

PROJECT DATA

1899 Cochrane Street
Saanich, BC

Lot 5, Block 2, Section 27
Victoria District, Plan 1107

PID 000-671-908

ZONE RS-6 (Current)
LOT AREA 1115.58m2 Current, 1107.86 m2 After Ded.

Data Table

Owner	Designer
	Outline Home Design 1235 Braitheville Dr. Cobble Hill BC 250 818 3981
	Civil Engineer McEhannay 500-3960 Quadra St. Victoria BC 250 370 9221
	Landscape Architect LADR Landscape Architects #3-864 Queens Ave. Victoria BC 250 598 0105

Civic Address 1899 Cochrane Street
Saanich BC
Legal Address Lot 5, Block 2, Section 27,
Victoria District, Plan 1107

Project Description Attached Housing
8 Units, 2 Buildings

Lot Area 1107.86 m2 11,925 ft2
Lot Coverage 488.88 m2 5,262 ft2 44.1%
Total Floor Area* 1171.70 m2 12,611 ft2
FAR 1.058/1.0
Density One unit per 138.48 m2 of lot area

Street Facing, North 3.04m
Interior Sideyard Setback 3.00m
Rear Yard Setback 3.53m
Street Facing, East 3.00m
Building Separation 6.82m

Parking, Required 8 stalls (1/unit)
Parking, Provided 8 stalls total (1/unit, each stall energized)
Visitor Parking Req 0.3/unit = 3 Spaces
Visitor Parking Provided 1
Bicycle Parking 17/unit (required and provided)
6 Space Rack (required and provided)

* Based on applicable municipal definition of Gross Floor Area (garage excluded)

REVISION LIST

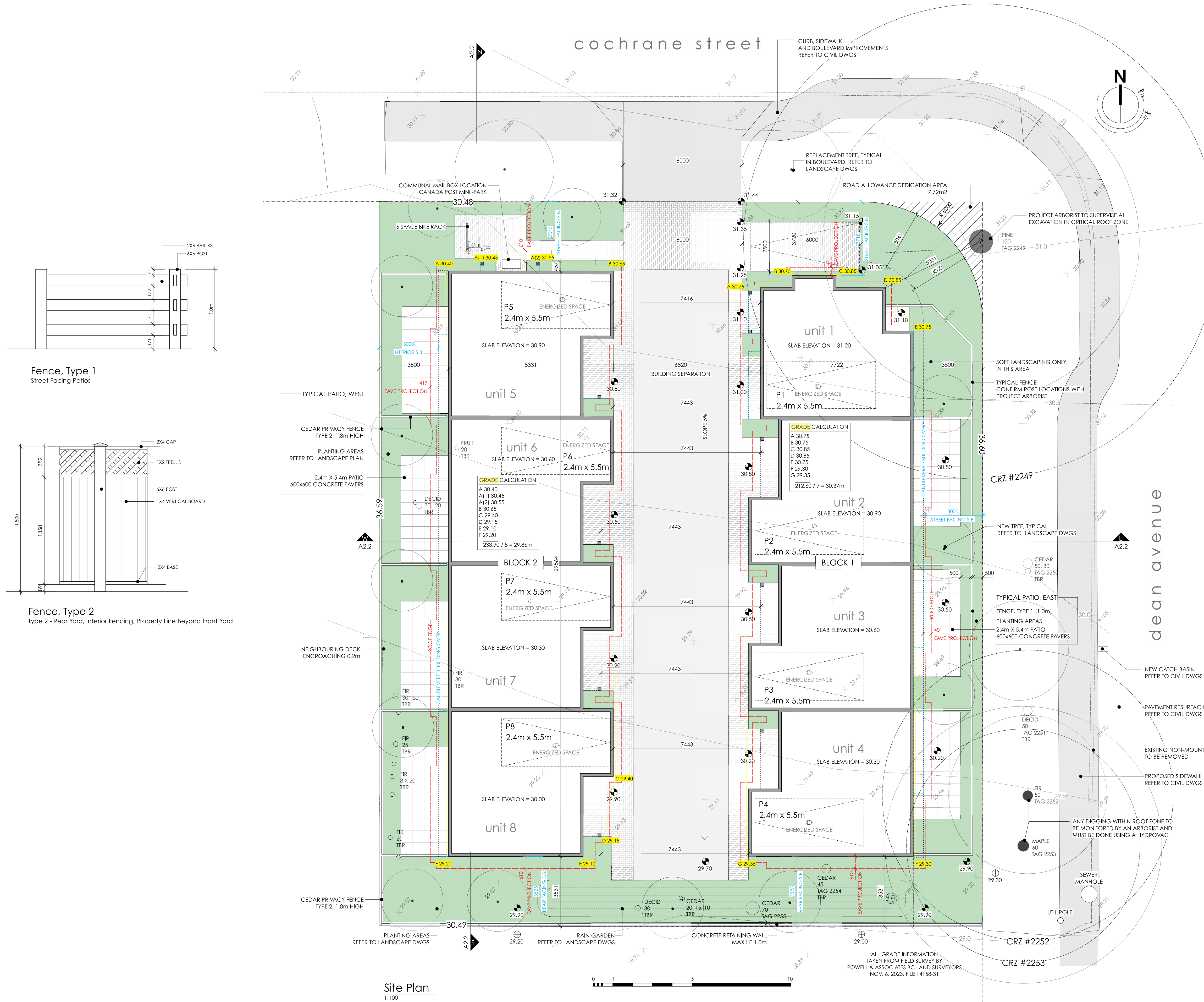
R1.1	March 25, 2024	Issued for Review
R1.2	June 5, 2024	Issued for DVP
R1.3	June 13, 2024	Issued for DVP
R1.4	March 18, 2025	Issued for DVP
R1.5	May 20, 2025	Issued for ADP
R1.6	July 22, 2025	Unit 1 Revision
R1.7	Aug. 11, 2025	Reissued for DVP

DRAWING LIST

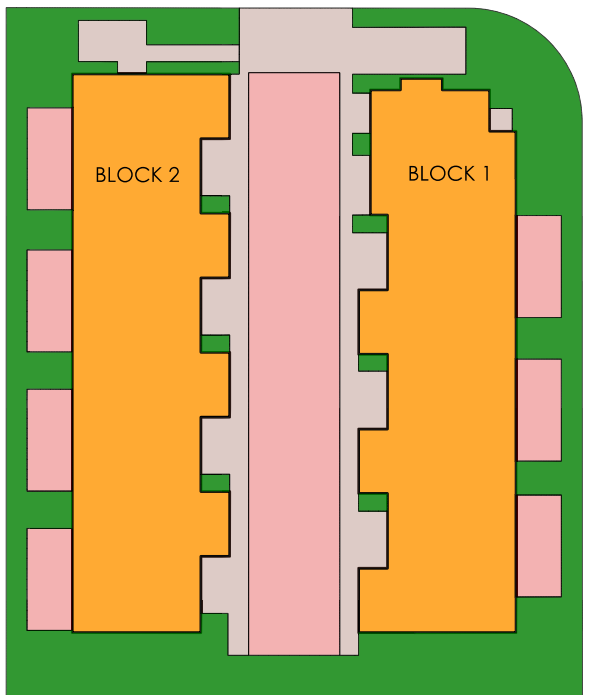
A1.1	Site Plan
A1.2	Survey and Location Plans
A2.1	Streetscapes and Context Photos
A2.2	Site Sections
A3.1	Block 1 Plans
A3.2	Block 1 Elevations
A3.3	Block 2 Plans
A3.4	Block 2 Elevations

1899 Cochrane Street
Proposed Townhouses

TITLE	Site Plan
FILE	JL25.25
PROJECT NO.	2333
DRAWN BY	TDR
ISSUE FOR	DVP
SCALE	as noted
DATE	Aug 11, 2025
SHEET NO.	16
REV.	1.0
A1.1	



Site Plan
1:100



Surface Overview
1:400

Data Table

Zoning Standard	SCHEDULE 630: NEIGHBORHOOD RESIDENTIAL MIXED ZONE - RM-7	Bylaw	Proposed	Variances Requested
630.1 Permitted Uses	Attached Housing	Attached Housing		
630.2 Lot Coverage	Maximum 45%	44.1%		
630.3 Density	FSR 1.2:1	FSR 1.058:1		
630.4 Siting Req.	Bylaw	Proposed		
Street Lot Line, North	Minimum 4.0m	3.05m	0.95m	
Interior Side, West	Minimum 3.0m	2.44m	0.56m	
Street Lot Line, East	Minimum 4.0m	3.00m	1.00m	
Rear Lot Line, South	Minimum 4.0m	3.53m	0.47m	
Height	Maximum 11.0m	10.40m (B1) 10.61m (B2)		
630.5 Accessory Bldgs	n/a	n/a		
630.6 Off-Street Parking	30% of Lot Area	280.54 m2 / 25.3%		
7.3 / 7.4 Parking	8 stalls (1/unit)	8 stalls (8 Energized Stalls)		
7.8 Bicycle Parking	Visitor (0.3/unit) 8 Class 1 6 Space Rack	1 8 Class 1 6 Space Rack	2 Stalls	
5.8 Projections	Bylaw	Proposed		
Block 1 North	Maximum 1.2m	0.25m		
Block 1 East	Maximum 1.2m	0.40m		
Block 1 South	Maximum 1.2m	0.61m		
Block 2 North	Maximum 1.2m	0.61m		
Block 2 West	Maximum 0.6m	0.42m		
Block 2 South	Maximum 1.2m	0.61m		



Streetscape - North Elevation Along Cochrane Street
1:100



Streetscape - East Elevation along Dean Avenue
1:100



Aerial View of Subject Property (Yellow)



View Looking Southward, Subject Property on Right



View Looking Southwest of Subject Property



View Looking Southeast of Subject Property



View Looking Southwest of Subject Property



1899 Cochrane Street Proposed Townhouses			
Streetscapes and Context			
FILE	JL25.25	SCALE	as noted
PROJECT NO.	2333	DATE	Aug 11, 2025
DRAWN BY	TDR	SHEET NO.	A2.1
ISSUE FOR	DVP	REV.	1.0