

ZONE	RESIDENTIAL MIXED ZONE RM6	PROPOSED
625.2 - LOT COVERAGE (NET AFTER DEDICATION OF ROAD & PARK)	35% (1 885m ²)	30% (1 811m ²)
625.3 - TOTAL FLOOR AREA & FLOOR SPACE RATIO (FSR)	7 892m ² MAX FSR = 1.50	4 289m ² FSR = 0.81
625.4 (a) - ALL SETBACKS AND PROJECTIONS FOR ALL BUILDINGS AND STRUCTURES	FRONT STREET 7.5m	REAR STREET 4.5m
	LEFT SIDE 7.5m	RIGHT SIDE 7.5m
	REAR 10.5m	REAR 10.5m
NUMBER OF UNITS BY TYPE	NOT APPLICABLE	REFER TO SUMMARY OF PROPOSED UNITS
625.5 (b) - HEIGHT OF BUILDINGS AND STRUCTURES	APART 11.5m (MAX)	APART 11.9m
	TH B-C 7.5m (MAX)	TH B-C 8.3m
625.3 - BUILDING SEPARATION	(a) 15.0m (MIN)	(a) 19.2m
	(b) 12.0m (MIN)	(b) 11.1m
	(c) 12.0m (MIN)	(c) 8.2m
TOTAL IMPERVIOUS SURFACE AREA (GROSS FLOORPRINTS, PAVED & COVERED AREAS)	NOT APPLICABLE	2 547m ² (4.9%)
625.4 - RATE OF OPEN SPACE TO TOTAL SITE AREA	548.3m ² / 10% (MIN)	721 m ² / 14%

PARKING - SECTION 7 (PAGE 7-2) TABLE 7.1	REQUIRED	PROPOSED
1.7 (SENIOR CITIZEN HOUSING) A. APARTMENT BUILDING 1 SPACE / 2 DWELLING OR SLEEPING UNITS (ASSUMING 6 UNITS)	27 PKG	30
1.8 (LOW INCOME FAMILY HOUSING) TH A. TOWNHOUSES 1.5 / UNIT (ASSUMING 4 UNITS) DUPLEXES 2 / UNIT (ASSUMING 6 UNITS)	6 PKG 12 PKG	4 PKG 6 PKG
TOTAL RESIDENTIAL PARKING	33 PKG	40 PKG
7.4 (VISITOR PARKING) 0.3 SPACES OF REQUIRED SPACES	10 SPACES OF (45) REQUIRED SPACES	10 SPACES OF (45) REQUIRED SPACES
TOTAL VISITOR PARKING OF (24) REQUIRED SPACES	14 PKG	6 PKG

PARKING - SECTION 7 (PAGE 7-4) 7.4	REQUIRED	PROPOSED
7.4 (BARRIER-FREE PARKING) 1 / 100 SPACES IF MORE THAN 25 REQ'D (2.7m x 5.5m / 12' 1" x 18' 0")	1 PKG	2 PKG
7.5 (SMALL CAR) 30% OF TOTAL REQ'D (2.44 x 5.17 9' x 14' 7")	NA	2 PKG
7.5 (STANDARD) REMAINING (2.44 x 5.17 9' x 18' 0")	NA	28 PKG

SUMMARY OF PROPOSED UNITS:
BLDG A (APARTMENT BUILDING):
3 STOREY APARTMENT BUILDING
1 BEDROOM UNITS (B1)
STUDIO UNITS (S1)
TOTAL 54 UNITS
1 831m ² LEVEL 1
1 832m ² LEVEL 2
871m ² LEVEL 3
1 113m ² LEVEL 4 (PARKADE - EXEMPT FROM GFA)
2 817m ² (GROSS FLOOR AREA)
TH B (TOWNHOUSE UNITS):
3 BDRM 2-STOREY TOWNHOUSES (P1) & 4 BDRM 3-STOREY TOWNHOUSE (P2)
52m ² PER UNIT - LEVEL 1
52m ² PER UNIT - LEVEL 2
27m ² PER UNIT - LEVEL 3 (P1 BDRM UNITS)
496 m ² (GROSS FLOOR AREA)
111 m ² (GROSS FLOOR AREA LEVEL 1)
TH C1/2/3 (DUPLEX UNITS):
3 BDRM 2-STOREY DUPLEX TOWNHOUSES (B)
69 m ² x 4 = 276 LEVEL 1
69 m ² x 4 = 276 LEVEL 2
368 m ² (AREA TOTAL ON LEVEL 0)
726 m ² (GROSS FLOOR AREA)
GFA TOTAL FOR PROJECT 4 839 m ²
25 621 m ² (TOTAL SITE AREA)

BICYCLE PARKING GUIDELINES:
SIZE CLASS 1 BICYCLE PARKING SPACES LOCATED AT ENTRY
FOUR CLASS 1 COVERED BICYCLE STORAGE UNITS PROVIDES FOR EACH TOWNHOME OR DUPLEX UNIT



TREE LEGEND

- EXISTING TREE - TO BE RETAINED
- EXISTING TREE - TO BE REMOVED
- NEW TREE (SEE LANDSCAPE DRAWINGS FOR DETAILS)
- GRAVEL PATHWAY
- OUTDOOR AREA, REFER TO LANDSCAPE
- ASPHALT WALKWAY
- LAWN AREA, REFER TO LANDSCAPE

1 SITE AND SERVICING PLAN
1:200

PROJECT#:1543 • DRAWN:JC • CHECKED:AF

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TOWNLEY PLACE
1780 Townley Street, Saanich, BC

SITE PLAN AND SERVICING PLAN

DATE: 17 MAY 2017
17 MAY 2017
29 MAY 2017
31 JUL 2017



DATE: 2017/5/10
A1.1
SCALE: 1:200

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