

Rezoning Application For

3484/3486 Wishart Road

September 8, 2025

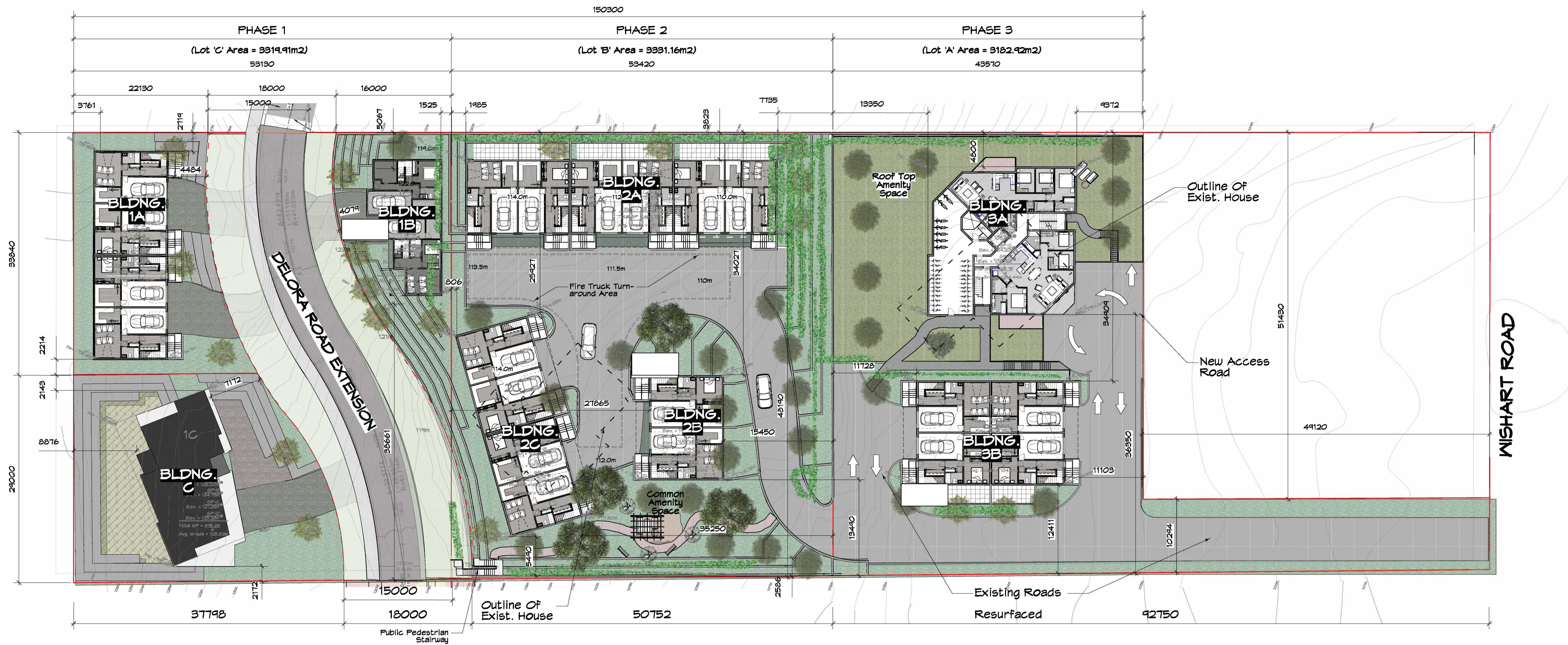


1 Location Plan
Scale: 1:1000
NORTH

PROJECT INFORMATION & DATA TABLE

GENERAL:
Neighbourhood - Hillside and Shoreline
Steeply Sloped Area

Phase 1		Phase 2		Phase 3											
Proposed	Current AR1 Zone	Proposed	Current AR1 Zone	Proposed	Current AR1 Zone										
Zoning	Proposed: Site Specific	Existing : AR1	Zoning	Proposed: Site Specific	Existing : AR1	Zoning	Proposed: Site Specific	Existing : AR1							
Permitted Uses	Site Specific	Single Family Dwelling, Community Care Facility, Home Occupation, Accessory Buildings, Secondary Suites, Accessory Dwelling Units, Show Homes	Permitted Uses	Site Specific	Single Family Dwelling, Community Care Facility, Home Occupation, Accessory Buildings, Secondary Suites, Accessory Dwelling Units, Show Homes	Permitted Uses	Site Specific	Single Family Dwelling, Community Care Facility, Home Occupation, Accessory Buildings, Secondary Suites, Accessory Dwelling Units, Show Homes							
Site Area	3319.91m ²		Site Area	3331.16m ²		Site Area	3182.92m ²								
Total Combined Site Area = 9833.99m ² (.98ha)															
Building Heights	Building 1A 4-5 Storey Townhomes IV Roof Decks 11.04m	Building 1B 1-3 Storey Duplex IV Roof Decks 8.67m	Building 1C 1-3 Storey Condominium 15.64m	Refer To Dung.SK-01.2	Building Heights	Building 2A 6-8 Storey Townhomes IV Roof Decks 9.33m	Building 2B 2-3 Storey Townhomes IV Roof Decks 9.22m	Building 2C 4-5 Storey Townhomes IV Roof Decks 9.22m	Refer To Dung.SK-01.2	Building Heights	Building 3A 21.38m	Building 3B 10.28m		Refer To Dung.SK-01.2	
Building Areas	912.51m ²	423.97m ²	1352.75m ²		Building Areas	1367.2m ²	458.5m ²	458.5m ²		Building Areas	2176.44m ²	912.51m ²			
Total	2689.23m ²				Total	2,647m ²				Total	3088.95m ²				
FAR	2689.23m ² / 3319.91m ² = .81				FAR	2,647m ² / 3331.16m ² = .795				FAR	3088.95m ² / 3182.92m ² = .97				
Lot Coverage	Max.Horiz. Area (127.37m ²) / Site Area (3319.91m ²) = 21.9%				Lot Coverage	Max.Horiz. Area (1009.81m ²) / Site Area (3331.16m ²) = 30.3%				Lot Coverage	Max.Horiz. Area (693.11m ²) / Site Area (3182.92m ²) = 21.7% (not including parkade)				
Max.Horiz. Area (127.37m ² + 1009.81 + 1223.14) = 2460.32m ² Total Site Area 9833.99m ²															
Total Combined Lot Coverage = 30.1%															
Unit Mix	Building 1A	Building 1B	Building 1C	Subtotal	Unit Mix	Building 2A	Building 2B	Building 2C	Sub-total	Unit Mix	Building 3A	Building 3B	Sub-total		
	Studio	-	-	-		Studio	-	-	-			1 BR.	22	-	22
	1 BR.	-	-	1		1	1 BR.	-	-		-	2 BR.	1	-	1
	2 BR.	-	-	0		0	2 BR.	-	-		-	3 BR.	4	-	4
	3 BR.	-	2	-		2	3 BR.	-	-		-	4 BR.	-	2	2
	4 BR.	4	-	-		4	4 BR.	6	2		4	12	Total	27	2
Total Units	4	2	9	15	Total	6	2	4	12						
Set-backs	Building 1A	Building 1B	Building 1C		Set-backs	Building 2A	Building 2B	Building 2C		Set-backs	Building 3A	Building 3B			
	North	2.779m	5.067m	2.149m		North	3.823m	34.027m	25.927m		North	2.853m	38.372m		
	South	2.214m	38.861m	2.172m		South	48.130m	19.490m	5.490m		South	41.468m	13.157m		
	East	4.414m (*)	1.525m	1.122m (*)		(*) From Road Dedication	East	1.735m	15.450m		35.250m	East	15.685m	6.807m	
West	3.761m	4.079m (*)	8.876m	(*) From Road Dedication	West	1.985m	1.985m	8.066m	West	2.807m	1.725m				



BUILDING 1A
4 - 3 Storey
Townhomes
w/ Roof Decks

BUILDING 1B
3 storey Duplex
w/ Roof Decks

BUILDING 1C
5 Storey Condominium
w/ 9 Units

BUILDING 2A
6 - 3 Storey
Townhomes
w/ Roof Decks

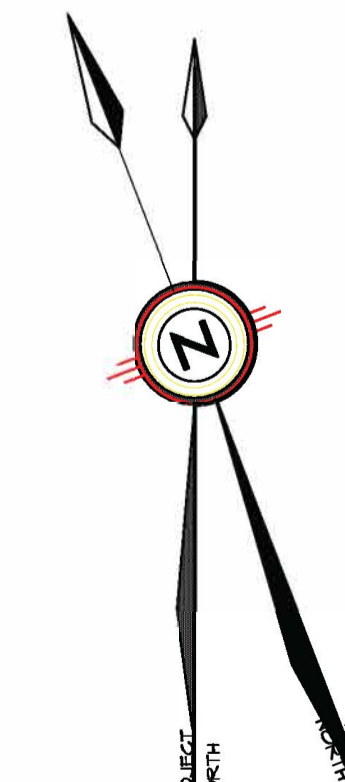
BUILDING 2B
2 - 3 Storey
Townhomes
w/ Roof Decks

BUILDING 2C
4 - 3 Storey
Townhomes
w/ Roof Decks

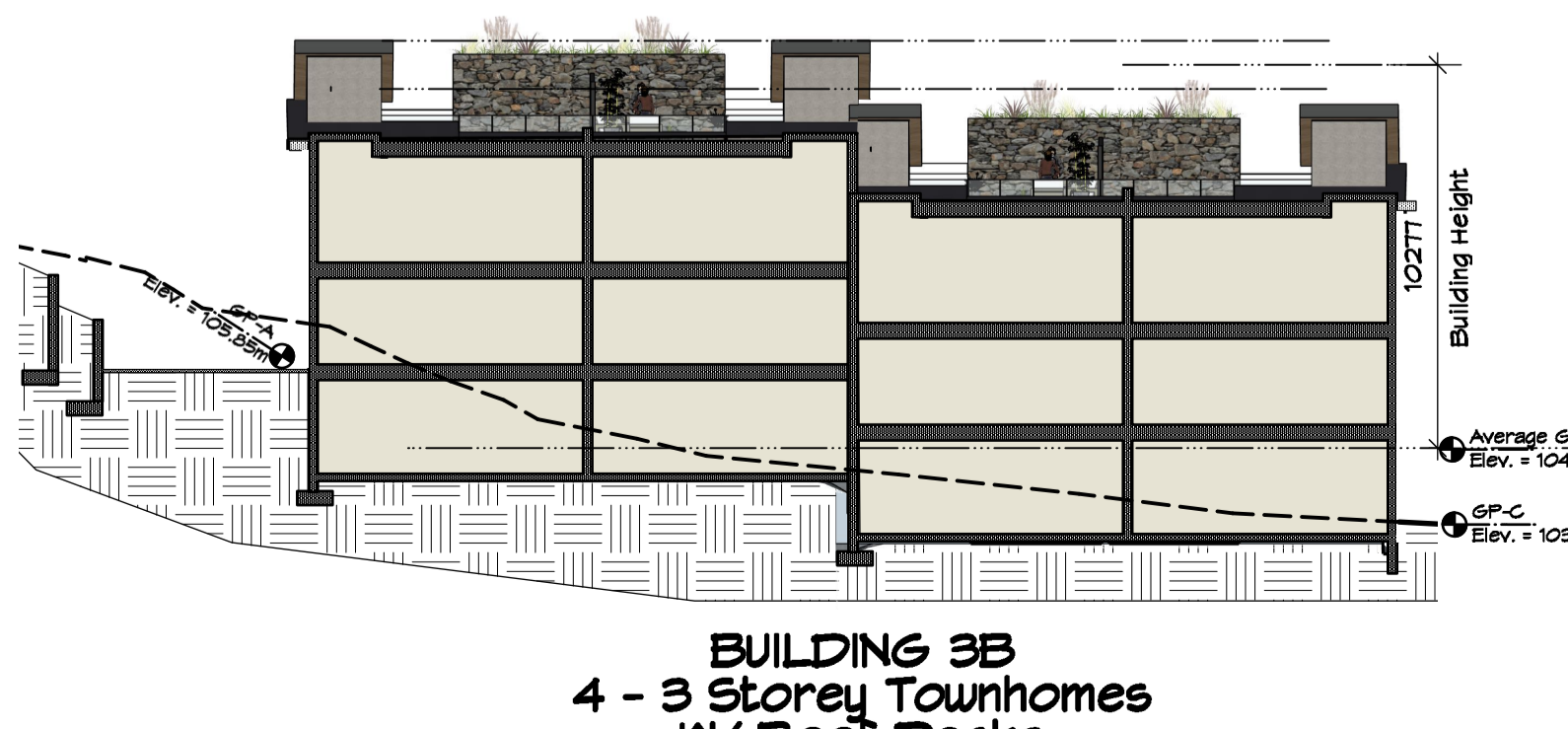
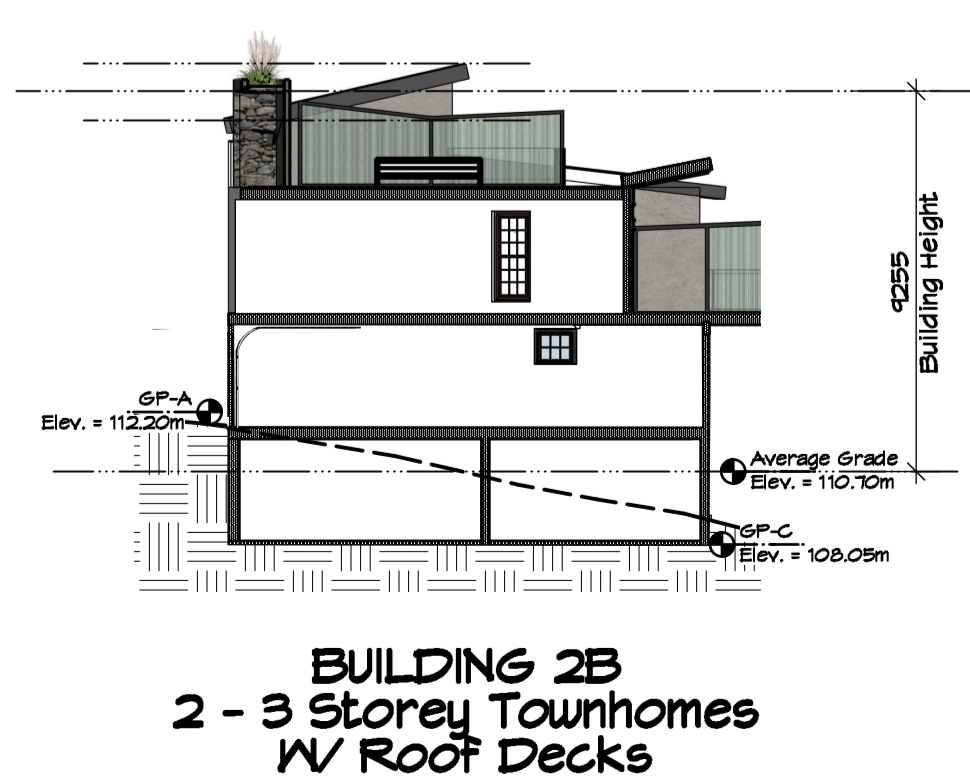
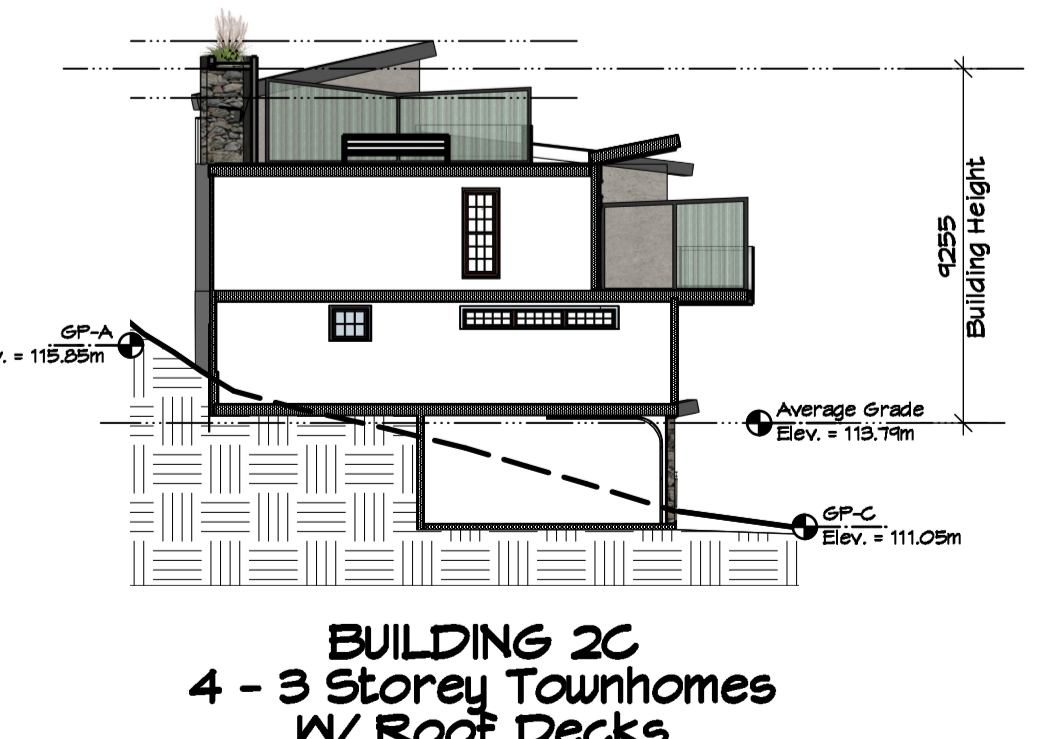
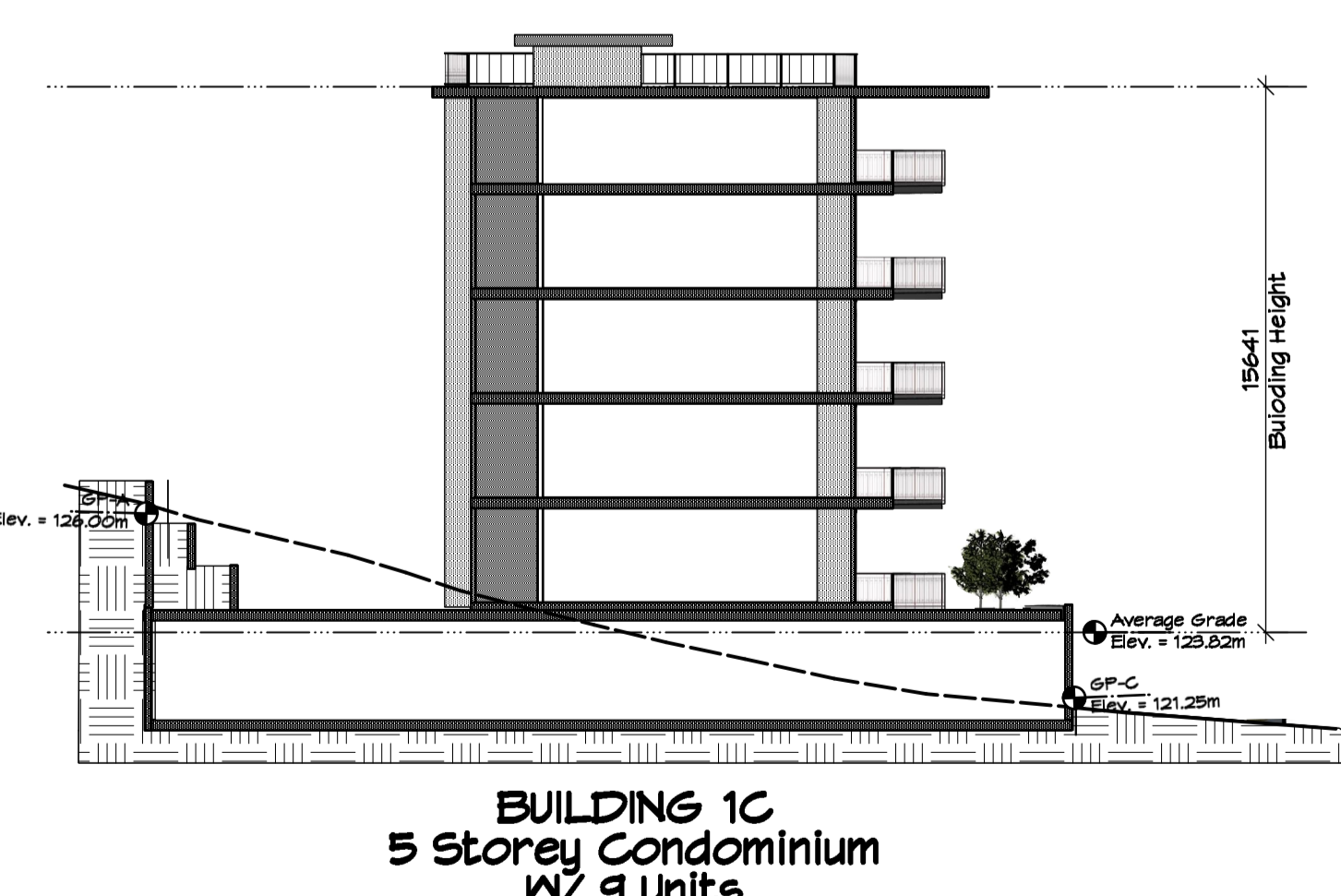
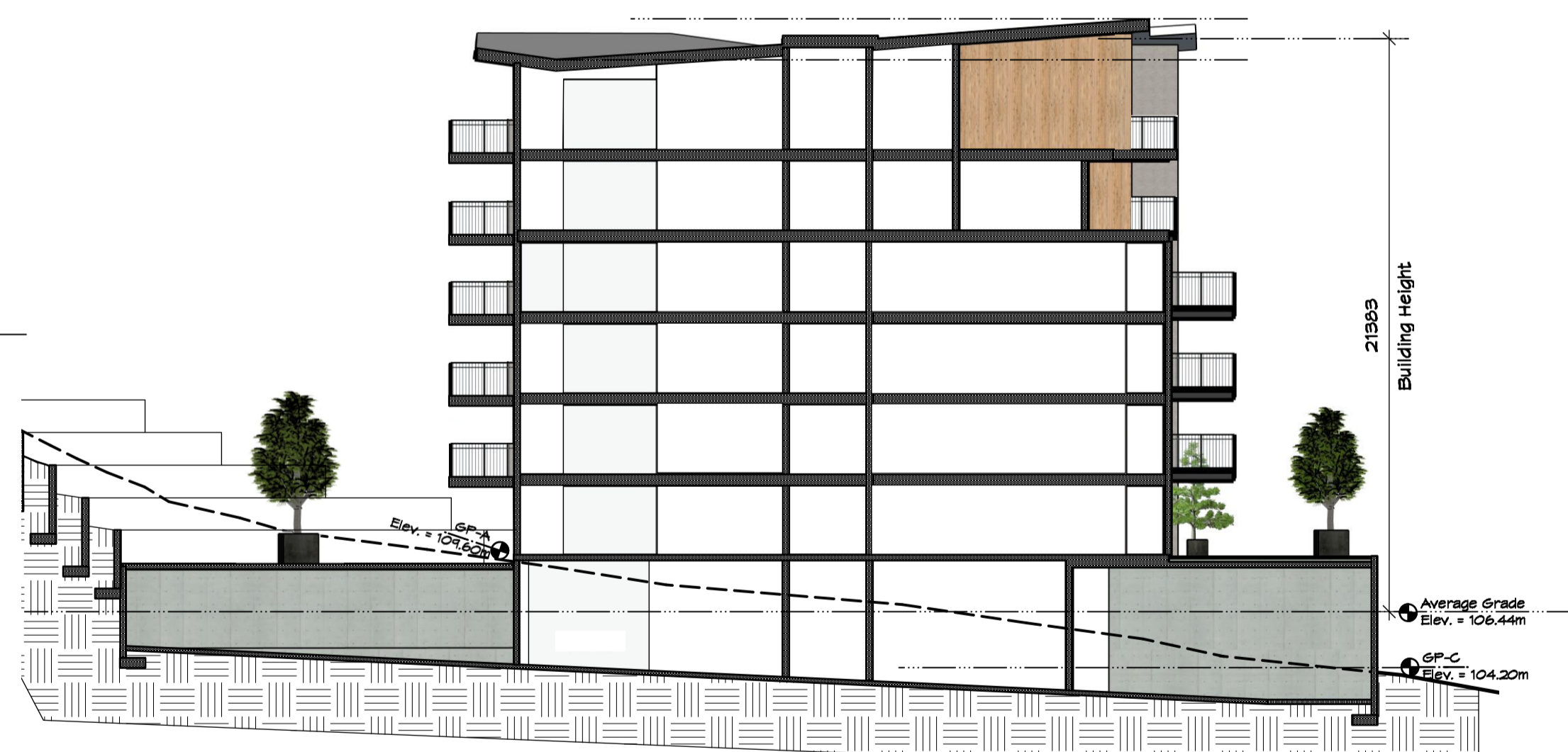
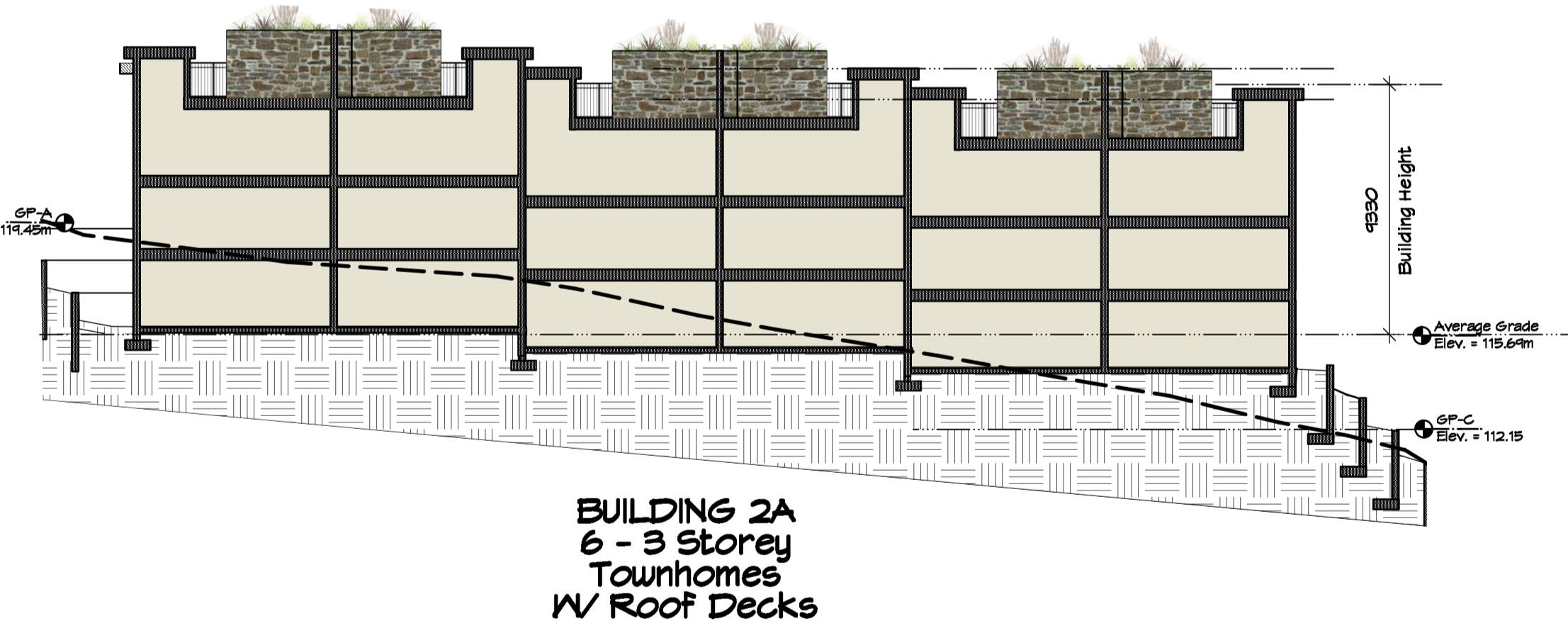
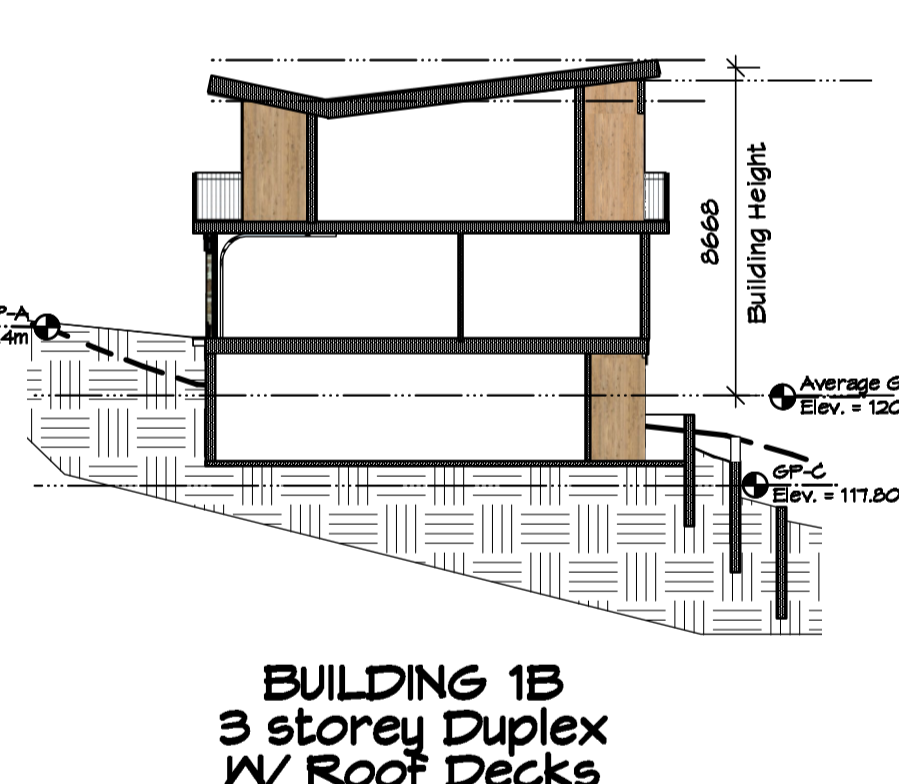
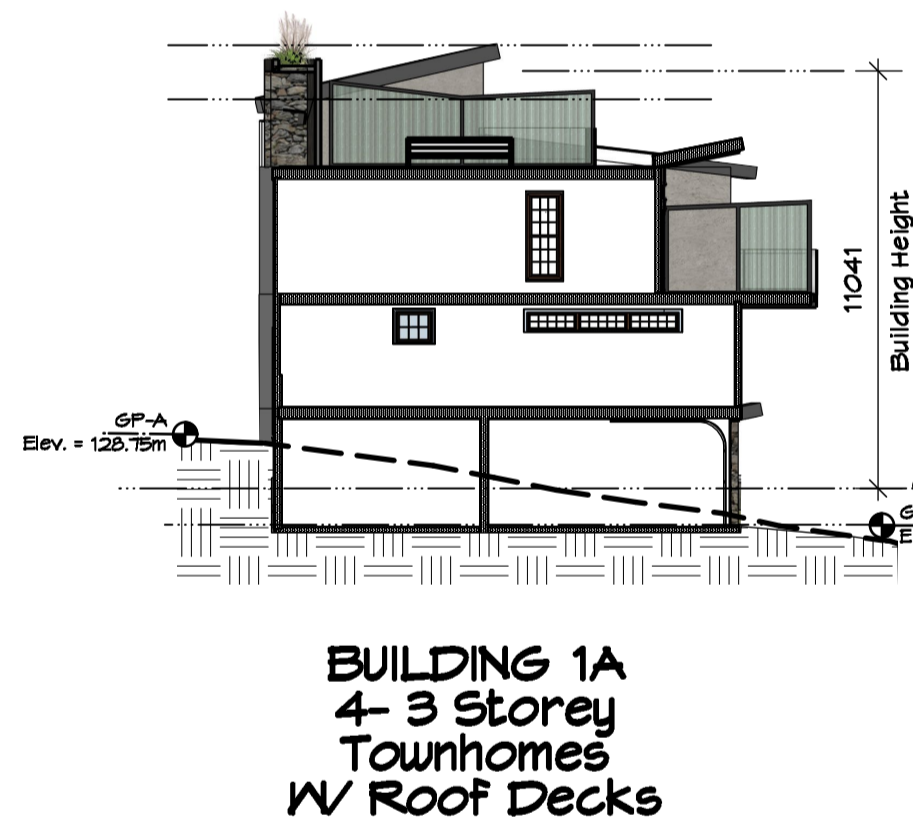
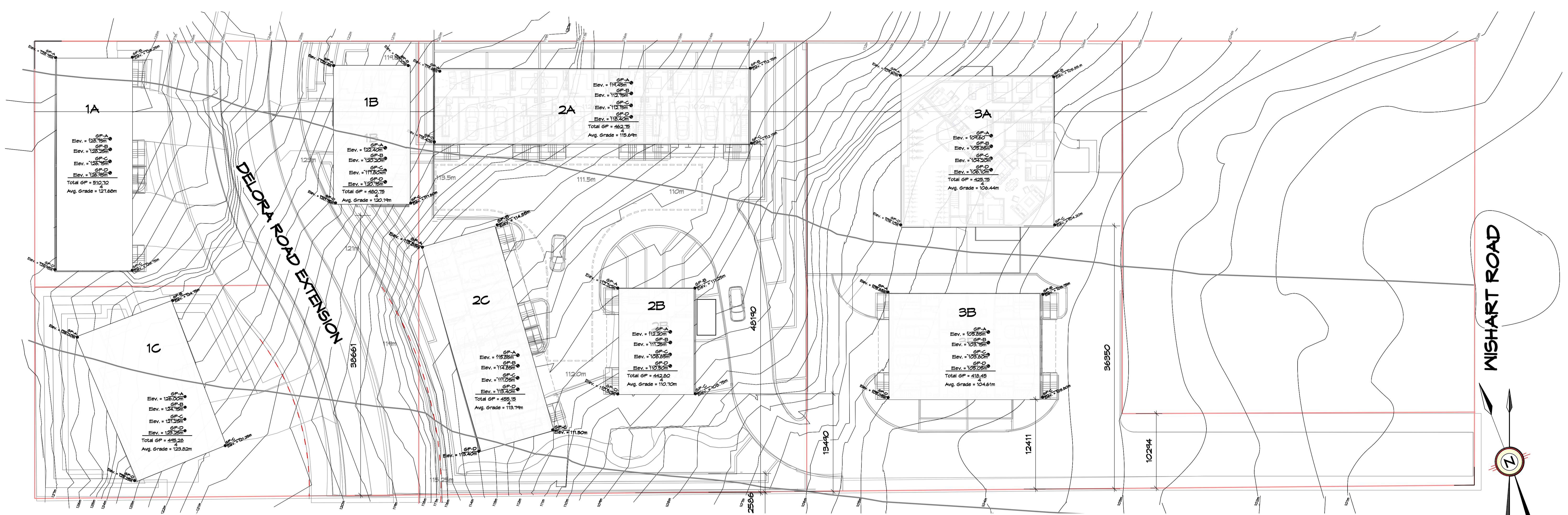
BUILDING 3A
6 Storey
Condominium w/
1 Level Parkade

BUILDING 3B
4 - 3 Storey
Townhomes
w/ Roof Decks

1 **3484/3486 Wishart Master Plan Study**
Scale: 1:200

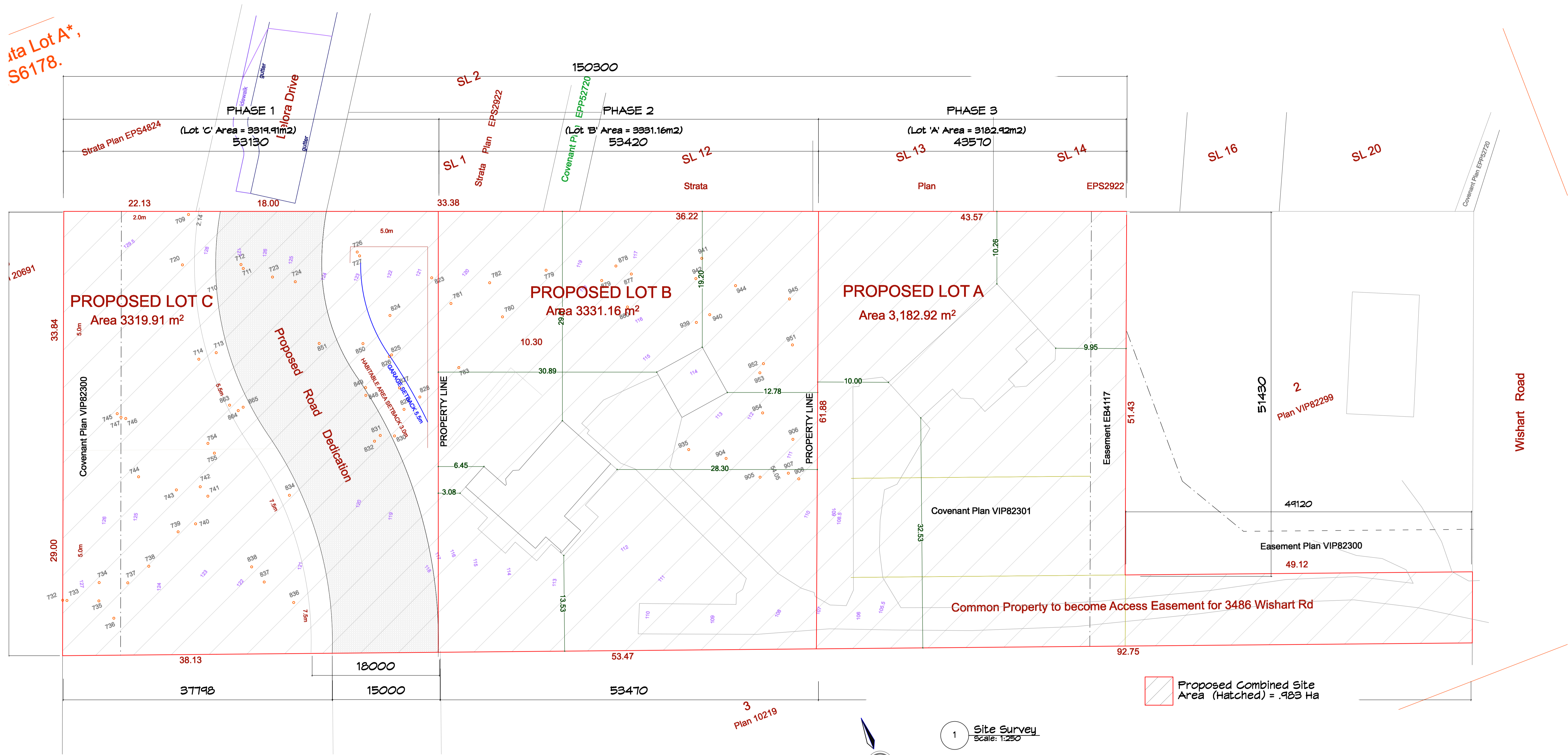


project name: 3484/3486 Wishart Road MASTER PLANNING STUDY		project no. 2426	
MJM Architect Inc. 200, 530 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-961-5482 e-mail: mitchell@mjmarchitect.ca		Schematic Design Phase	
drawing title: SITE PLAN	drawn by: mjm	scale: As Noted	date: 25/03/21 yjm/mtd
		drawing no. SK-01.1	

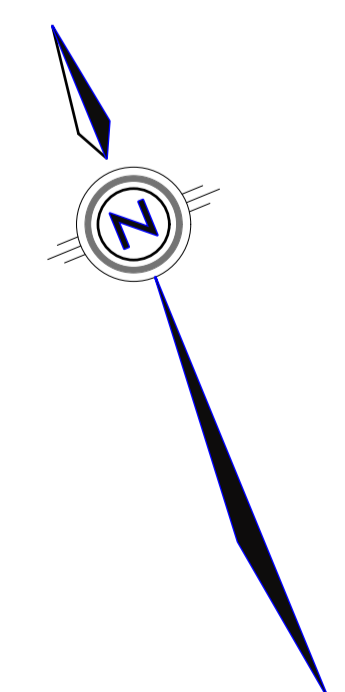


	project name: 3484/3486 Wishart Road MASTER PLANNING STUDY	project no.: 2426			
	Schematic Design Phase	drawing title: Building Sections Height Calculations	scale: As Noted	date: 25/05/02	drawing no.: SK-01.2
200, 209 Yates Street, Victoria, B.C. V1V 2Z6 Ph: 250-691-5487 email: michael@mjmachitect.ca	drawn by: mjm	checked by: mjm	date: 25/05/02	drawing no.: SK-01.2	

ata Lot A*,
S6178.



3
Plan 10219



1 Site Survey
Scale: 1:250

Proposed Combined Site Area (Hatched) = .983 Ha

	project name: 3484/3486 Wishart Road MASTER PLANNING STUDY	project no. 2426
	Schematic Design Phase	drawing title: Legal Survey
222, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-681-5482 email: mikhail@mjmarchitect.ca	drawn by: mjm checked by: mjm	scale: As Noted date: 25/03/21 yjm/mcd



2 Conceptual View Of 5 Storey Condominium On Delora Drive



1 Conceptual View Of 3 Level Townhomes On Delora Drive

		project name: 3484/3486 Wishart Road MASTER PLANNING STUDY		project no. 2426	
		drawing title: Rendered Images		drawn by: mjm	scale: As Noted
202, 535 Yates Street, Victoria, B.C. V8W 2Z6 Ph: 250-661-6482 e-mail: michael@mjmarchitect.ca		checked by: mjm		yy/mm/dd	