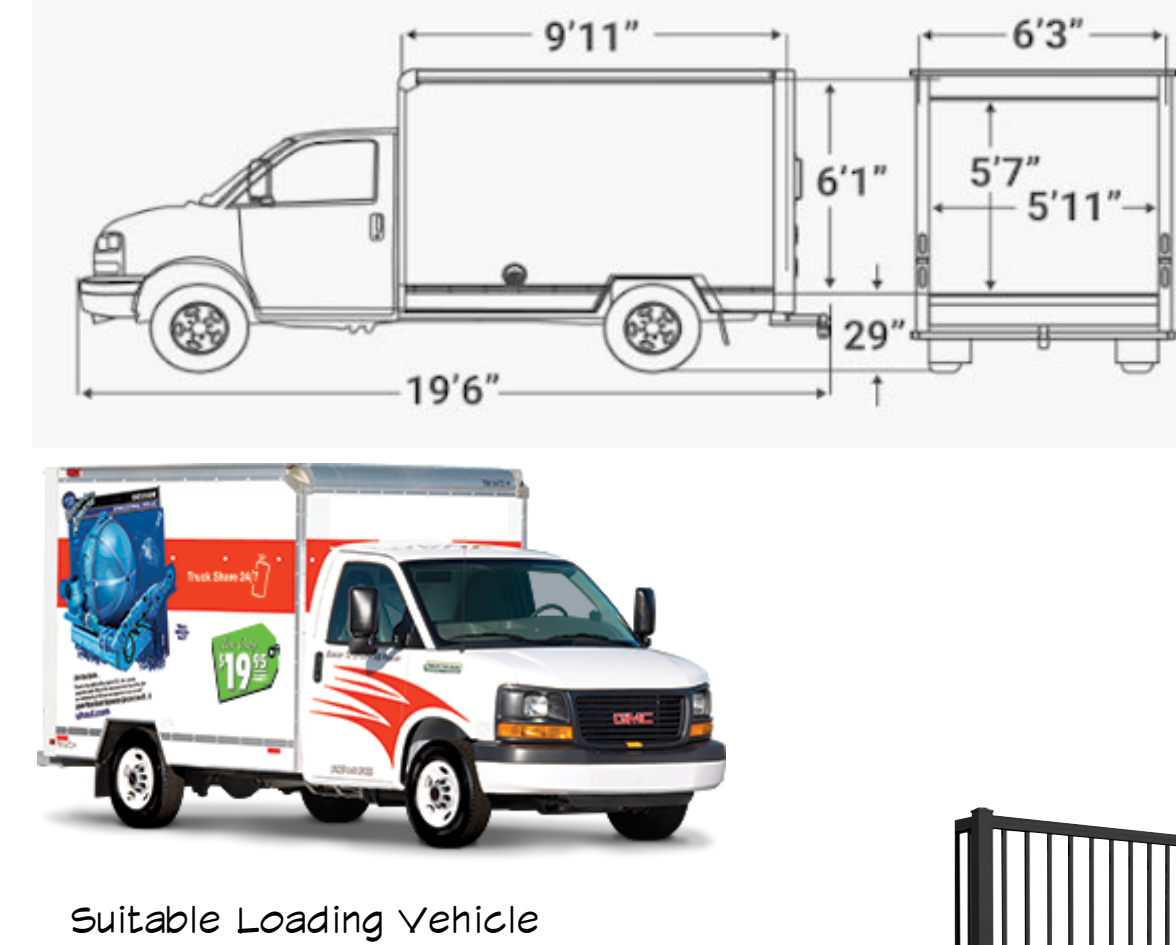
Unit 105 = 34.57 sqm.

Unit 106 = 20.85 sqm.

Total = 142.89 sqm.

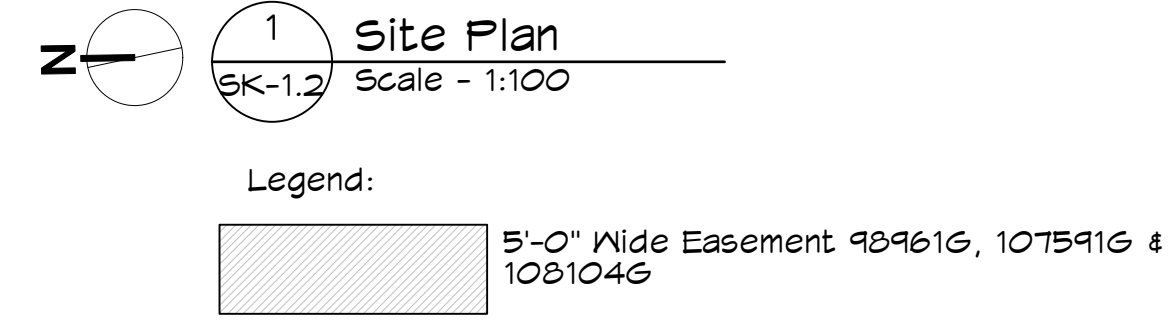


Legend:	
	Planted Area
	Specialty Plant in Container
	Replacement / Boulevard Tree



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MARCH 10 2026
 PLANNING DEPT.
 DISTRICT OF SAANICH

Outdoor Kid's Play



Fence Type A: 3'-6" High Alum. Picket Guardrail
 Fence Type B: 6'-0" High Wood Fence
 Fence Type C: 6'-0" High Opaque Glass Privacy Screen

Michael Jon Moody Principal Architect AIBC, MRCA, LEED A.R. [®]		PROJECT NAME 6 Storey Apartment Development 3880 Finnelly Road, Saanich, BC		PROJECT NO. 2425	
MJM Architect Inc. #301, 591 Yates Street, Victoria, BC V8W 1K7 PH: 778.996.3013 E-MAIL: office@mjmarchitect.ca		DRAWN BY MJM		DATE 2026-03-06	
CHECKED BY AS NOTED		SCALE AS NOTED		DRAWING NO. SK-1.2	
Site Plan		Site Plan		Site Plan	