

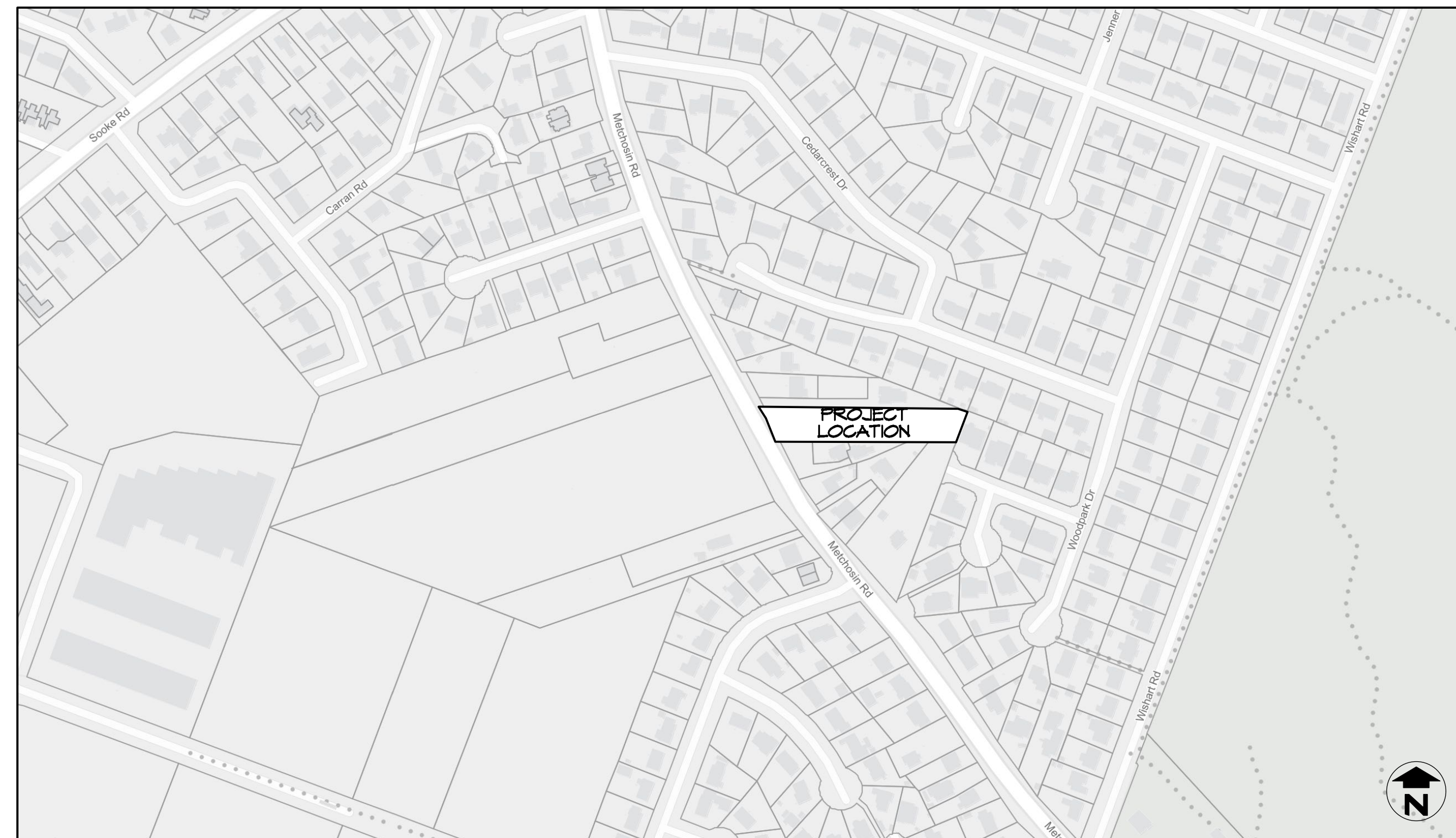
PROJECT INFO & SITE DATA

OWNER	3145 METCHOSIN DEVELOPMENTS LTD.
ARCHITECT	MJM ARCHITECT INC.
DESIGN CONSULTANT	ZEBRA DESIGN
CIVIC ADDRESS	3145 METCHOSIN RD.
LEGAL ADDRESS	LOT C, SECTION 68, ESQUIMALT DISTRICT, PLAN 20174
CURRENT ZONING	R1 - RESIDENTIAL
PROPOSED ZONING	SITE SPECIFIC/CD
PROJECT DESCRIPTION	PROPOSED 23-UNIT RESIDENTIAL TOWNHOUSE DEVELOPMENT

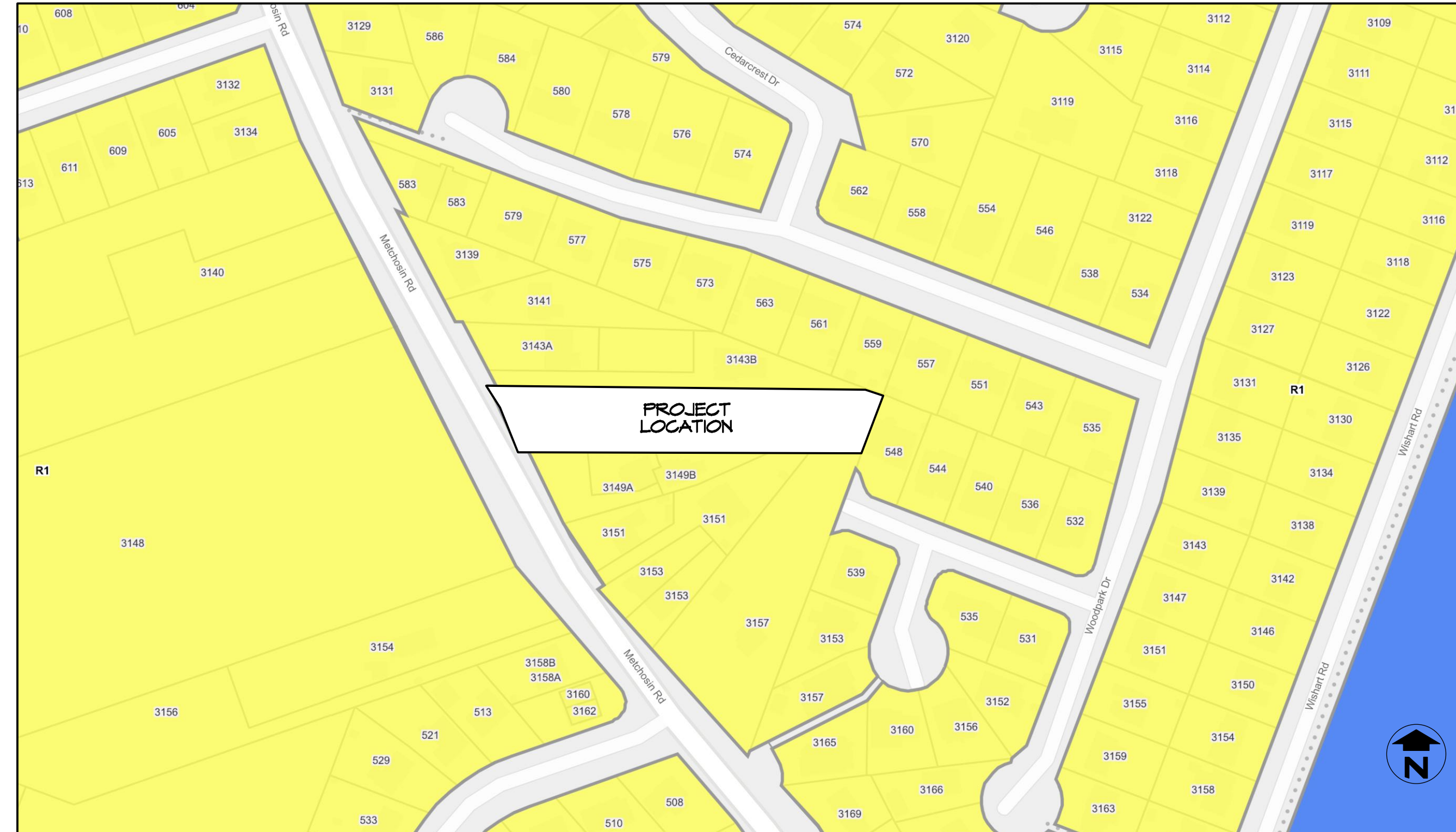
ADDITIONAL CONSULTANTS	
LANDSCAPE	TBD
CIVIL	JE ANDERSON
SURVEYOR	POWELL & ASSOCIATES
ARBORIST	TALMACK URBAN FORESTRY
STRUCTURAL	TBD
MECHANICAL	TBD
ELECTRICAL	TBD
GEOTECHNICAL	TBD

GROSS LOT AREA	PROPOSED	3367.33 M ²
ROAD DEDICATION AREA		70.10 M ²
NET LOT AREA		3297.23 M ²
TOTAL NUMBER OF UNITS		23
TOTAL NUMBER OF BEDROOMS		69
SITE AREA PER UNIT ⁽¹⁾		143.36 M ²
SETBACKS		
FRONT (M / METCHOSIN RD)		MIN. 3.00 M
REAR (E)		MIN. 6.00 M
SIDE - INTERIOR (N)		MIN. 3.50 M
SIDE - INTERIOR (S)		MIN. 1.20 M
STOREYS		UP TO 3 STOREYS
BUILDING HEIGHT		UP TO 10.50 M (MEASURED TO MIDPOINT)
FLOOR AREA		
3RD FLOOR		1392.71 M ²
2ND FLOOR		1299.34 M ²
GROUND FLOOR		383.88 M ²
GARAGE (excluded)		978.36 M ² (excluded)
ELECTRICAL CLOSETS		6.87 M ²
TOTAL FLOOR AREA EXCLUDING GARAGES		3082.80 M ²
FLOOR AREA RATIO ⁽¹⁾		UP TO 1.2:1
SITE COVERAGE ⁽¹⁾		46.50 % (1533.20 M ²)
PARKING		
ASSIGNED/IN GARAGE > TOTAL		46 SPACES
REGULAR STALL		35 REGULAR
SMALL CAR STALL		11 SMALL CAR (22.40% OF TOTAL PARKING)
VISITOR		3 SPACES (INCL 1 ACCESSIBLE)
GREENSPACE AREAS		
SHARED AMENITY SPACE		217.11 M ² RECOMMENDED = 207 M ² (69 BDRMS X 3.0 M ²)
PRIVATE YARD SPACE		223.71 M ² RECOMMENDED = 230 M ² (23 UNITS X 10.0 M ²)
OTHER GREENSPACE ON SITE		263.29 M ²
TOTAL GREENSPACE AREAS		704.11 M ²
GREENSPACE PERCENTAGES		
% OF ON SITE GREENSPACE ⁽¹⁾		21.35 %

NOTES
(1) BASED ON NET LOT AREA



LOCATION PLAN



ZONING CONTEXT PLAN

DRAWING LIST:

ARCHITECTURAL

- RZN100 PROJECT INFO
- RZN101 SITE PLAN (PROPOSED)
- RZN102 SITE PLAN (EXISTING)
- RZN103 CONTOUR PLAN (EXISTING)
- RZN104 BUILDING SECTIONS
- RZN105 SITE SECTIONS

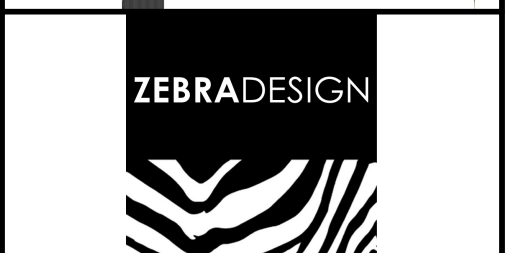
CIVIL

- PRELIMINARY SITE SERVICING & GRADING PLANS

ARBORIST

- TREE MANAGEMENT PLAN

RE-ISSUED FOR
REZONING
FEB. 04, 2025



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

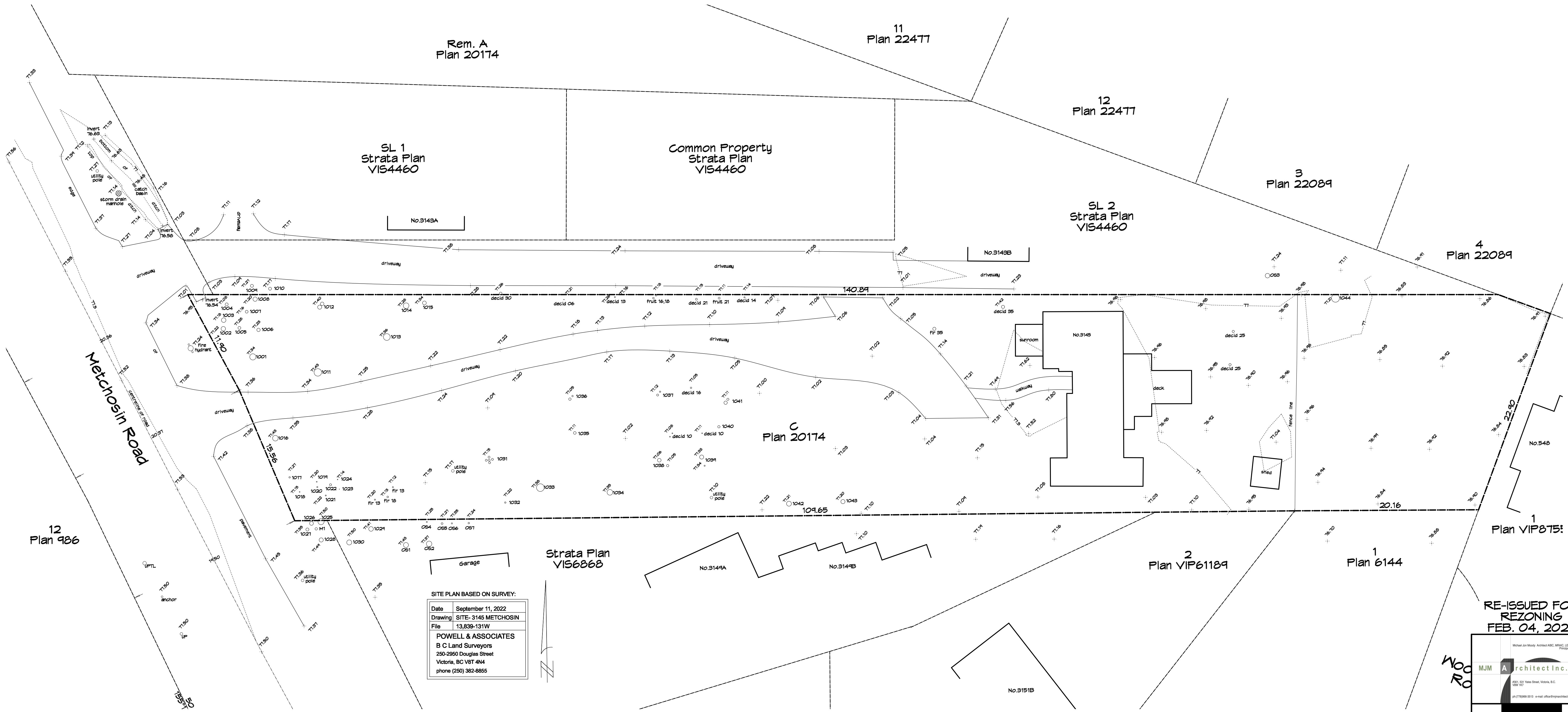
Drawn By: K. KOSHMAN

Scale: AS NOTED

Project:
PROPOSED
TOWNHOUSES
3145 METCHOSIN RD.

Title:
PROJECT INFO

Revision: 1ST SUBMISSION AUG. 30/24	Sheet: RZN 100
REV 1 FEB. 04/25	Proj.No. TBD



SITE PLAN BASED ON SURVEY:
 Date September 11, 2022
 Drawing SITE- 3145 METCHOSIN
 File 13,839-131W
POWELL & ASSOCIATES
 B.C. Land Surveyors
 250-2650 Douglas Street
 Victoria, BC V8T 4N4
 phone (250) 382-8855

1 Site Plan - Existing
 Scale: 1:200

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 FEB. 04, 2025



1161 NEWPORT AVE
 Victoria, B.C. V8S 5E6
 Phone: (250) 360-2144
 Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Scale: AS NOTED

Project:
 PROPOSED
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 3145 METCHOSIN RD.

Title:
 SITE PLAN
 (EXISTING)

Revision: 1ST SUBMISSION
 AUG. 30/24
 REV 1
 FEB. 04/25

Sheet:
**RZN
 102**

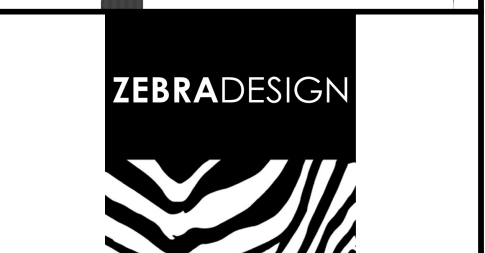
Proj.No. TBD



1 Aerial/Contour Plan - Existing
Scale: 1:200

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FEB. 04, 2025

MJM Architect Inc.
2077888-9111 email: info@mjmarc.com



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

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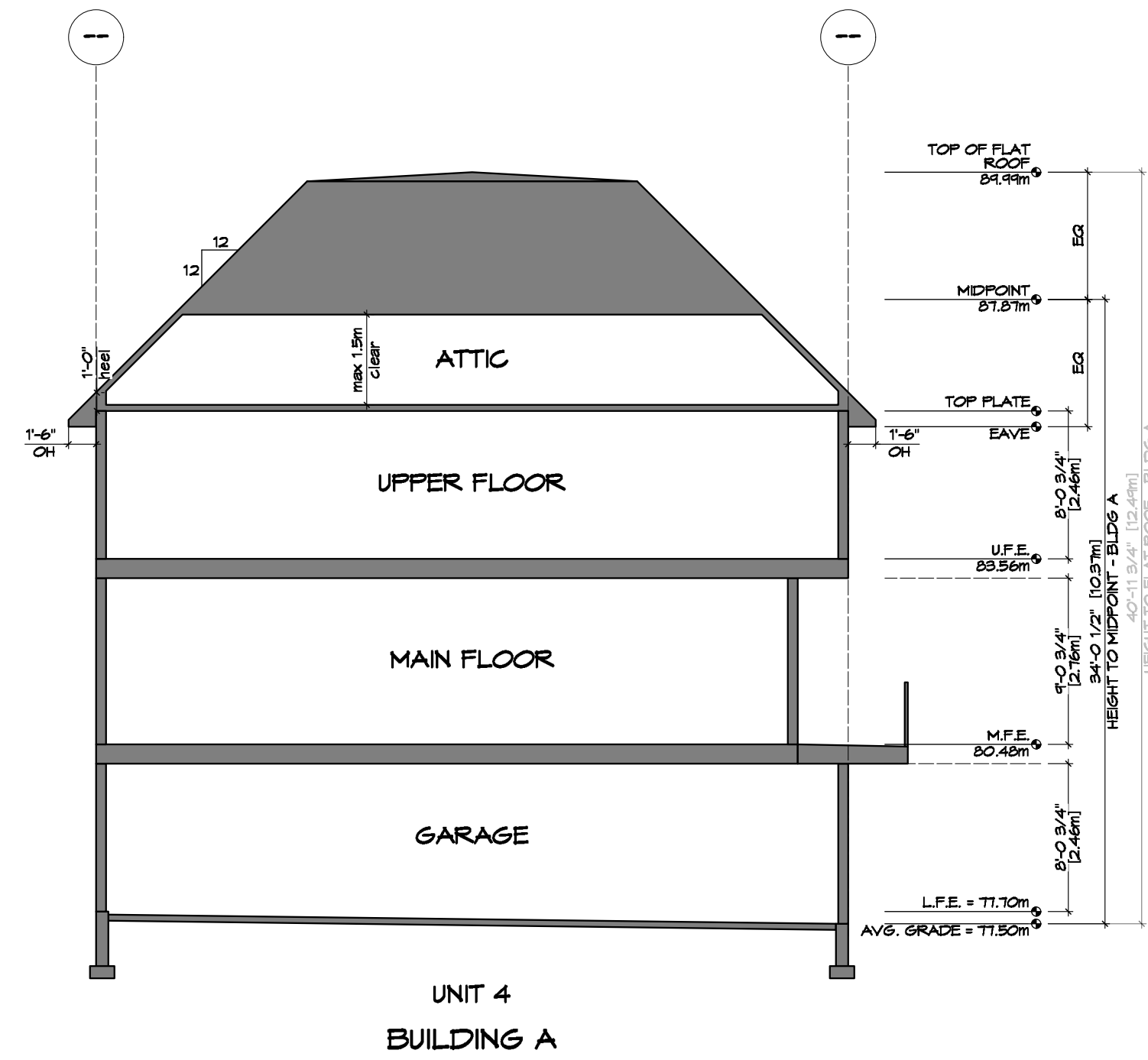
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3145 METCHOSIN RD.

Title:
CONTOUR PLAN
(EXISTING)

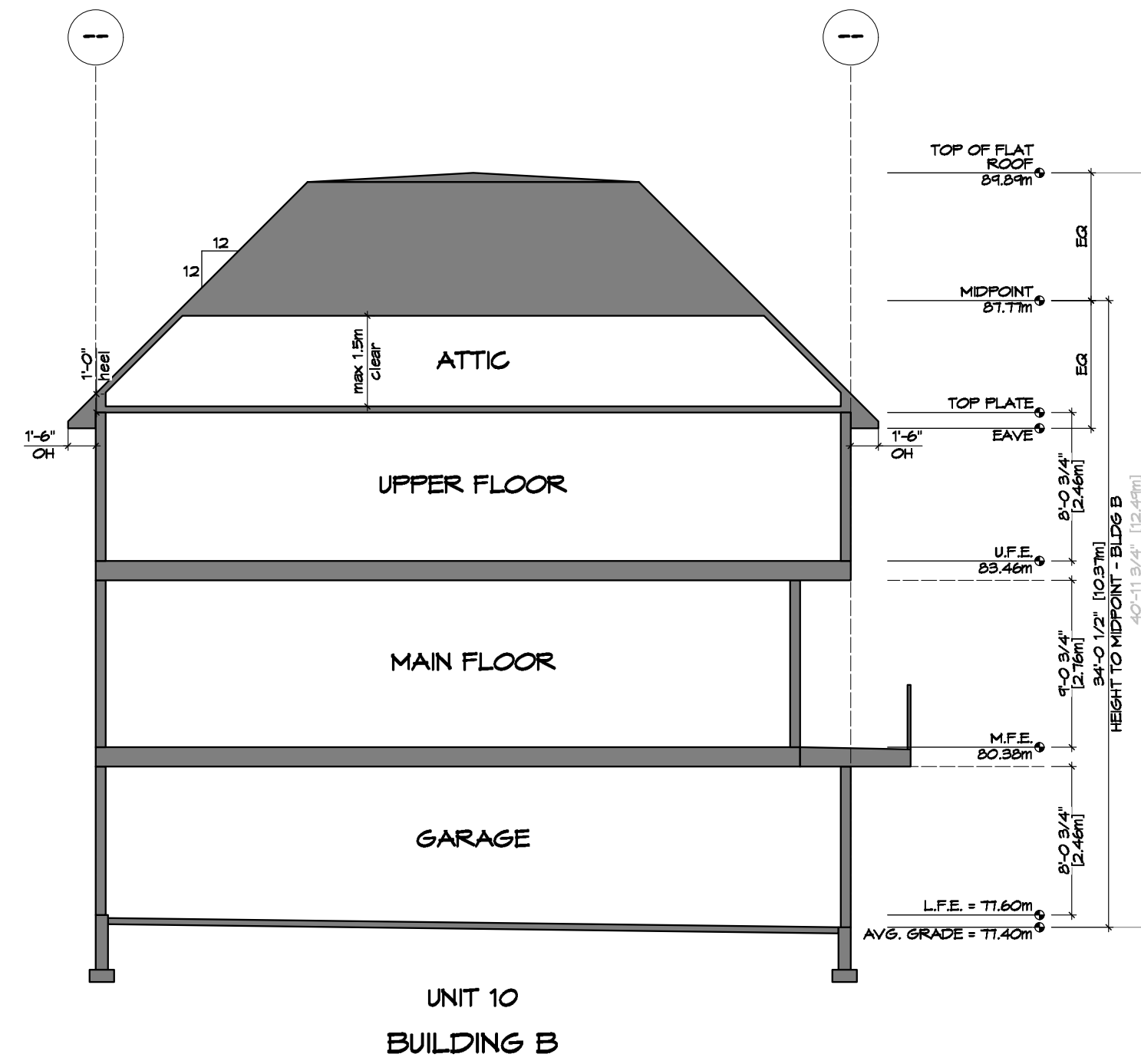
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REV 1
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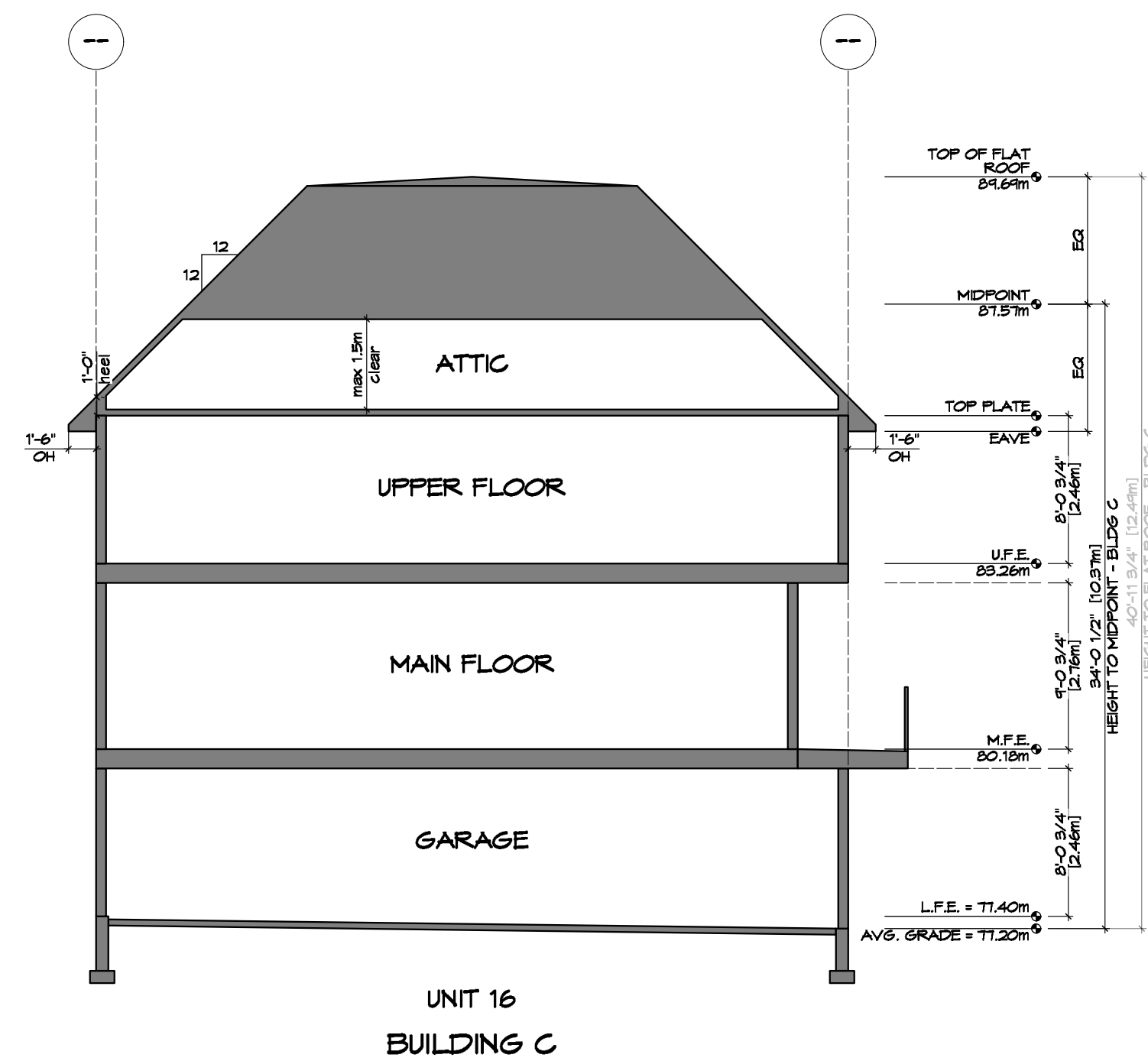
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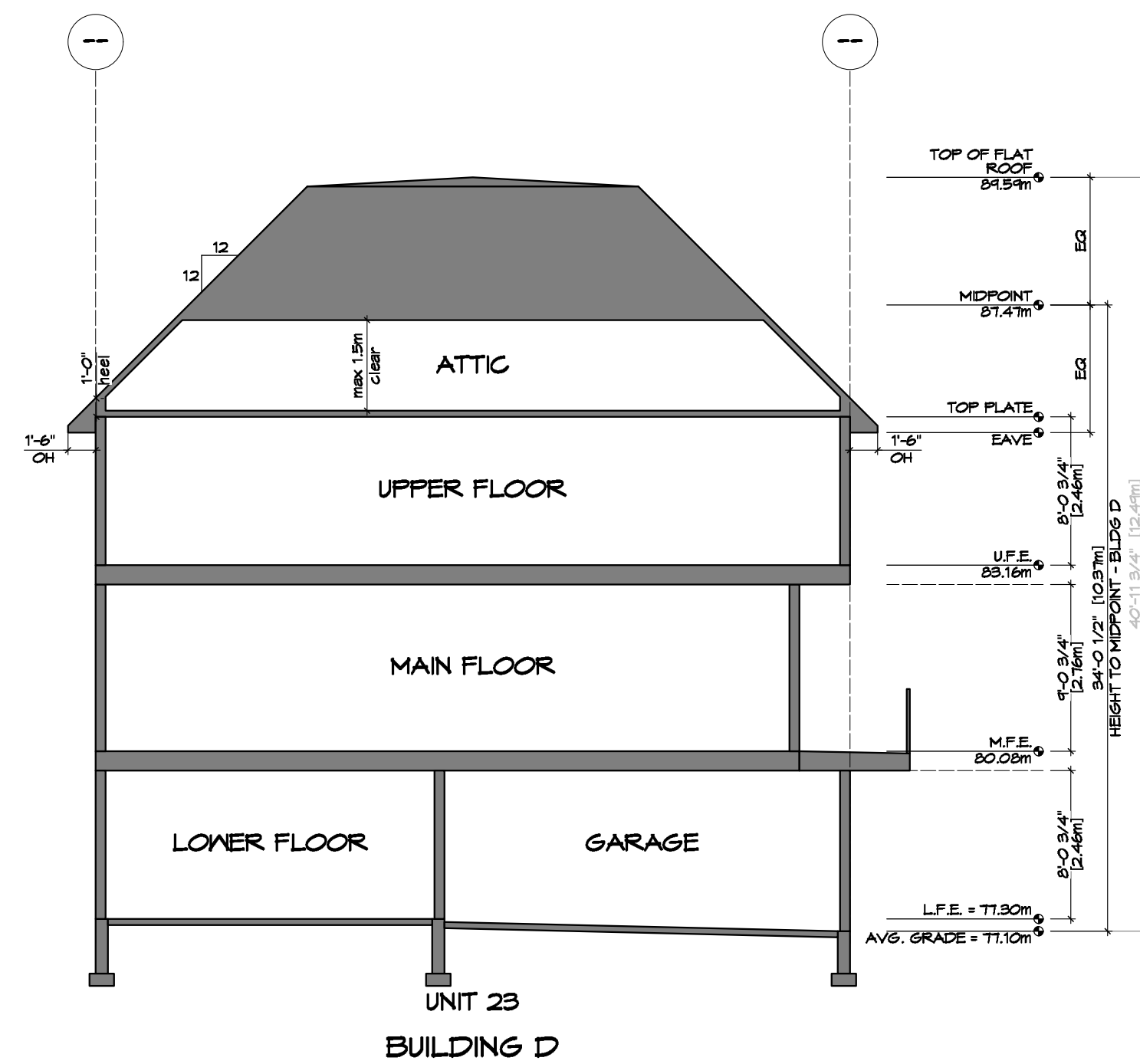
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Scale: 1/8" = 1'-0"



2 Section - Bldg B
Scale: 1/8" = 1'-0"

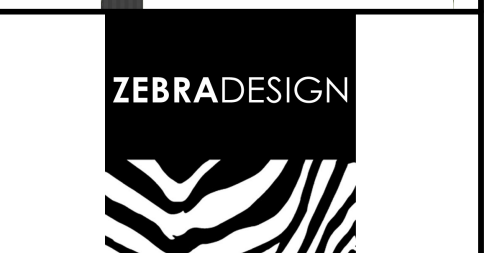


3 Section - Bldg C
Scale: 1/8" = 1'-0"



4 Section - Bldg D
Scale: 1/8" = 1'-0"

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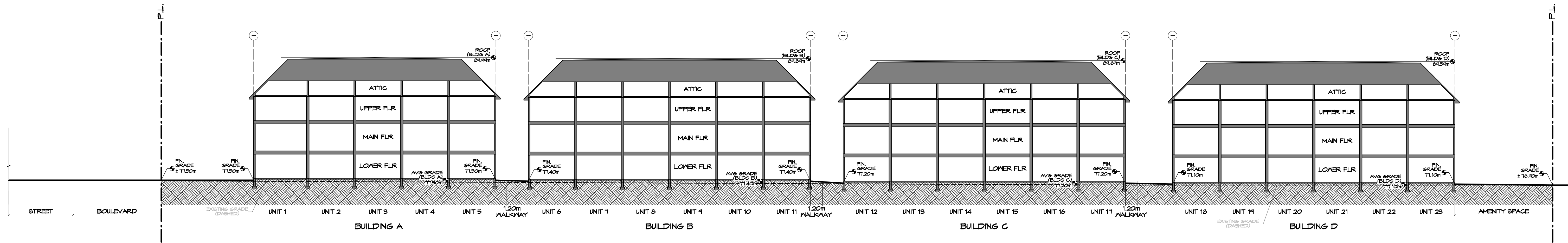
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3145 METCHOSIN RD.

Title:
BUILDING
SECTIONS

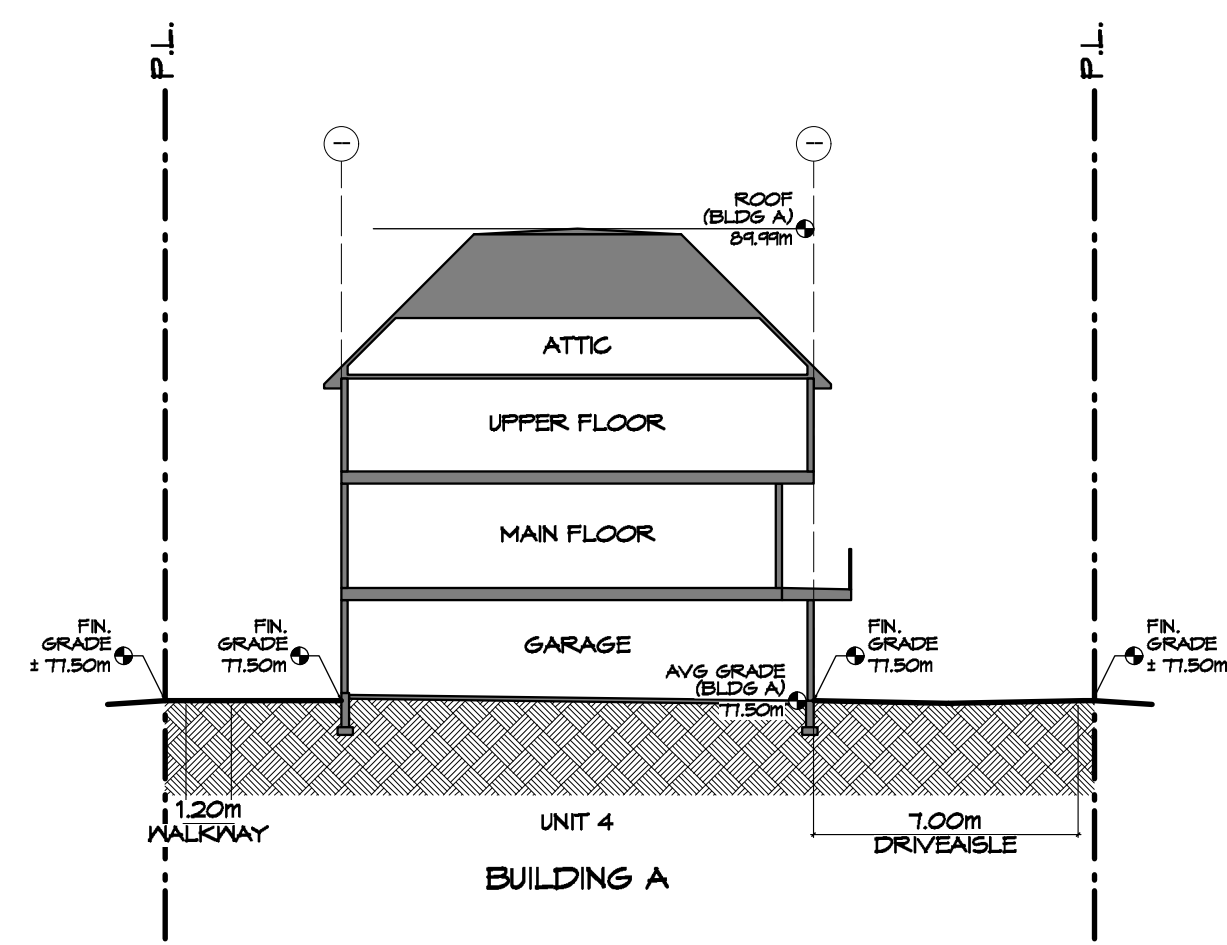
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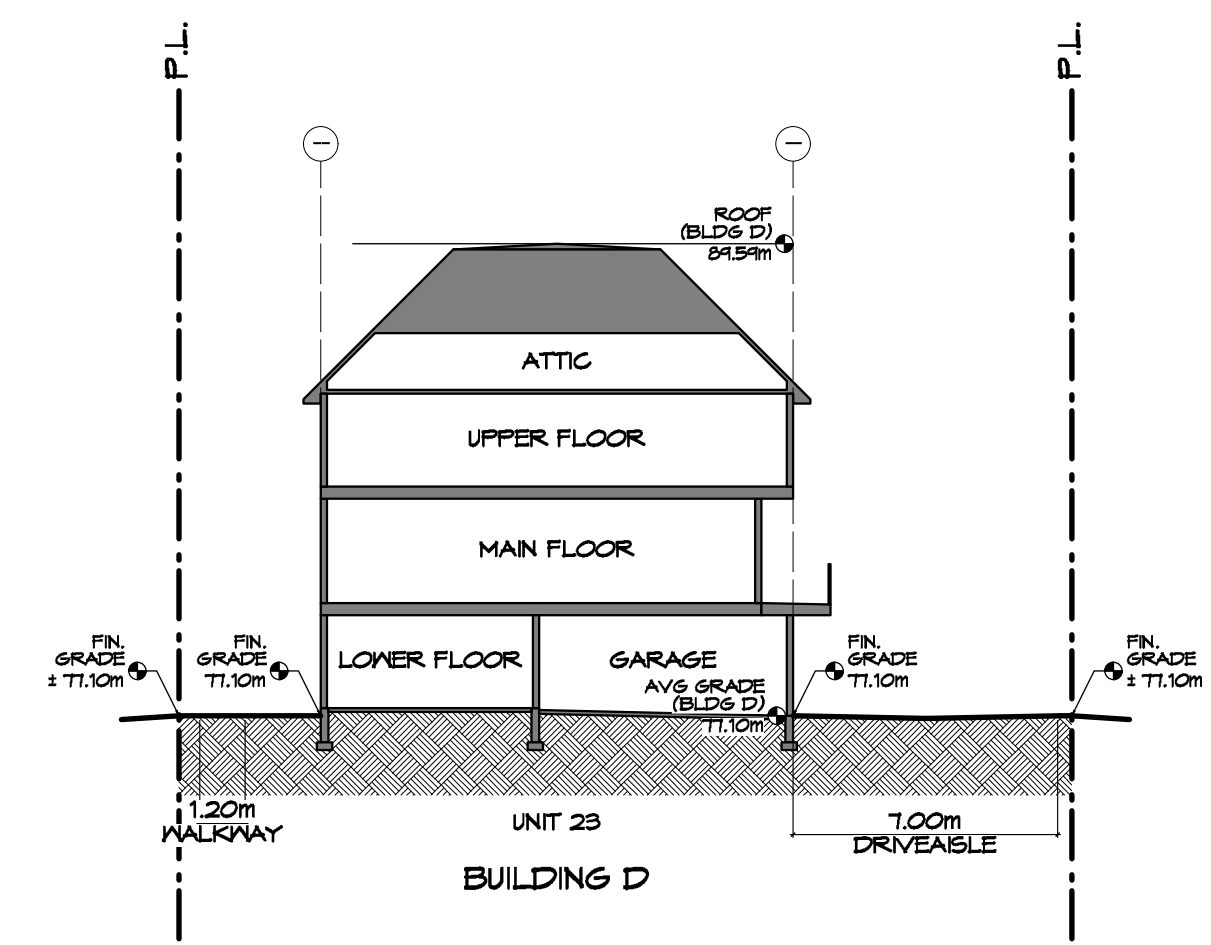
Proj.No. TBD



1 Site Section
Scale: 1:200



2 Site Section
Scale: 1:200



3 Site Section
Scale: 1:200

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REZONING
FEB. 04, 2025

MJM Architect Inc.
1161 Newport Ave, Victoria, B.C. V8S 5E6
250.360.2144
250.360.2115

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Scale: AS NOTED

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Title:
SITE SECTIONS

Revision: 1ST SUBMISSION AUG. 30/24
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Sheet:
RZN
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Proj.No. TBD