

SUMMARY OF RESIDENTIAL + CIRCULATION AREA

TOTAL UNIT COUNT (McKenzie + Annie)

1 BD.	53	3196 m ²	34403 SF
2 BD.	34	2762 m ²	29728 SF
3 BD.	19	1833 m ²	19725 SF
JR. 1 BD.	3	147 m ²	1580 SF
STUDIO	13	520 m ²	5595 SF
Grand total: 122		8457 m ²	91032 SF

TOTAL CIRCULATION + AMENITY (McKenzie + Annie)

AMENITY	1	58 m ²	626 SF
AMENITY SUITE	1	28 m ²	304 SF
AN - P1 LOBBY	1	130 m ²	1400 SF
CIRC. + SERVICES	12	1319 m ²	14197 SF
MC - LOBBY	1	76 m ²	816 SF
P1 PARKADE	1	3094 m ²	33305 SF
P2 PARKADE	1	2052 m ²	22090 SF
Grand total: 18		6758 m ²	72738 SF

SUMMARY OF OFF-STREET PARKING + STORAGE COUNT

PARKING STALL SUMMARY (P1 + P2 + SITE)

ACCESSIBLE STALL	4
ACCESSIBLE VISITOR STALL	1
SMALL STALL	36
SMALL VISITOR STALL	6
STND STALL	79
STND VISITOR STALL	1
GRAND TOTAL: 127	

BICYCLE PARKING SUMMARY (P1 + P2 + SITE)

CARGO BIKE STALL	7	HORIZONTAL - CLASS 1
H. BIKE STALL	69	HORIZONTAL - CLASS 1
H. BIKE STALL	12	HORIZONTAL - CLASS 2
V. BIKE STALL	64	VERTICAL - CLASS 1
GRAND TOTAL: 152		

SCOOTER STALL SUMMARY (P1 + P2 + SITE)

SCOOTER STALL	3
GRAND TOTAL: 3	

STORAGE LOCKER SUMMARY (P1 + P2 + SITE)

STORAGE	16
GRAND TOTAL: 16	

MCKENZIE LEVEL 1 - BICYCLE COUNT

Count	Description	Bldg.	Level	Model	Size
6	H. BIKE STALL	MCKENZIE	MC - L1	HORIZONTAL - CLASS 2	800x1800

Grand total: 6

ANNIE LEVEL 1 - BICYCLE COUNT

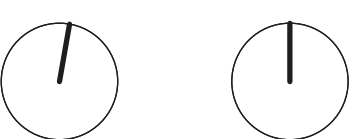
Count	Description	Bldg.	Level	Model	Size
6	H. BIKE STALL	ANNIE	P1	HORIZONTAL - CLASS 2	800x1800

Grand total: 6



SITE PLAN - DP

1 : 200



1
DP.200
MCKENZIE - SOUTH ELEVATION
1 : 100

MATERIAL LEGEND

	P1	PAINTED FIBRE- CEMENT PANELS - WHITE		M1	METAL CLADDING - WOOD		BG1	BALCONY/WINDOW GLASS - TRANSPARENT
	P2	PAINTED FIBRE- CEMENT PANELS - LIGHT GREY		S1	METAL SOFFIT - WOOD		BG2	BALCONY GLASS - WHITE TRANSLUCENT
	P3	PAINTED FIBRE- CEMENT PANELS - GREY		WF1	WINDOW + SLIDING DOOR FRAMES - BLACK		BG3	BALCONY GLASS - SMOKEY-GREY TRANSLUCENT
	P4	PAINTED FIBRE- CEMENT PANELS - DARK GREY		WF2	WINDOW + SLIDING DOOR FRAMES - WHITE		GF1	BALCONY GUARDRAIL FRAMES - SILVER

1
DP.201
MCKENZIE - NORTH ELEVATION
1 : 100

MATERIAL LEGEND

	P1	PAINTED FIBRE- CEMENT PANELS - WHITE		M1	METAL CLADDING - WOOD		BG1	BALCONY/WINDOW GLASS - TRANSPARENT
	P2	PAINTED FIBRE- CEMENT PANELS - LIGHT GREY		S1	METAL SOFFIT - WOOD		BG2	BALCONY GLASS - WHITE TRANSLUCENT
	P3	PAINTED FIBRE- CEMENT PANELS - GREY		WF1	WINDOW + SLIDING DOOR FRAMES - BLACK		BG3	BALCONY GLASS - SMOKEY-GREY TRANSLUCENT
	P4	PAINTED FIBRE- CEMENT PANELS - DARK GREY		WF2	WINDOW + SLIDING DOOR FRAMES - WHITE		GF1	BALCONY GUARDRAIL FRAMES - SILVER

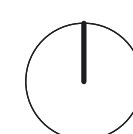
2
DP.201
MCKENZIE - NORTH STREET ELEVATION
1 : 200

1 ANNIE - SOUTH (Street) ELEVATION
DP.202 1 : 100

MATERIAL LEGEND

	P1	PAINTED FIBRE- CEMENT PANELS - WHITE		M1	METAL CLADDING - WOOD		BG1	BALCONY/WINDOW GLASS - TRANSPARENT
	P2	PAINTED FIBRE- CEMENT PANELS - LIGHT GREY		S1	METAL SOFFIT - WOOD		BG2	BALCONY GLASS - WHITE TRANSLUCENT
	P3	PAINTED FIBRE- CEMENT PANELS - GREY		WF1	WINDOW + SLIDING DOOR FRAMES - BLACK		BG3	BALCONY GLASS - SMOKEY-GREY TRANSLUCENT
	P4	PAINTED FIBRE- CEMENT PANELS - DARK GREY		WF2	WINDOW + SLIDING DOOR FRAMES - WHITE		GF1	BALCONY GUARDRAIL FRAMES - SILVER

2 ANNIE - SOUTH STREET ELEVATION
DP.202 1 : 200



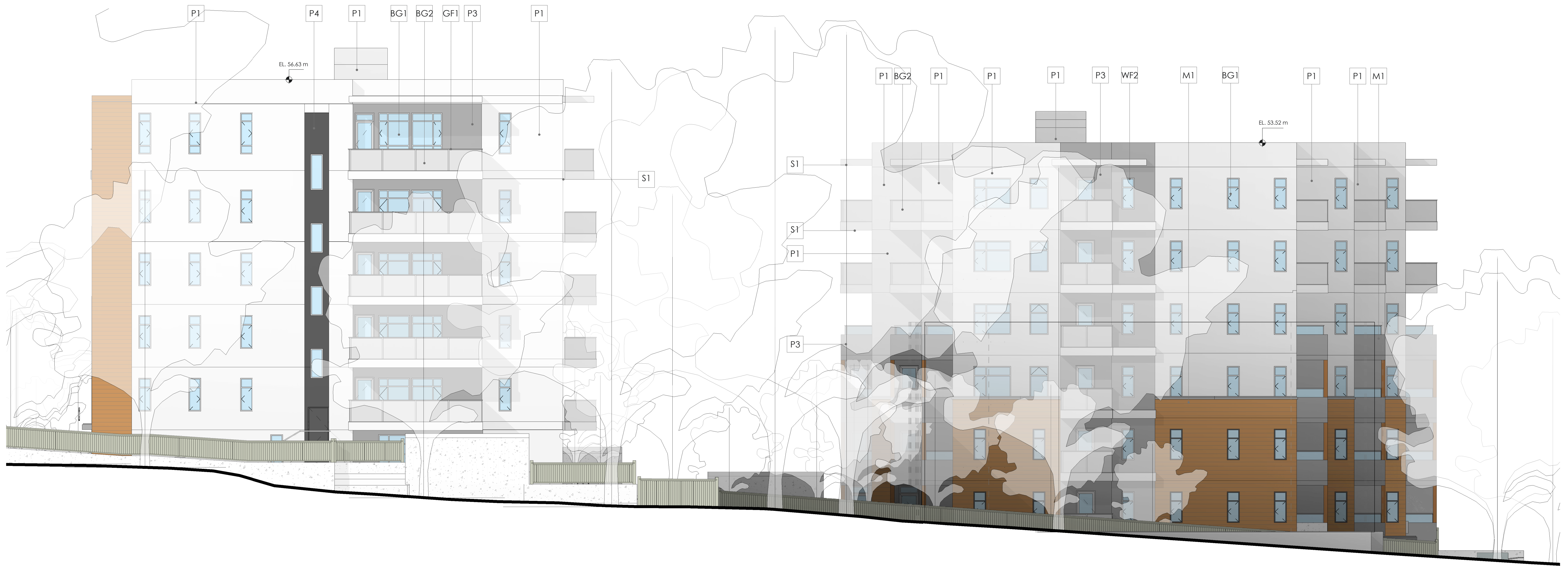
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DP.203

ANNIE - NORTH (Courtyard) ELEVATION
1 : 100

MATERIAL LEGEND

	P1	PAINTED FIBRE- CEMENT PANELS - WHITE		M1	METAL CLADDING - WOOD
	P2	PAINTED FIBRE- CEMENT PANELS - LIGHT GREY		S1	METAL SOFFIT - WOOD
	P3	PAINTED FIBRE- CEMENT PANELS - GREY		WF1	WINDOW + SLIDING DOOR FRAMES - BLACK
	P4	PAINTED FIBRE- CEMENT PANELS - DARK GREY		WF2	WINDOW + SLIDING DOOR FRAMES - WHITE

	BG1	BALCONY/WINDOW GLASS - TRANSPARENT
	BG2	BALCONY GLASS - WHITE TRANSLUCENT
	BG3	BALCONY GLASS - SMOKEY-GREY TRANSLUCENT
	GF1	BALCONY GUARDRAIL FRAMES - SILVER



1
DP.204

OVERALL WEST ELEVATION

1 : 100

MATERIAL LEGEND

	P1	PAINTED FIBRE- CEMENT PANELS - WHITE		M1	METAL CLADDING - WOOD		BG1	BALCONY/WINDOW GLASS - TRANSPARENT
	P2	PAINTED FIBRE- CEMENT PANELS - LIGHT GREY		S1	METAL SOFFIT - WOOD		BG2	BALCONY GLASS - WHITE TRANSLUCENT
	P3	PAINTED FIBRE- CEMENT PANELS - GREY		WF1	WINDOW + SLIDING DOOR FRAMES - BLACK		BG3	BALCONY GLASS - SMOKEY-GREY TRANSLUCENT
	P4	PAINTED FIBRE- CEMENT PANELS - DARK GREY		WF2	WINDOW + SLIDING DOOR FRAMES - WHITE		GF1	BALCONY GUARDRAIL FRAMES - SILVER



2
DP.204

WEST STREET ELEVATION

1 : 200

MCKENZIE BUILDING

ANNIE BUILDING

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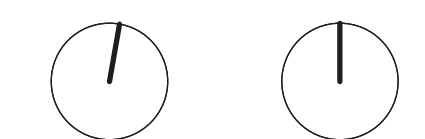
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consultant:

true north: project north:



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project name:
McKenzie + Annie

project number:
2139

civic address:
975-985 McKenzie Ave.
+ 982-988 Annie St.
Victoria BC
V8X 3G8

issue: (yy-mm-dd)
ISSUED FOR REZONING/DP 23/02/22
REZONING/DP - R.02 24/07/23
MCKENZIE AVE FRONTAGE 24/11/21
REVISED

title:
BUILDING
ELEVATION - WEST

revision:
sheet:

DP.204



1 OVERALL EAST ELEVATION
DP.205 1 : 100

MATERIAL LEGEND

	P1	PAINTED FIBRE- CEMENT PANELS - WHITE		M1	METAL CLADDING - WOOD		BG1	BALCONY/WINDOW GLASS - TRANSPARENT
	P2	PAINTED FIBRE- CEMENT PANELS - LIGHT GREY		S1	METAL SOFFIT - WOOD		BG2	BALCONY GLASS - WHITE TRANSLUCENT
	P3	PAINTED FIBRE- CEMENT PANELS - GREY		WF1	WINDOW + SLIDING DOOR FRAMES - BLACK		BG3	BALCONY GLASS - SMOKEY-GREY TRANSLUCENT
	P4	PAINTED FIBRE- CEMENT PANELS - DARK GREY		WF2	WINDOW + SLIDING DOOR FRAMES - WHITE		GF1	BALCONY GUARDRAIL FRAMES - SILVER



2 EAST STREET ELEVATION
DP.205 1 : 200

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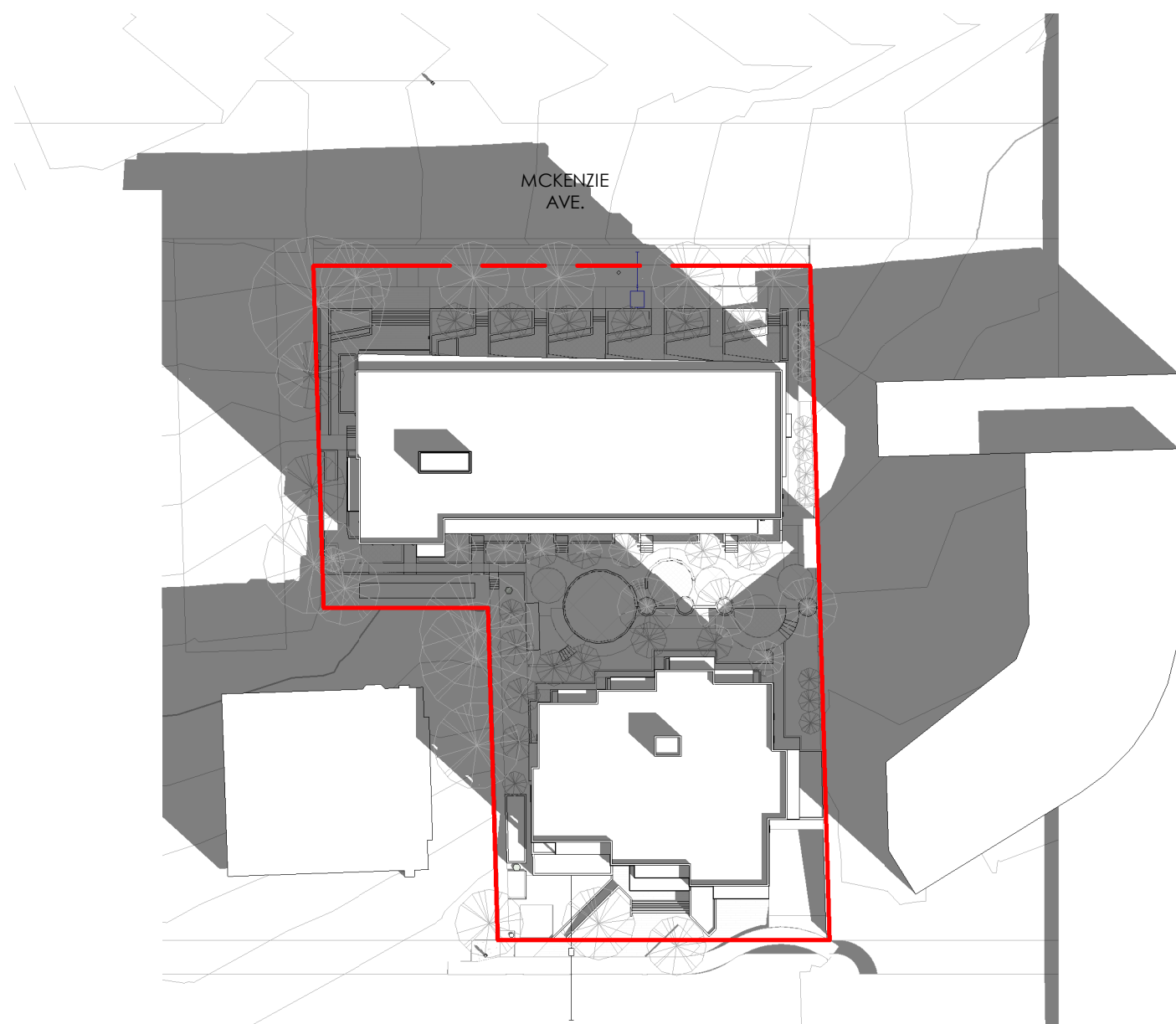
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BUILDING
ELEVATION - EAST

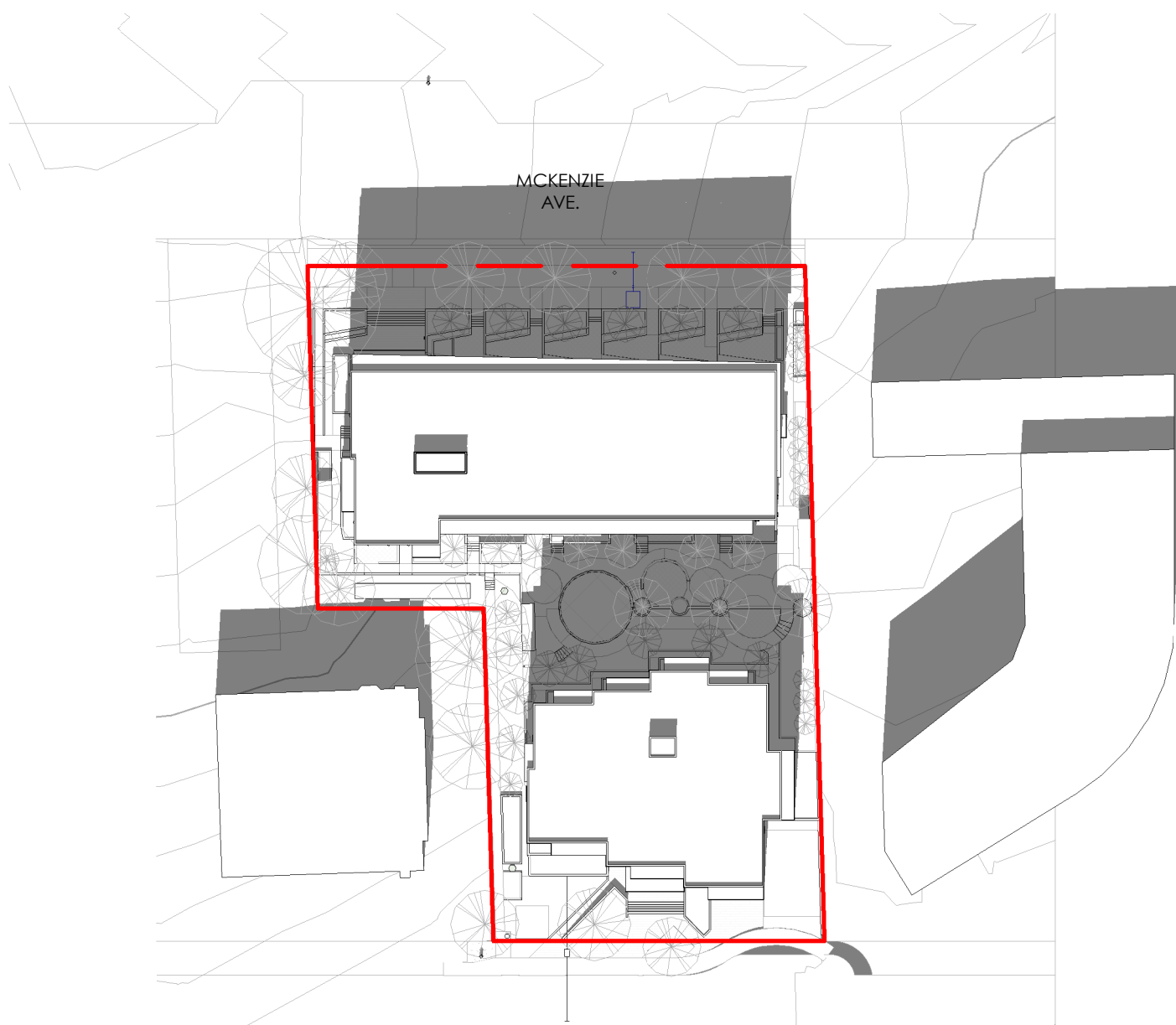
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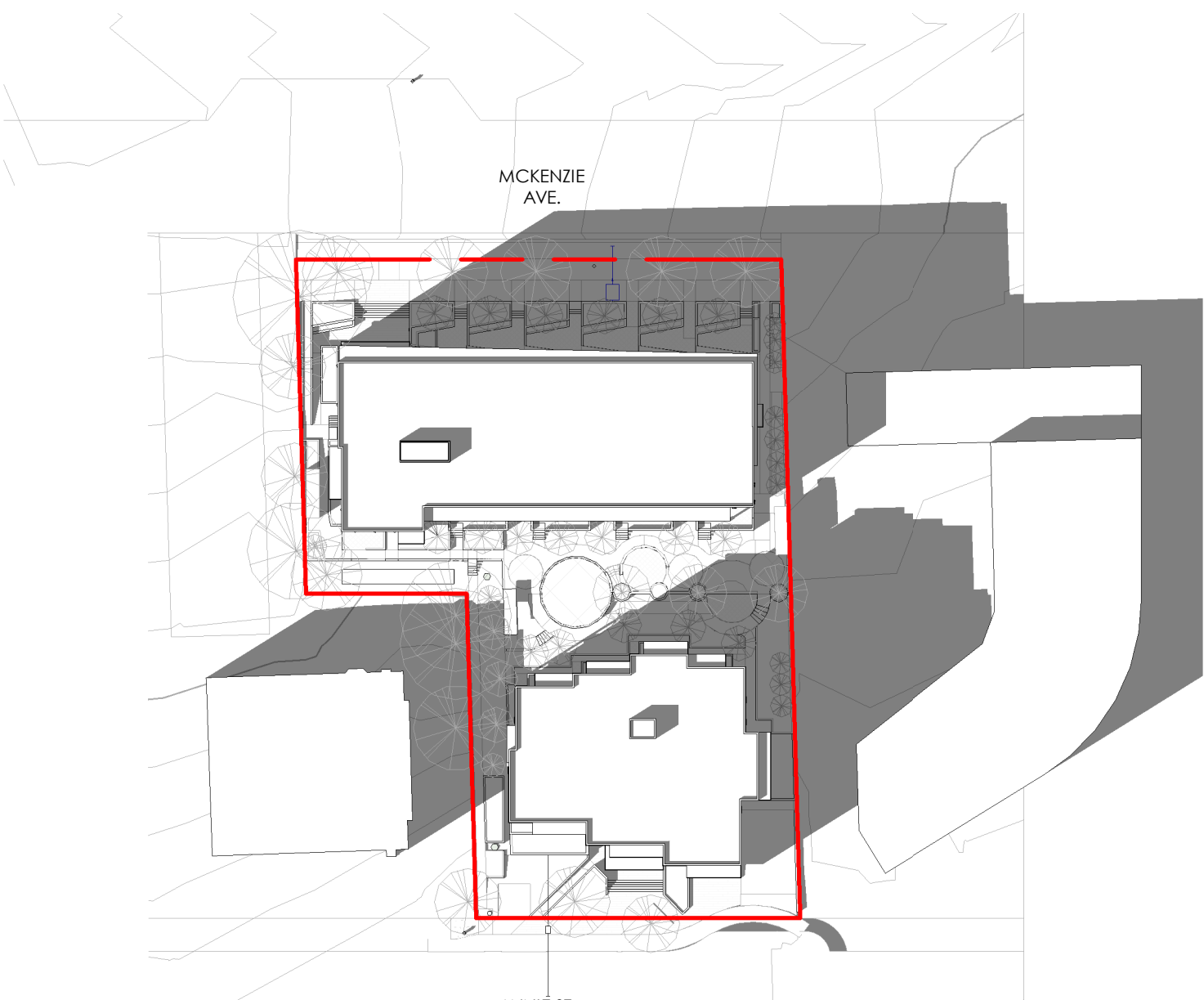
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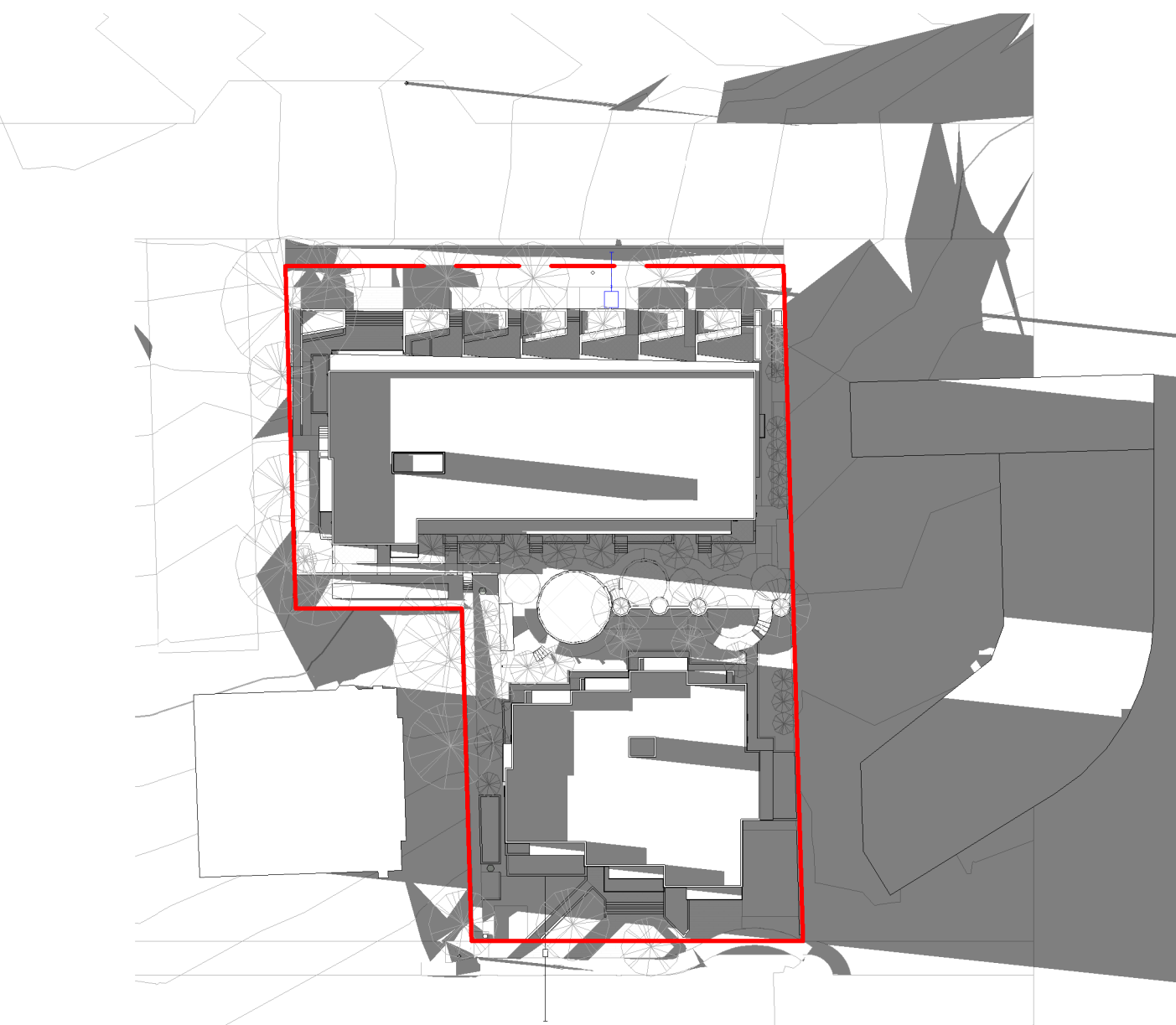
1 SPRING/FALL EQUINOX 9AM
1/64" = 1'-0"



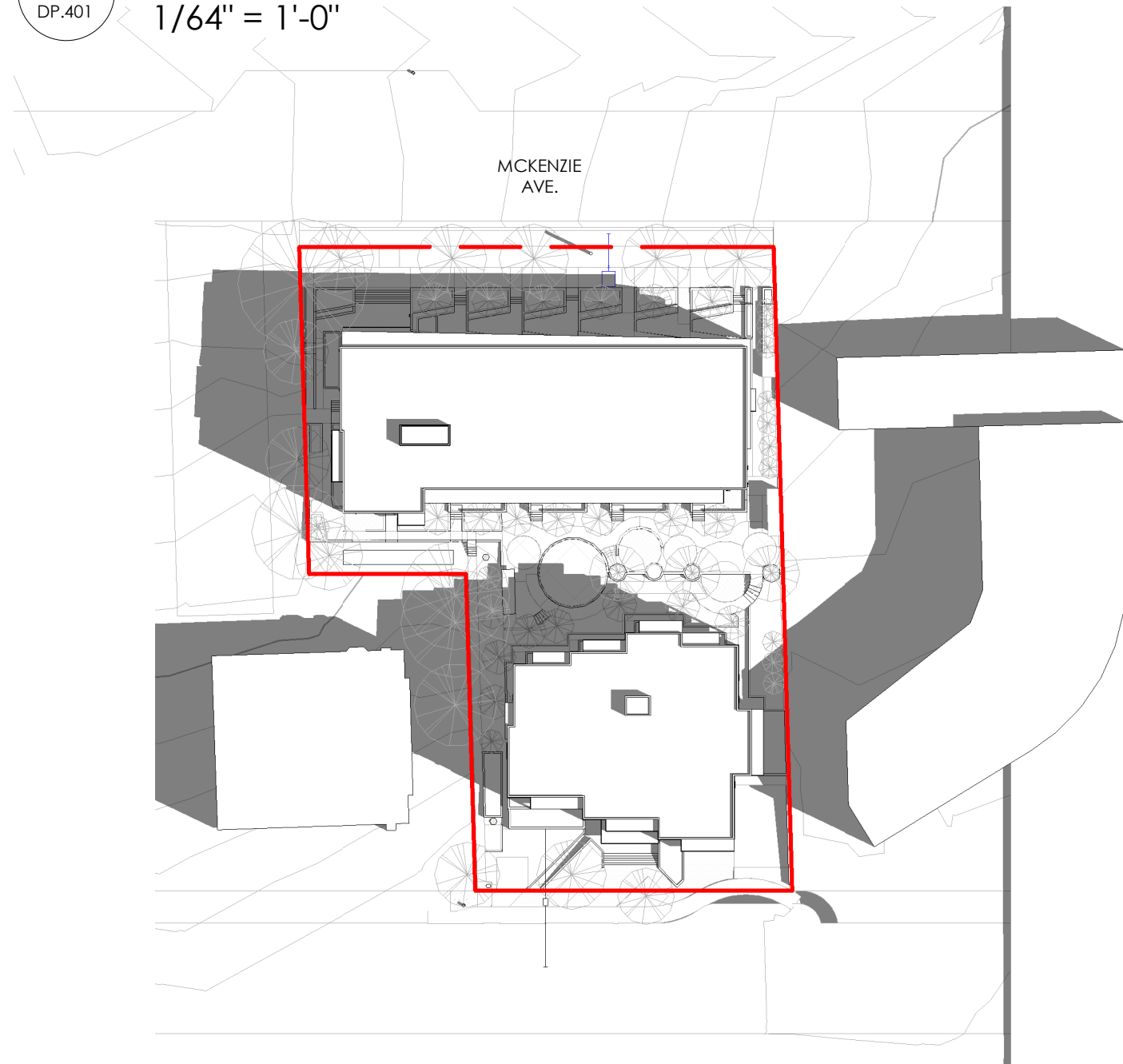
2 SPRING/FALL EQUINOX 12PM
1/64" = 1'-0"



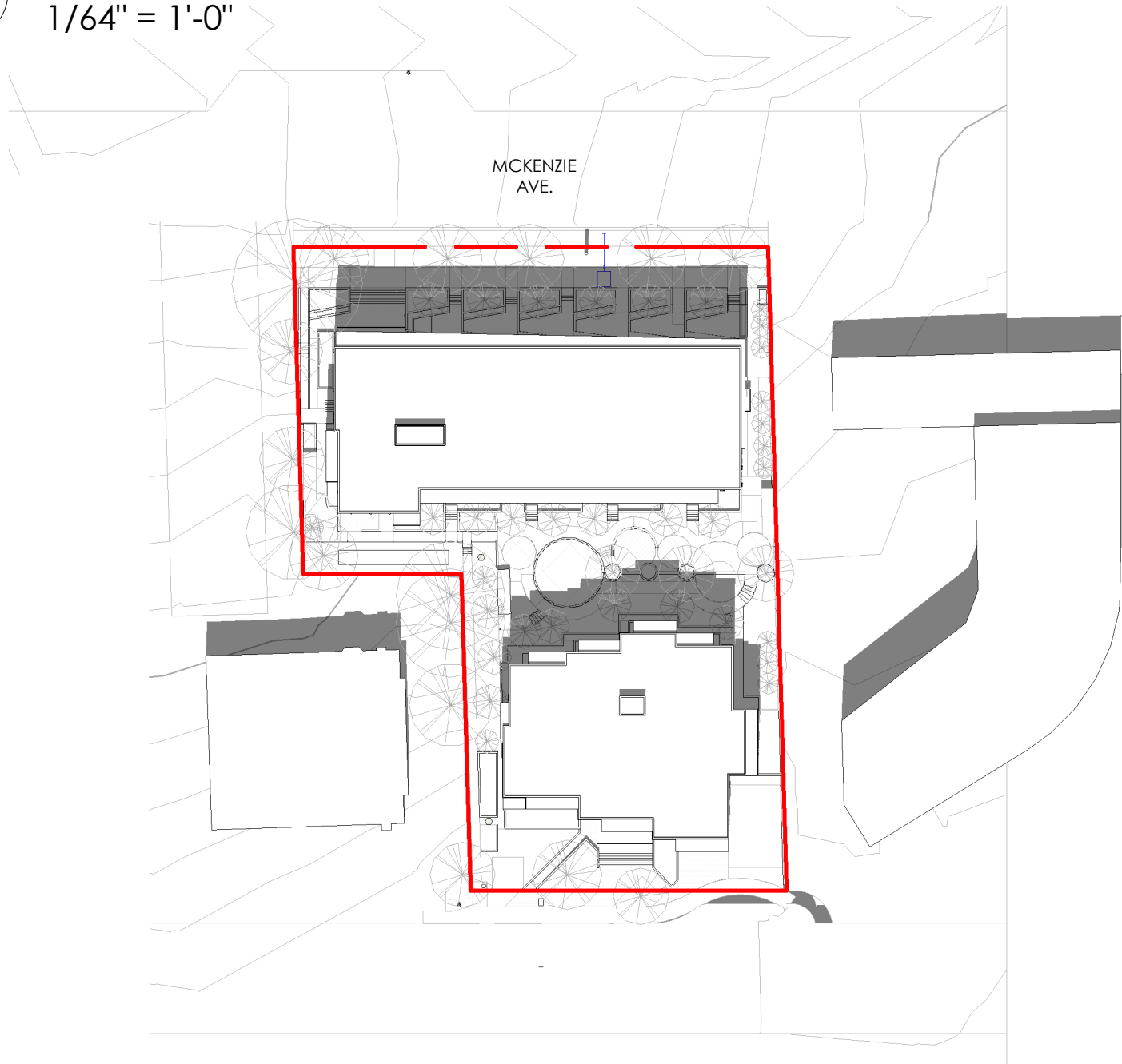
3 SPRING/FALL EQUINOX 3PM
1/64" = 1'-0"



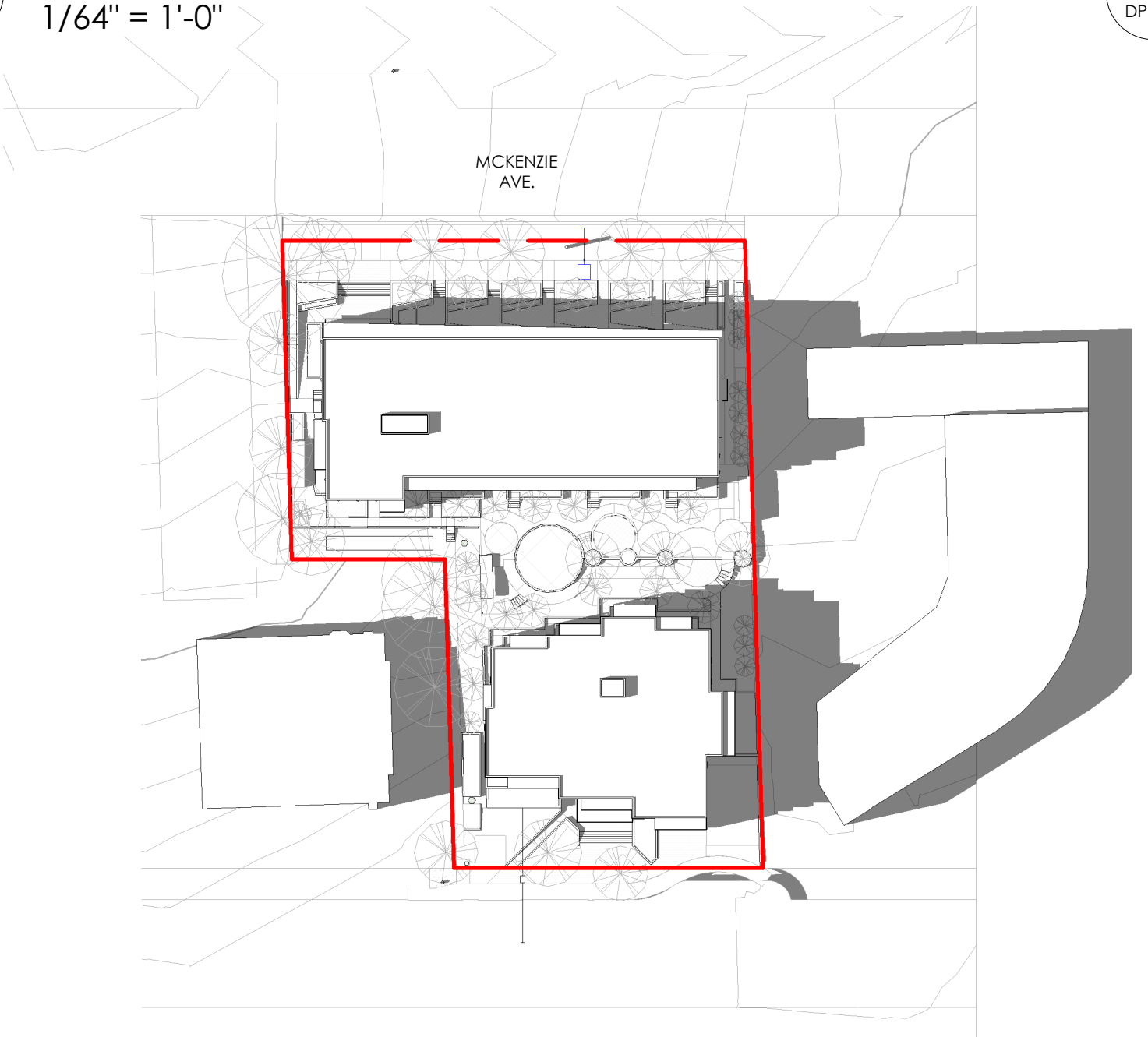
4 SPRING/FALL EQUINOX 6PM
1/64" = 1'-0"



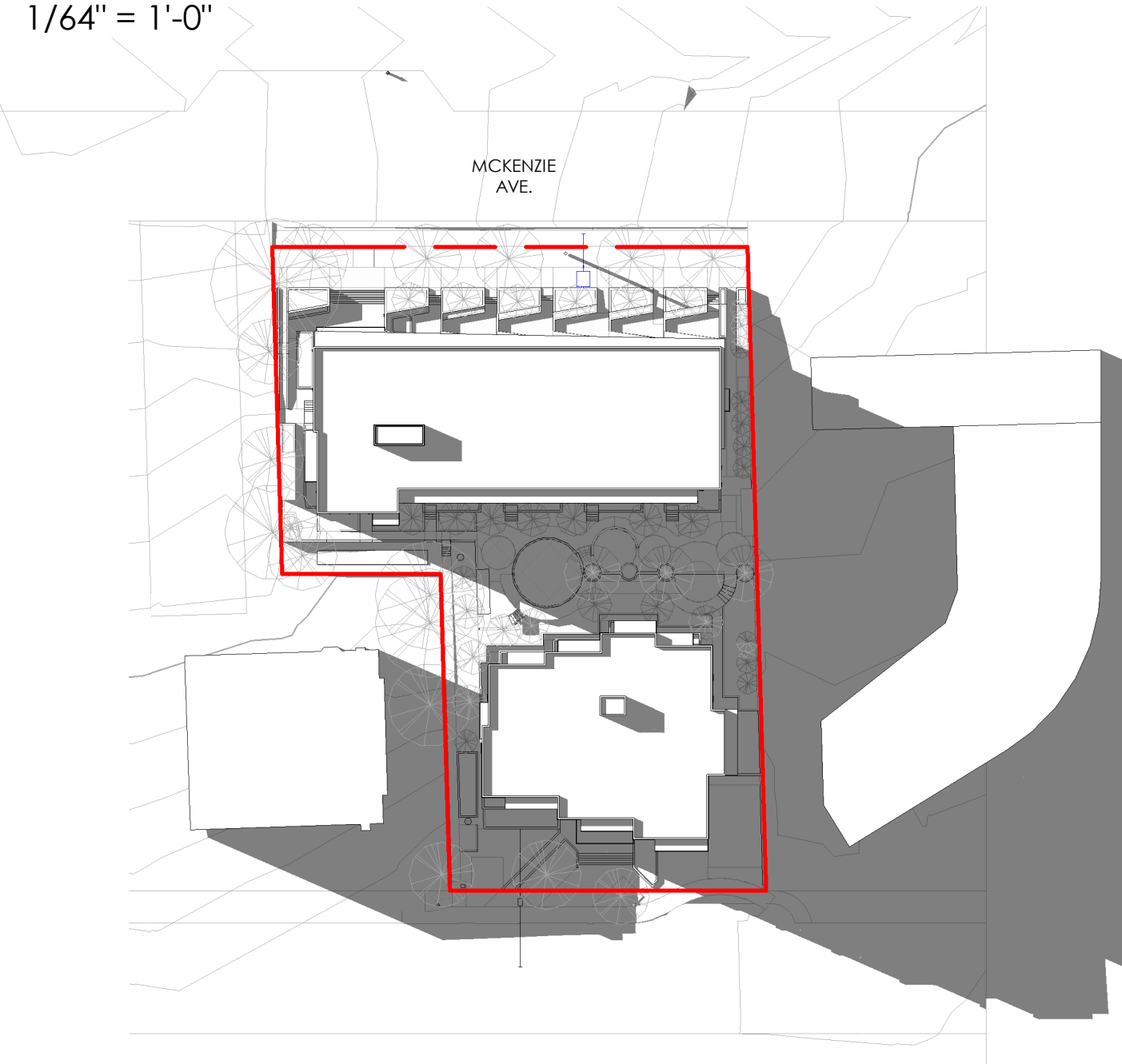
5 SUMMER SOLSTICE 9AM
1/64" = 1'-0"



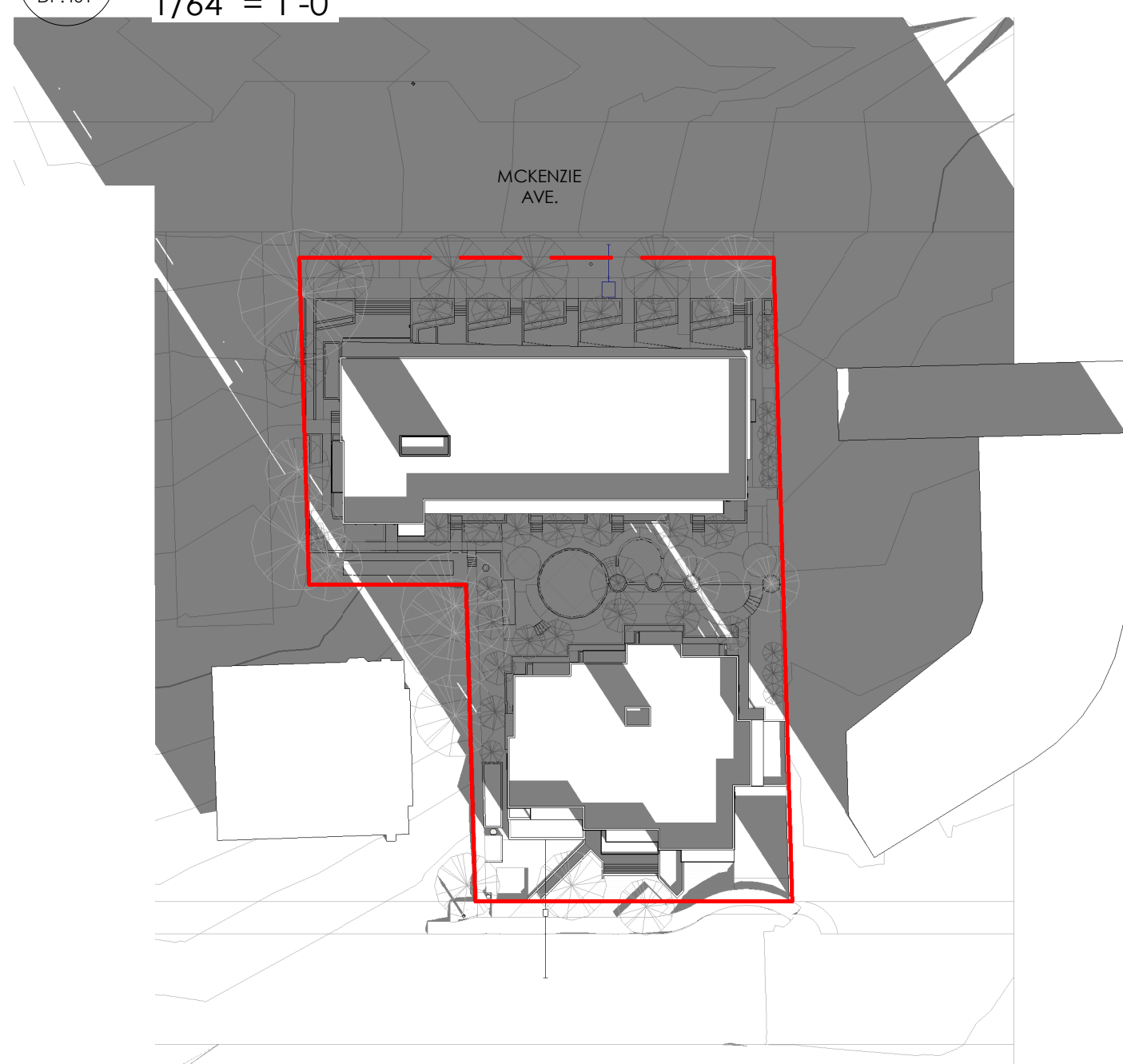
6 SUMMER SOLSTICE 12PM
1/64" = 1'-0"



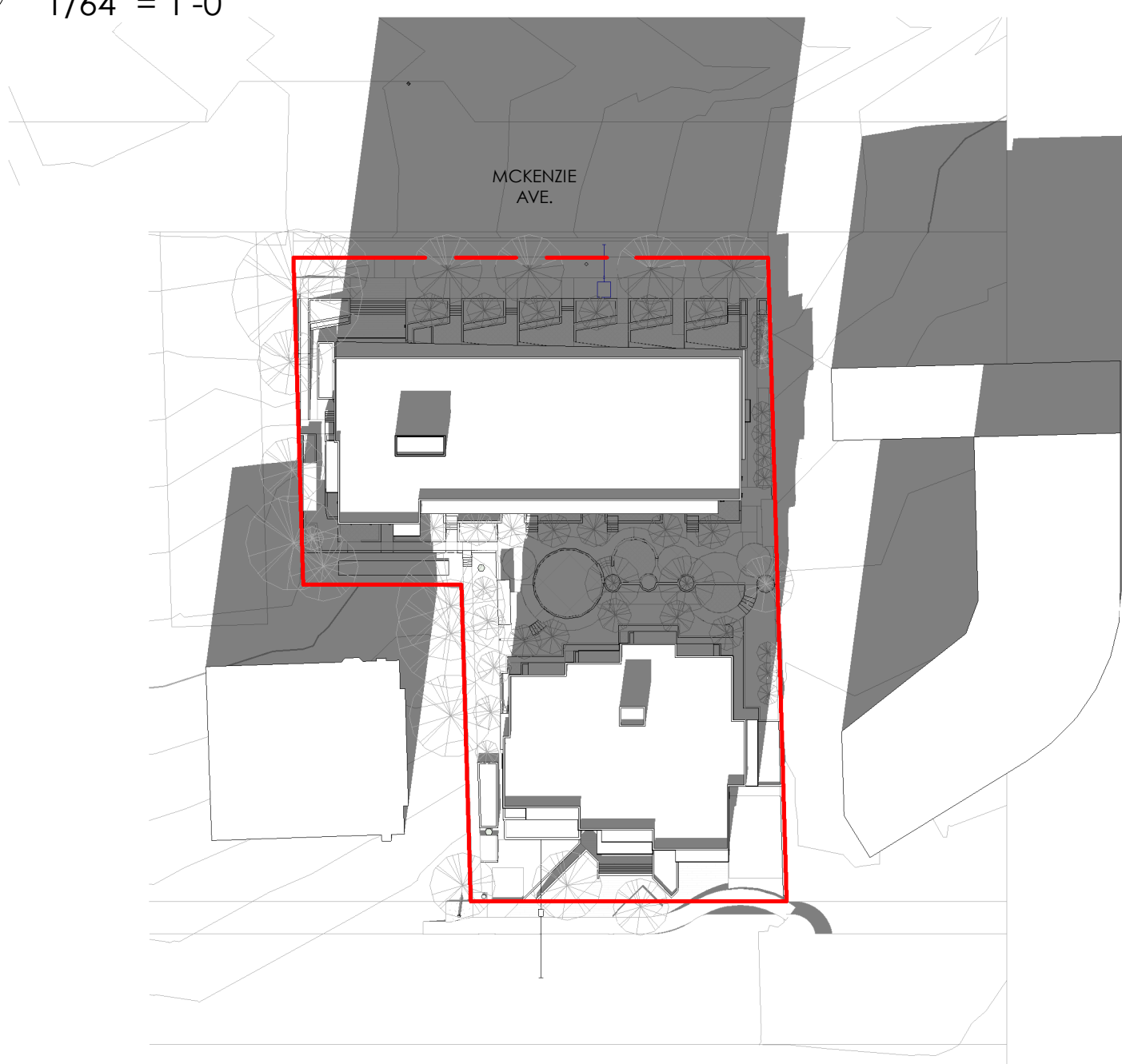
7 SUMMER SOLSTICE 3PM
1/64" = 1'-0"



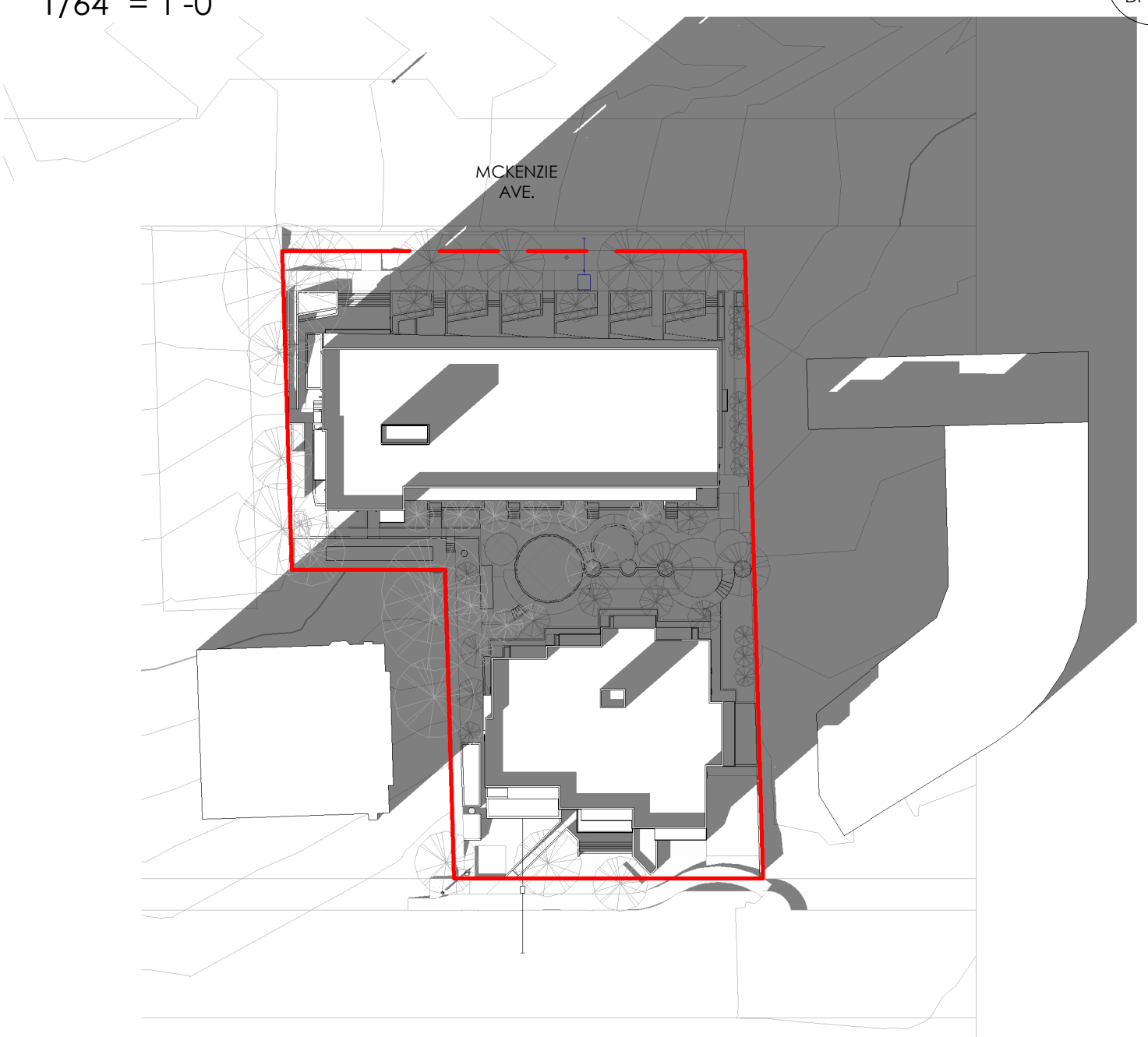
8 SUMMER SOLSTICE 6PM
1/64" = 1'-0"



9 WINTER SOLSTICE 9AM
1/64" = 1'-0"



10 WINTER SOLSTICE 12PM
1/64" = 1'-0"



11 WINTER SOLSTICE 3PM
1/64" = 1'-0"



12 WINTER SOLSTICE 6PM
1/64" = 1'-0"

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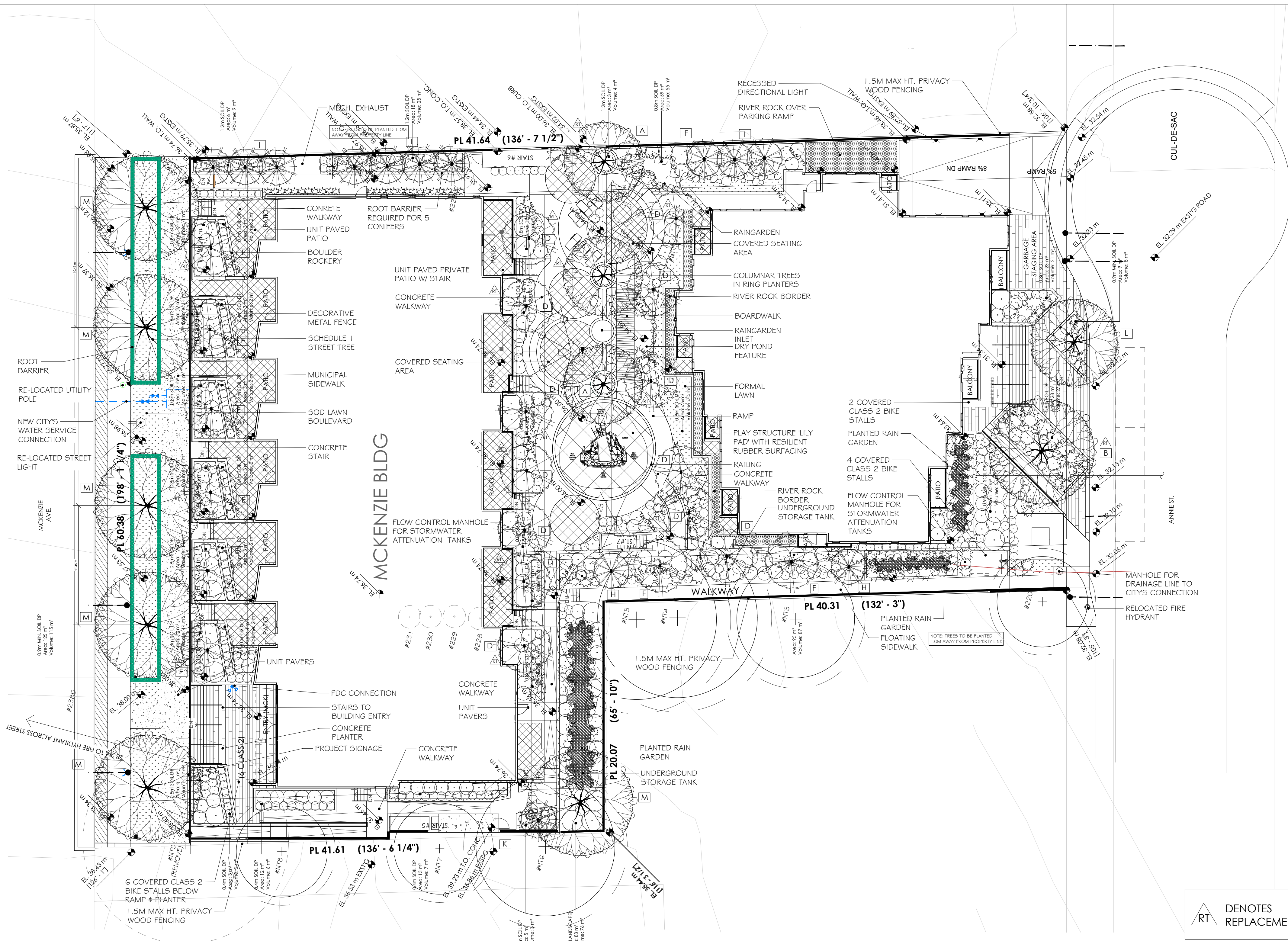
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MCKENZIE AVE FRONTAGE 24/11/21
REVISED

title:
SHADOW STUDIES

revision:

sheet:

DP.401



SUGGESTED PLANT LIST				
	Key	Common Name	Latin Name	Size
Trees	CRIM	Norway Maple	Acer platanoides var. 'Crimson King'	7cm Cal.
	ACER	Columnar Red Maple	Acer rubra var. 'Bowhall'	8cm Cal.
	PDG	Pacific Flowering Dogwood	Cornus nuttallii var. 'Eddie's White Wonder'	6cm Cal.
	VMAP	Vine Maple	Acer circinatum	6cm Cal.
	DFIR	Douglas Fir	Pseudotsuga menzeizii	3.0m Ht.
	NOOT	Nootka Cedar	Thuja nootkatensis	3.0m Ht.
	KOUS	Kousa Dogwood	Cornus kousa var. 'Saton'	6cm Cal.
	JMAP	Japanese Snowbell	Styrax japonicus var. 'Temple Bells'	6cm Cal.
	ABSE	Balsam Fir	Abies balsamea	3.0m Ht.
	GOAK	Garry Oak	Quercus garryana	5cm Cal.
Large Shrubs	CRAT	English Hawthorn	Crataegus laevigata var. 'Paul Scarlet'	6cm Cal.
	PIER	Lily of the Valley Shrub	Pieris japonica var. 'Mountain Fire'	#5 Pot
	SVIB	Snow Viburnum	Viburnum plicatum nanum semperflorens	#5 Pot
	LRHA	White Rhododendron	Rhododendron var. 'Cunningham's White'	#7 Pot
	LRHB	Rhododendron	Rhododendron var. 'White Angel'	#7 Pot
	NINE	Ninebark	Physocarpus opulifolius var. 'Diabolo'	#5 Pot
	MAH	Oregon Grape	Mahonia aquifolium	#5 Pot
	CEAN	California Lilac	Ceanothus var. 'Victoria'	1.5m Ht.
	THUJ	Upright Cedar	Thuja occidentalis var. 'Smaragd'	#5 Pot
	MRHA	Medium Rhododendron	Rhododendron var. 'Unique'	#2 Pot
Medium Shrubs	VACC	Mountain Blueberry	Vaccinium ovatum	#2 Pot
	MRHB	Medium Rhododendron	Rhododendron var. 'Christmas Cheer'	#2 Pot
	DOG	Variegated Dogwood	Cornus alba var. 'Ivory Halo'	#2 Pot
	RIBE	Red Flowering Currant	Ribes sanguinum	#2 Pot
	SALA	Salel	Gultheria shallon	#2 Pot
	ALAT	Winged Burning Bush	Euonymus alata var. 'Fireball'	#2 Pot
	DVIB	David Viburnum	Viburnum davidii	#2 Pot
	ABE	Glossy Abelia	Abelia x grandiflora	#2 Pot
	EUOF	Creeping Euonymus	Euonymus fortunei var. 'Emerald Gaiety'	#1 Pot
	DWVJ	Dwarf Lily of the Valley Shrub	Pieris japonica var. 'Purity'	#2 Pot
Small Shrubs	POLY	Sword Fern	Polystichum munitum	#1 Pot
	SPGF	Gold Flame Spirea	Spirea bumalda var. 'Gold Flame'	#2 Pot
	DWRH	Dwarf Rhododendron	Rhododendron var.	#2 Pot
	LAVA	Lavender	Lavandula angustifolia var. 'Munstead'	#2 Pot
	AZAP	Pink Evergreen Azalea	Azalea japonica var. 'Gumpo Pink'	#2 Pot
	DWMO	Dwarf Mock Orange	Philadelphus var. 'Snow Drift'	#2 Pot
	BEAR	Bearberry	Arctostaphylos uva-ursi var. 'Vancouver Jade'	#SP4 Pot
	COTO	Creeping Cotoneaster	Cotoneaster dammeri	#SP4 Pot
	VITI	Lignoberry	Vaccinium vitis-idaea	#SP4 Pot
	GAUL	Wintergreen	Gaultheria procumbens	#SP4 Pot
Ground Covers	GLOR	Creeping California Lilac	Ceanothus gloriosus	#SP5 Pot
	BERG	Bergenia	Bergenia cordifolia var. 'Bressingham Ruby'	#SP4 Pot
	CORN	Bunchberry	Cornus canadensis	#SP4 Pot
	TEST	Orange Flame Sedge	Carex testacea	#1 Pot
	CARX	Variegated Sedge	Carex morrowii var. 'Aureovariegata'	#1 Pot
	HEMI	Dwarf Daylily	Hemerocallis var. 'Stella d'Oro'	SP5
	HEUC	Coral Belle	Heuchera micrantha var. 'Bressingham Bronze'	SP5
	WIRI	Water Iris	Iris sp.	SP5
	MOND	Black Mondo Grass	Ophiopogon planiscapus 'Nigrescens'	SP5
	HELI	Blue Oat Grass	Helictotrichon sempervirens	SP5
Perennials & Grasses	KARL	Feather Reed Grass	Calamagrostis acutifolia var. 'Karl Forster'	SP5
	ARM	Evergreen Clematis	Clematis armandii	#5 Pot
Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification. - All areas to be irrigated with an automatic underground system.				

REPLACEMENT TREE CALCULATIONS	
REPLACEMENT TREES REQUIRED: 20	
TREES	QUANTITY
COLUMNAR RED MAPLE	3
JAPANESE MAPLES	12
PACIFIC FLOWERING DOGWOOD	1
JAPANESE SNOWBELL	6
REPLACEMENT TREES PROVIDED = 22	

IRRIGATION NOTES:

SPECIFICATIONS USING A DOUBLE RING DRIP SYSTEM W/ A DOUBLE CHECK VALVE.

IRRIGATION TO THE MCKENZIE BOULEVARD TREES SHALL BE PROVIDED BY THE DEVELOPER BY A WATER METER THAT IS SEPARATE FROM THE BUILDING. THE BOULEVARD TREE IRRIGATION SYSTEM SHALL BE INSTALLED BY THE APPLICANT'S CONTRACTOR TO IABC & DISTRICT OF SAANICH. IRRIGATION TO THE ANNIE BOULEVARD TREES SHALL PROVIDED BY THE BUILDING SYSTEM.

SAANICH PARKS REQUIRES THAT THE ONSITE TREES MEET CANADIAN LANDSCAPE STANDARDS FOR TREE PLANTING AND REQUIRES A MINIMUM AVAILABLE SOIL VOLUME OF BOULEVARD TREES OF 8 M3 FOR SMALL CLASS TREES, 12 M3 FOR MEDIUM CLASS TREES AND 16 M3 FOR LARGE CLASS TREES. IF SUFFICIENT SOIL VOLUME CANNOT BE PROVIDED, SOIL CELLS UNDER THE ADJACENT HARDSCAPE IS THE PREFERRED METHOD OF PROVIDING SOIL VOLUME. SHOULD SOIL VOLUME BE ACHIEVED IN THE BOULEVARD PLANTING AREAS WITHOUT SOIL CELLS, ROOT BARRIER IS REQUIRED ALONG ALL HARDSCAPE ADJACENT TO THE TREE PLANTING LOCATIONS.

TREE SPECIES	
A COLUMNAR RED MAPLE VAR. 'BOWHALL'	G NOOTKA CEDAR
B PIN OAK	H DOUGLAS FIR
C NORWAY MAPLE VAR. CRIMSON KING	I SERBIAN SPRUCE
D JAPANESE MAPLE VAR. BLOODGOOD	J KOUSA DOGWOOD
E JAPANESE SNOWBELL VAR. TEMPLE BELLS	K BALSAM FIR
F VINE MAPLE	L EASTERN REDBUD
	M GARRY OAK
	N PACIFIC FLOWERING DOGWOOD

SOFTSCAPE LEGEND

LARGE DECIDUOUS SHADE TREE

LARGE AND SMALL CONIFEROUS TREES

LARGE SHRUB

MEDIUM SHRUB

SMALL SHRUB

GROUND COVER & PERENNIALS

TREES TO BE RETAINED

TREE ROOT ZONE

TREES TO BE REMOVED

REV. DATE	NUMBER	DESCRIPTION
11.06.23	1	REVISED PLAN - FOR REVIEW
01.05.24	2	REVISED PLAN - FOR DP RESUBMISSION
02.07.24	3	REVISED PLAN
05.10.24	4	REVISED PLAN
06.11.24	5	REVISED PLAN
07.19.24	6	REVISED PLAN
11.14.24	7	REVISED PLAN

DATE	NOVEMBER 14, 2024	LANDSCAPE CONCEPT PLAN
SCALE	1:200	
DRAWN BY	BF/RF	