

PROJECT DATA
 1899 Cochrane Street
 Saanich, BC
 Lot 5, Block 2, Section 27
 Victoria District, Plan 1107
 PID 000-671-908
 ZONE RS-4 (Current)
 LOT AREA 1115.58m² Current, 1107.86 m² After Ded.

Data Table	Project
Owner	Designer
	Outline Home Design 1225 Birchmount Dr. Codyville BC V8S 1R1
	Civil Engineer MCE/Harvey 500-9600 Quince St. Victoria BC V8Q 3Y1 (V1)
	Landscape Architect LASH Landscape Architects 8-848 Quince Ave. Victoria BC V8Q 3B8 (V1)

Civic Address 1899 Cochrane Street
 Saanich BC
 Legal Address Lot 5, Block 2, Section 27
 Victoria District, Plan 1107

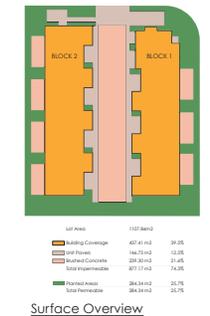
Project Description	Attached Housing
8 Units, 2 Buildings	
Lot Area	1107.88 m ² 1193.92
Lot Coverage	488.88 m ² 5262.92 44.1%
Total Floor Area*	1171.70 m ² 12411.95
FAR	1.0581 to
Density	One unit per 136.48 m ² of lot area
Sheaf Facing, North	3.05m
Interior Side/yard setbacks	3.05m
Rear Yard Setback	3.05m
Sheaf Facing, East	3.05m
Building Separation	6.20m
Parking, Recreational	8 stalls (1.0 unit)
Parking, Provided	8 stalls (1.0 unit) each stall emergency
Visitor Parking Req.	0.3 Unit = 3 Spaces
Visitor Parking Provided	1
Bicycle Parking	1 Unit (Required and provided) 4 Space Block (Required and provided)

*Based on applicable municipal definition of Gross Floor Area (square metres)

REVISION LIST	DATE	ISSUED FOR REVIEW
R1.1	March 25, 2024	Issued for Review
R1.2	June 5, 2024	Issued for Review
R1.3	June 13, 2024	Issued for DVP
R1.4	March 18, 2025	Issued for DVP
R1.5	May 20, 2025	Issued for ADP
R1.6	July 22, 2025	Unit 1 Revision
R1.7	Aug. 11, 2025	Released for DVP

DRAWING LIST	DESCRIPTION
A1.1	Site Plan
A1.2	Survey and Location Plans
A2.1	Streetscapes and Context Photos
A2.2	Site Sections
A3.1	Block 1 Plans
A3.2	Block 1 Elevations
A3.3	Block 2 Plans
A3.4	Block 2 Elevations

1899 Cochrane Street	Proposed Townhouses
DATE	Site Plan
FILE	18_25_25
PROJECT NO.	2533
SCALE	as noted
DATE	Aug 11, 2025
DRAWN BY	TRK
CHECKED BY	MSB/MLD
ISSUE FOR	DVP
REV	A1.1



Data Table	RM-7 ZONE REVIEW
Zoning Standard	SCHEDULE 430 NEIGHBORHOOD RESIDENTIAL MIXED ZONE - RM-7
430.1 Permitted Uses	Bylaw Proposed Attached Housing Variance Requested
430.2 Lot Coverage	Maximum 45% 44.1%
430.3 Density	FSR 1.2:1 FSR 1.0581:1
430.4 Stippling Req.	Bylaw Proposed 0.95m
Street Lot Line, North	Minimum 4.0m 3.05m
Interior Side, West	Minimum 3.0m 2.44m 0.56m
Street Lot Line, East	Minimum 4.0m 3.05m
Rear Lot Line, South	Minimum 4.0m 3.33m
Height	10.40m (B1) 10.61m (B2) 0.47m
430.5 Accessory Buildings	N/A 28.54
430.6 Off-Street Parking	30% of Lot Area 98.54 m ² / 25.3%
7.3.7.7 Parking	8 stalls (1.0 unit) 8 stalls (8 Emergency Stalls)
7.8 Bicycle Parking	1 2.33m
7.8 Projections	Bylaw Proposed
Block 1 North	Maximum 1.2m 0.25m
Block 1 East	Maximum 1.2m 0.47m
Block 1 South	Maximum 1.2m 0.61m
Block 2 North	Maximum 1.2m 0.61m
Block 2 West	Maximum 1.2m 0.61m
Block 2 South	Maximum 1.2m 0.61m

RECEIVED
 AUG 25 2025
 PLANNING DEPT.
 DISTRICT OF SAANICH

