

**PROJECT DATA**  
1899 Cochrane Street  
Saanich, BC

Lot 5, Block 2, Section 27  
Victoria District, Plan 1107

PID 000-671-908

ZONE RS-6 (Current)  
LOT AREA 1115.58m<sup>2</sup> Current, 1107.86 m<sup>2</sup> After Ded.

**Data Table** **Project**

Owner	Designer
	Outline Home Design 1233 Braithwaite Dr. Cobble Hill BC 250 818 3981
	Civil Engineer McEhannay 500-3960 Quadra St. Victoria BC 250 370 9221
	Landscape Architect LADR Landscape Architects #3-864 Queens Ave. Victoria BC 250 598 0105

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 1107.86 m<sup>2</sup> 11,925 ft<sup>2</sup>  
Lot Coverage 488.88 m<sup>2</sup> 5,262 ft<sup>2</sup> 44.1%  
Total Floor Area\* 1201.81 m<sup>2</sup> 12,936 ft<sup>2</sup>  
FAIR 1,084/1.0  
Density One unit per 138.48 m<sup>2</sup> of lot area

Front Yard Setback 3.04m  
Interior Sideyard Setback 3.00m  
Rear Yard Setback 3.53m  
Exterior Sideyard Setback 3.00m  
Building Separation 6.82m

Parking, Required 8 stalls (1/unit)  
Parking, Provided 8 stalls total (1/unit, each stall energized)

Visitor Parking Req 0.3/ Unit = 3 Spaces  
Visitor Parking Provided 0

Bicycle Parking 1/ unit (required and provided)

\* Based on applicable municipal definition of Gross Floor Area (garage excluded)

**REVISION LIST**

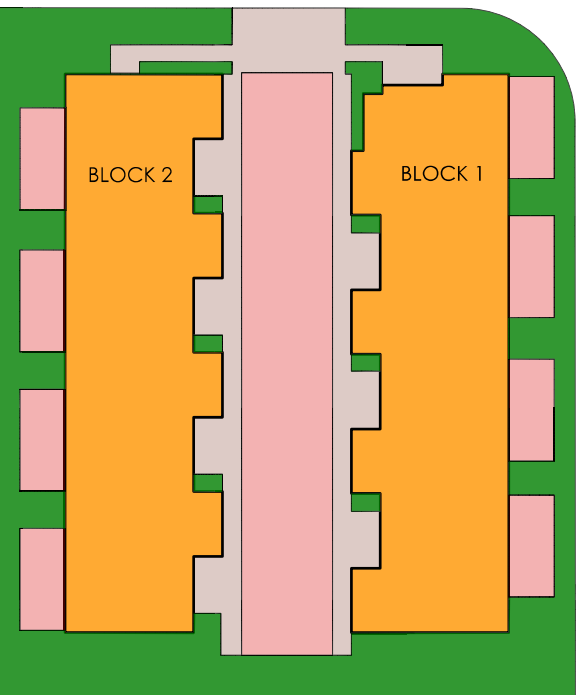
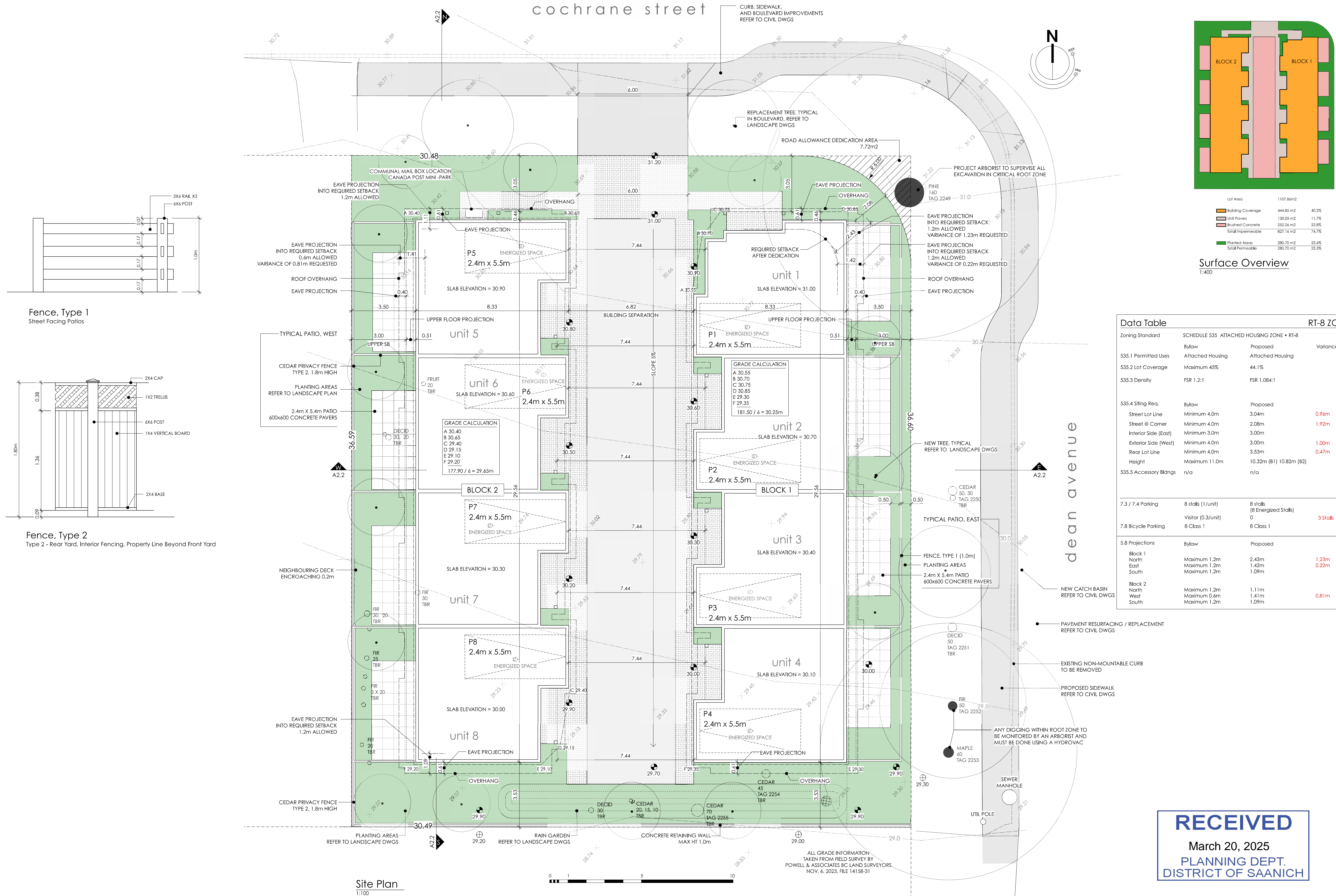
R1.1	March 25, 2024	Issued for Review
R1.2	June 5, 2024	Issued for Review
R1.3	June 13, 2024	Issued for DVP
R1.4	March 18, 2025	Issued for DVP

**DRAWING LIST**

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

TITLE	Site Plan
FILE	FE24.25
PROJECT NO.	2333
DRAWN BY	TDR
ISSUE FOR	DVP
SCALE	as noted
DATE	March 18, 2025
SHEET NO.	
REV.	1.4
	<b>A1.1</b>



Lot Area	1107.86m <sup>2</sup>
Building Coverage	444.83 m <sup>2</sup> 40.2%
Unit Pavement	130.05 m <sup>2</sup> 11.7%
Impervious Concrete	252.28 m <sup>2</sup> 22.8%
Total Imperviable	827.16 m <sup>2</sup> 74.7%
Planted Areas	280.70 m <sup>2</sup> 25.3%
Total Permeable	280.70 m <sup>2</sup> 25.3%

Surface Overview  
1:400

**Data Table** **RT-8 ZONE REVIEW**

Zoning Standard	SCHEDULE S35 ATTACHED HOUSING ZONE • RT-8	Bylaw	Proposed	Variances Requested
535.1 Permitted Uses	Attached Housing	Maximum 45%	44.1%	
535.2 Lot Coverage	Maximum 45%	44.1%		
535.3 Density	FSR 1.2:1	FSR 1.084:1		
535.4 Siting Req.	Bylaw	Proposed		
Street Lot Line	Minimum 4.0m	3.04m	0.96m	
Street @ Corner	Minimum 4.0m	2.08m	1.92m	
Interior Side (East)	Minimum 3.0m	3.00m		
Exterior Side (West)	Minimum 4.0m	3.00m	1.00m	
Rear Lot Line	Minimum 4.0m	3.53m	0.47m	
Height	Maximum 11.0m	10.32m (B1) 10.82m (B2)		
535.5 Accessory Bldgs	n/a	n/a		
7.3 / 7.4 Parking	8 stalls (1/unit)	8 stalls (8 Energized Stalls)	0	3 Stalls
7.8 Bicycle Parking	Visitor (0.3/unit) 8 Class 1	0 8 Class 1		
5.8 Projections	Bylaw	Proposed		
Block 1 North	Maximum 1.2m	2.43m	1.23m	
Block 1 East	Maximum 1.2m	1.42m	0.22m	
Block 1 South	Maximum 1.2m	1.09m		
Block 2 North	Maximum 1.2m	1.11m	0.81m	
Block 2 West	Maximum 0.6m	1.41m		
Block 2 South	Maximum 1.2m	1.09m		

**RECEIVED**  
March 20, 2025  
PLANNING DEPT.  
DISTRICT OF SAANICH