

PROJECT DATA	CURRENT ZONING REQUIREMENTS	EXISTING CONDITIONS / PROPOSED CHANGES	VARIANCES
ZONING	RA-3	no changes, existing unaltered	RA-3
lot area	-	no changes, existing unaltered	± 3,155 m ² (33,980 ft ²)
lot coverage	max. 35 %	no changes, existing unaltered	± 34.5 %
density (floor space ratio)	max. 1.20	no changes, existing unaltered	± 1.02
open space areas	min. 10 % total site area	no changes, existing unaltered	± 40 %
height	max. 11.5 m (37.7 ft)	no changes, existing unaltered	± 8.80 m (28.2 ft)
number of storeys	max. 4 storeys (max. 5 levels of usable space)	no changes, existing unaltered	3 storeys
number of dwelling units	35 existing dwelling units	2 proposed new units for a total of 37 dwelling units	
SETBACKS:			
front (north)	7.5 m (24.6 ft)	no changes, existing unaltered	± 7.7 m (25.3 ft)
rear (south)	12.0 m (39.4 ft)	no changes, existing unaltered	± 19.6 m (64.3 ft)
side - int. (west)	7.5 m (24.6 ft)	no changes, existing unaltered	± 7.0 m (23.0 ft)
side - ext. (east)	7.5 m (24.6 ft)	no changes, existing unaltered	± 7.0 m (23.0 ft)
PARKING:			
residential parking	1.5 parking spaces per dwelling unit ratio of 1.5 : 1	33 spaces existing spaces create at a ratio of 1 : 1 requested variance for 2 proposed new units at a ratio of 1.5 : 1 = 3 spaces	variance 1
visitor parking	0.3 parking spaces per dwelling unit ratio of 0.3 : 1	none provided	variance 2
accessible parking	1 space	none provided	variance 3
bicycle parking	1 "class 1" bicycle space per dwelling unit + a 6-space "class 1" rack at each entrance	no changes, existing unaltered "class 1" storage + proposed 1 new 6-space racks at each entrance (2 total)	



PROJECT SUMMARY

PROJECT DESCRIPTION
Proposed interior renovations to create two additional suites on the ground floor of an existing three-storey rental apartment building

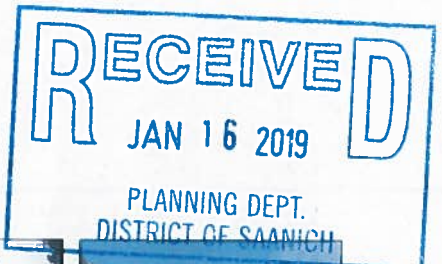
CIVIC ADDRESS
1527 Cedar Hill Cross Road, Victoria BC V8P 2P1

LEGAL ADDRESS
Lot 1, Section 3940, Victoria District, Plan 17164
PID 003-815-478

BUILDING OWNER
Schaller Properties Corp., Inc.
No. BC959538
4th Floor, 1007 Fort Street, Victoria BC V8V 3K5

ARCHITECT
Hillel Architecture Inc.
897 St. Patrick Street, Victoria BC V8S 4X4
contact: Karen Hillel architect ABC
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SURVEY INFORMATION
based on information from Saanich GIS mapping



Royal Lancer Apartments
1527 Cedar Hill Cross Road, Saanich BC

Central Stores Building
897 St. Patrick Street
Victoria BC
V8S 4X4
250.592.8198

Hillel Architecture Inc.

Project Data / Site Plan
A.I.1