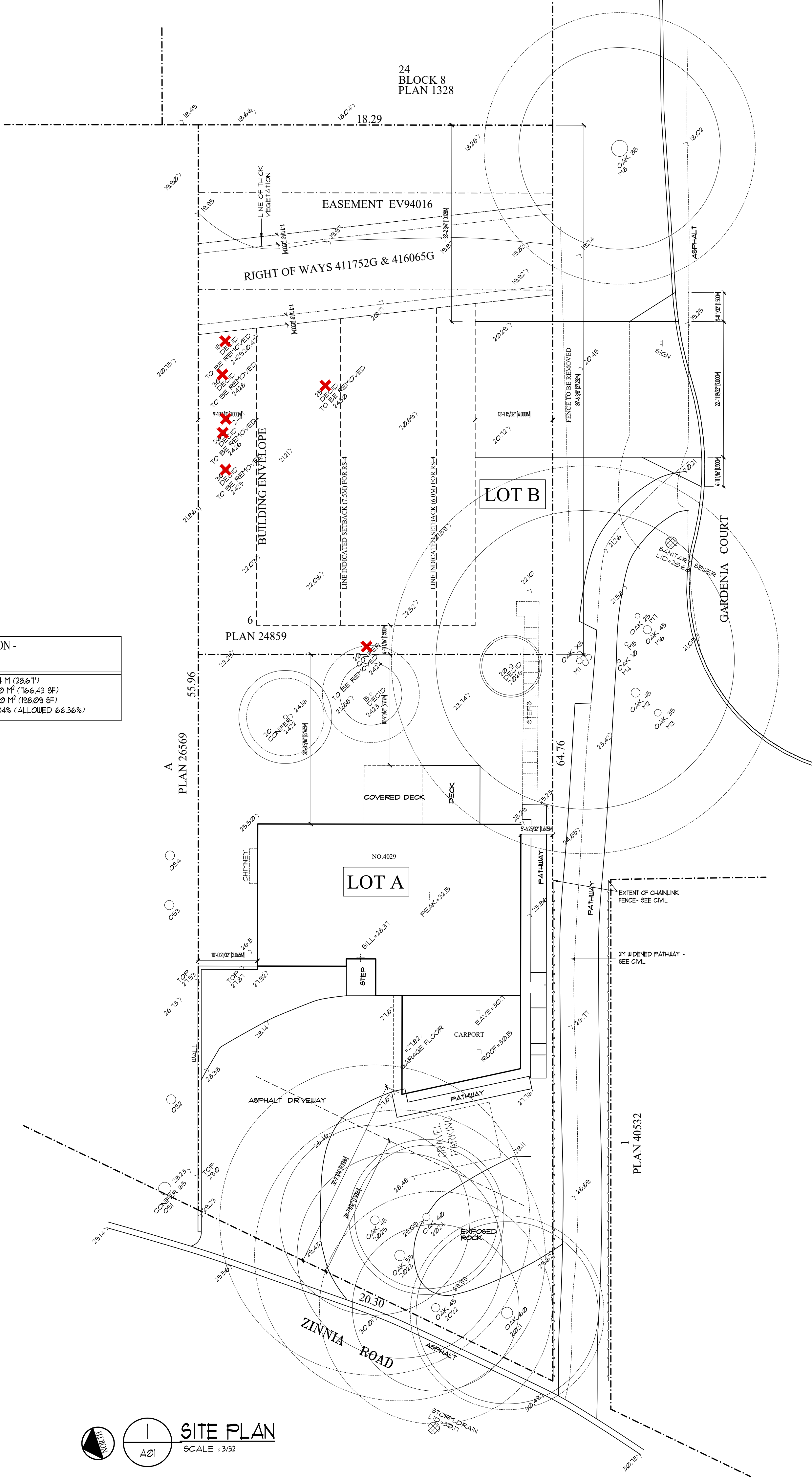




MAXIMUM GLAZING CALCULATION - EAST ELEVATION	
DISTANCE TO PROPERTY LINE	8.14 M (26.7')
EXPOSED BUILDING FACE AREA	1120 M ² (166.43 SF)
GLAZING AREA	18.40 M ² (198.03 SF)
PERCENTAGE	23.84% (ALLOWED 66.36%)

SITE DATA

LOCATION:	4029 ZINNIA ROAD - SAANICH		
BUILDING TYPE:	SUBDIVISION		
ZONING:	RS6 EXISTING		
ZONING REQUIREMENTS	REQUIRED	PROPOSED LOT A (RS6)	COMMENTS
LOT AREA	560 M ²	604.74 M ²	6509.37 FT ²
LOT WIDTH	16.00 M	18.29 M	60.00 FT
SETBACKS			
FRONT	6.00 M	9.94 M	32.61 FT
REAR	7.50 M	5.72 M	18.76 FT
FRONT & REAR COMBINED	15.00 M	15.66 M	51.37 FT
SIDE NORTH	1.50 M	3.06 M	10.03 FT
SIDE SOUTH	1.50 M	1.65 M	5.41 FT
SIDE COMBINED	4.50 M	4.71 M	15.45 FT
AVERAGE GRADE	NA	- M	- FT
AVERAGE GRADE (SINGLE FACE)	NA	- M	- FT
BUILDING HEIGHT	7.50 M (6.50 M FLAT ROOF)	M	FT
BUILDING HEIGHT (SINGLE FACE)	N/A	M	FT
BUILDING AREA			
MAIN FLOOR AREA (carport inc)	NA	144.11 M ²	1551.25 FT ²
BASEMENT	NA	111.21 M ²	1197.11 FT ²
CARPORT DISCOUNT	50.00 M ²	-23.32 M ²	-251.06 FT ²
TOTAL FLOOR AREA	UP TO 302.37 M ²	232.00 M ²	2497.30 FT ²
BUILDING FOOTPRINT (house)	NA	158.90 M ²	1710.43 FT ²
TOTAL FOOTPRINT	NA	158.90 M ²	1710.43 FT ²
F.A.R.	0.50 (302.37 M ² 3254.68 FT ² MAX)	0.00	TOTAL FLOOR AREA APPLIES
MAXIMUM LOT COVERAGE (R)	40% (241.89 M ² 2603.68 FT ² MAX)	26.27 %	
PARKING	2	2	
TREES TO BE REMOVED	NA	0	

SITE DATA

LOCATION:	4029 ZINNIA ROAD - SAANICH		
BUILDING TYPE:	SUBDIVISION		
ZONING:	RS6 EXISTING - SSMUH PROPOSED		
ZONING REQUIREMENTS	REQUIRED	PROPOSED LOT B (ssmuh)	COMMENTS
LOT AREA	280.00 - 1215.00 M ²	499.24 M ²	5373.82 FT ²
LOT WIDTH	14.00 M	27.29 M	89'-6.38"
SETBACKS (ssmuh)			
FRONT	4.00 M	4.00 M	13.12'
REAR	3.00 M	3.00 M	9.84'
SIDE WEST	1.50 M	1.50 M	4.92'
SIDE EAST	1.50 M	10.12 M	33.20'
SIDE COMBINED	4.50 M	11.62M	38.12'
AVERAGE GRADE	NA	- M	- FT
AVERAGE GRADE (SINGLE FACE)	NA	- M	- FT
BUILDING HEIGHT	8.00 M	M	FT
BUILDING HEIGHT (SINGLE FACE)	N/A	M	FT
BUILDING AREA			
UPPER FLOOR AREA	NA	- M ²	- FT ²
MAIN FLOOR AREA (garage inc)	NA	- M ²	- FT ²
BASEMENT	NA	- M ²	- FT ²
TOTAL FLOOR AREA (2 DWELLING UNITS)	UP TO 520 M ²	- M ²	- FT ²
BUILDING FOOTPRINT	NA	- M ²	- FT ²
TOTAL FOOTPRINT	NA	- M ²	- FT ²
F.A.R.	1.0	0.00	
MAXIMUM LOT COVERAGE	50%	0.00 %	
PARKING	2	1 (ONE MUST BE ENERGIZED)	
TREES TO BE REMOVED	NA	0	

RECEIVED
March 12, 2026

PLANNING DEPT.
DISTRICT OF SAANICH

REISSUED FOR RZN,SBDV
2026-03-11

ZEBRADESIGN

1161 NEWPORT AVE

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Drawn By: LOUIS HORVAT

Date: AUGUST 10, 2023

Scale: AS NOTED

Project:
SUBDIVISION @ 4029 ZINNIA
ROAD

Title:
SITE PLAN

Revision:

Sheet:

A1

Proj.No. 2490