

PROJECT ADDRESS

4551 Viewmont Ave.
Saanich, BC

Lot A, Section 8A
Lake District, Plan 41319

PID 000-660-621

ZONE RS-10 Current

LOT AREA 1428m²

PROJECT DATA

Owner
Wes Myron Construction Ltd.
1237 Santa Clara Ave
Victoria, BC
V8Y 1W6

Designer
Outline Home Design
1237 Braithwaite Dr.
Cobble Hill BC
V8Y 1W6
250 818 3981

Landscaped Area
Forale Landscape Architecture
408-1581 Hillside Avenue
Victoria, BC
V8T 2C1
250-508-7885

Civil Engineer
Islander Engineering
623 Discovery Street
Victoria, BC
V8T 5G4
250-590 1200

Civic Address 4551 Viewmont Ave, Saanich BC

Legal Address Lot A, Section 8A
Lake District, Plan 41319

Data Table	Block 1
Lot Area	15,371 ft ² 1428 m ²
Total Floor Area*	3461 ft ² 321.54 m ²
FAR	0.225/1.0
Lot Coverage	2280 ft ² 211.82 m ² 12.4%
Lower Floor Elevation	53.00m GEO

* Based on applicable municipal definitions

Data Table	Block 2
Lot Area	15,371 ft ² 1428 m ²
Total Floor Area*	4898 ft ² 455.04 m ²
FAR	0.319/1.0
Lot Coverage	1953 ft ² 181.44 m ² 12.7%
Lower Floor Elevation	53.00m GEO

* Based on applicable municipal definitions

REVISION LIST

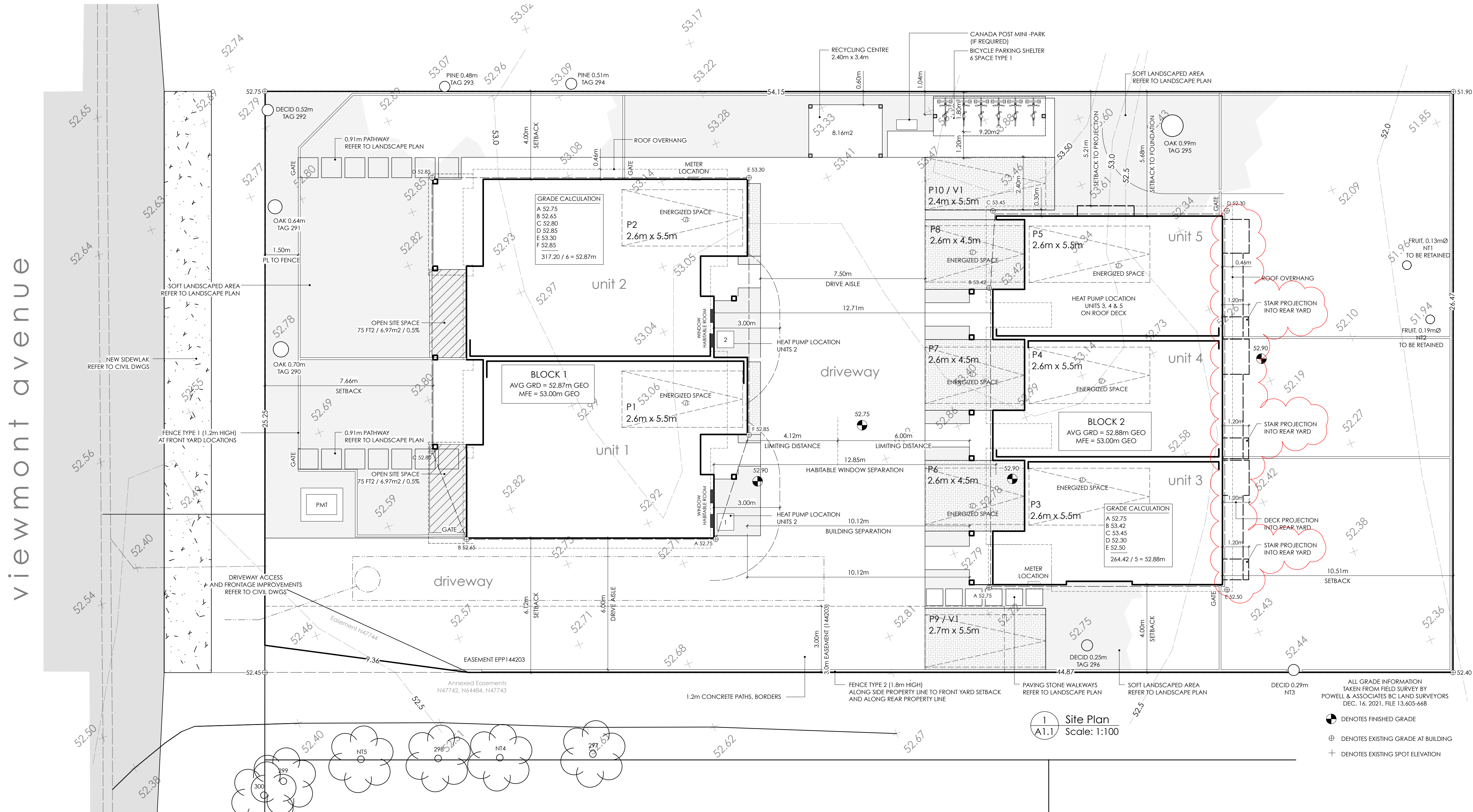
R1.1	Issued for DP
R1.2	Issued for Review - Sept. 22, 2023
R2.0	Issued for Review Only - January 16, 24
R2.1	Issued for DP - January 22, 24
R2.2	Issued for DP, REVISED - June 30, 2026

DRAWING LIST

A1.1	Site Plan
A1.2	Location and Existing Plan
A2.1	Composite Views
A2.2	Block 1 Design Plans
A2.3	Block 2 Design Plans
L100	Landscape Concept Plan and Planting Plan
C01	Conceptual Servicing Plan

4551 Viewmont Road
Proposed Townhouses

TITLE	Site Plan
FILE	JAI15.24
PROJECT NO.	2202
DRAWN BY	TRD
ISSUE FOR	DP
SCALE	as noted
DATE	June 30, 2026
SHEET NO.	22
REV.	A1.1



1 Site Plan
A1.1 Scale: 1:100

⊙ DENOTES FINISHED GRADE
⊕ DENOTES EXISTING GRADE AT BUILDING
+ DENOTES EXISTING SPOT ELEVATION

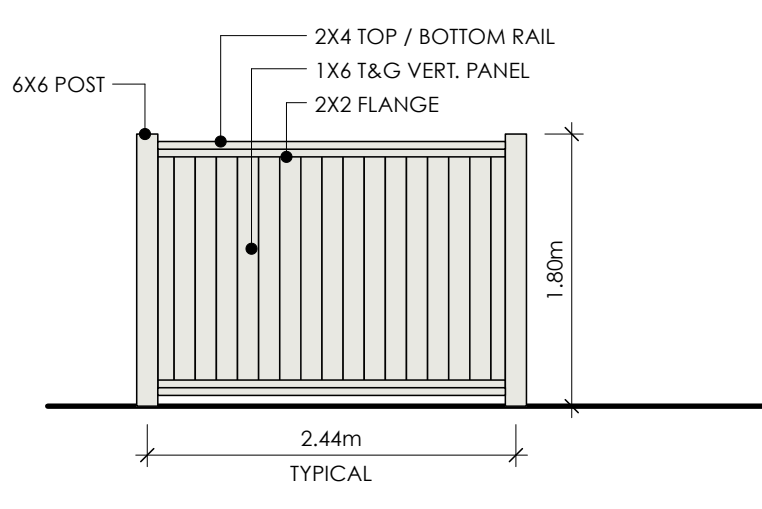
RECEIVED
JULY 20 2026
PLANNING DEPT.
DISTRICT OF SAANICH

Data Table RT-3 ZONE REVIEW

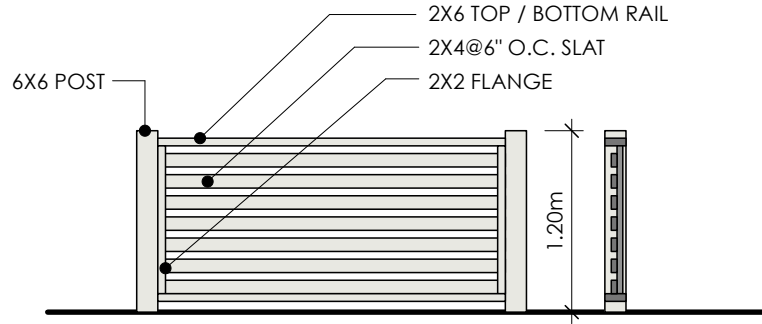
Zoning Standard	510 RT-3	Proposed
510.1 Permitted Uses	Bylaw Attached Housing	Attached Housing
510.2 Lot Coverage	Maximum 35%	28.4%
510.3 Density	1 Unit / 275m ²	1 Unit / 285.4m ²
510.4 Open Space Areas	0% (5% minus 5%)	Largest Continuous Strip 6.97m ² / 0.5%
510.5 Building Separation	Minimum 15.0m Windows in Living Rm Other Habitable Rms Building Separation	No facing windows 12.85m 10.12m
510.6 Siting Req.	Street Lot Line Interior Side Rear Lot Line Height	7.62m 4.00m* 10.51m 7.23m / 8.92m*
510.7 Accessory Bldgs	n/a	n/a
Total Lot Coverage	Max 10%	12.48m ² / 0.8%
Setback, Interior	1.5m	0.60m* / 1.04m*
Height	3.75m	2.44m / 2.53m
510.8 Off Street Parking	Parking area Driveway within 3m of habitable window	468.4m ² / 32.8%* Provided*
510.9 Minimum Lot Size	Width 30m Area 900m ²	26.47m* 1428m ²

Total Impervious Surface Area	620 m ² 43.4%
Parking, Required	10 stalls (2/unit)
Parking, Provided	10 stalls total, 5 energized 2 Designated visitor stalls
Bicycle Parking	5 Class 1 Bicycle Parking Stalls 6 Class 2 Bicycle Parking Stalls

* Variance Granted

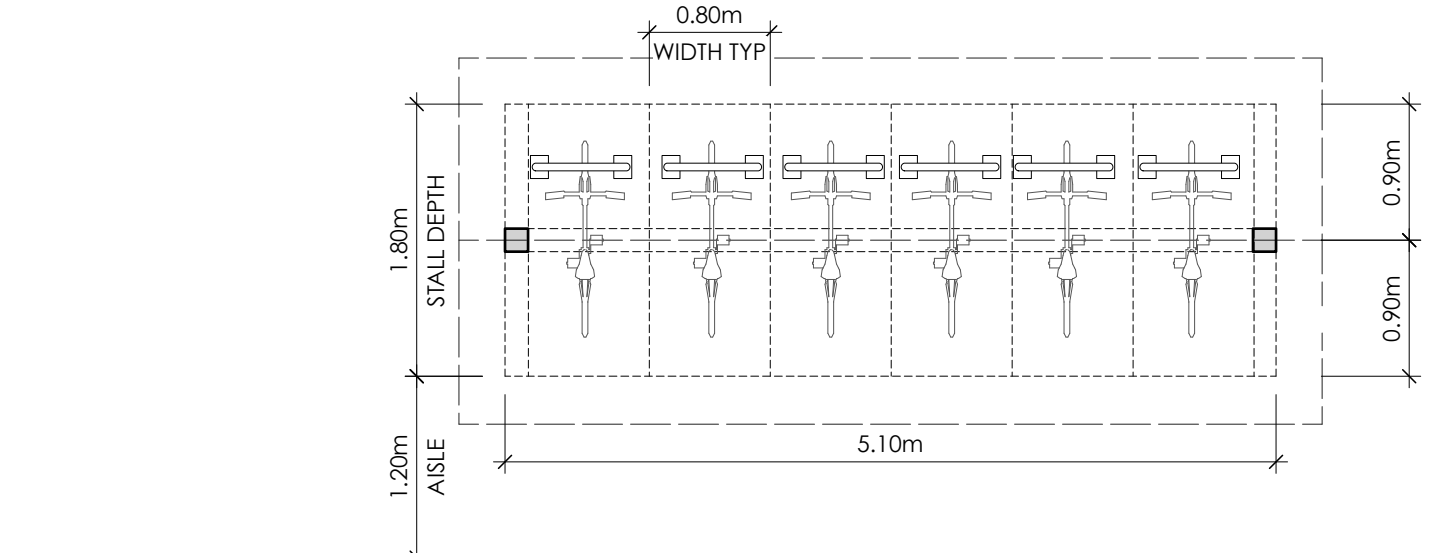


Fence, Type 2

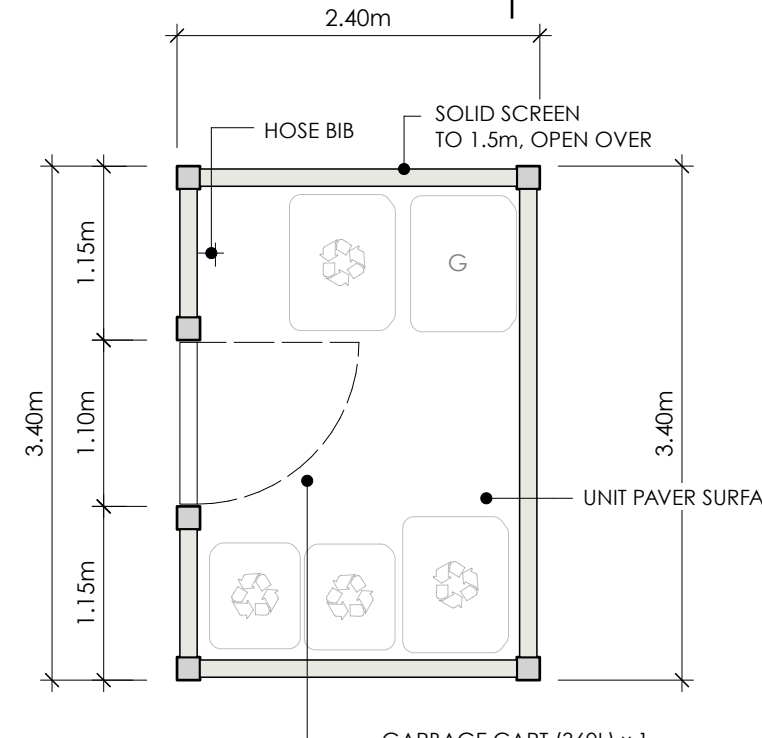


Fence, Type 1

4 Fence Types
A1.1 Scale: 1:50



3 Bicycle Shelter
A1.1 Scale: 1:50



2 Recycling Enclosure
A1.1 Scale: 1:50