



HART ROAD DEVELOPMENT

200, 202, 204, 206 HART ROAD, VICTORIA, BC



ISSUED FOR RE-ZONING

JUNE 26, 2026





**A5.0 - PERSPECTIVE VIEWS
HART RD PROJECT**

200, 202, 204, 206 HART RD, VICTORIA, BC PROJECT NO. 25012
SCALE: AS NOTED DATE: JUNE 26, 2026

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**A5.1 - PERSPECTIVE VIEWS
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HART ROAD

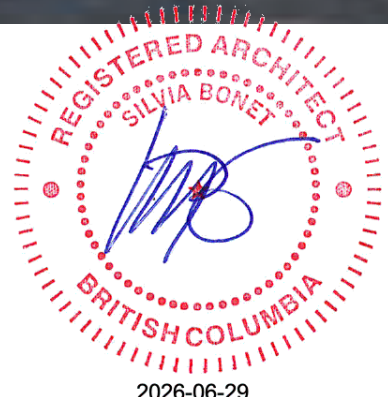


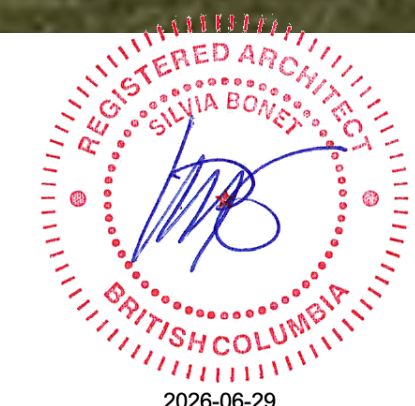


DRIVEWAY ACCESS

PEDESTRIAN PATHWAY

HART ROAD







**A5.5 - PERSPECTIVE VIEWS
HART RD PROJECT**

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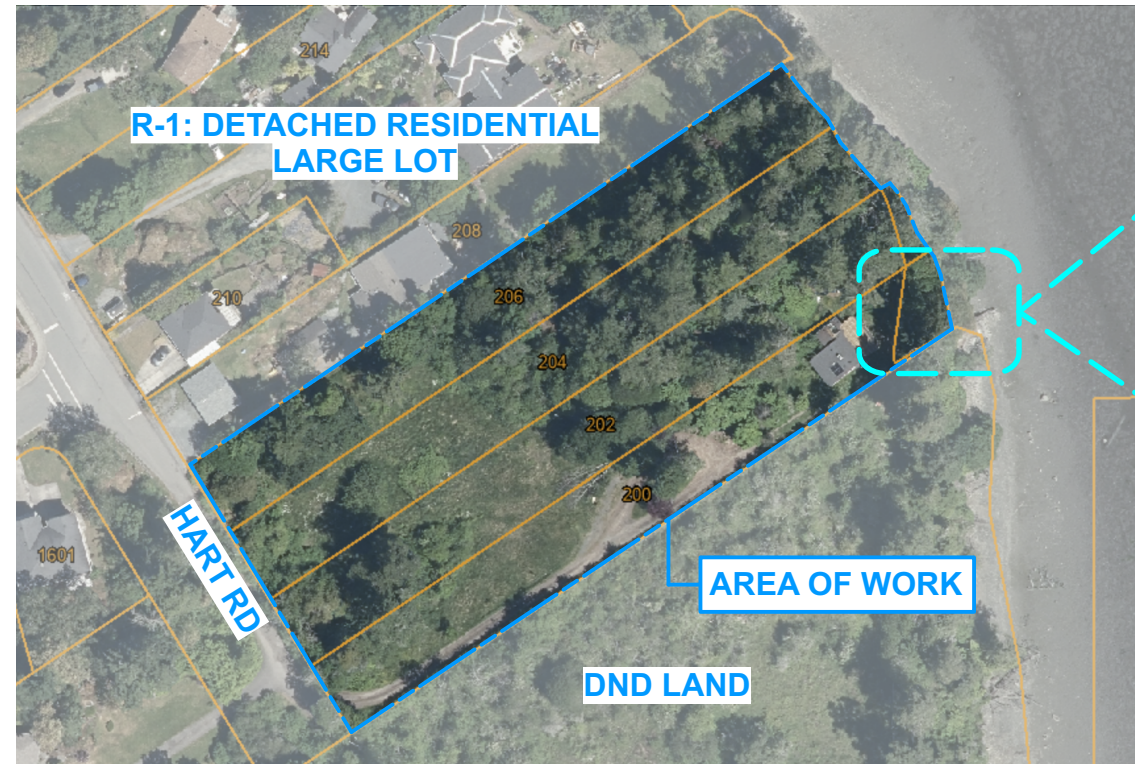


**A5.6 - PERSPECTIVE VIEWS
HART RD PROJECT**

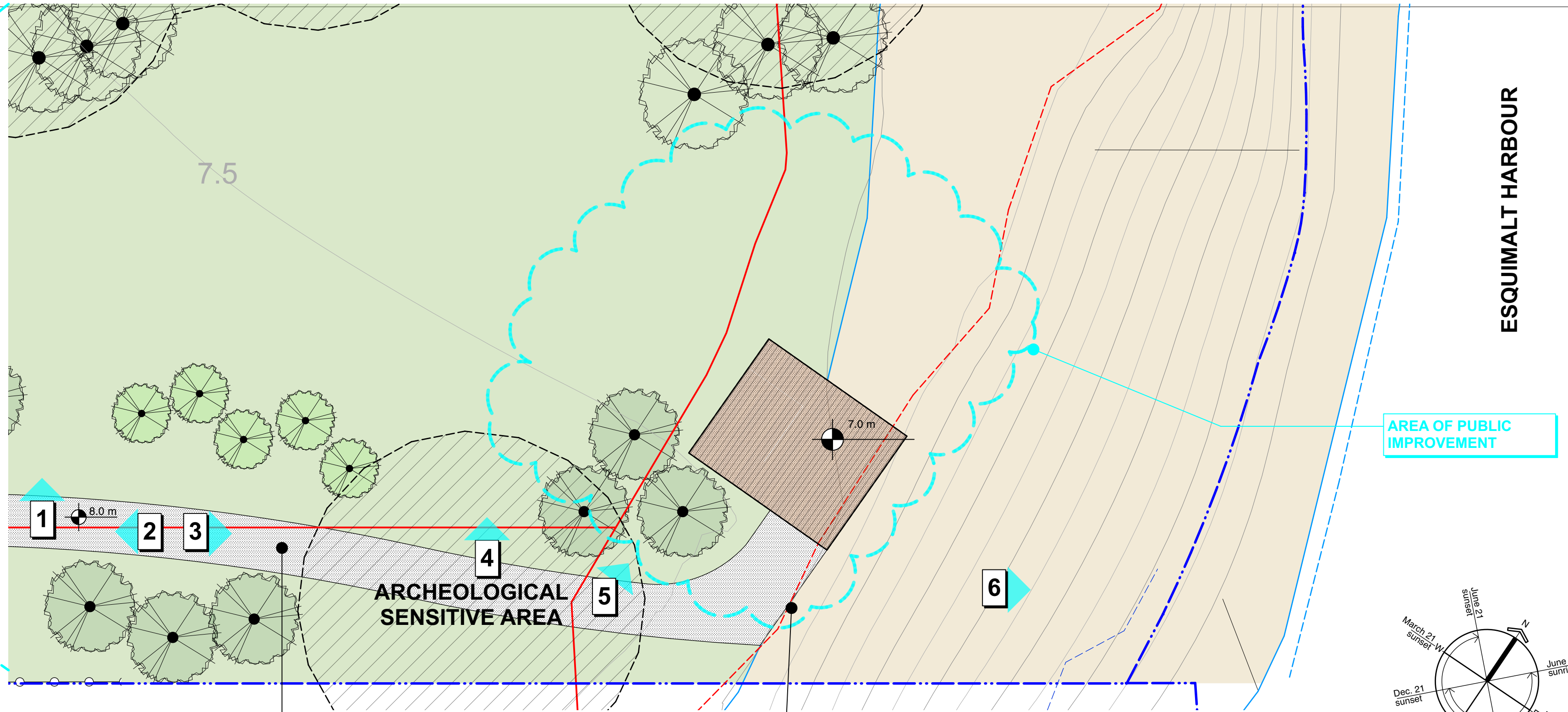
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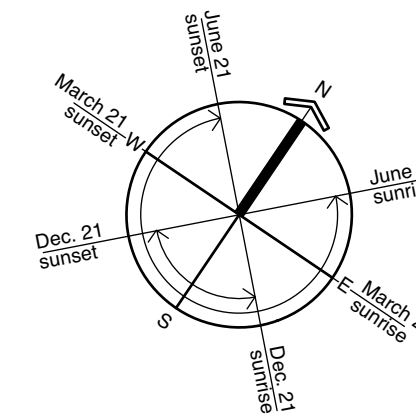


AREA OF INTEREST



ESQUIMALT HARBOUR

AREA OF PUBLIC IMPROVEMENT



PUBLIC PATHWAY
ACCESSED FROM
HART ROAD

PUBLIC OUTDOOR
SPACE WITH VIEWING
PLATFORM

EXISTING SITE IMAGES



1



2



3



4



5



6

CONCEPT IMAGES



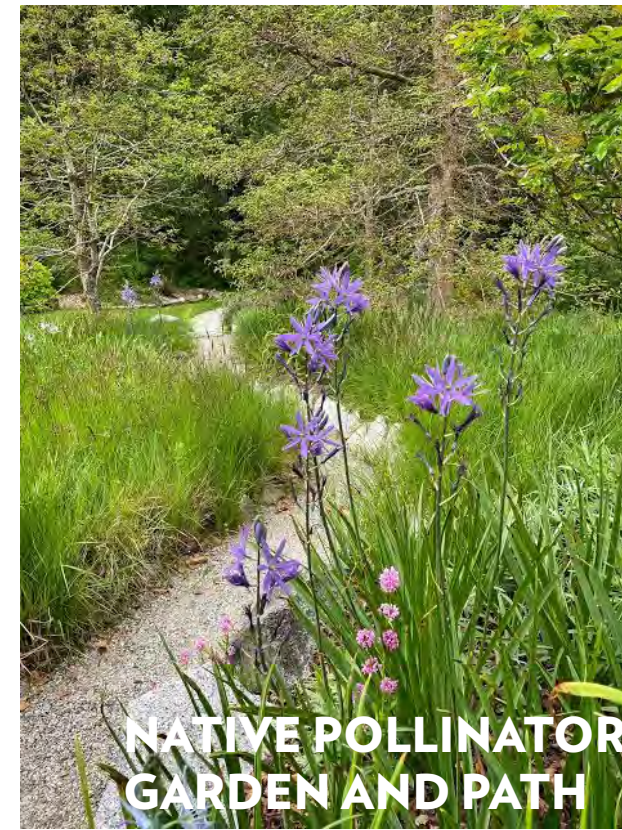
CONCEPT VIEWING PLATFORM



CONCEPT VIEWING PLATFORM



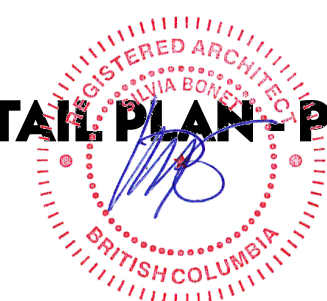
NATIVE POLLINATOR GARDEN



NATIVE POLLINATOR
GARDEN AND PATH



NATIVE POLLINATOR GARDEN



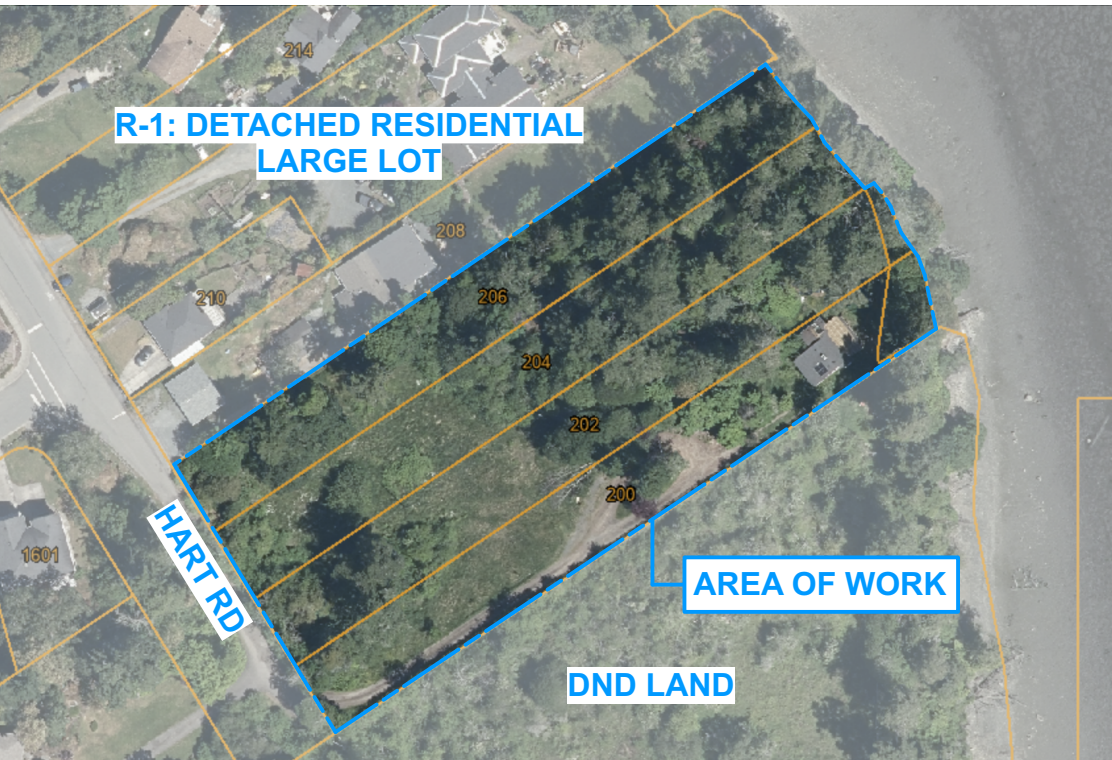
PROJECT DATA

CURRENT ZONING: R-1 DETACHED RESIDENTIAL (LARGE LOT)
PROPOSED ZONING: RM-2 APARTMENT RESIDENTIAL

LOT SIZE: 9,341.4 m² / 100,550 ft²
LOT COVERAGE: 24.2% (MAX. ALLOWED: 60%)
IMPERMEABLE SURFACE COVERAGE: 40.4% (MAX. ALLOWED: 80%)

OVERALL TOTAL GROSS FLOOR AREA: 5,576.4 m² / 60,024 ft²

FLOOR SPACE RATIO: 5,576.4 m² / 9,341.4 m² = 0.60 : 1



MULTI-FAMILY BUILDING:

4 STOREYS 30 UNITS TOTAL	
• 3 TOWNHOUSE UNITS	
• 27 CONDOS	
PARKADE & LEVEL 1	289.2 m ² / 3,113 ft ²
LEVEL 2	
3 TOWNHOUSE UNITS / 7 CONDOS	1081.5 m ² / 11,641 ft ²
LEVEL 3	
10 CONDOS UNITS	995.0 m ² / 10,710 ft ²
LEVEL 4	
10 CONDOS UNITS	995.0 m ² / 10,710 ft ²
TOTAL GROSS FLOOR AREA:	3,360.7 m ² / 36,174 ft ²
BUILDING AREA:	1,323.2 m ² / 14,243 ft ²
AVERAGE GRADE:	10.41 m
BUILDING HEIGHT:	13.42 m (MAX. ALLOWED: 12.0 m VARIANCE REQ.)

VEHICLE PARKING REQUIREMENTS - MULTIFAMILY BUILDING (30 UNITS)	REQUIRED	PROVIDED
3 BEDROOM UNITS:		
6 UNITS @ 2.0 STALLS PER UNIT	12	
2 BEDROOM UNITS:		
12 UNITS @ 1.5 STALLS PER UNIT	18	
1 BEDROOM UNITS:		
12 UNITS @ 1.0 STALLS PER UNIT	12	
MULTIFAMILY BUILDING TOTAL PARKING STALLS (30 UNITS TOTAL)	42	33

BICYCLE PARKING REQUIREMENTS - MULTIFAMILY BUILDING (30 UNITS)	REQUIRED	PROVIDED
CLASS 1 STALLS: 30 UNITS @ 1 PER UNIT	30	30
CLASS 2 STALLS: 16-STALL RACK PER BLDG	6	6

TOWNHOUSE BLOCK 1:

2 & 3 STOREYS 4 UNITS TOTAL	
• 2 TWO STOREY UNITS	
• 2 THREE STOREY UNITS	
• BUILDING HEIGHT: 10.9m (MAX. ALLOWED: 12.0m)	
• UNIT 5: 2 STOREYS (3 BEDROOMS)	153.9 m ² / 1,657 ft ²
• UNIT 6: 3 STOREYS (3 BEDROOMS)	177.4 m ² / 1,910 ft ²
• GROSS FLOOR AREA:	
• UNIT 7: 3 STOREYS (3 BEDROOMS)	177.4 m ² / 1,910 ft ²
• GROSS FLOOR AREA:	
• UNIT 8: 2 STOREYS (3 BEDROOMS)	153.9 m ² / 1,657 ft ²
• GROSS FLOOR AREA:	
TOTAL GROSS FLOOR AREA:	662.6 m² / 7,132 ft²
BUILDING AREA:	302.5 m² / 3,256 ft²
AVERAGE GRADE:	11.75 m
BUILDING HEIGHT:	10.82 m (MAX. ALLOWED: 12.0 m)

PARKING REQUIREMENTS - TOWNHOUSES (13 UNITS)	REQUIRED	PROVIDED
13 TOWNHOUSE UNITS:	13	13
13 UNITS @ 1.0 STALLS PER UNIT		
TOWNHOUSES TOTAL PARKING STALLS (13 UNITS TOTAL)	14	14

PARKING REQUIREMENTS - VISITOR PARKING	REQUIRED	PROVIDED
VISITOR PARKING: MAIN BUILDING		
30 UNITS @ 0.1 STALLS PER UNIT	3	3
VISITOR PARKING: TOWNHOUSES		
13 UNITS @ 0.1 STALLS PER UNIT	1.3 = 1 STALL	1
TOWNHOUSES TOTAL PARKING STALLS (13 UNITS TOTAL)	4	4

TOWNHOUSE BLOCK 2:

2 & 3 STOREYS 2 UNITS TOTAL	
• 1 TWO STOREY UNITS	
• 1 THREE STOREY UNITS	
• BUILDING HEIGHT: 10.9m (MAX. ALLOWED: 12.0m)	
• UNIT 10: 2 STOREYS (3 BEDROOMS)	153.9 m ² / 1,657 ft ²
• GROSS FLOOR AREA:	
• UNIT 9: 3 STOREYS (3 BEDROOMS)	173.6 m ² / 1,869 ft ²
• GROSS FLOOR AREA:	
TOTAL GROSS FLOOR AREA:	327.5 m² / 3,526 ft²
BUILDING AREA:	151.7 m² / 1,633 ft²
AVERAGE GRADE:	10.56 m
BUILDING HEIGHT:	11.17 m (MAX. ALLOWED: 12.0 m)

SETBACKS: RM-2 APARTMENT RESIDENTIAL	REQUIRED	PROVIDED
FRONT SETBACK (WEST)	7.5 m	6.1 m
SIDE SETBACK (SOUTH)	4.5 m	4.5 m
SIDE SETBACK (NORTH)	4.5 m	4.5 m
REAR SETBACK (EAST)	7.5 m	> 7.5 m

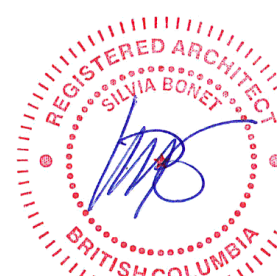
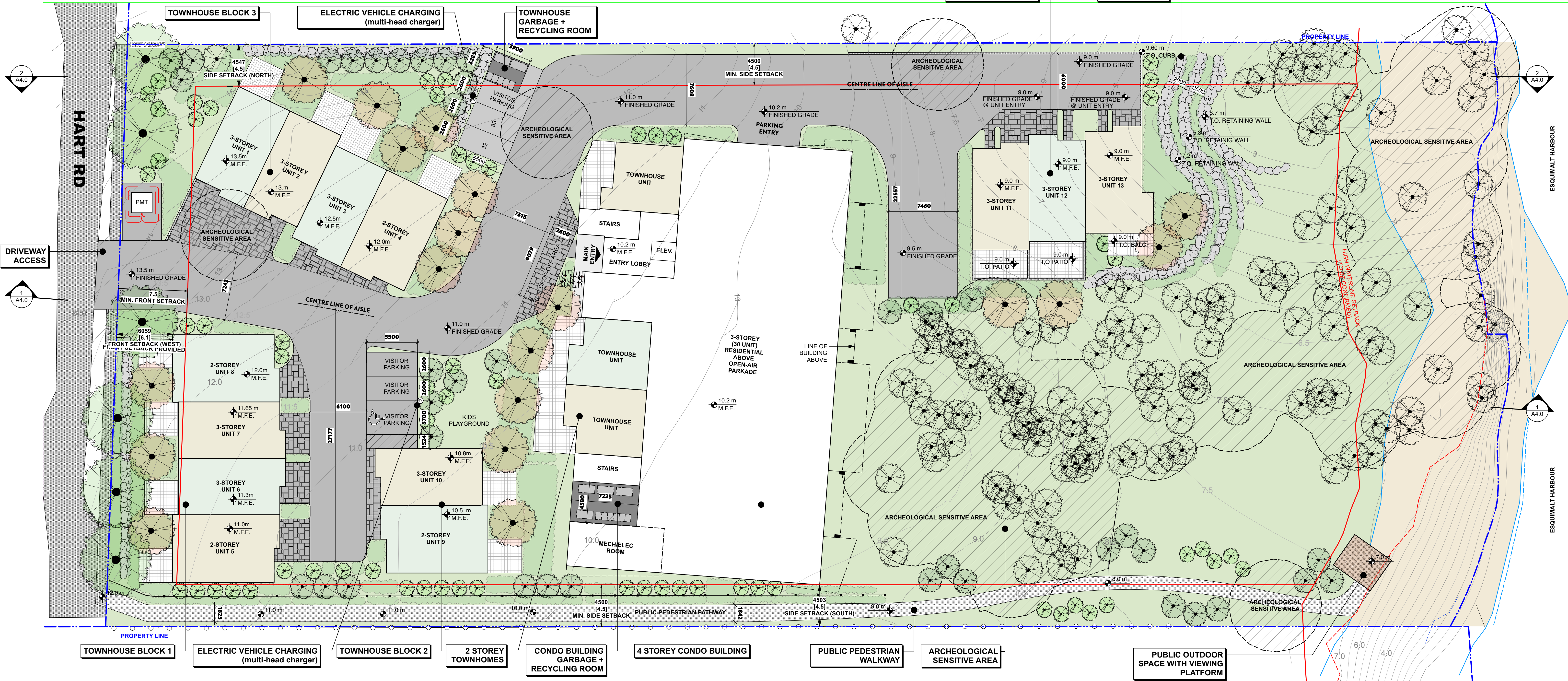
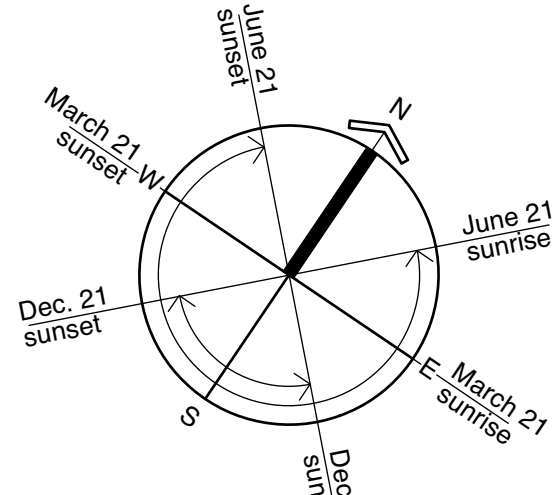
TOWNHOUSE BLOCK 3:

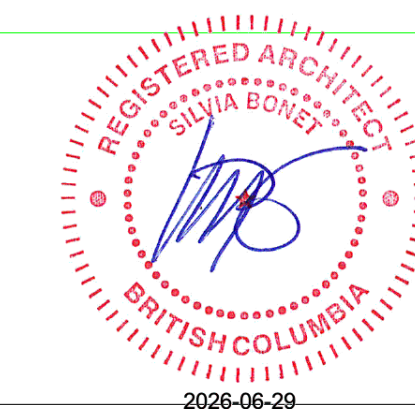
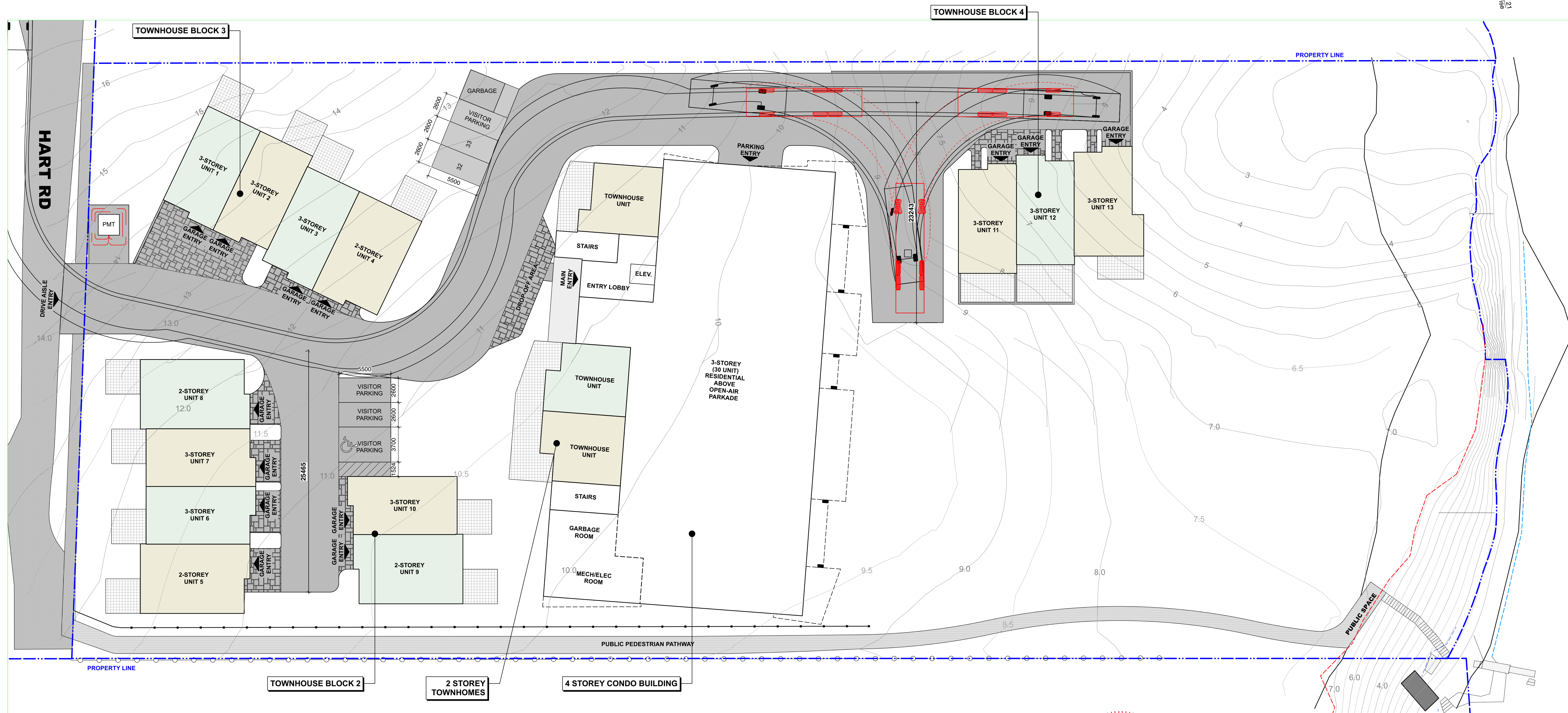
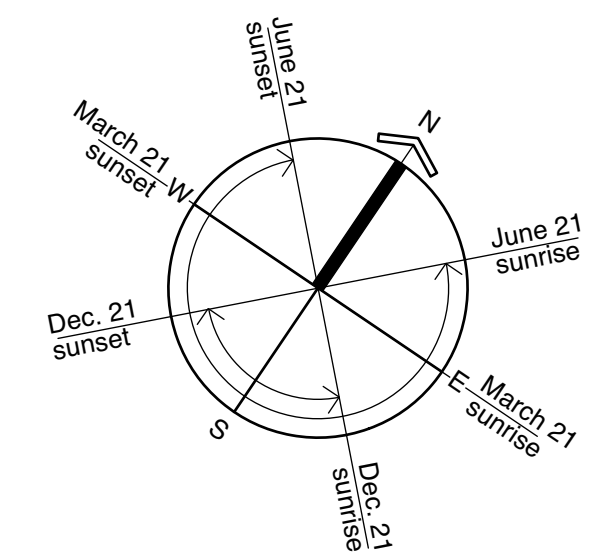
2 & 3 STOREYS 4 UNITS TOTAL	
• 1 TWO STOREY UNITS	
• 3 THREE STOREY UNITS	
• BUILDING HEIGHT: 10.9m (MAX. ALLOWED: 12.0m)	
• UNIT 1: 3 STOREYS (3 BEDROOMS)	174.8 m ² / 1,881 ft ²
• GROSS FLOOR AREA:	
• UNIT 2: 3 STOREYS (3 BEDROOMS)	178.2 m ² / 1,918 ft ²
• GROSS FLOOR AREA:	
• UNIT 3: 3 STOREYS (3 BEDROOMS)	177.3 m ² / 1,908 ft ²
• GROSS FLOOR AREA:	
• UNIT 4: 2 STOREYS (3 BEDROOMS)	154.1 m ² / 1,659 ft ²
• GROSS FLOOR AREA:	
TOTAL GROSS FLOOR AREA:	684.3 m² / 7,366 ft²
BUILDING AREA:	289.2 m² / 3,113 ft²
AVERAGE GRADE:	13.13 m
BUILDING HEIGHT:	11.29 m (MAX. ALLOWED: 12.0 m)

TOWNHOUSE BLOCK 4:

3 STOREYS 3 UNITS TOTAL	
• 3 THREE STOREY UNITS	
• BUILDING HEIGHT: 10.9m (MAX. ALLOWED: 12.0m)	
• UNIT 13: 3 STOREYS (3 BEDROOMS)	190.2 m ² / 2,047 ft ²
• GROSS FLOOR AREA:	
• UNIT 12: 3 STOREYS (3 BEDROOMS)	176.9 m ² / 1,904 ft ²
• GROSS FLOOR AREA:	
• UNIT 11: 3 STOREYS (3 BEDROOMS)	174.3 m ² / 1,876 ft ²
• GROSS FLOOR AREA:	
TOTAL GROSS FLOOR AREA:	541.3 m² / 5,827 ft²
BUILDING AREA:	207.2 m² / 2,230 ft²
AVERAGE GRADE:	8.0 m
BUILDING HEIGHT:	11.9 m (MAX. ALLOWED: 12.0 m)

UNIT COUNT : 4 STOREY MULTI- FAMILY BUILDING	
TOWNHOUSE (3 BEDROOM):	1
TOWNHOUSE (2 BEDROOM + DEN):	2
1 BEDROOM:	2
1 BEDROOM + DEN:	4
ADAPTABLE 1 BEDROOM + DEN (20%):	6
2 BEDROOM:	12
3 BEDROOM:	3
TOTAL:	30





**A1.0 - SITE PLAN - DRIVE AISLE ACCESS
HART RD PROJECT**

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