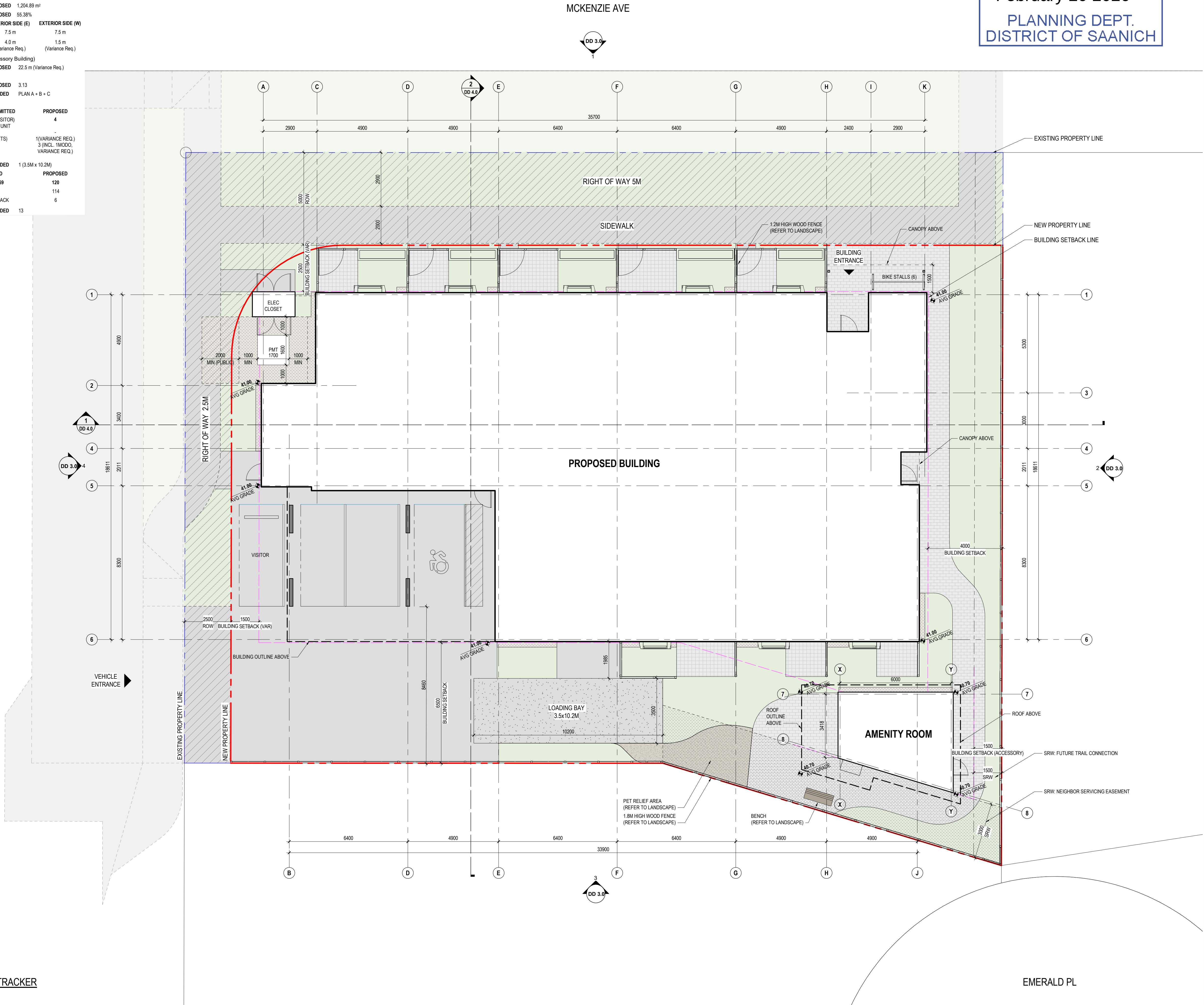
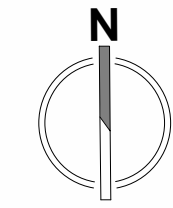


PROJECT INFORMATION

MUNICIPAL ADDRESS	1755-1761 MCKENZIE AVE, VICTORIA BC, V8N 1A6				
LEGAL DESCRIPTION	LOT 1 SECTION 57 VICTORIA DISTRICT PLAN 18043, LOT A SECTION 57 VICTORIA DISTRICT PLAN 17639				
ZONING	CURRENT	RD-1	PROPOSED	C-17	
LOT AREA	CURRENT	1,503 m²	PROPOSED	1,204.89 m²	
LOT COVERAGE:	PERMITTED	--	PROPOSED	55.38%	
BUILDING SETBACKS:	MAIN	FRONT (N)	REAR (S)	INTERIOR SIDE (E)	EXTERIOR SIDE (W)
	REQUIRED	7.5 m	7.5 m	7.5 m	7.5 m
	PROVIDED	2.5 m	6.5 m	4.0 m	1.5 m
		(Variance Req.)	(Variance Req.)	(Variance Req.)	(Variance Req.)
AVERAGE GRADE/GRADE:	PROPOSED	41.00 (Main Building), 40.70 (Accessory Building)			PROPOSED
BUILDING HEIGHT	PERMITTED	21.5 m			PROPOSED
GROSS FLOOR AREA		3,772.69 m²			22.5 m (Variance Req.)
FLOOR AREA RATIO	PERMITTED	3.55			PROPOSED
TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN:	REQUIRED	PLAN A + B OR C OR D			PROVIDED
					PLAN A + B + C
VEHICLE PARKING:	TYPE	REQUIRED/PERMITTED			PROPOSED
	TOTAL SPACES:	0.3 PER UNIT (VISITOR)			4
		MAX. 1.5 PER UNIT			
	SMALL CAR SPACES:	-			-
	ACCESSIBLE SPACES:	2 (51-100 UNITS)			1 (VARIANCE REQ.)
	STANDARD SPACES:	-			3 (INCL. 1-MODEL VARIANCE REQ.)
LOADING PARKING	REQUIRED	1	PROVIDED	1 (3.5M x 10.2M)	
BICYCLE PARKING:	TYPE	REQUIRED			PROPOSED
	TOTAL SPACES	63X1+6 = 69			120
	CLASS I (ENCLOSED DRY)	100%			114
	CLASS II	SIX SPACE RACK			6
ADAPTABLE HOUSING:	REQUIRED	13	PROVIDED	13	



RECEIVED
February 20 2026
PLANNING DEPT.
DISTRICT OF SAANICH



STUDIO 531 ARCHITECTS INC.
546 HERALD STREET, VICTORIA BC V8W 1S6
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NOTES
NOT FOR CONSTRUCTION

ISSUE
2025-03-12 ISSUED FOR REZONING PRE-APPLICATION
2026-01-28 ISSUED FOR REZONING / DEVELOPMENT PERMIT APPLICATION

CLIENT
HINDS CONSULTING LIMITED
2616 ESTEVAN AVE
VICTORIA BC
V8R 2T2

CONSULTANTS

STAKEHOLDERS

PROFESSIONAL SEAL

PROJECT
1755 MCKENZIE HOUSING
1755-1761 MCKENZIE AVE
VICTORIA BC, V8N 1A6

DRAWING TITLE

SITE PLAN

DRAWN BY	KC, SL	CHECKED BY	TM
SCALE	As indicated	DATE	2026-03-13

PROJECT NO.	SHEET NO.
24-337	DD 1.3