

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

Data Table Project

Owner	Designer
Was Myron Construction Ltd. 5237 Santa Clara Ave Victoria, BC V8R 1W4	Outline Home Design 1235 Braithwaite Dr. Cobble Hill BC V8R 1L4 250 818 3981
Landscape Architect	Civil Engineer
Forstle Landscape Architecture 408-158 H Hillside Avenue Victoria, BC V8T 2C1 250-508-7885	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

Project Description Attached Housing
5 Units, 2 Buildings

Site Area 15,371 ft² 1428 m²
Site Coverage 4,367 ft² 405.74 m² 28.4%

Total Floor Area* 8,026 ft² 745.64 m²
FAR 0.522/1.0
Density One unit per 285.6 m² of lot area

Total Impervious Surface Area 620 m² 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

Data Table Block 1

Lot Area 15,371 ft² 1428 m²
Total Floor Area* 3380 ft² 314.02 m²
FAR 0.220/1.0
Lot Coverage 2280 ft² 211.82 m² 12.4%

Lower Floor Elevation 53.00m GEO

Data Table Block 2

Lot Area 15,371 ft² 1428 m²
Total Floor Area* 4,646 ft² 431.64 m²
FAR 0.302/1.0
Lot Coverage 1953 ft² 181.44 m² 12.7%

Lower Floor Elevation 53.00m GEO

RT-3 ZONE REVIEW

Zoning Standard	S10 RT-3	Proposed
510.1 Permitted Uses	Bylaw Attached Housing	Proposed Attached Housing
510.2 Lot Coverage	Maximum 35%	28.4%
510.3 Density	1 Unit / 275m ²	1 Unit / 285.6m ²
510.4 Open Space Areas	0% (5% minus 5%)	Largest Continuous Strip 13.94m ² / 1.0%
510.5 Building Separation	Windows in Living Rm Minimum 15.0m Other Habitable Rms Minimum 12.0m Building Separation Minimum 6.0m	No facing windows 12.85m 10.12m
510.6 Siting Req.	Street Lot Line Minimum 7.5m Interior Side Minimum 7.5m Rear Lot Line Minimum 10.5m Height Maximum 7.5m	7.62m 4.00m* 10.51m 7.46m / 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 Max 30% of lot area Driveway within 3m of window Not allowed	73.0m ² / 5.1% Provided*
510.9 Minimum Lot Size	Width 30m Area 900m ²	26.47m* 1428m ²

* Variance Required

REVISION LIST

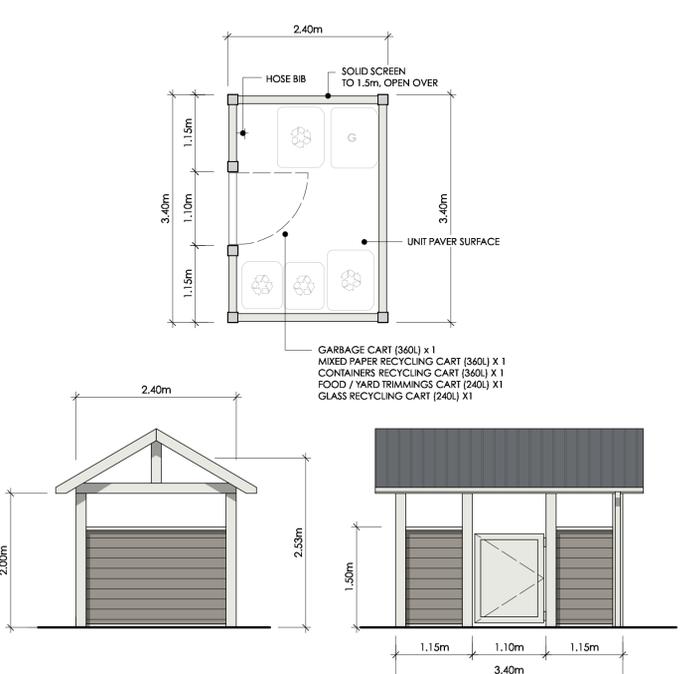
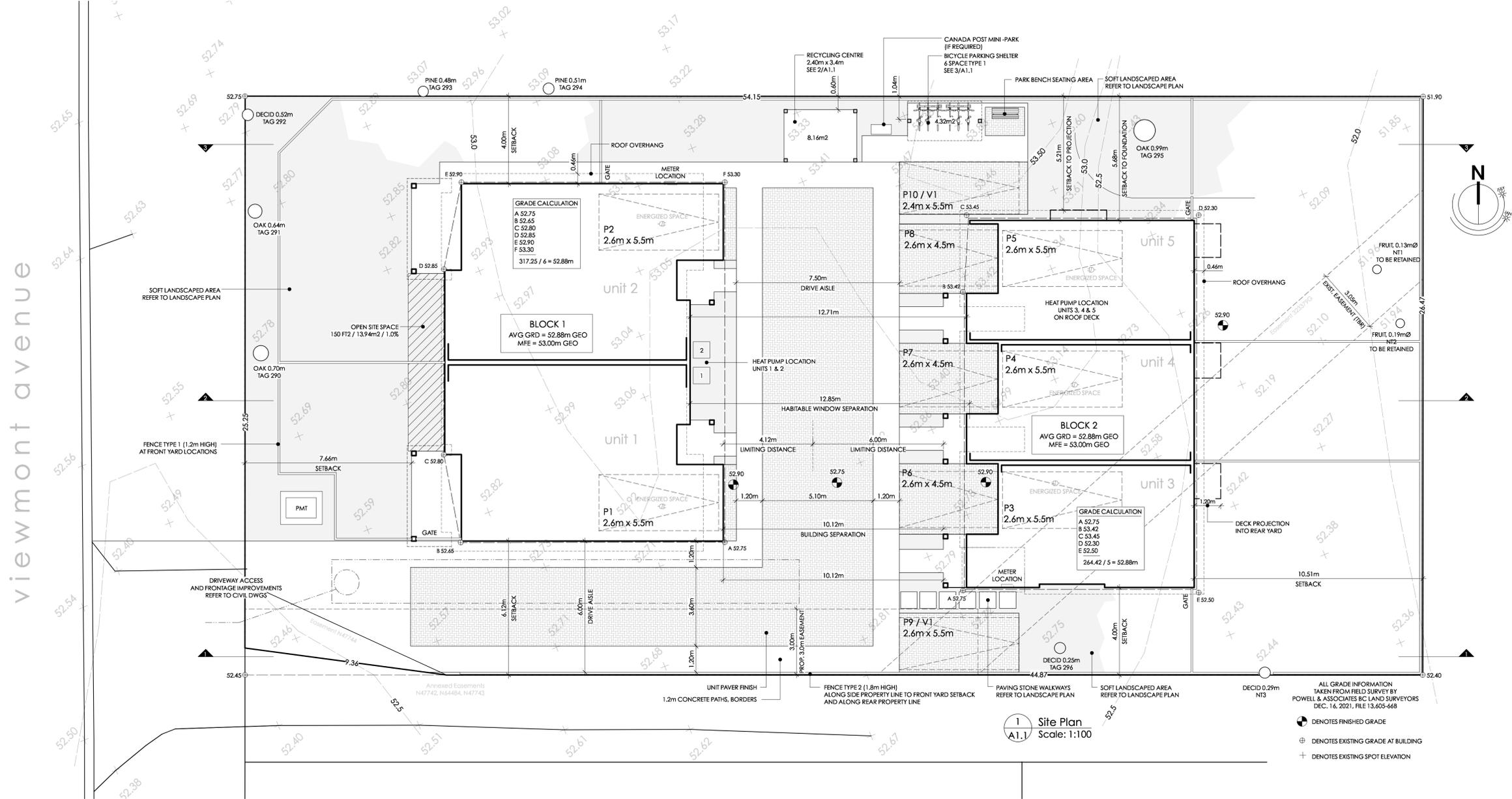
R1.0 Issued for Review
R1.1 Issued for DP

DRAWING LIST

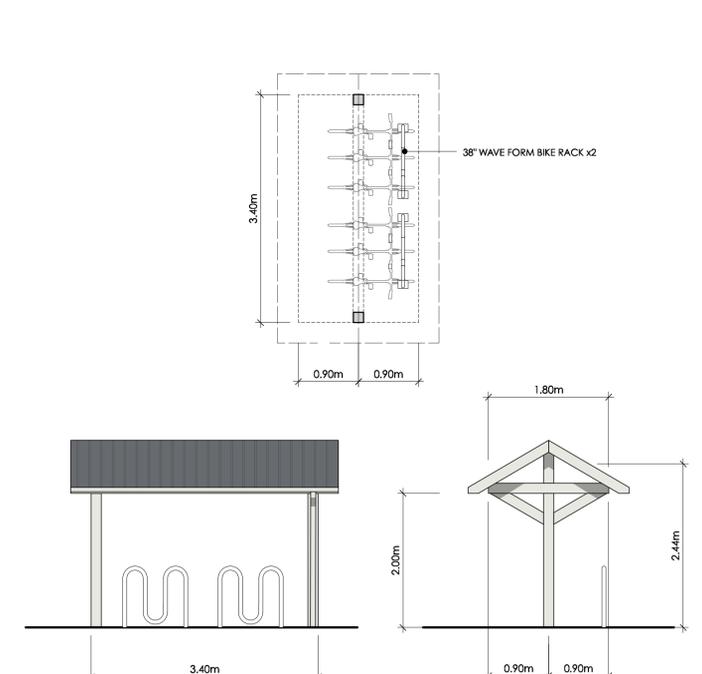
- A1.1 Site Plan
- A1.2 Location and Existing Plan
- A2.1 Composite Views
- A2.2 Block 1 Design Plans
- A2.3 Block 2 Design Plans
- L100 Landscape Concept Plan and Planting Plan
- C01 Conceptual Servicing Plan

4551 Viewmont Road
Proposed Townhouses

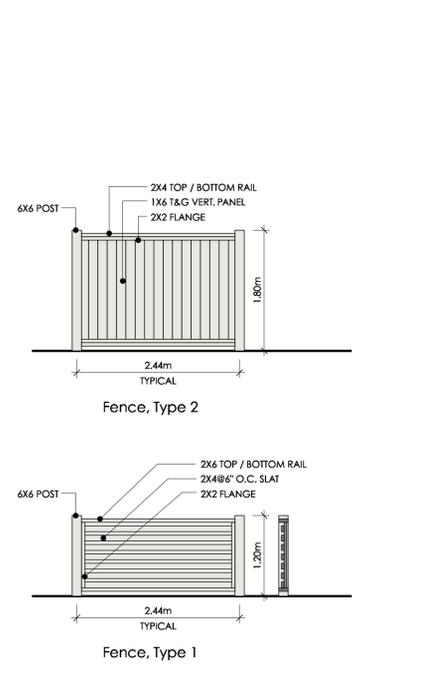
TITLE	SCALE	DATE	AS NOTED
Site Plan	as noted	March 22, 2023	
FILE	SE16.22	DATE	March 22, 2023
PROJECT NO.	2202	DATE	March 22, 2023
DRAWN BY	HDR	SHEET NO.	A1.1
ISSUE FOR	DP	REV.	1.1



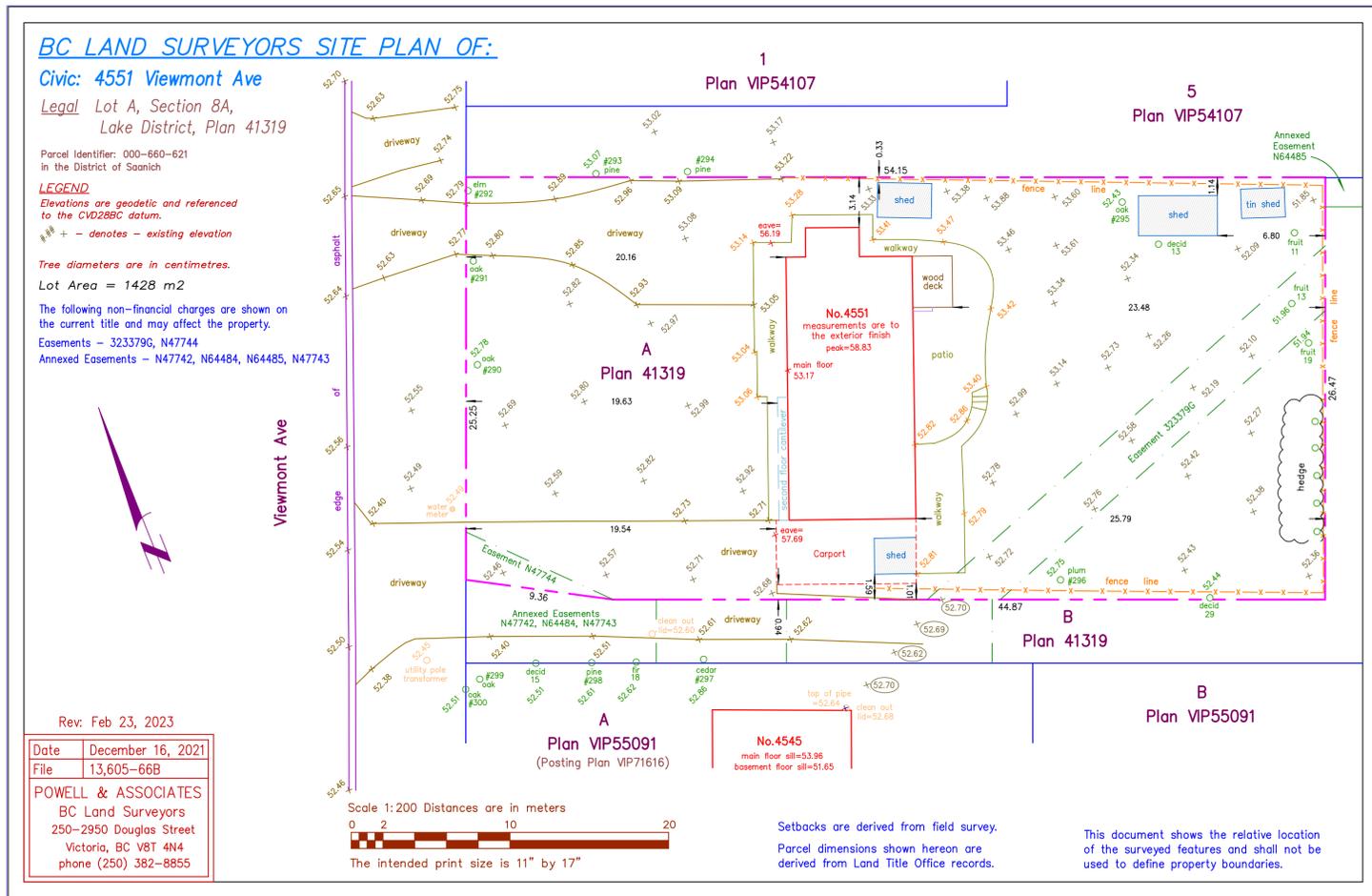
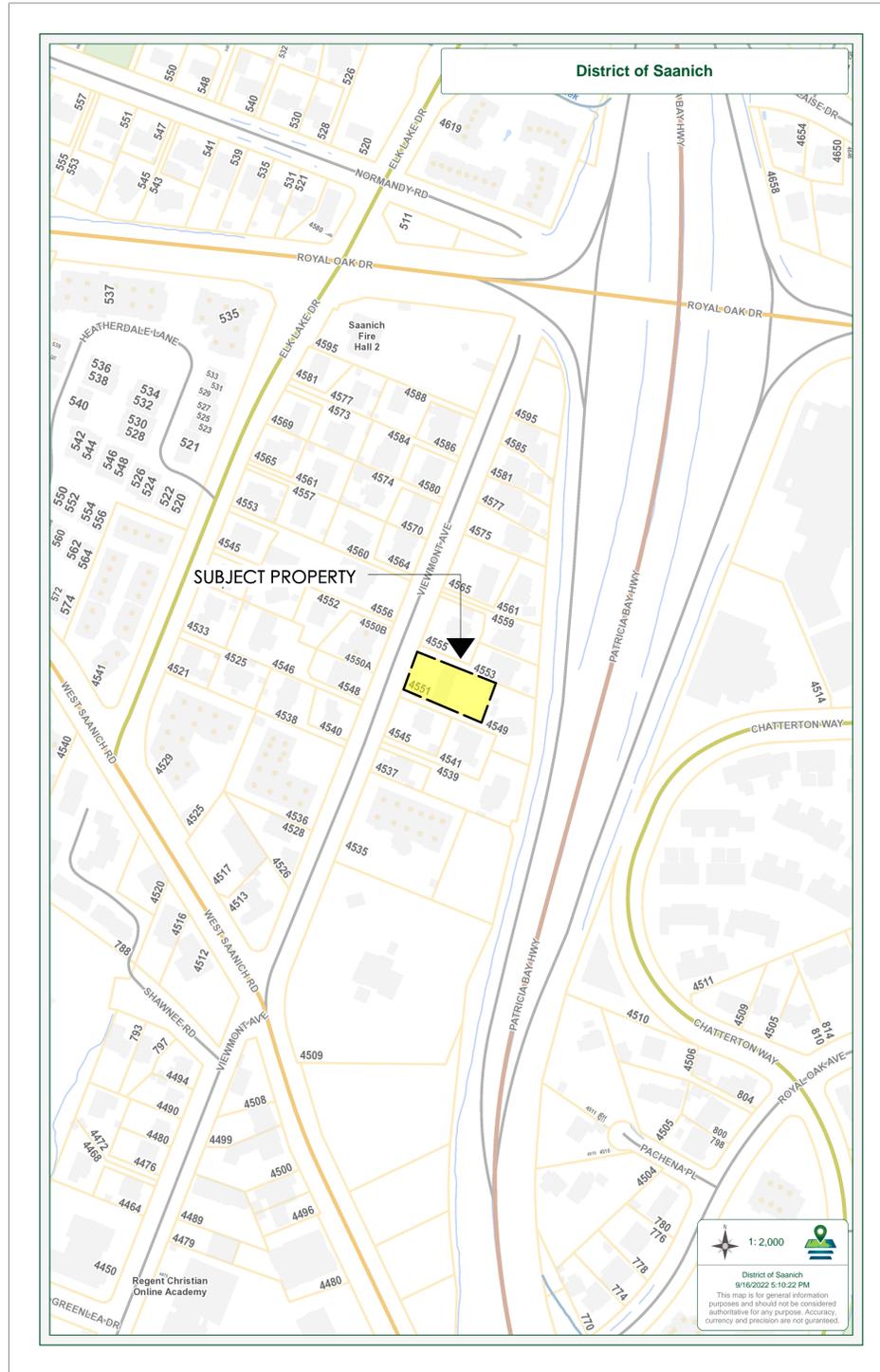
2 Recycling Enclosure
Scale: 1:50



3 Bicycle Shelter
Scale: 1:50



4 Fence Types
Scale: 1:50



Subject Property Looking North



Subject Property



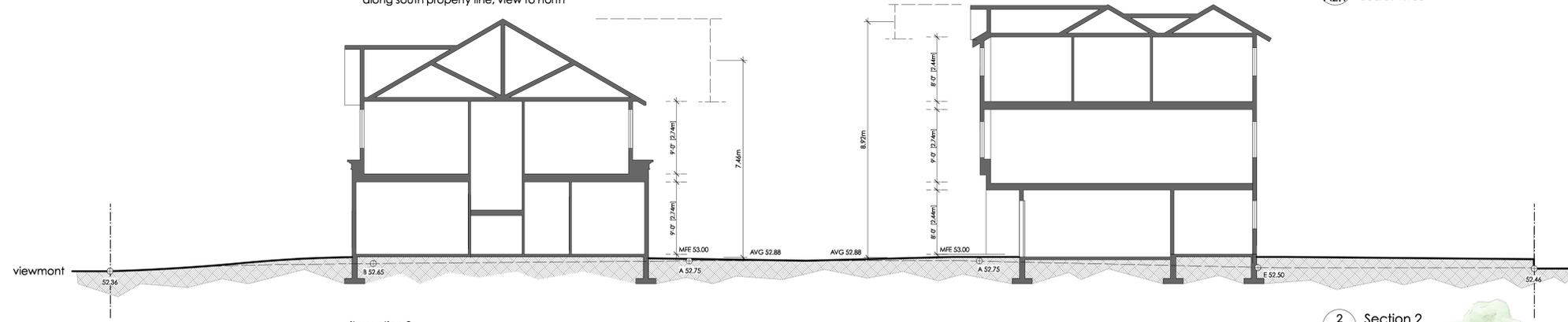
Subject Property Looking South

4551 Viewmont Road Proposed Townhouses			
TITLE	Location and Existing Plan		
FILE	SE16.22	SCALE	as noted
PROJECT NO.	2202	DATE	March 22, 2023
DRAWN BY	HDR	SHEET NO.	A1.2
ISSUE FOR	DP	REV.	1



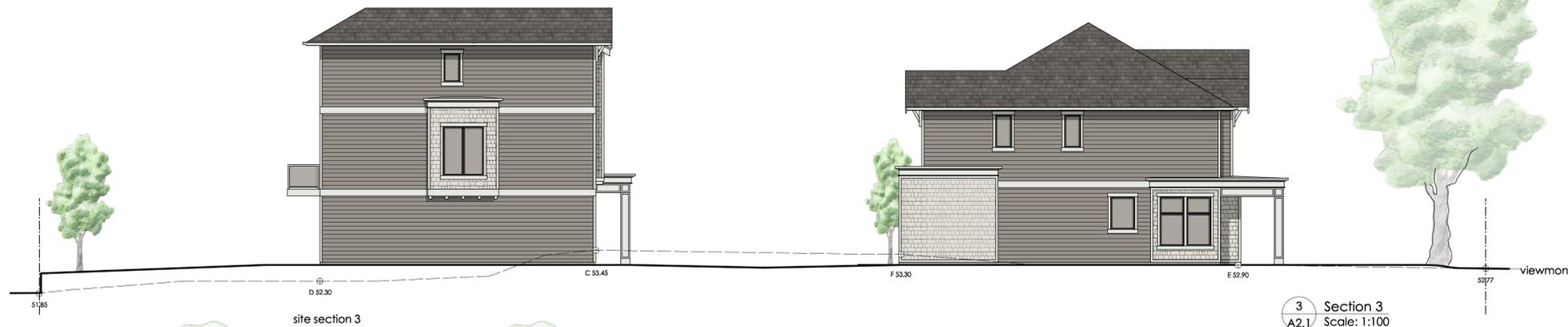
site section 1
along south property line, view to north

1 Section 1
A2.1 Scale: 1:100



site section 2
mid site, through proposed buildings, view to north

2 Section 2
A2.1 Scale: 1:100



site section 3
along north property line, view to south

3 Section 3
A2.1 Scale: 1:100



4553 viewmont

4551 viewmont, proposed streetscape

4 Streetscape
A2.1 Scale: 1:75

4541 viewmont

4551 Viewmont Road Proposed Townhouses			
TITLE	Composite Views		
FILE	SE16.22	SCALE	as noted
PROJECT NO.	2202	DATE	March 22, 2023
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ISSUE FOR	DP	REV.	1



west elevation



south elevation



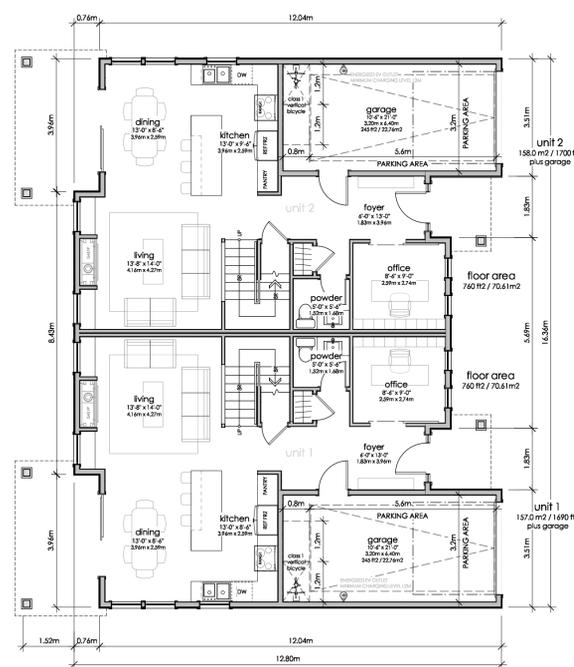
east elevation



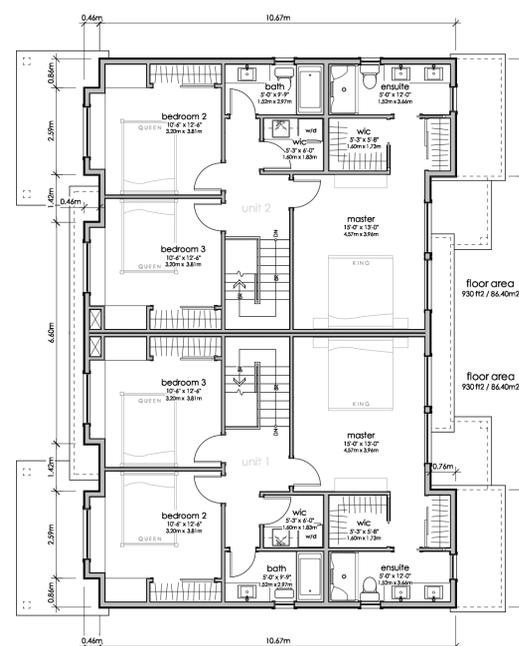
north elevation

1 Block 1 Elevations
A2.2 Scale: 1:75

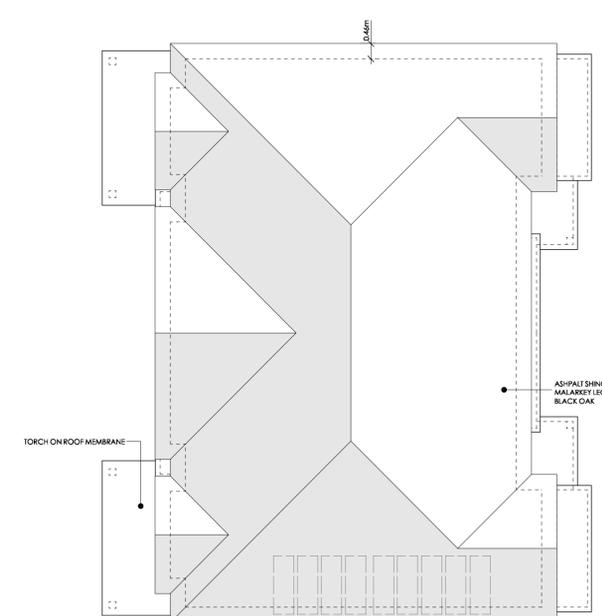
- LAP SIDING
BENJAMIN MOORE 1475
GRAY STONE
- CEMENT BOARD SHINGLE
BENJAMIN MOORE 1548
CLASSIC GRAY
- TRIM AND CASINGS
BENJAMIN MOORE OC-21
WINTER WHITE
- ENTRY DOOR
SIKKENS STAIN
BUTTER NUT
- GARAGE DOOR
BRUSHED ALUMINUM
- WINDOWS / METALS
CASCADIA METALS
IVORY
- ASHPALT SHINGLE
MALARKEY LEGACY
BLACK OAK
- METAL STANDING SEAM
CASCADIA METALS
SLATE GREY



Main



Upper



Roof

2 Block 1 Plans
A2.2 Scale: 1:100

Data Table		Unit 1
Unit #	1	
Unit Type	A	
Block #	1	
Total Floor Area*	1690 ft²	157.01 m²
Garage Area	245 ft²	22.76 m²
Lower Floor Area	760 ft²	70.61 m²
Main Floor Area	930 ft²	86.40 m²
Upper Floor Area	n/a	n/a

*based on applicable municipal definitions

Data Table		Unit 2
Unit #	2	
Unit Type	A (reversed)	
Block #	1	
Total Floor Area*	1690 ft²	157.01 m²
Garage Area	245 ft²	22.76 m²
Lower Floor Area	760 ft²	70.61 m²
Main Floor Area	930 ft²	86.40 m²
Upper Floor Area	n/a	n/a

*based on applicable municipal definitions

4551 Viewmont Road Proposed Townhouses			
TITLE	Block 1 Design Plans	SCALE	as noted
FILE	SE16.22	DATE	March 22, 2023
PROJECT NO.	2202	SHEET NO.	A2.2
DRAWN BY	HDR	REV.	1
ISSUE FOR	DP		



west elevation



south elevation



east elevation



north elevation

1 Block 2 Elevations
Scale: 1:75



Data Table		Unit 3
Unit #	3	
Unit Type	B	
Block #	1	
Total Floor Area*	1566 f12	145.49 m2
Garage Area	210 f12	19.51 m2
Lower Floor Area	378 f12	35.12 m2
Main Floor Area	633 f12	58.81 m2
Upper Floor Area	555 f12	51.56 m2

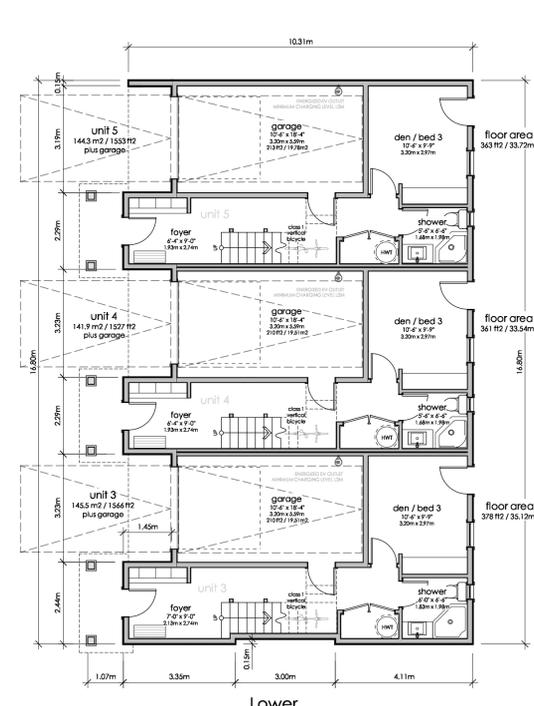
* based on applicable municipal definitions

Data Table		Unit 4
Unit #	4	
Unit Type	B	
Block #	2	
Total Floor Area*	1527 f12	141.87 m2
Garage Area	210 f12	19.51 m2
Lower Floor Area	361 f12	33.54 m2
Main Floor Area	615 f12	57.14 m2
Upper Floor Area	551 f12	51.19 m2

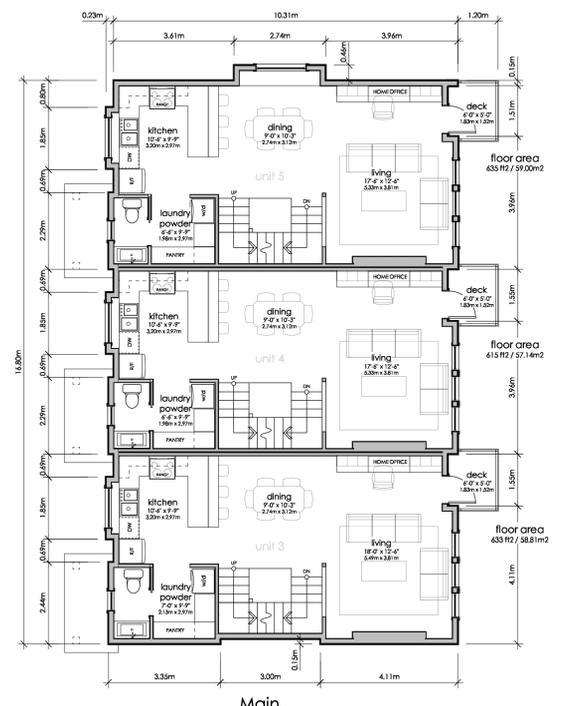
* based on applicable municipal definitions

Data Table		Unit 5
Unit #	5	
Unit Type	B	
Block #	2	
Total Floor Area*	1555 f12	144.28 m2
Garage Area	213 f12	19.78 m2
Lower Floor Area	363 f12	33.72 m2
Main Floor Area	635 f12	59.00 m2
Upper Floor Area	555 f12	51.56 m2

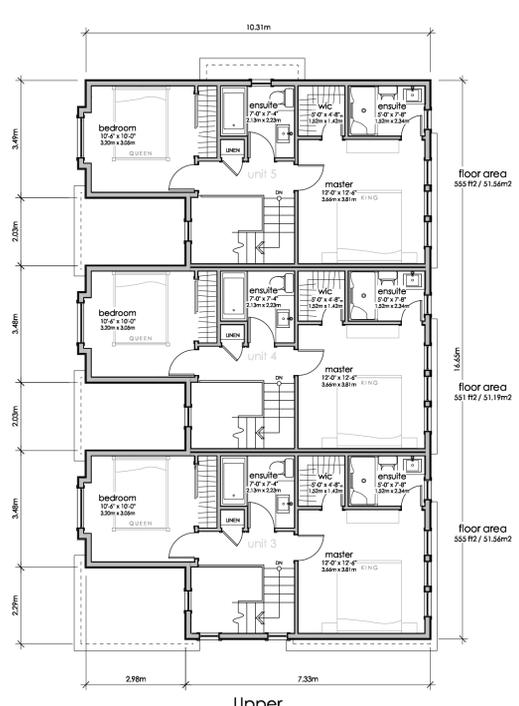
* based on applicable municipal definitions



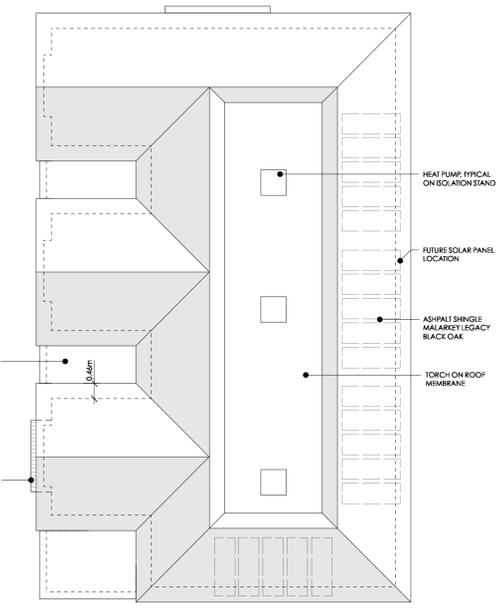
Lower



Main



Upper



Roof

2 Block 2 Plans
Scale: 1:100

4551 Viewmont Road Proposed Townhouses			
TITLE	Block 2 Design Plans		
FILE	SE16.22	SCALE	as noted
PROJECT NO.	2202	DATE	March 22, 2023
DRAWN BY	ITDR	SHEET NO.	A2.3
ISSUE FOR	DP	REV.	1/1