



### ZONING DATA

SITE DATA	
MUNICIPAL ADDRESS & LEGAL DESCRIPTIONS	
1538 Cedar Hill Cross Rd. LOT 4 SECTION 40 VICTORIA DISTRICT PLAN VP72391 1514 Cedar Hill Cross Rd. LOT 7 SECTION 40 VICTORIA DISTRICT PLAN VP71777 1520 Cedar Hill Cross Rd. LOT 8 SECTION 40 VICTORIA DISTRICT PLAN VP71777 3801 Cedar Hill Rd. LOT 13 SECTION 40 VICTORIA DISTRICT PLAN VP71777 3811 Cedar Hill Rd. LOT 8 SECTION 40 VICTORIA DISTRICT PLAN VP76662	
SITE AREA:	3168m <sup>2</sup> (EXISTING) + 4560m <sup>2</sup> (NEW) = 7728m <sup>2</sup>
ZONING DATA:	EXISTING RM-5 & C-4 - NEW ZONE
CLASSIFICATION:	EXIST. 40-4 GEO - BLDG A 48-61 - BLDG B 52-27
AVERAGE NATURAL GRADE:	EX. 40-4 GEO - BLDG A 48-00 - BLDG B 51-67
AVERAGE FINISHED GRADE:	EX. 40-4 GEO - BLDG A 48-00 - BLDG B 51-67

FSR AREA SCHEDULE (NEW)	
BASEMENT	114 m <sup>2</sup>
DAYCARE (0)	47 m <sup>2</sup>
DAYCARE (1)	276 m <sup>2</sup>
L1	412 m <sup>2</sup>
L2	991 m <sup>2</sup>
L3	1559 m <sup>2</sup>
L4	1477 m <sup>2</sup>
L5	1396 m <sup>2</sup>
L6	1962 m <sup>2</sup>
TOTAL	7271 m <sup>2</sup>

	COMPARABLE (RM-4)	EXISTING	NEW	CONSOLIDATED
SITE COVERAGE:	35%	1180m <sup>2</sup> (37%)	2210m <sup>2</sup> (49%)	3390m <sup>2</sup> (44%)
FLOOR SPACE RATIO:	1.20:1	1.199:1	1.60:1	1.40:1
OPEN SPACE:	>10%	63%	51%	56%
BUILDING HEIGHT:	11.5m	13.6m	18.30m	

  

	COMPARABLE (RM-4)	EXISTING	NEW	CONSOLIDATED
SETBACKS				
FRONT YARD (SOUTH):	7.5m	5.9m	6.77m	5.77m
SIDE YARD (EAST):	7.5m	7.6m	0m	7.6m
SIDE YARD (WEST):	7.5m	10.3m	6.34m	6.34m
REAR YARD (NORTH):	10.5m	8.5m	10.5m	8.5m

  

	REQUIRED	EXISTING	NEW	PROVIDED
PARKING				
RESIDENTS (1/3 beds)	162 BEDS = 54	60 BEDS = 20	102 BEDS = 34	
DAYCARE (1/20m <sup>2</sup> )	320m <sup>2</sup> = 16			
TOTAL:	70			105
H/C PARKING: (1:100)	1	2	3	5
SMALL CAR: (35% MAX)	28 MAX	19	7	26
BICYCLE PARKING: (1:15 units)	11	6	12	18
LOADING:	N/A	1	2	3

### BUILDING CODE DATA

Description	RESIDENTIAL	CARE	ASSEMBLY
Building Type:	C	B3	A2
Group:	C	B3	A2
Occupancy Classification:	3 2 2 47-Any Height	3 2 2 42-Any Height	3 2 2 24-Any Height
Max Area:	Any Area	Any Area	Any Area
Floor & Supporting Structure Rating:	2 hour	2 hour	1 hour
Construction Type:	Noncombustible	Noncombustible	Noncombustible
Occupancy Separations:	1 hour floors/ 1 hour walls		
Sprinklered:	Yes		
Building Area (Footprint):	BLDG A: 1525m <sup>2</sup> + BLDG B: 685m <sup>2</sup> = 2210m <sup>2</sup>		
Max Travel Distance:	45m		
BCBC Part:	3		

NET FLOOR AREA SCHEDULE - BLDG A		NET FLOOR AREA SCHEDULE - BLDG B	
BLDG A - L0 (BASEMENT)	1265 m <sup>2</sup>	BLDG B - BASEMENT	Not Placed
BLDG A - L0B (SUBBASEMENT)	1506 m <sup>2</sup>	BLDG B - L1	Not Placed
BLDG A - L1	827 m <sup>2</sup>	BLDG B - L2	59 m <sup>2</sup>
BLDG A - L2	899 m <sup>2</sup>	BLDG B - L3	648 m <sup>2</sup>
BLDG A - L3	811 m <sup>2</sup>	BLDG B - L4	599 m <sup>2</sup>
BLDG A - L4	869 m <sup>2</sup>	BLDG B - L5	598 m <sup>2</sup>
BLDG A - L5	793 m <sup>2</sup>	BLDG B - L6	515 m <sup>2</sup>
BLDG A - L6	540 m <sup>2</sup>	TOTAL	2418 m <sup>2</sup>
TOTAL	7831 m <sup>2</sup>	GRAND TOTAL:	10049m <sup>2</sup>

  

Occupant load:	
Design Occupant Load	Residence + Visitors + Staff = 400 people
Washrooms:	Required / Provided
Male:	7
Female:	13
Total:	20

1 SITE PLAN  
1 : 200

**KPL James architecture**  
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**Trillium**  
BOUTIQUE SENIOR LIVING

TRILLIUM DEVELOPMENT  
**THE TERRACES AT HIGHGATE**  
1514 & 1520 Cedar Hill Cross Rd. & 3801 & 3811 Cedar Hill Rd.

### SITE PLAN

KPLJ JOB #:  
SCALE: AS INDICATED  
DRAWN BY: JIB  
CHECKED BY:  
DATE: 2018/09/21

**RECEIVED**  
SEP. 27 2018  
A-1 PLANNING DEPT.  
DISTRICT OF SAANICH